

COMMITTEE ON RESOURCE MANAGEMENT
Dan Ahuna, Chairperson
Robert K. Lindsey, Jr., Vice Chairperson
Leina'ala Ahu Isa, At-Large
Kalei Akaka, O'ahu
Keli'i Akina, At-Large
Brendon Kalei'aina Lee, At-Large
Carmen Hulu Lindsey, Maui
Colette Y. Machado, Moloka'i/Lāna'i
John Waihe'e IV, At-Large



**STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS**

**MEETING OF THE COMMITTEE ON
RESOURCE MANAGEMENT**

DATE: Friday, January 10, 2020
TIME: 9:00 am
PLACE: OHA Board Room, Nā Lama Kukui
560 N. Nimitz Hwy., Suite 200
Honolulu, HI 96817

AGENDA

- I. Call to Order
- II. Public Testimony*
- III. New Business
 - A. Presentations re: Kaka'ako Makai Current and Future Plans and Collaboration Opportunities
 - 1. Presentation by Hawai'i Community Development Authority
 - 2. Presentation by Kamehameha Schools
 - 3. Presentation by The Howard Hughes Corp.
 - B. Discussion re: Kaka'ako Makai design elements, parcels, sequence, phases and business models.
 - C. Request to hold a Limited Meeting on February 5, 2020 regarding Kaka'ako Makai properties.
- IV. Announcements
- V. Adjournment

If you require an auxiliary aid or accommodation due to a disability, please contact Raina Gushiken at telephone number 594-1772 or by email at: rainag@oha.org no later than three (3) business days prior to the date of the meeting.

*Notice: Persons wishing to provide testimony are requested to submit 13 copies of their testimony to the Chief Executive Officer at 560 N. Nimitz, Suite 200, Honolulu, HI, 96817 or fax to 594-1868, or email BOTmeetings@oha.org 48 hours prior to the scheduled meeting.

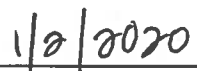
Persons wishing to testify orally may do so at the meeting, provided that oral testimony shall be limited to five minutes.

† Notice: The 72 Hour rule, pursuant to OHA BOT Operations Manual, Section 49, shall be waived for distribution of new committee materials.

‡ Notice: This portion of the meeting will be closed pursuant to HRS § 92-5.



Trustee Dan Ahuna
Chairperson, Committee on Resource Management



Date



Building communities for a better tomorrow

Our Kaka'ako 2020 update



KAMEHAMEHA SCHOOLS

Ke Ali'i Bernice Pauahi Bishop



Great-Granddaughter
of Kamehameha 'Ekahi

Last lineal
descendent



Vision 2040

Within a generation of twenty-five years, we see a thriving lāhui where our learners achieve postsecondary educational success, enabling good life and career choices.

We also envision that our learners will be grounded in Christian and Hawaiian values and will be leaders who contribute to their communities, both locally and globally.



Supporting Haumāna

61,565

Total number of learners
served in 2018

7,011

students supported
on 3 campus &
29 preschools

13,594

extension education
learners



Community Investing

46K

learners & families

\$79M

support partner organizations
&
public schools



Market Position



Endowment value

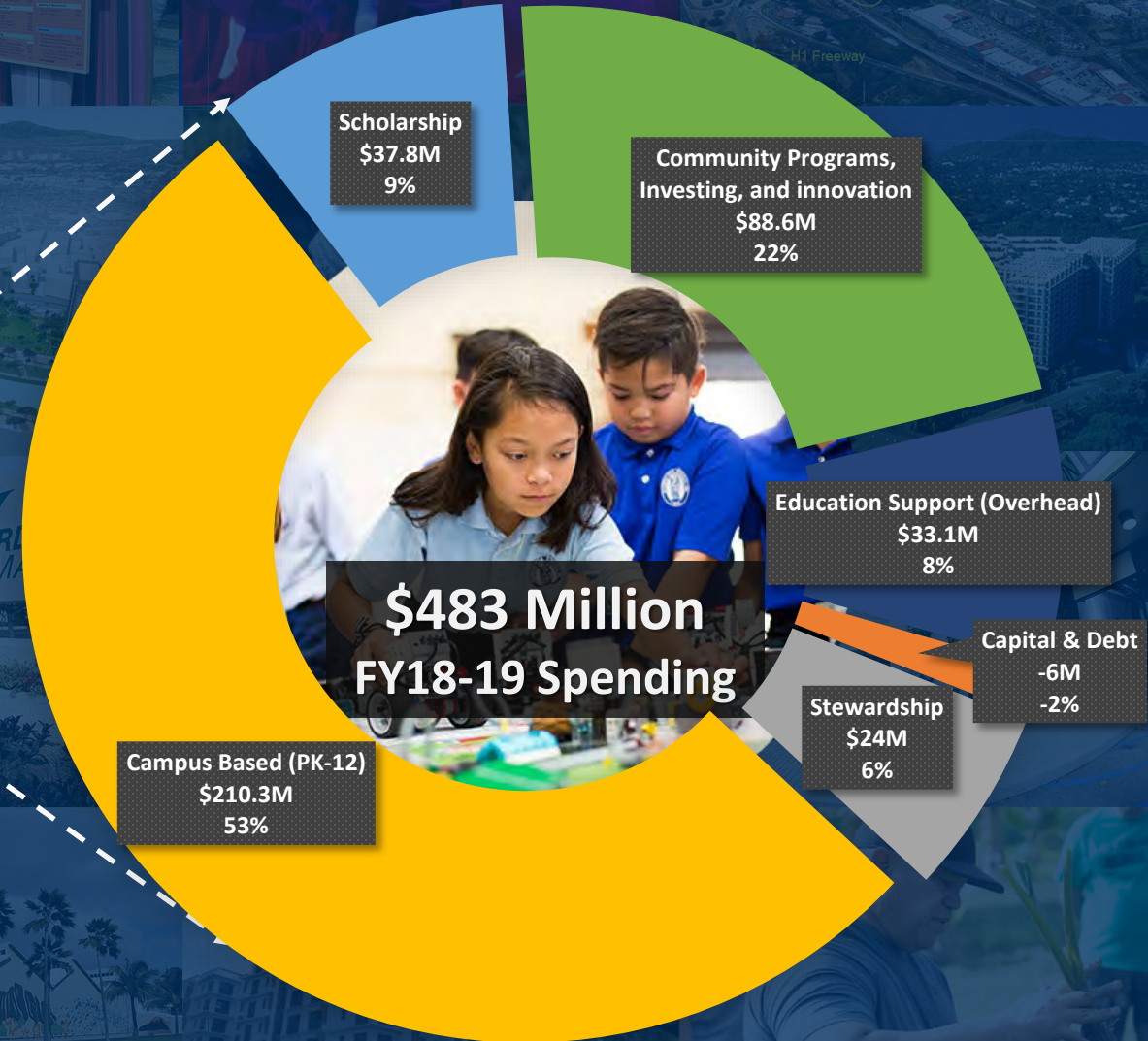
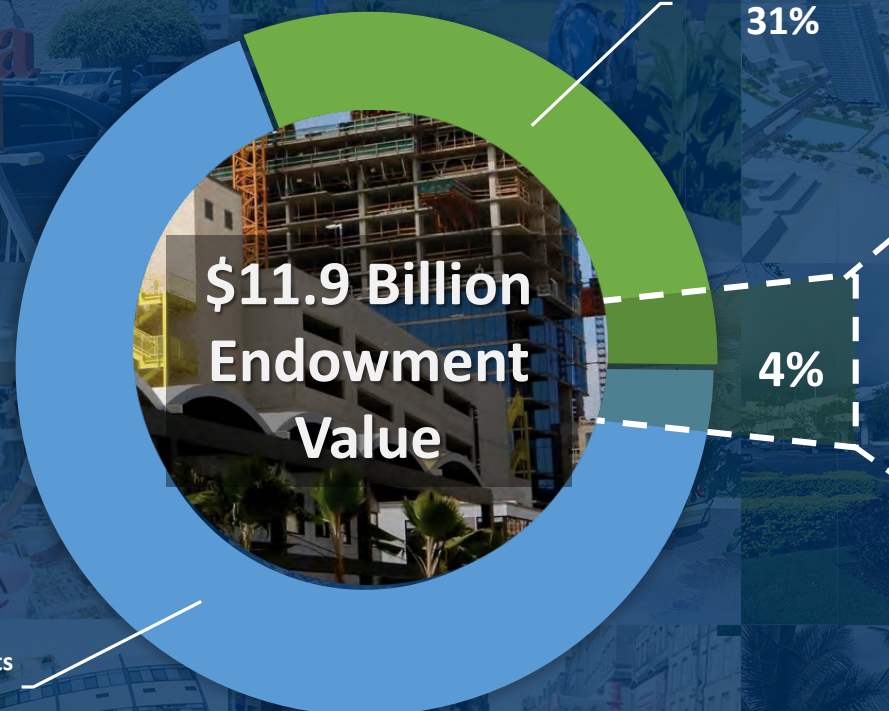
\$11.9B

