



OUR KAKA'AKO

Urban-Island Culture

Overview of KS' Kaka'ako Master Plan

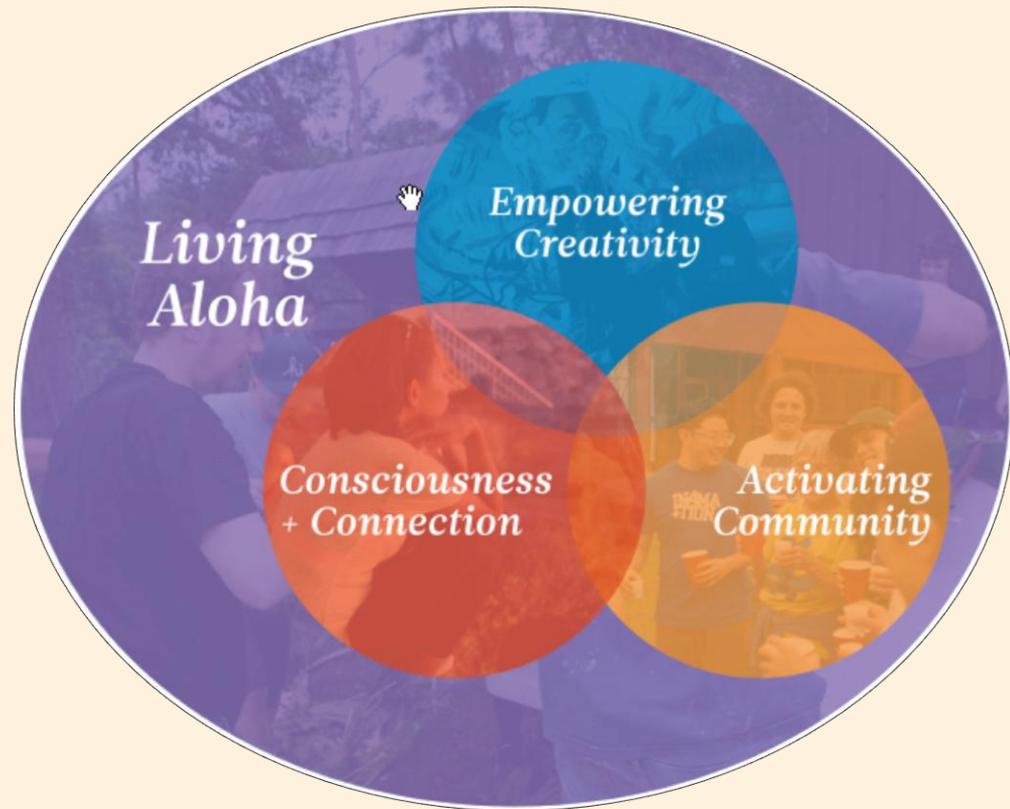
Kamehameha Schools
Paul Quintiliani, Commercial Real Estate Director



