

# KAHUINA

*"to come together, the crossroad"*

## BLOCK C

CITY AND COUNTY OF  
HONOLULU  
Council Member Information Package

By STANFORD CARR DEVELOPMENT

A new mixed-use  
condominium development  
in Kakaako located at the  
city block bounded by  
Cooke, Auahi, Coral and  
Pohukaina Streets in  
Honolulu, Hawaii.



Submitted by Stanford Carr Development, LLC for Resolution 23-87  
Committee on Zoning | May 24, 2023

MISC. COM. 258  
ZON



# LOCATION MAP

## STREET ADDRESS

450 Cooke Street,  
Honolulu, HI 96813

TMK: (1) 2-1-054:001

## LOT AREA

Approximately 159,493  
SF (3.66 acres)

## SPECIAL DISTRICT

Kakaako Community  
Development District, Mauka Area

POHUKAINA ST

CORAL ST

COOKE ST

AUAHI ST

ALA MOANA BLVD



# AREA DEVELOPMENT MAP





# PROJECT OVERVIEW

Kahuina, also known as Block C is one of the nine block Kaiāulu'o Kaka'ako Master Plan by Kamehameha Schools (KS Master Plan)

Two residential towers



9-Level parking garage and residential apartments



Ground Level live-work units and retail / commercial spaces





# PROJECT OVERVIEW

## TOWER A



Height

**400'**

Levels

**43**

Affordable  
Units

**120**

Market  
Units

**329**

## TOWER B



Height

**301'**

Levels

**32**

Live/Work Units **12**

Affordable  
Units (sale)

**276**

Affordable  
Units  
(rental)

**124**

(households  
earning  
70%-100%  
AMI w/1  
manager's  
unit)

Parking Garage

**9-Levels**

Recreation Deck

**Pool | Spa | Fitness  
Center | Comm. Rm.**

Ground floor commercial and  
retail spaces

**35,000 SF**

Landscaped plaza at the  
corner of Auahi and Cooke  
Street



# PROJECT OVERVIEW



## ENTITLEMENT PROCESSING

Kahuina is being processed under the State's HRS Chapter 201H-38 (201H) planning process which allows certain exemptions to be granted for residential affordable projects that provide at least **50% of the units to be affordable** based on the State's prescribed affordability criteria.



## PARKING AND VEHICULAR ACCESS

**1,262 resident and commercial parking spaces** will be provided within the parking podium. Garage access points will be located on both Coral and Pohukaina Streets. Garage access and egress controlled by an automated gate and pay station systems.

Kahuina is planned to include approximately **60%** **affordable units** consisting of **(123) workforce rentals** serving 70% to 100% of AMI households, and **(396) affordable condominiums** serving up to 140% of AMI households.



# PROJECT OVERVIEW

HCDA 2005 Mauka Area rules - 201H Exemption categories

**01**

Front yard setback at Coral Street and Pohukaina Street

**02**

Open and recreation Space

**03**

Tower setback at Cooke Street

**04**

Public facilities dedication for all residential units

**05**

F.A.R. (at 6.0, consistent with the KS Master Plan approved by HCDA on June 2, 2021 incorporating Block C as a 201H project)

**06**

Affordable housing program to follow HHFDC requirements.