Hawai'i largest private landowner

363K acres



Commercial Portfolio

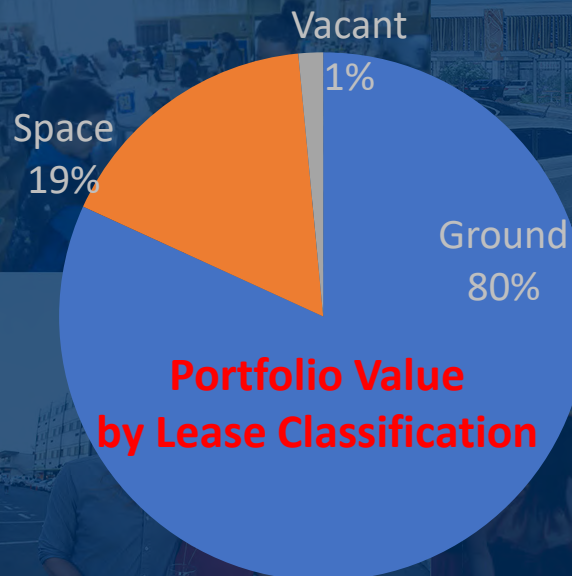


Commercial Portfolio

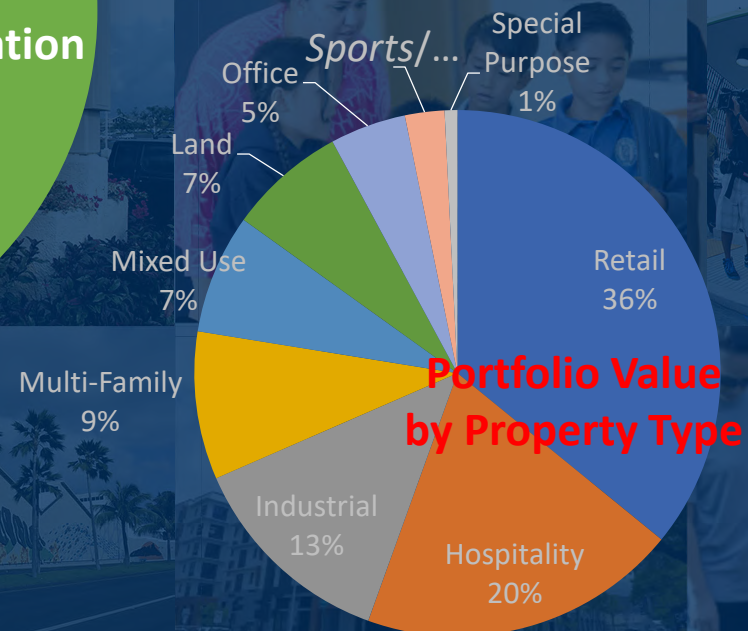
Active Commercial
1%



Commercial Acreage
15K acres



Productive Acreage
<1K acres

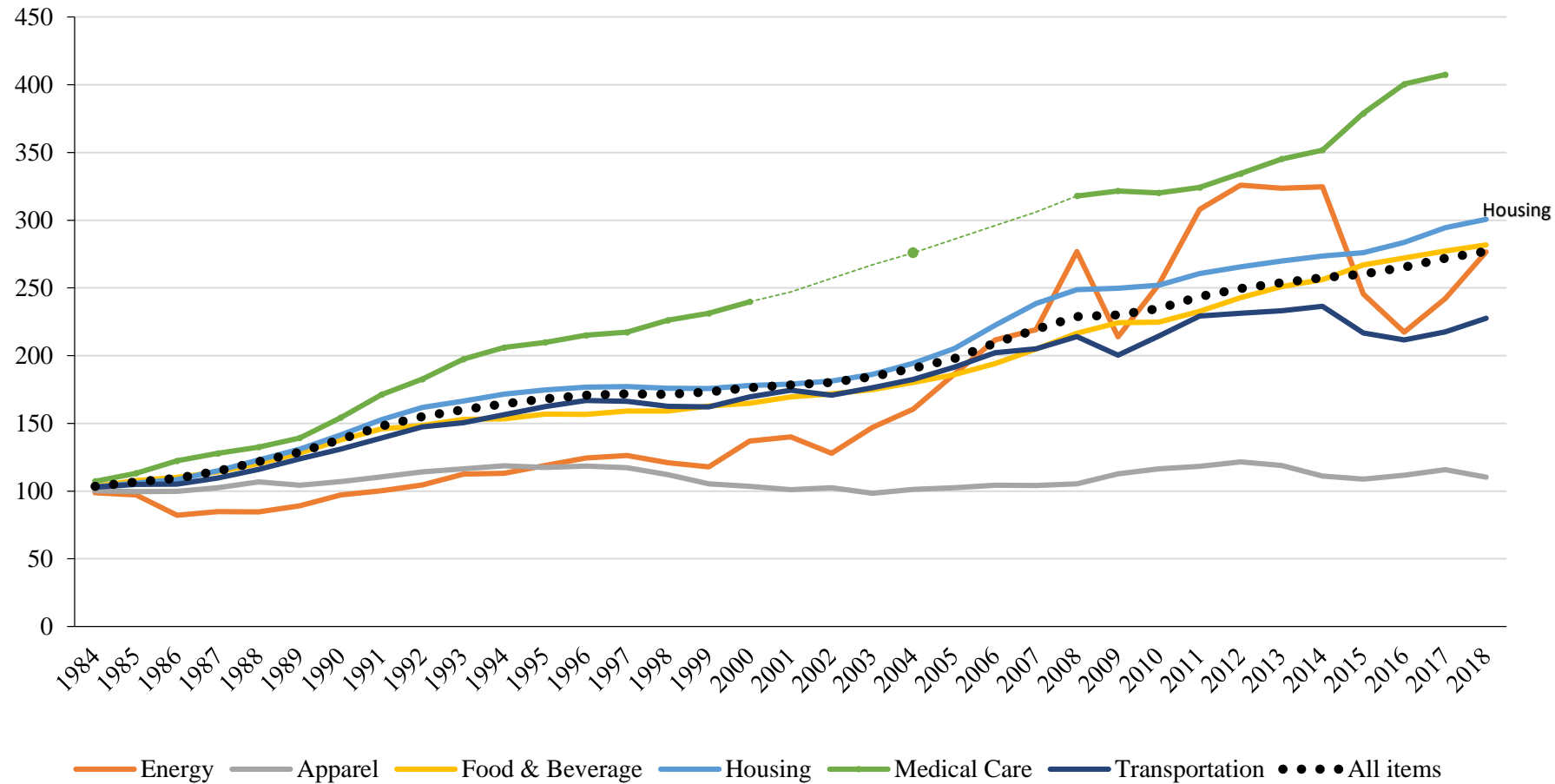


Why does KS manage real estate?



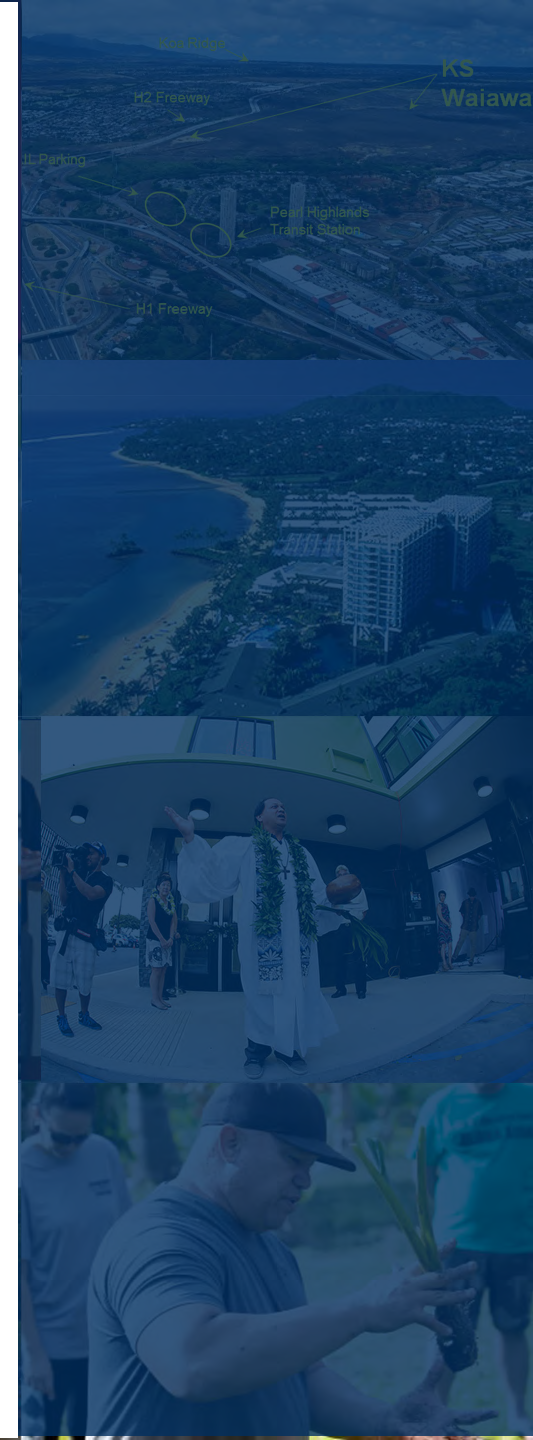
Honolulu Consumer Price Index for Selected Categories

