



Kamehameha  
Schools®

# Enhancing Resilient Communities for a Better Tomorrow

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

MISC. COM. 279  
ZON



# KE ALIʻI BERNICE PAUAHI PĀKĪ BISHOP

Princess Pauahi's vision was to improve the capability and well-being of people of Hawaiian ancestry through education. In 1887, she founded the Kamehameha Schools, named after her great-grandfather, King Kamehameha I.

Today, her legacy continues through Kamehameha Schools' focus on fulfilling its educational mission for a thriving lāhui, culture and community.



A young boy with dark hair, wearing a grey tank top with orange and blue horizontal stripes, is focused on hammering a nail into a light-colored wooden wall. He holds a hammer with a red handle. In the background, another child in a blue shirt is also working on the wall, holding a yellow-handled tool. The scene is outdoors, with a blue structure and green foliage visible in the distance.

# FULFILLING Pauahi's Vision



# Our Kaka'ako

A Thriving Neighborhood by Kamehameha Schools



## VISION

To create a progressive, 21st century living community that will act as a catalyst for innovation and nurture the evolution of a vibrant urban-island culture within a beautiful healthy and sustainable neighborhood.



Kamehameha Schools®



# Placekeeping

- Unique urban island community
- Progressive vibe
- Art, culture, history, sustainability
- Walkable neighborhood
- Diverse housing options
- Connected cohesive development
- Inviting shops, restaurants, and open spaces





# Kamehameha Schools' Kaka'ako Landholdings

Our Kaka'ako (KKMP) Lands	28.9 acres
Other Mauka Lands	10.8 acres
Makai Lands	11.8 acres
<b>TOTAL</b>	<b>51.1 acres</b>

KKMP 29 acres of Mauka Lands  
(Approved in Sept. 2009)

Originally planned for:

- 9 full-block parcels
- 2,750 +/- residential units
- 300,000 +/- sq. ft. of commercial space