**07**

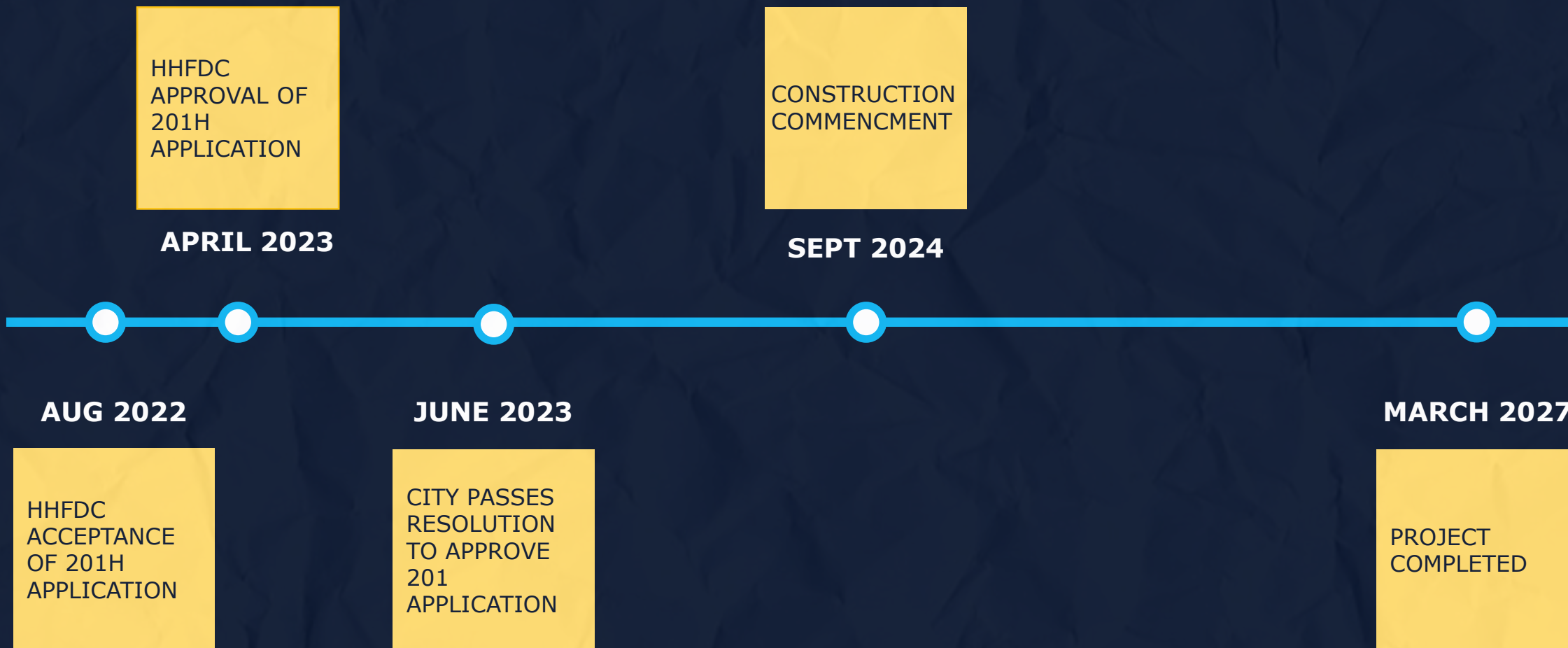
City fees such as building and fire plan review, permit, connection, and facility fees