Urban Honolulu Consumer Price Index, Selected Categories

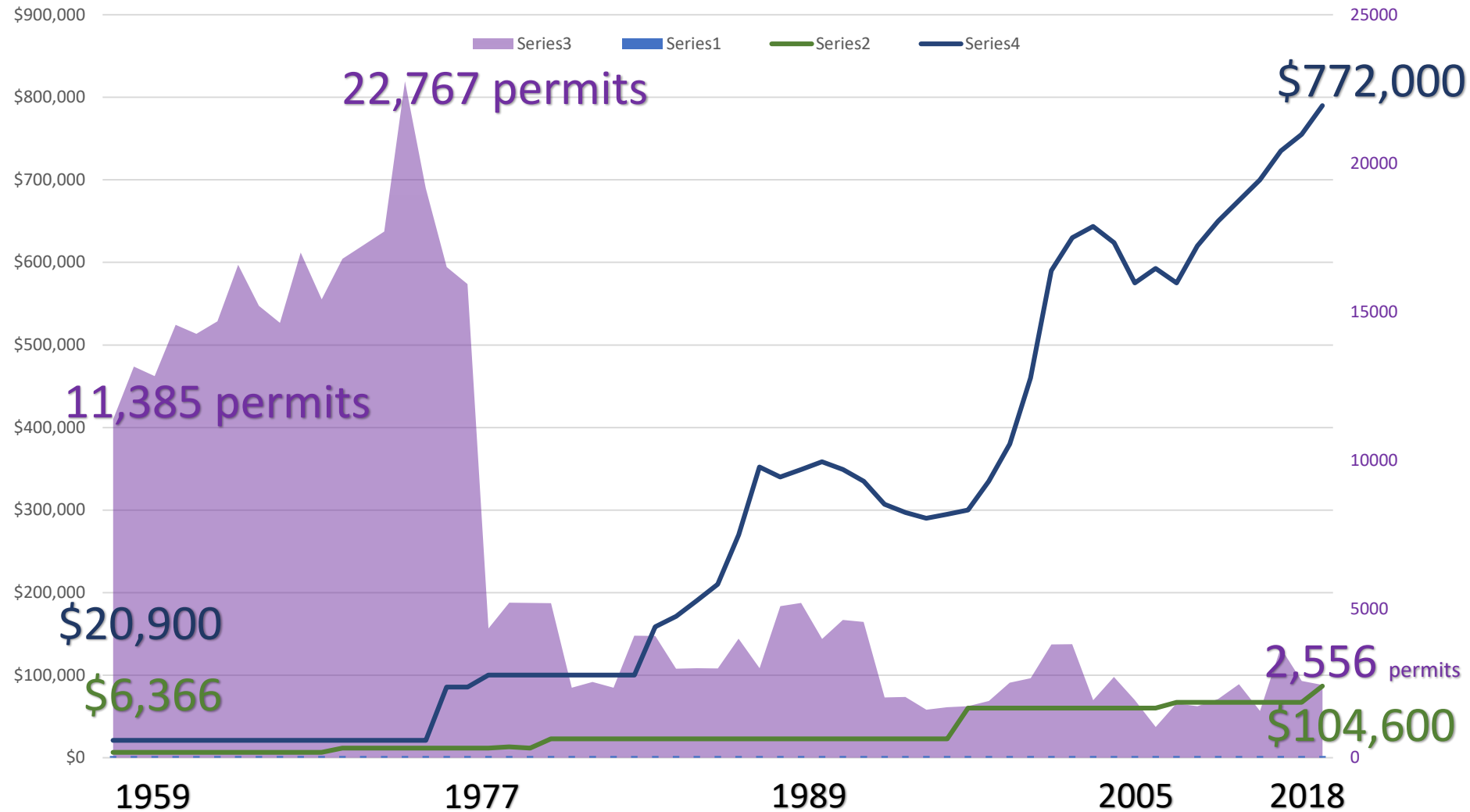


Source: U.S. Bureau of Labor Statistics

* Note: Data for Medical Care is missing for 2001-03, 2005-07, and 2018.



Housing Market vs. Family Median Income vs. New Building Permits



\$772,000

O'ahu Single Family
Median Sale Price

January 2018 – Honolulu Board of Realtors

\$104,600

Honolulu Median
Income of Family of 4

2017 – Hawaii Housing Finance Dev. Corp.

An aerial photograph of a city, likely Honolulu, showing a dense urban area with numerous high-rise buildings and a harbor with many boats. The city is surrounded by green, hilly terrain. A semi-transparent blue rectangular box is centered over the middle of the image, containing the text "Our Challenge – Our Strategy" in a bold, orange, serif font. The left and right edges of the image feature a dark blue vertical band with a repeating geometric pattern of hexagons and circles.

Our Challenge – Our Strategy

Why a Regional Approach?

Improving the well-being and success of keiki, 'ohana and communities requires KS to recognize and influence drivers of healthy and sustainable schools, 'āina, and socio-economic systems



1 Education

- ✓ Access to quality education options
- ✓ Rooted in Hawaiian culture and community
- ✓ Empowered educators and school leaders



2 Housing

- ✓ Affordable housing
- ✓ Sustainable community development
- ✓ Homelessness



3 Infrastructure

- ✓ Transportation
- ✓ Water
- ✓ Energy



4 Business

- ✓ Jobs
- ✓ Economic growth & industries
- ✓ Entrepreneurship & innovation



5 Health

- ✓ Social services & support systems
- ✓ 'Ohana stability & engagement
- ✓ Food sustainability



6 'Āina

- ✓ Native Hawaiian identity & inspiration
- ✓ Provision of ecosystem services
- ✓ Linking educational mission & 'āina legacy

Urban Core Strategy



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.

Urban Core

Our Kaka'ako



DESIGN CONCEPT

- Develop a **community standard** for a first class urban village
- Create **cohesiveness among projects**
- Provide the **palette and language** from which our community will aspire
- Focus on **pedestrian oriented architecture**
- Create a typology of **open space**
- Provide a **diversity** of housing



Our Kaka'ako Master Plan

- 29 acres of Mauka Lands in KS MP (Approved in September 2009)
- 9 full-block parcels
- 2,750 residential units,
- 300,000 sq. ft. of commercial space





Our Kaka'ako Housing Built to Date

Total Units

1,336

Kama'aina/Reserved Workforce Housing

456

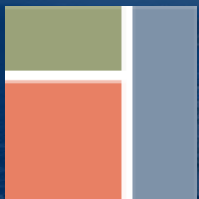


Our Kaka'ako

680 Ala Moana

- Opened in 2014
- Adaptive re-use conversion of office to residential
- 54 units of Kama'aina housing rentals
- Self developed





The Collection

- Opened in 2016
- 467 Residential Units
- Developed by A&B Properties



400 Keawe

- Opened in 2015
- 95 Residential Units
- Developed by Castle & Cooke

Keawe St. Retail

- 8 Retail Spaces
- 1 Grocer (H-Mart)
- 32,675 Sq. Ft. retail

The Flats at Pu'unui

- Opened in Sept. 2016
- 88 units of Kama'aina housing rentals
- Self developed



Keauhou Place

- Developed by Stanford Carr Development
- 423-unit mixed-use condominium
- Opened to residents Q4 of 2017

Keauhou Lane

- Developed by Gerding Edlen
- Joint Venture with Kamehameha Schools
- Approx. 40,000 sq. ft. of commercial space
- 209 Kama'aina rental residential units
- Opened in 2018



SALT at Our Kaka'ako

- Over 80,000 sq ft of commercial space
- Neighborhood serving retail
- Tenant mix incorporating local retail, food & beverage, artist workspaces, and business incubator space
- Adaptive re-use



SALT

our kaka'ako

PA'AKAI: Sea salt

The value of pa'akai extends beyond its use to preserve and season food. Salt is also treasured for its ability to heal, purify, cleanse and bless.

SALT at Our Kaka'ako is named after the salt pans that once dotted the low-lying wetlands of Kaka'ako, supporting the beginnings of a vibrant, thriving community.