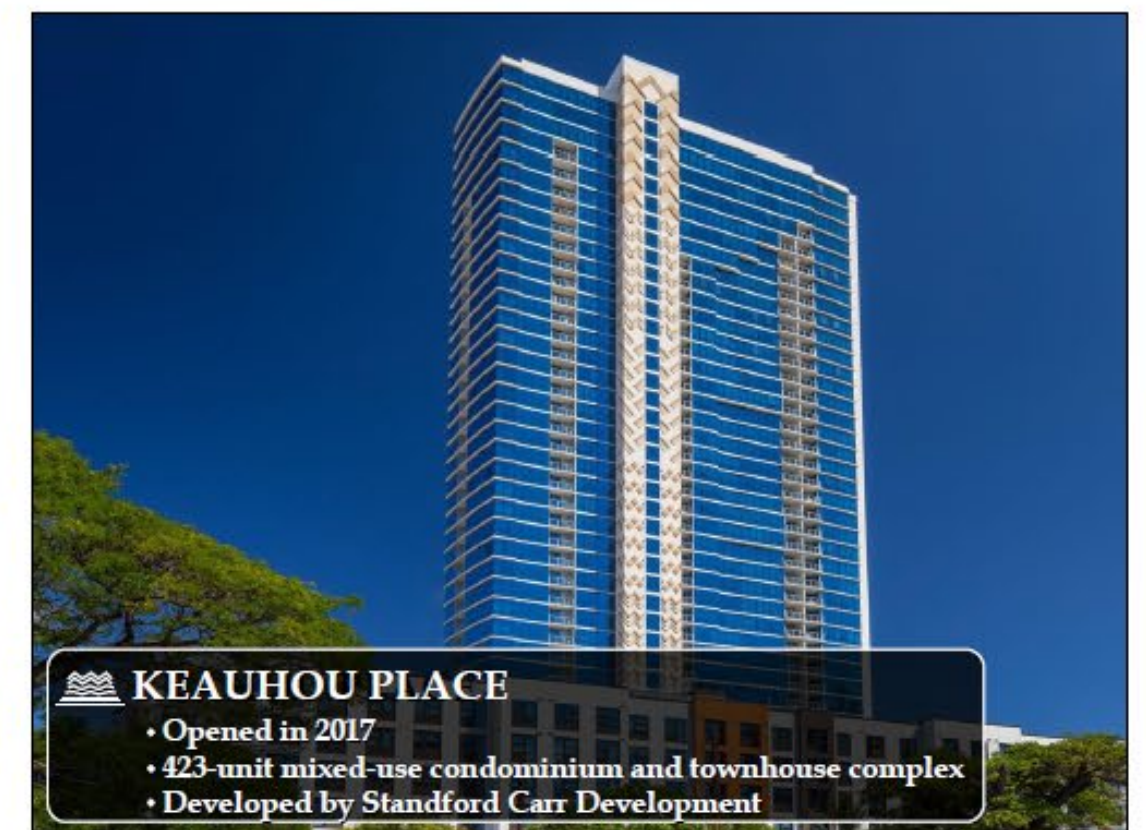
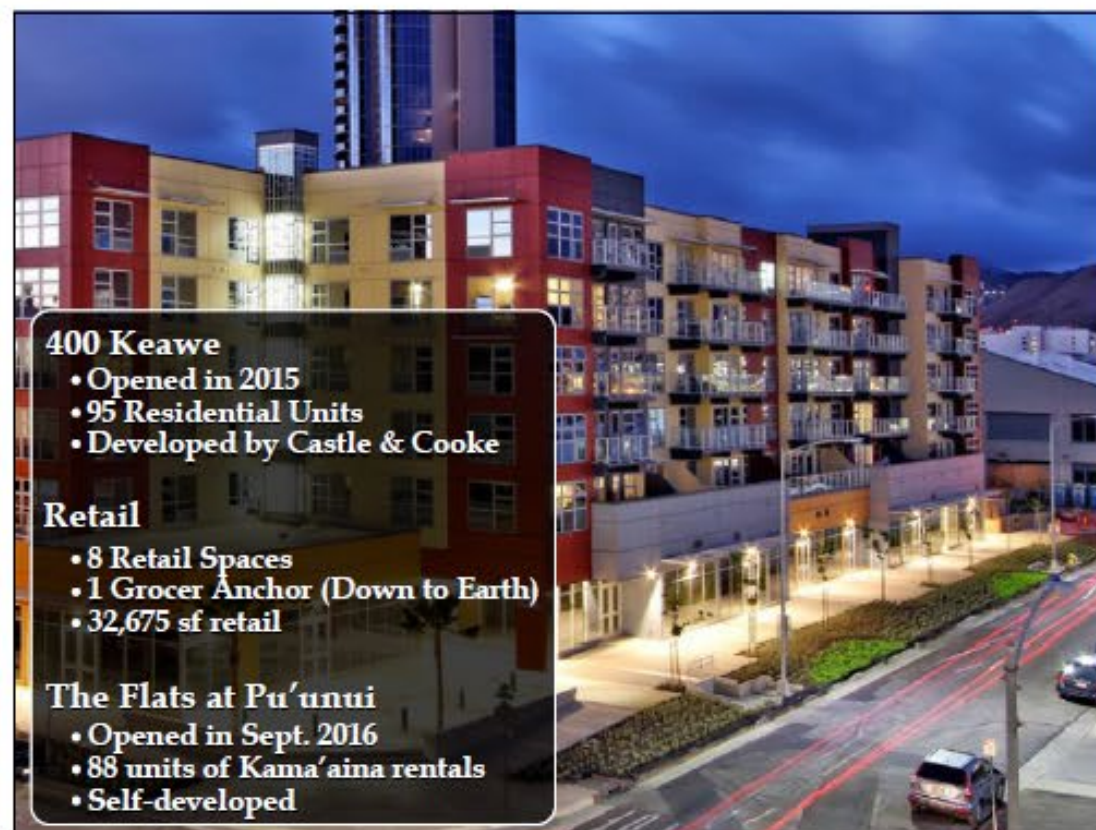