**08**

Deferral of water and wastewater fees for market units



# MILESTONES



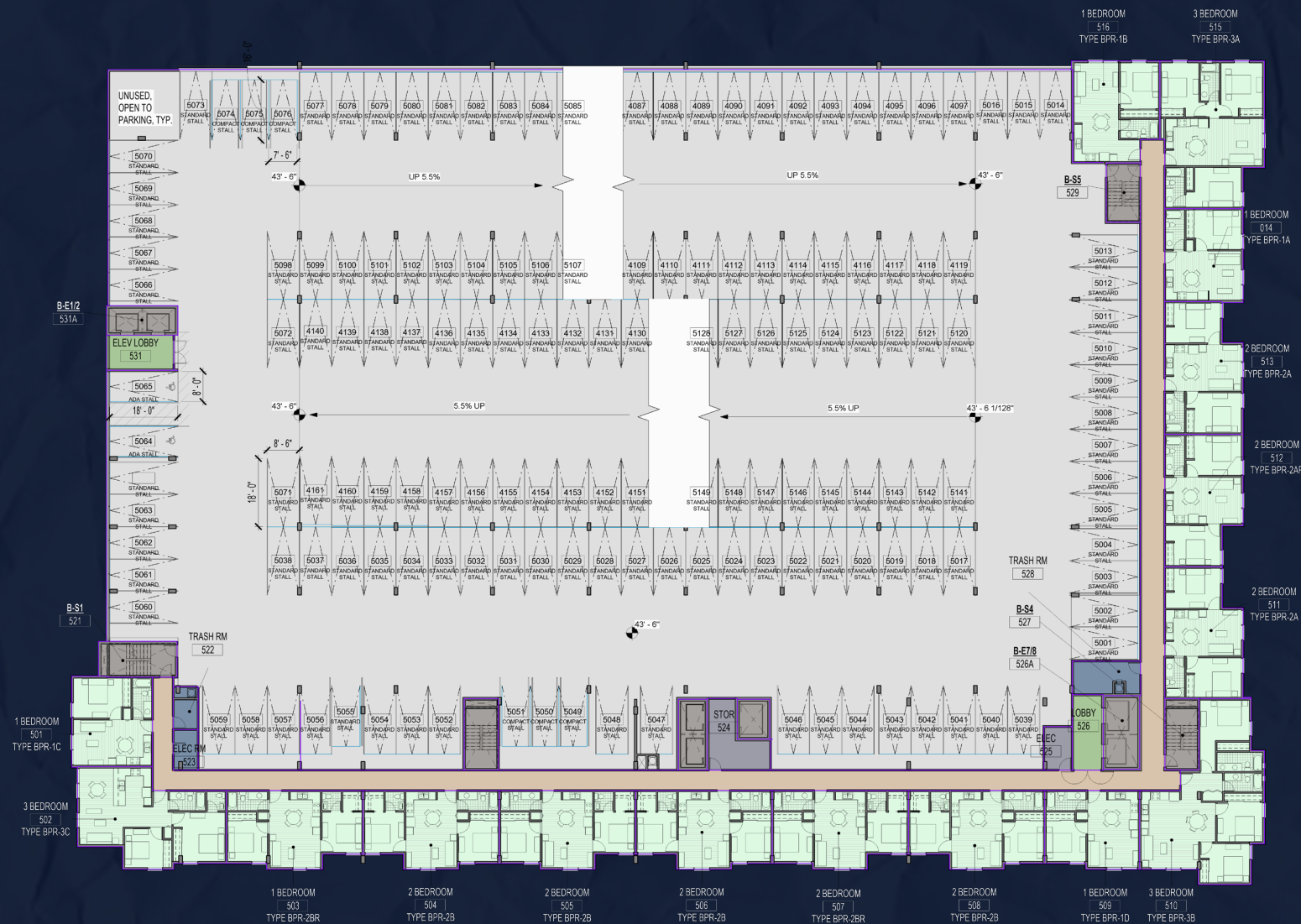