Mix of Local Businesses

Highway Inn
Since 1947
HAWAIIAN FOOD

MOKU
KITCHEN



9 BAR
HNL
coffee + bake shop



BEVY

Hank's
HAUTE DOGS

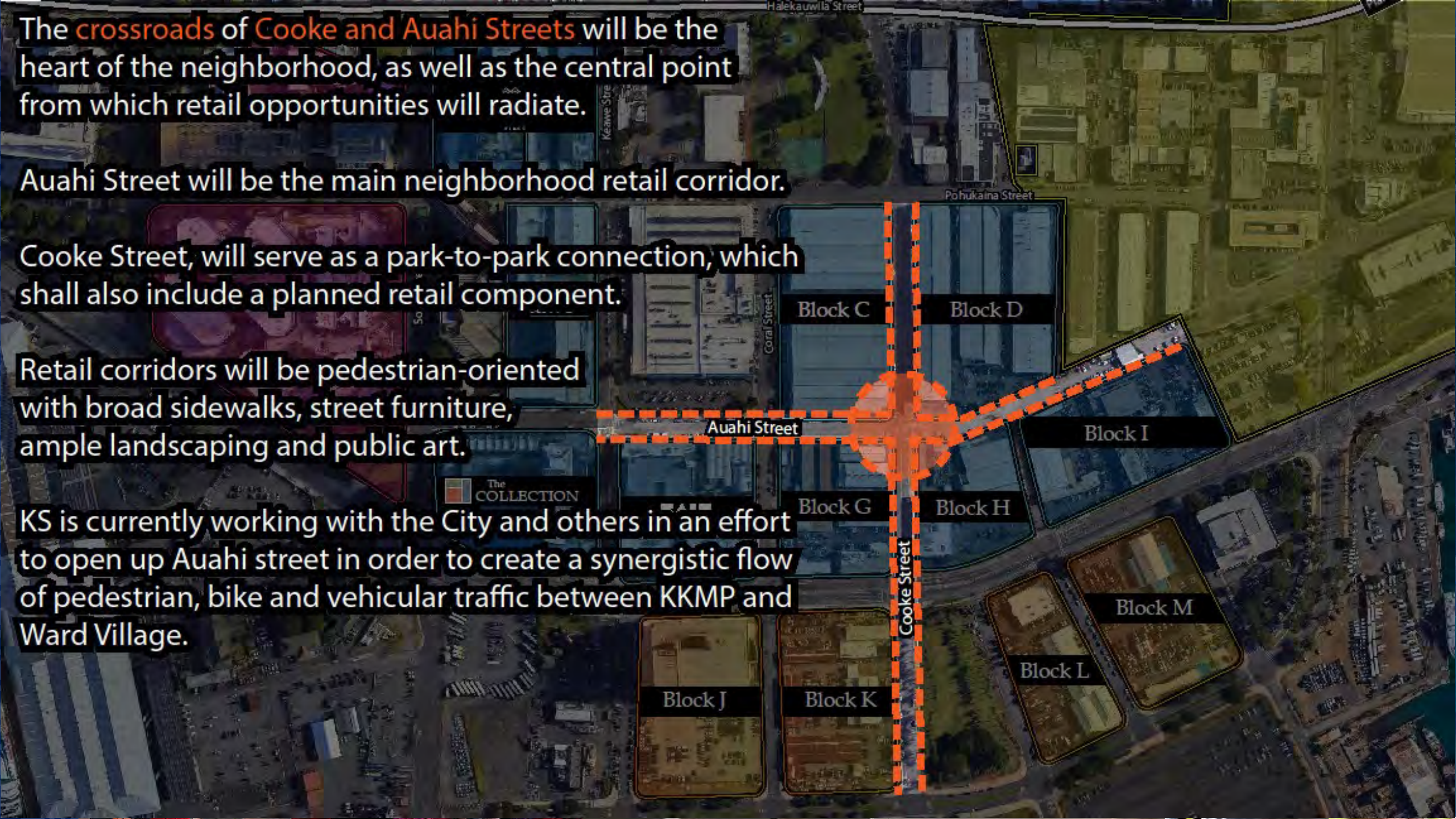




Remaining Blocks

Five remaining residential/mix-use project





The **crossroads of Cooke and Auahi Streets** will be the heart of the neighborhood, as well as the central point from which retail opportunities will radiate.

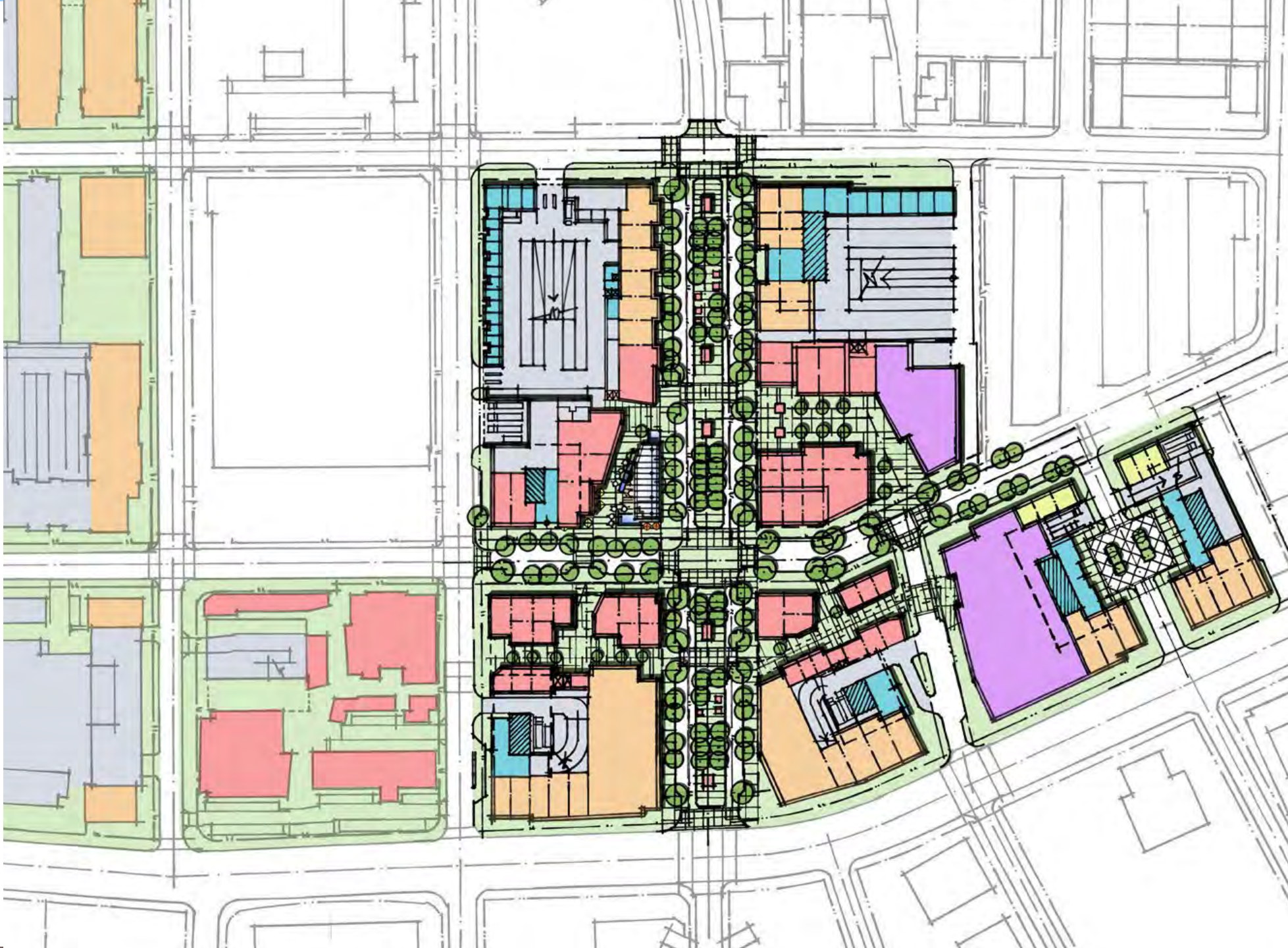
Auahi Street will be the main neighborhood retail corridor.

Cooke Street, will serve as a park-to-park connection, which shall also include a planned retail component.

Retail corridors will be pedestrian-oriented with broad sidewalks, street furniture, ample landscaping and public art.

KS is currently working with the City and others in an effort to open up Auahi street in order to create a synergistic flow of pedestrian, bike and vehicular traffic between KKMP and Ward Village.

Our Kaka'ako -- Phase II



Conceptual
Retail Concept



- KS Lands
- Ward Village
- OHA

our kaka'ako



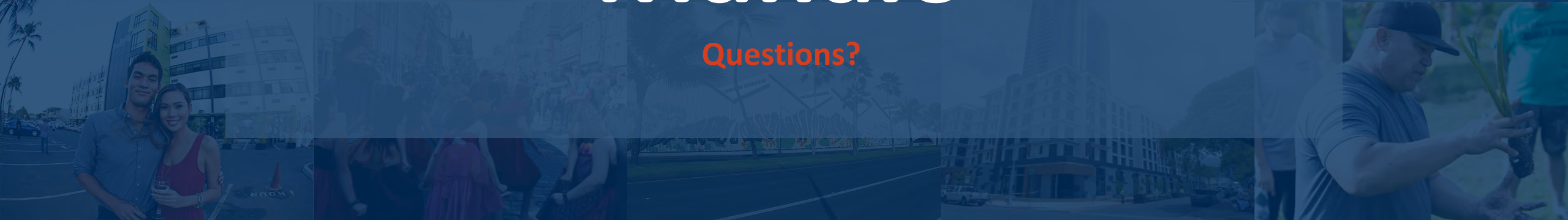


Today's Children. Tomorrow's Community.



Mahalo

Questions?