Our Kaka'ako



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

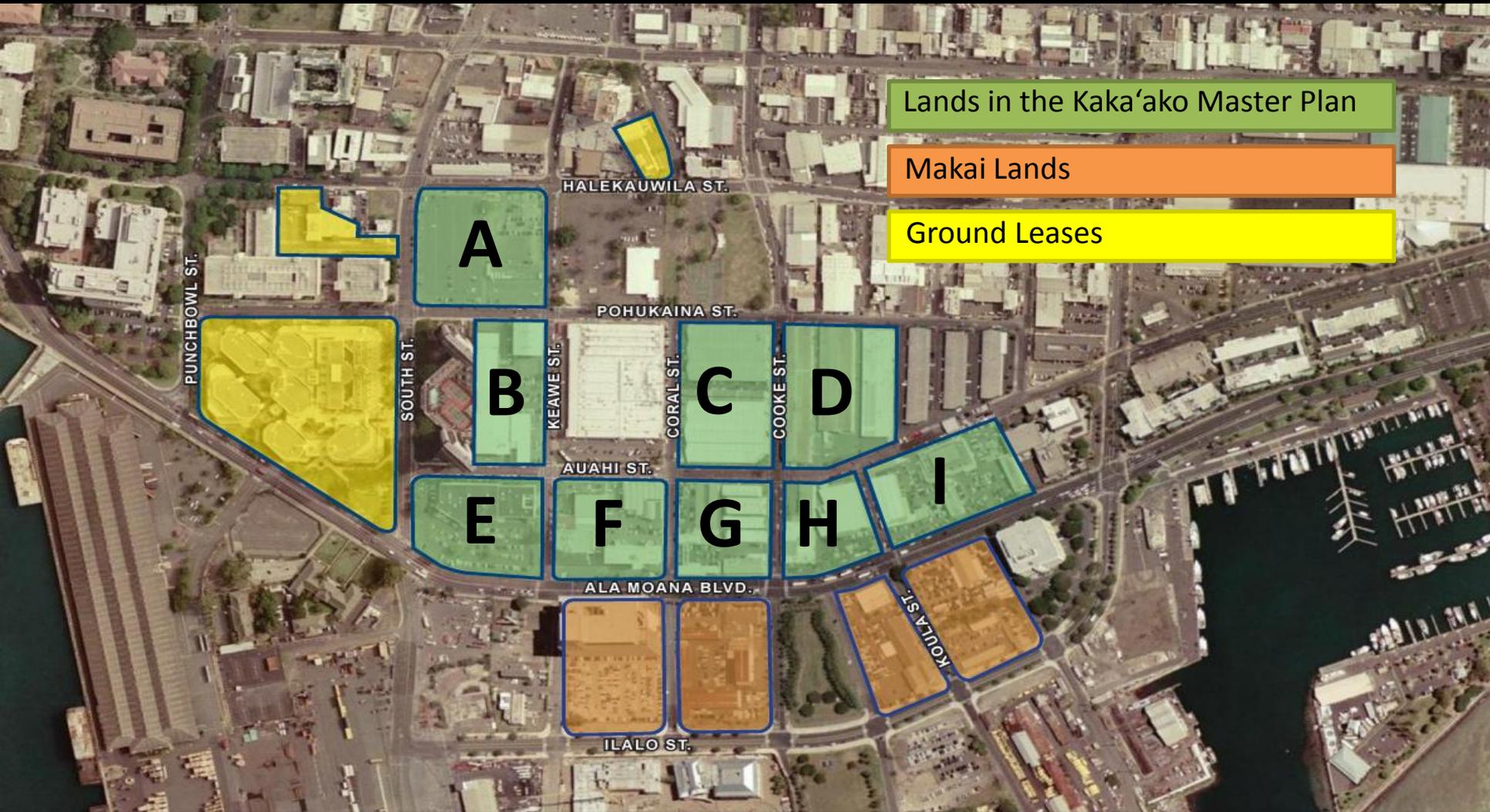


Our Kaka'ako



Kakaako is

Our Kaka'ako



Kamehameha Schools' Lands in Kaka'ako

29 acres of Mauka Lands in the Master Plan

9 full-block parcels

Range of Housing



Residential

- 2,750 units
- 550 reserved housing units
- Rental and For Sale
- Range of prices
- Diverse heights and housing choices