# SITE PLAN





## TYPICAL RENTAL UNITS AND PARKING PODIUM





# FLOOR PLAN

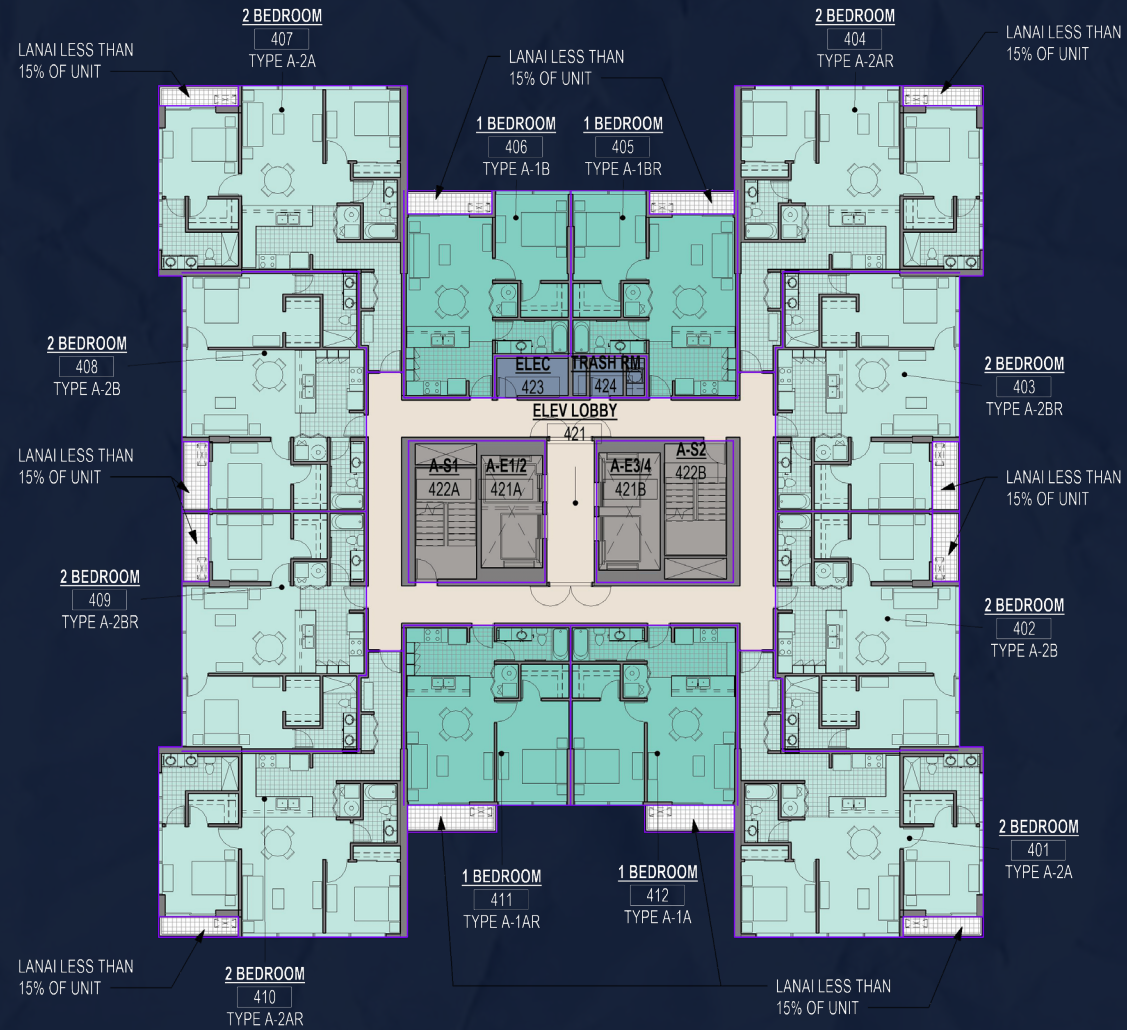
## TYPICAL WORKFORCE HOUSING (TOWER B)