An aerial photograph of a coastal city, likely Honolulu, Hawaii. The city is densely packed with buildings, including many high-rise apartment complexes. In the foreground, there is a large marina filled with sailboats. The city extends to the edge of a bay with turquoise water. In the background, a range of green mountains is visible under a sky with scattered clouds. A semi-transparent white box with the text "WARD VILLAGE" is centered over the middle of the image.

WARD VILLAGE

Howard Hughes

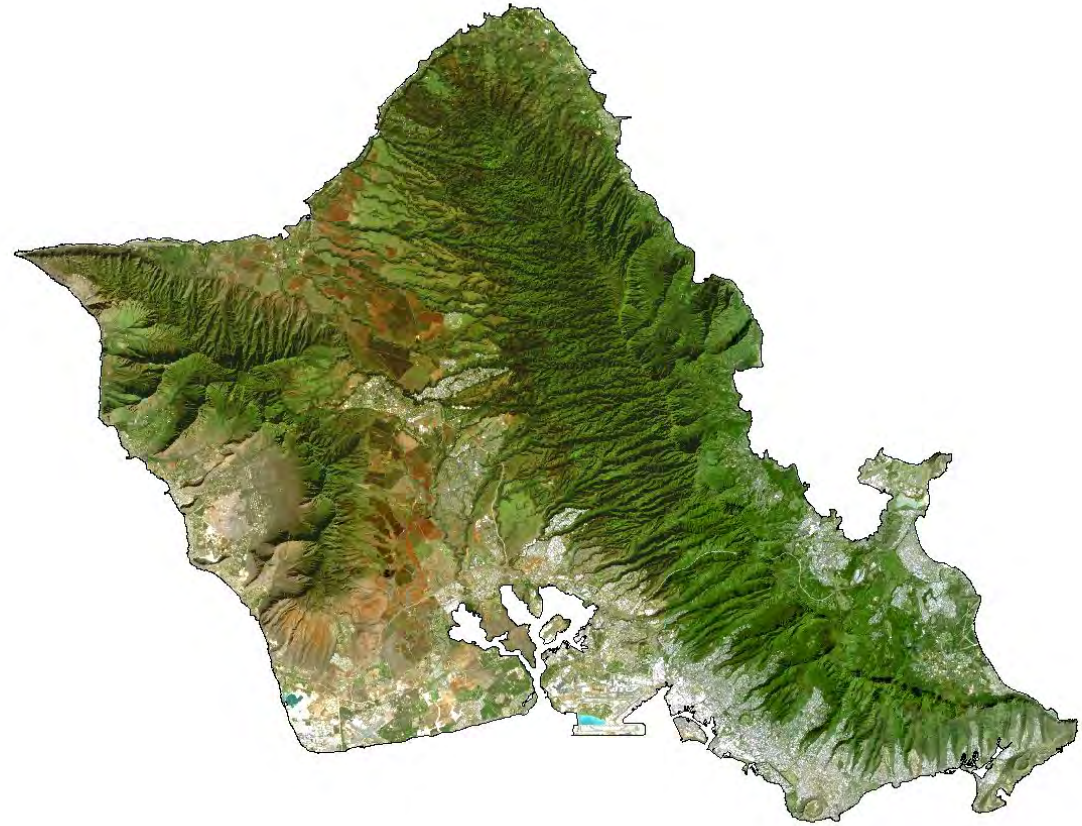
An aerial photograph of a coastal city, likely Honolulu, Hawaii. The image shows a dense urban area with numerous high-rise buildings and residential structures. In the foreground, there is a large marina filled with sailboats and yachts. The city is situated on a peninsula, with a body of water to the right. In the background, a range of green mountains stretches across the horizon under a sky with scattered clouds. A semi-transparent white rectangular box is overlaid in the center of the image, containing the text "WARD VILLAGE OPPORTUNITY" in a large, black, sans-serif font.

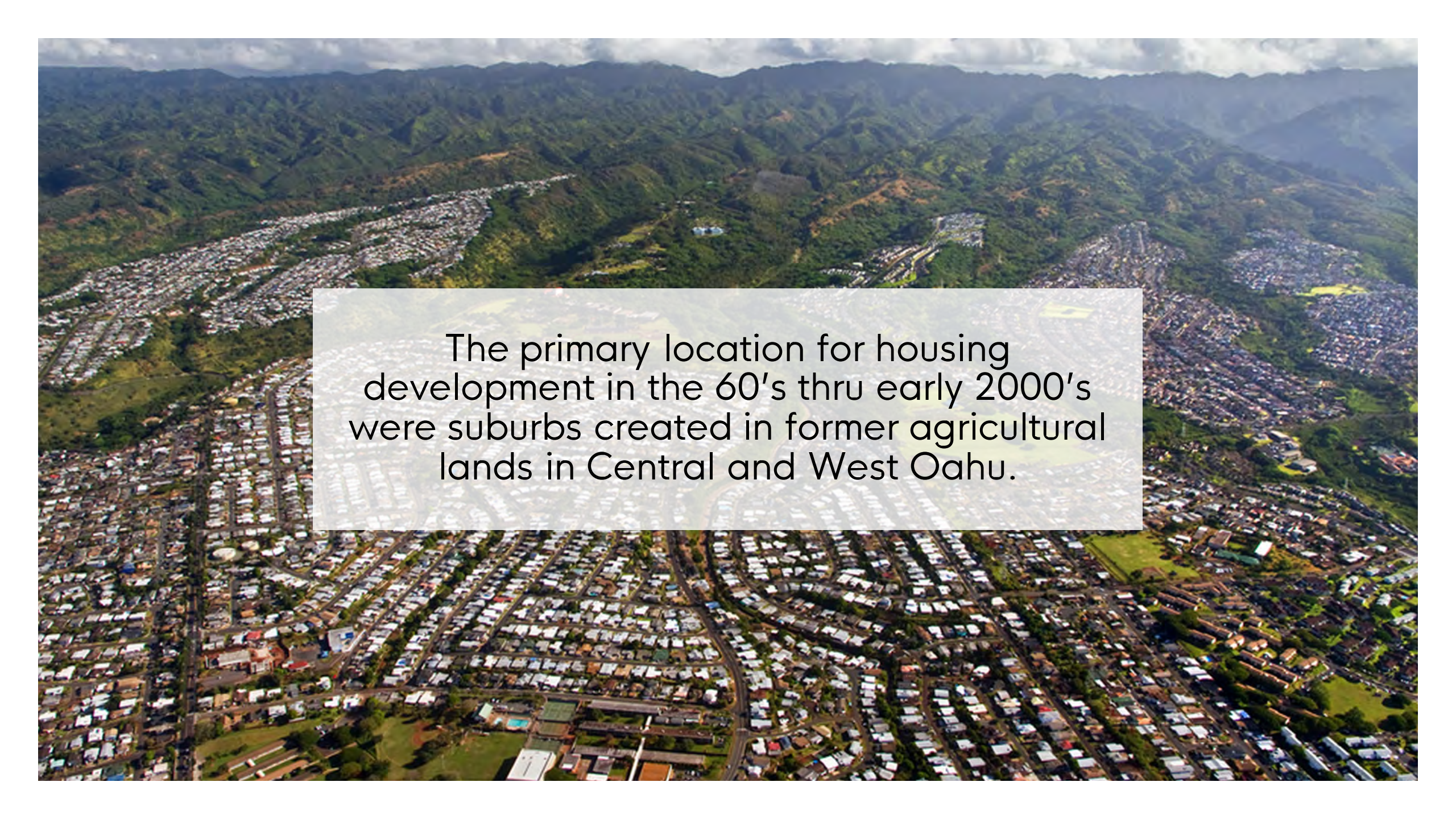
WARD VILLAGE OPPORTUNITY

Howard Hughes

CHALLENGES

- Housing
- Traffic
- Sustainability
- Economic Diversity



An aerial photograph of a suburban area in Oahu, Hawaii. The foreground shows a dense grid of residential houses with white roofs, interspersed with green lawns and some commercial buildings. In the background, the terrain rises into steep, forested hills. A semi-transparent white rectangular box is centered over the middle of the image, containing black text. The sky is filled with soft, white clouds.

The primary location for housing development in the 60's thru early 2000's were suburbs created in former agricultural lands in Central and West Oahu.

Today, less than 50% of the population lives within the urban core, where over 70% of the jobs are.

- Hawaii is the worst state to drive in, according to a 2018 study released by WalletHub.
- Traffic info aggregator INRIX reports we spend an extra 92 hours a year in traffic.



Redevelopment agency created in 1976 to facilitate the infrastructure and zoning rules to permit residential and commercial development in the urban core.



Hawai'i Community
Development Authority (HCDA)

To date, HCDA has invested over \$269 million to improve the infrastructure of Kaka'ako and create plans and rules to allow for its growth.

Howard Hughes





An aerial photograph of Honolulu, Hawaii, showing the city's dense urban landscape, the harbor with many sailboats, and the surrounding mountains under a cloudy sky. A semi-transparent white rectangular box is centered over the image, containing the text "WARD VILLAGE LEGACY" in a large, black, sans-serif font.

WARD VILLAGE LEGACY

Howard Hughes

The pathways once
traversed by our
ancestors are the same
paths we should follow
toward success. Just as
Victoria Ward cared for
her beloved land and
people so to do we.