# Kaiāulu ‘o Kaka ‘ako Master Plan – Our Kaka‘ako

## Increment 1





# Future Outlook

Today & Tomorrow



## Increment I

**1,336 total residential units with 456 (34%) affordable/workforce housing units.**

## Increment II

**+3,025 total residential units with +1,800 (60%) affordable/moderate priced housing units.**



# 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



# 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**

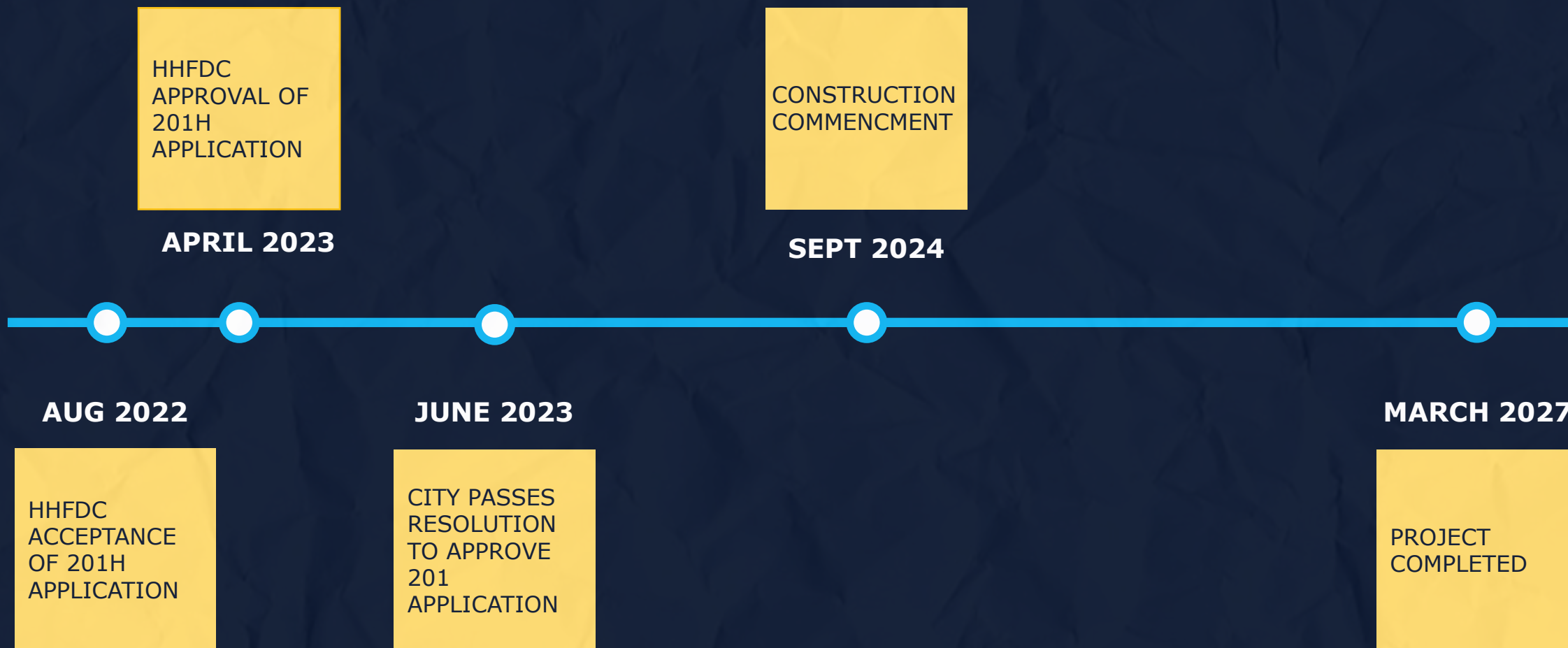
City fees such as building and fire plan review, permit, connection, and facility fees