Neighborhood Retail



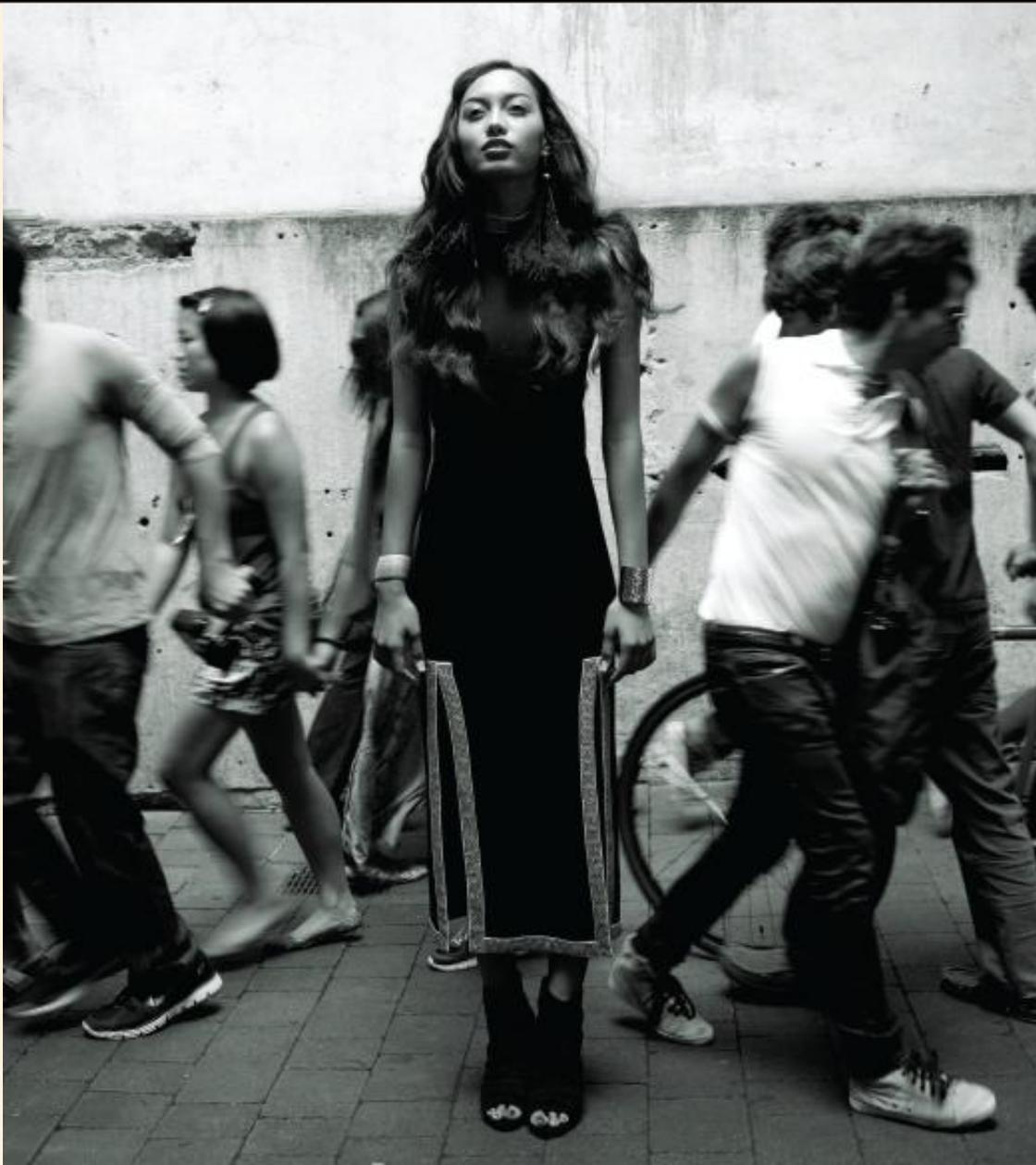
© House of Annie

Commercial uses

- Neighborhood serving retail
- Expanded tenant mix incorporating local entrepreneurs
- Differentiated from Ward Villages
- Adaptive re-use



Design Guidelines



- Develop a **community standard** for a first class urban village
- Create **cohesiveness among projects**
- **Elevate quality** of the built environment
- Provide the **palette and language** from which our community will aspire
- Focus on **pedestrian oriented architecture**
- **Control the visual appearance** of parking facilities
- Create a typology of **open space**
- **Incorporate street** into community design