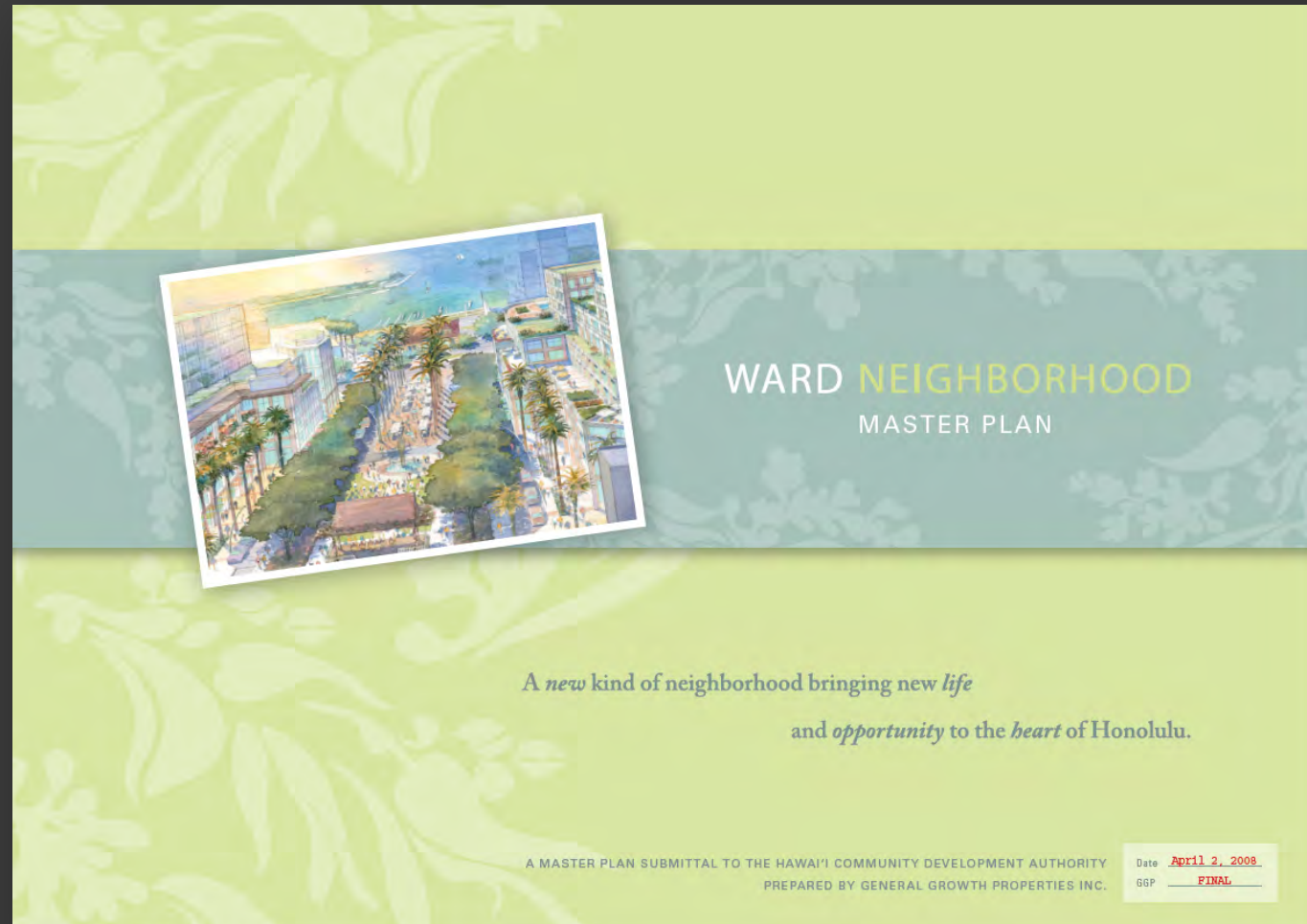


An aerial photograph of Honolulu, Hawaii, showing the city's dense urban landscape, the harbor with numerous sailboats, and the surrounding mountains under a cloudy sky. A semi-transparent white rectangular box is centered over the image, containing the text "WHERE WE STARTED" in a large, black, sans-serif font.

WHERE WE STARTED

Howard Hughes

2009 Ward
Neighborhood Master
Plan Long-range plan
designed to evolve
over time



THE PERFECT BALANCE

Housing for a variety of incomes and lifestyles

Local & national retailers

Entertainment attractions

Casual & fine dining

Community Space

Gathering places

Transportation choices

Sustainable design and building practices

Howard Hughes



THE FOUR MAIN DESIGN STRATEGIES

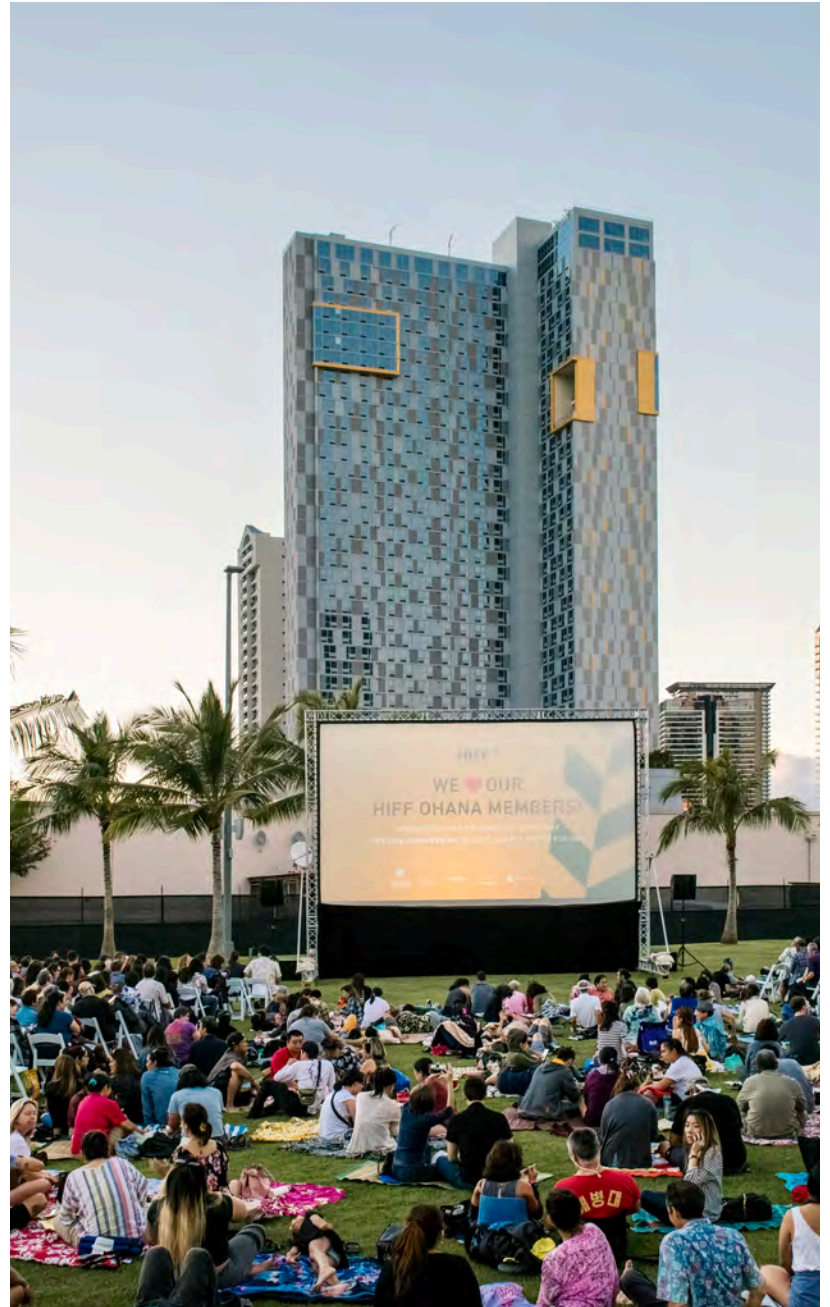
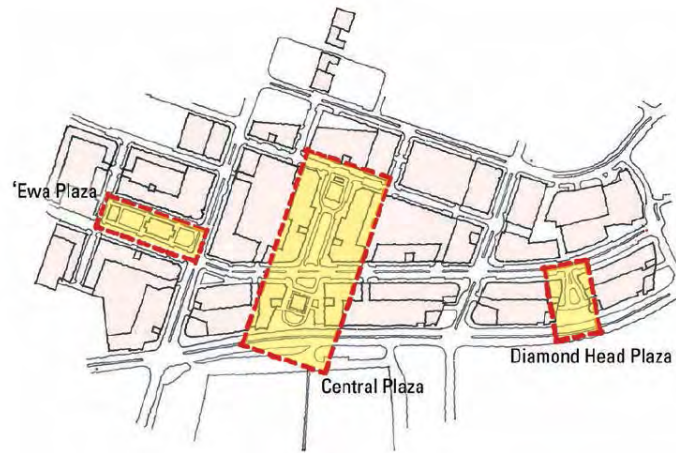
Connected Public Spaces