# FLOOR PLAN

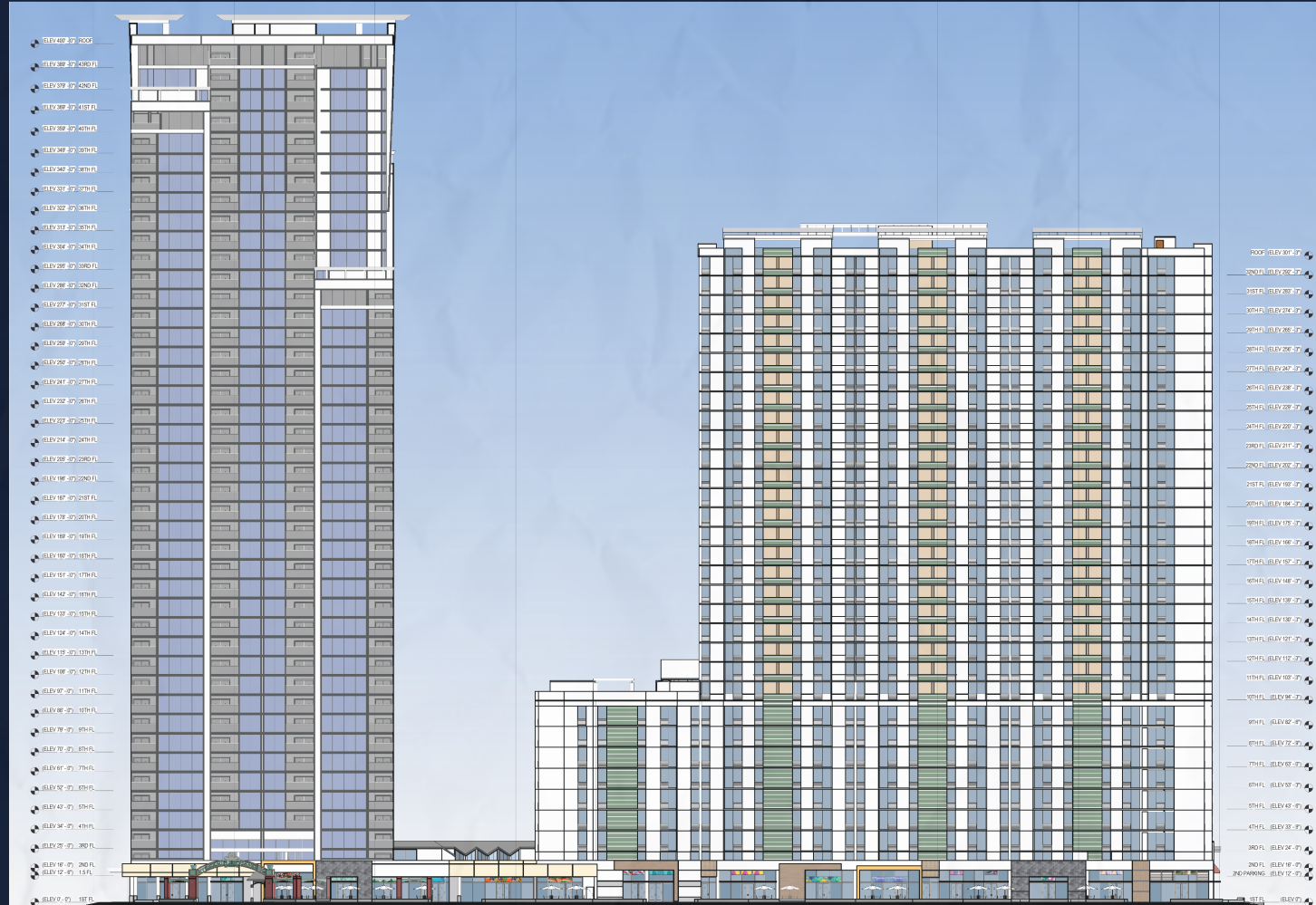
## TYPICAL MARKET HOUSING UNITS (TOWER A)





# ELEVATION

## COOKE STREET



# CORAL STREET





AERIAL VIEW

VIEW LOOKING NORTHEAST (MAUKA)





AERIAL VIEW

VIEW LOOKING NORTHWEST





AERIAL VIEW

VIEW ALONG COOKE STREET (EWA)





Google Earth

Data SIO/STUHM  
Data LDEO-Columbia, NSF, NOAA  
Data USGS

AERIAL VIEW

VIEW LOOKING SOUTH (MAKAI)





STREET VIEW

CORNER OF AUAHI & COOKE STREET





STREET VIEW

CORNER OF COOKE & POHUKAINA STREET





STREET VIEW

CORNER OF POHUKAINA & CORAL STREET



MAHALO