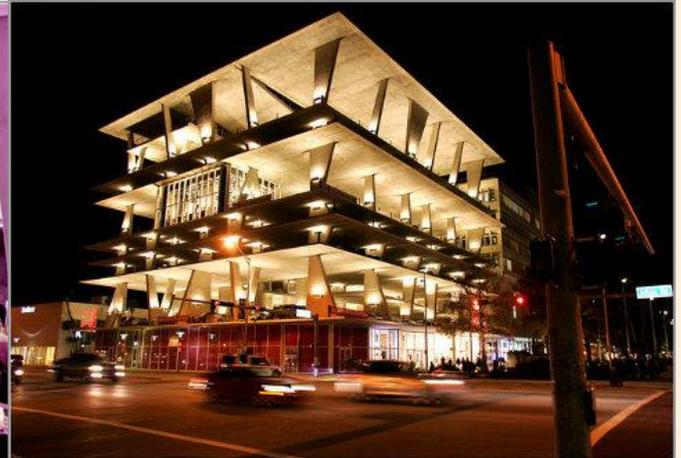
Community Design Standards

Pedestrian Oriented Architecture



Community Design Standards

Controlling the Visual Appearance of Parking Facilities



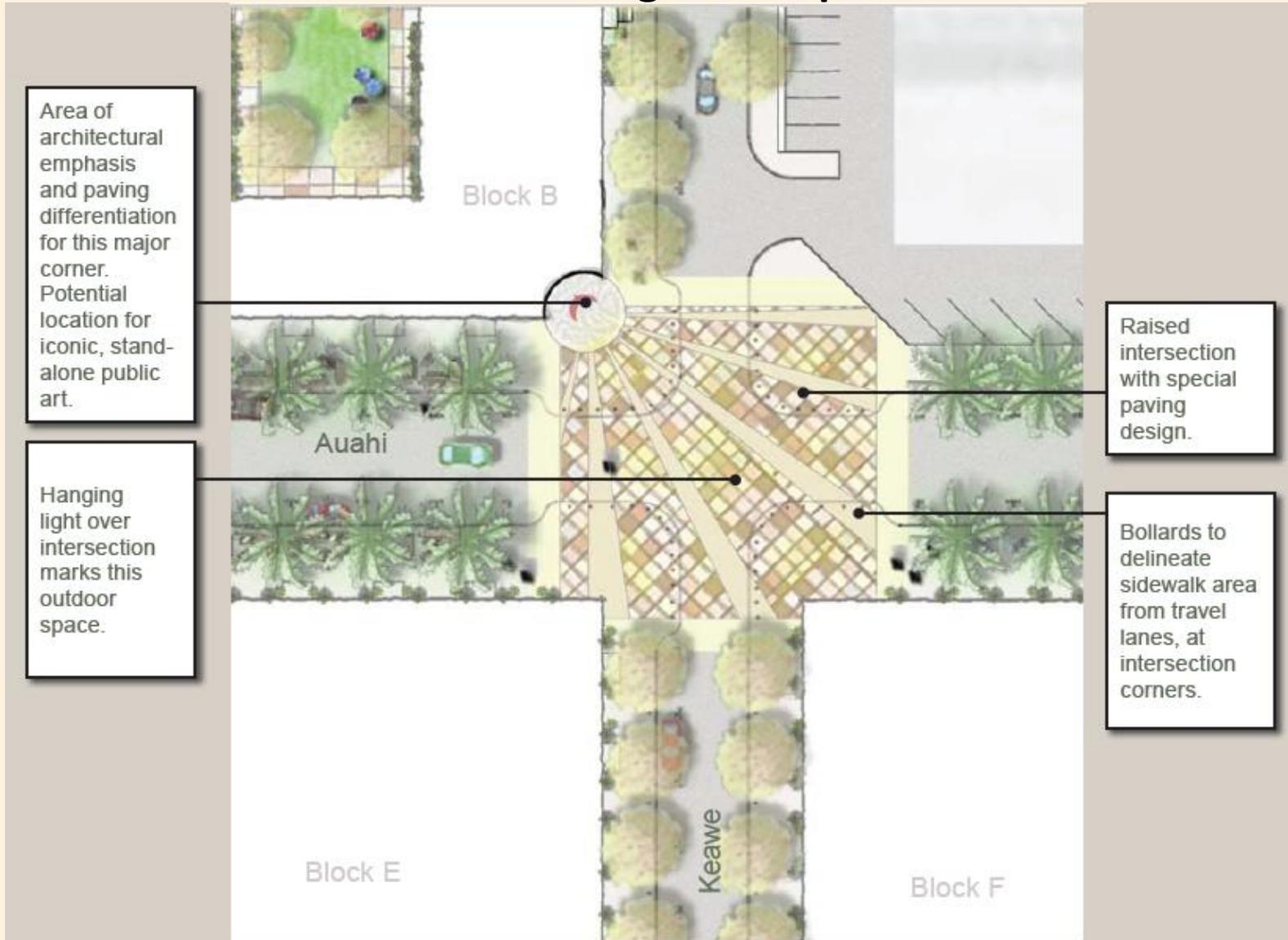
Open Space Design Guidelines

Open Space Concepts



Open Space Design Guidelines

Street Design Concept



Kaka'ako Transformations

Keawe Street



Kaka'ako Transformations

Auahi & Cooke Street



Innovation in the Works



Block F – 680 Ala Moana



680 Office Conversion to Residential

- 54 Rental units (Reserved Housing)
- Studios (42) and 1-bedrooms (12)
- 8,650 sf of ground level retail
- 700 sf roof top recreation deck



Block F – 660 Ala Moana



Block F Specialty Retail Center





KAMEHAMEHA SCHOOLS®

Makaha Nui