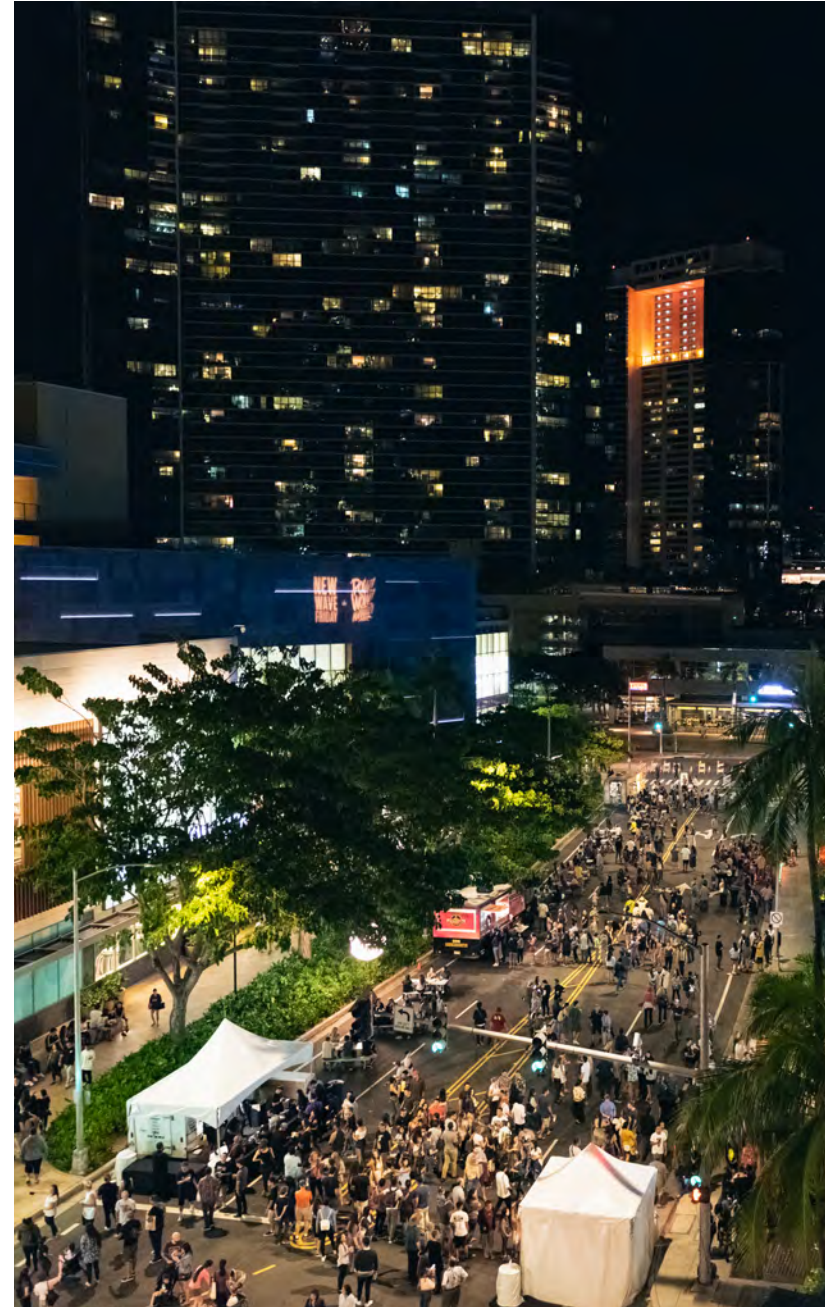
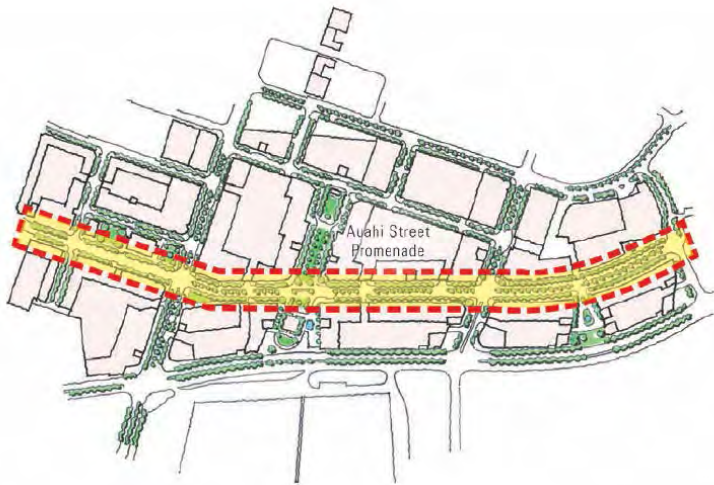
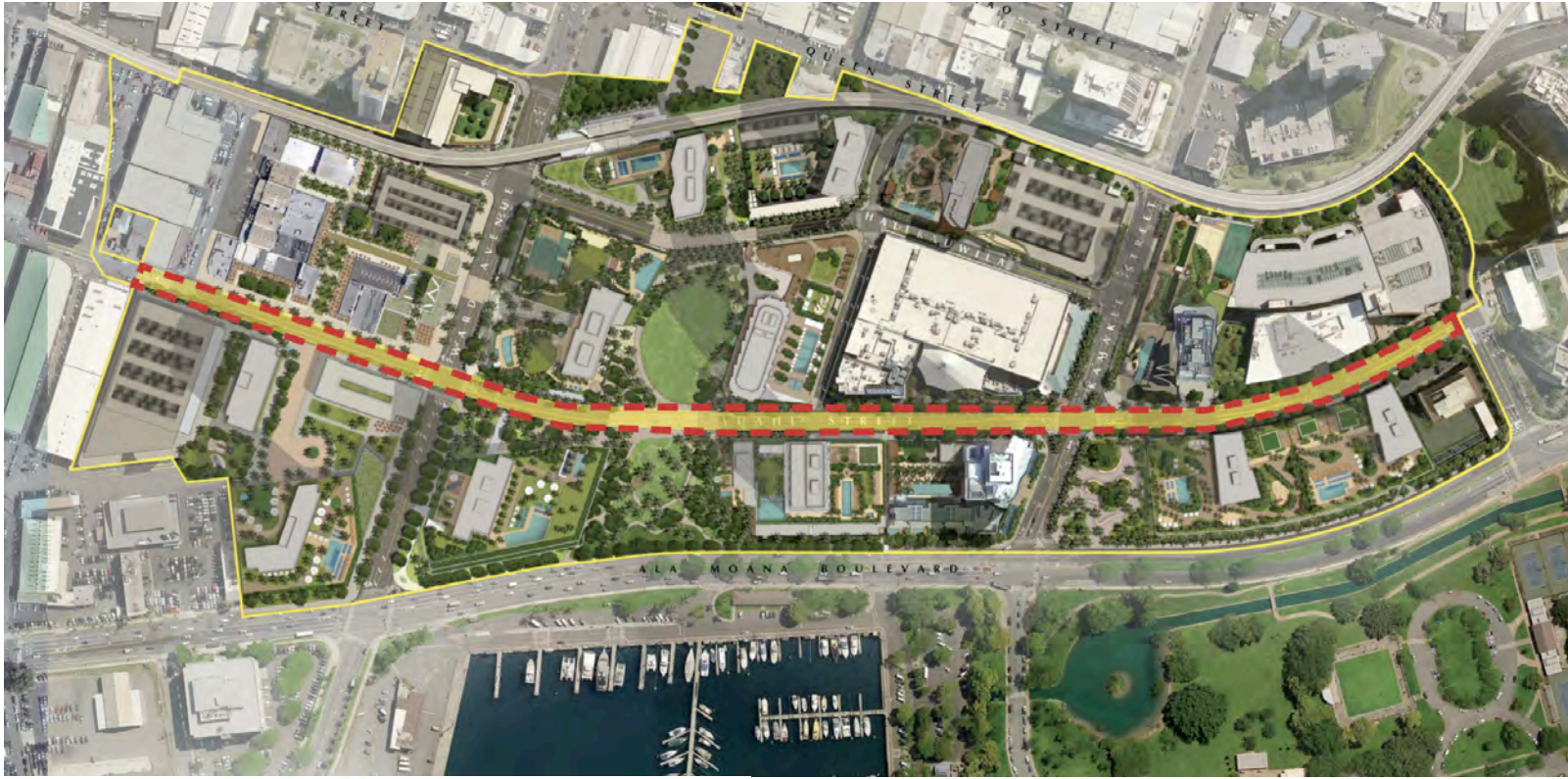
Auahi Street as a Pedestrian Promenade