**08**

Deferral of water and wastewater fees for market units



# MILESTONES





# SITE PLAN





# FLOOR PLAN

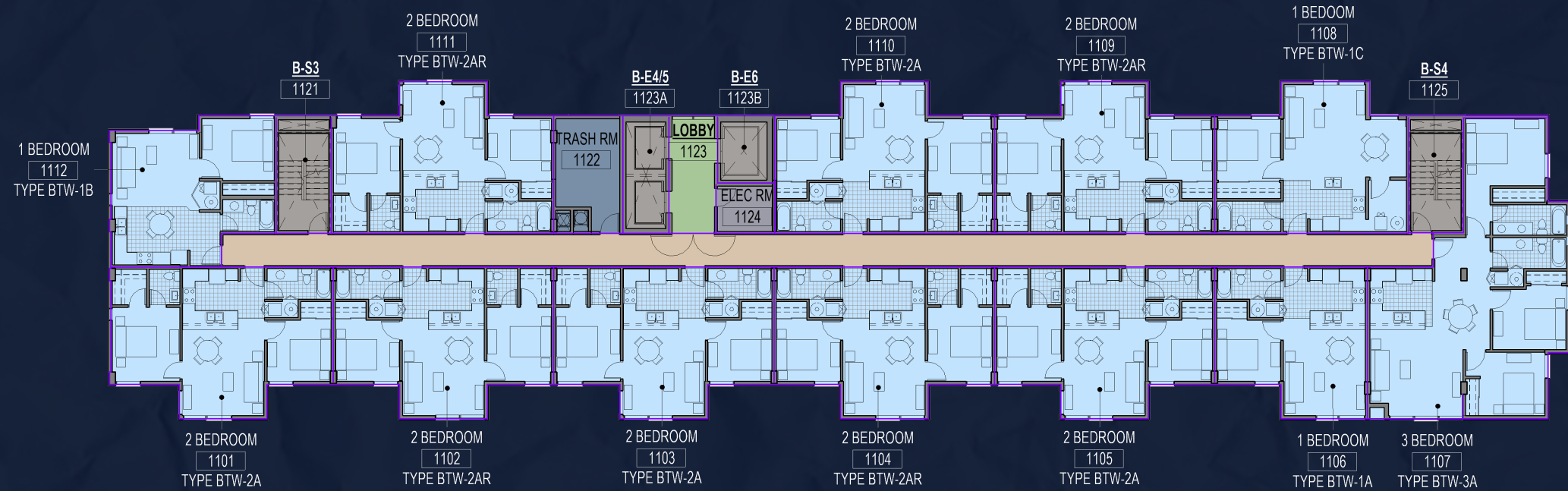
## TYPICAL RENTAL UNITS AND PARKING PODIUM





# FLOOR PLAN

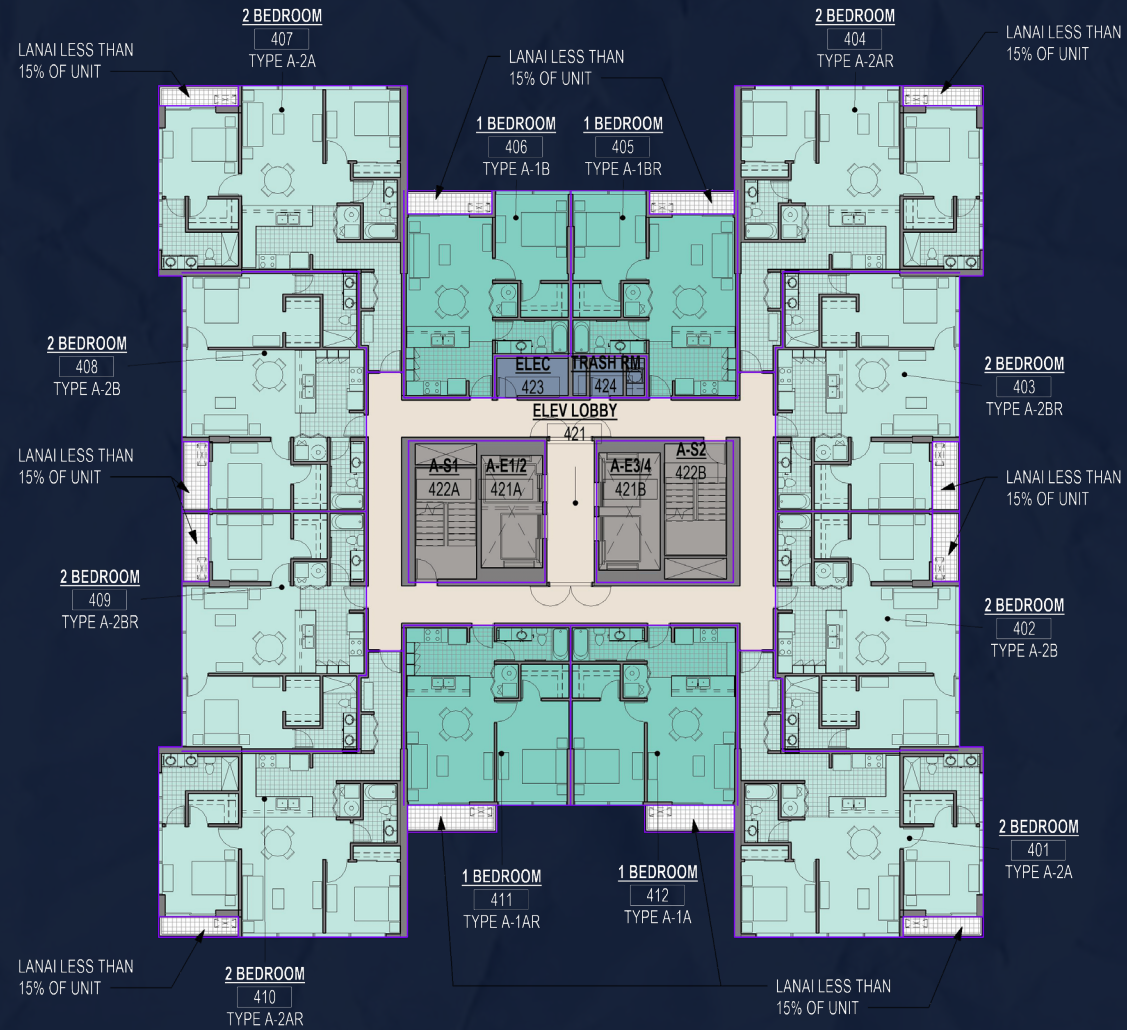
## TYPICAL WORKFORCE HOUSING (TOWER B)





# FLOOR PLAN

## TYPICAL MARKET HOUSING UNITS (TOWER A)



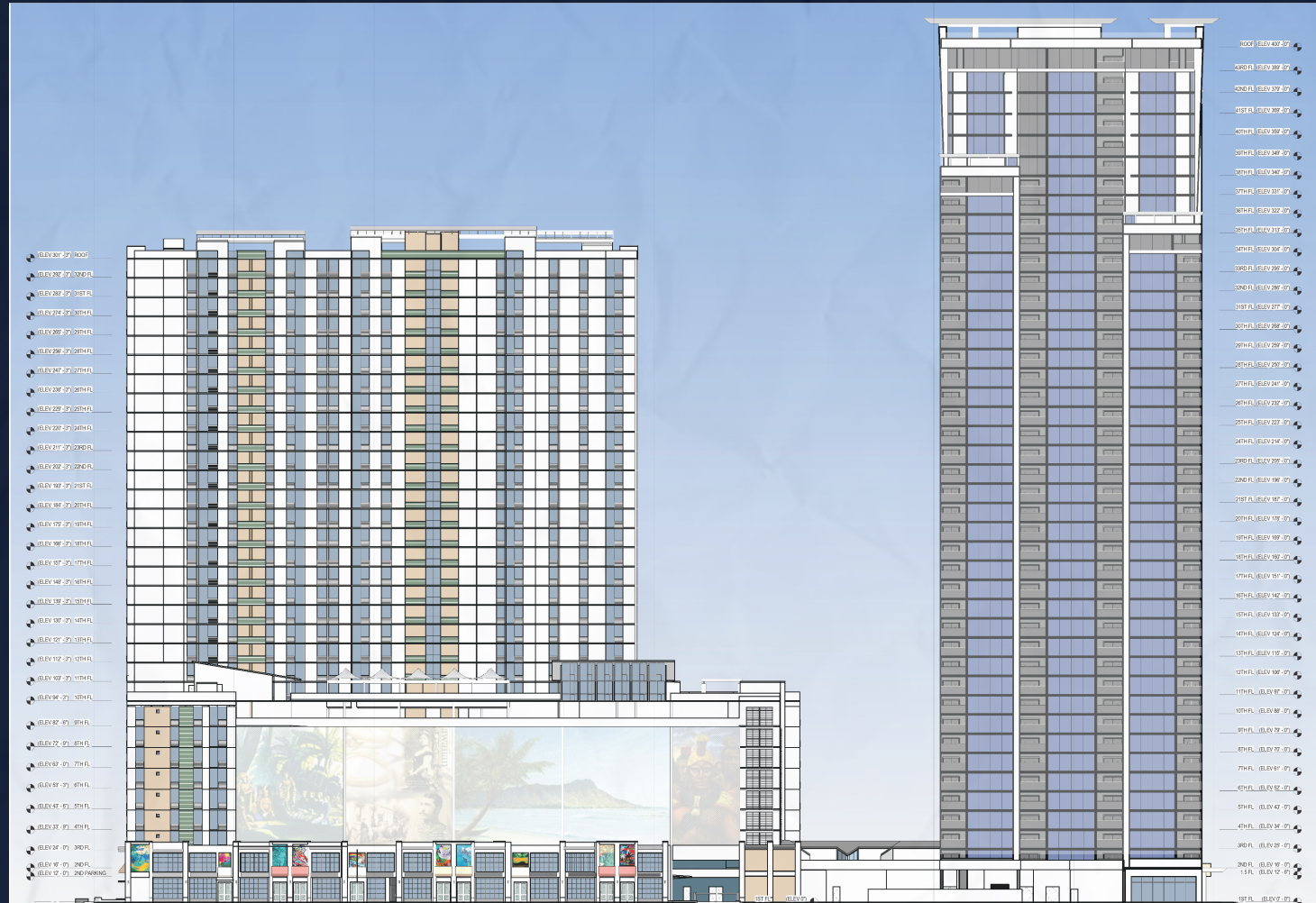


# COOKE STREET



# ELEVATION

## CORAL STREET







AERIAL VIEW

VIEW LOOKING NORTHEAST (MAUKA)





AERIAL VIEW

VIEW LOOKING NORTHWEST





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