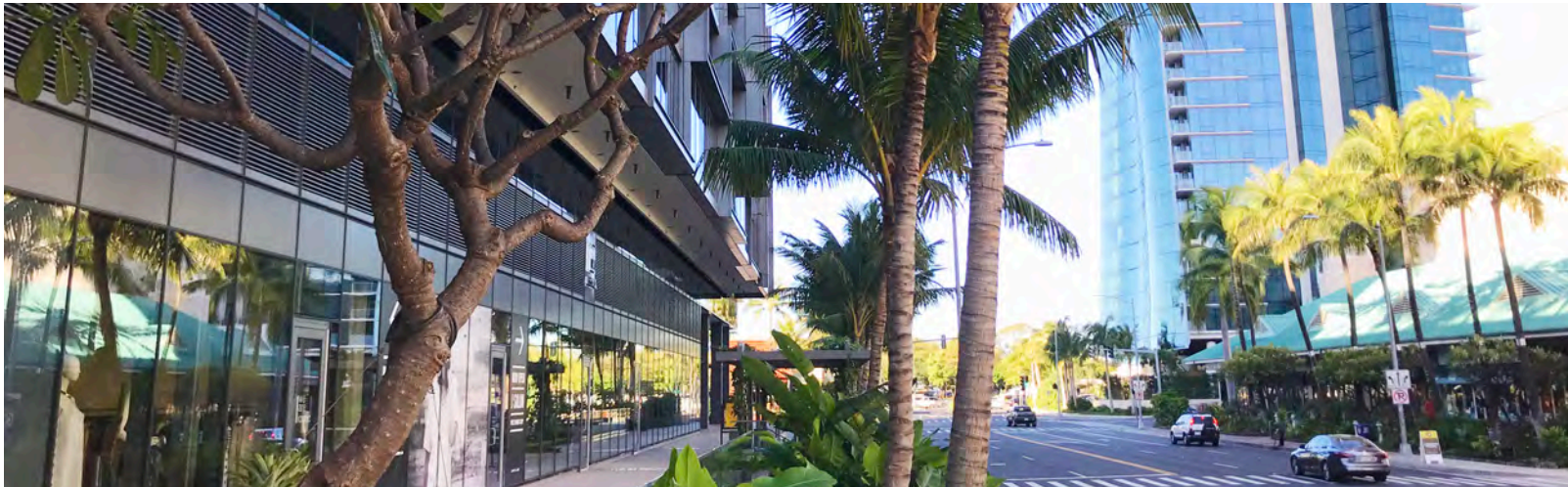
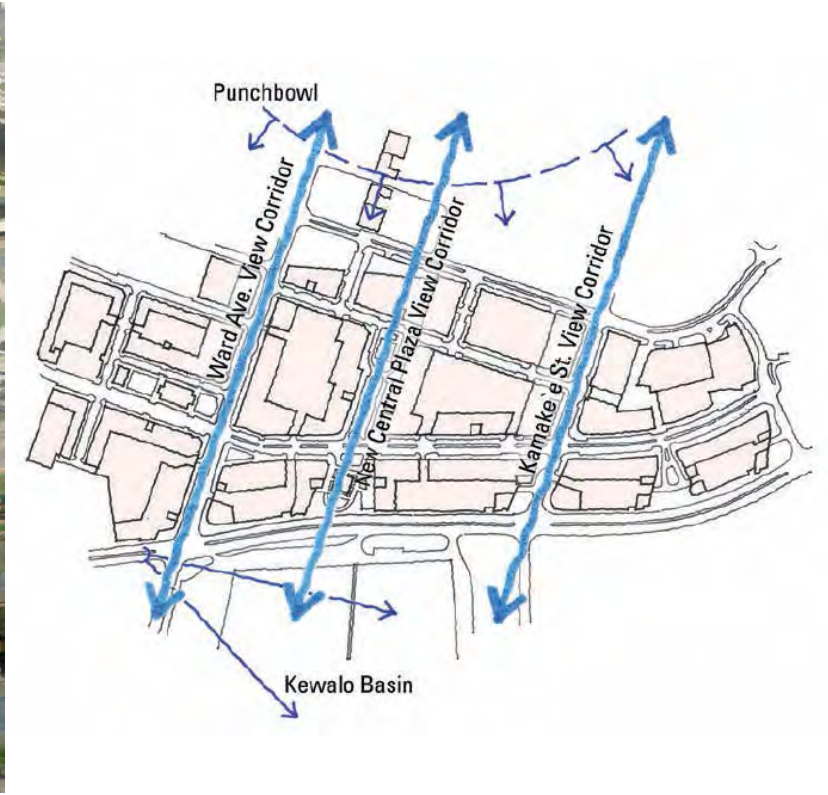
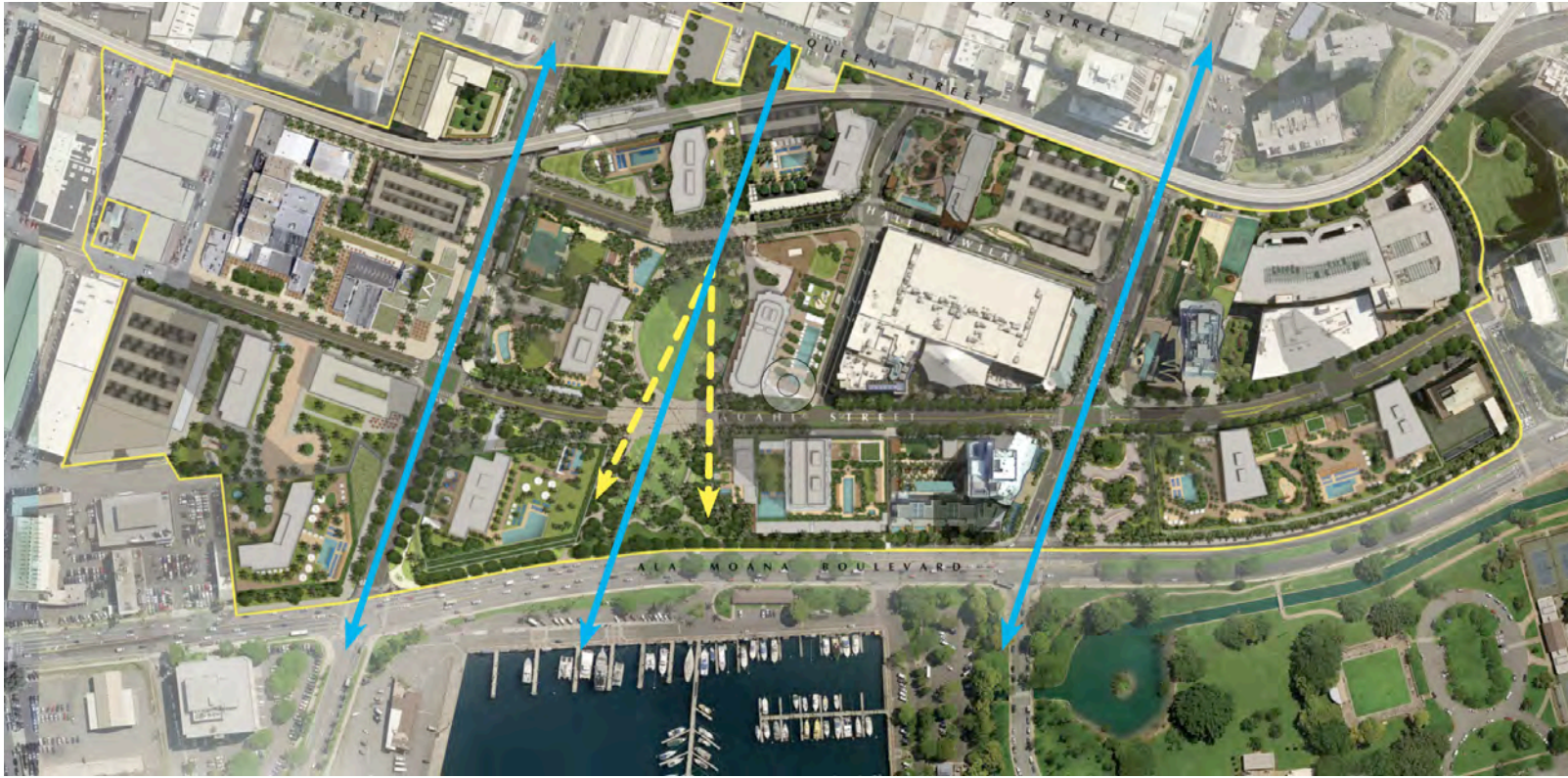
Mauka/Makai View Corridors

Streetscape Design



















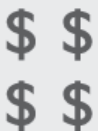





An aerial photograph of a coastal city, likely Honolulu, Hawaii. The city is densely packed with buildings, including many high-rise apartment complexes. In the foreground, there is a large marina filled with sailboats. The city is bordered by a steep, green mountain range in the background. The ocean is a deep blue, and the sky is filled with soft, white clouds. The overall scene is a vibrant and detailed representation of a modern coastal urban environment.

The MASTER PLAN

Howard Hughes

	Typical Development	Ward Neighborhood	
Density (Households and Jobs Per Acre)			Ward Neighborhood provides a higher density, allowing for a wider mix of uses within a close proximity. This provides more housing and jobs compared to a traditional development.
Land Required (Acres Per Capita)			As a mixed-use, higher density community, Ward Neighborhood will require dramatically less land per person than traditional development.
Energy Consumption (KwH Per Capita)			Ward Neighborhood will reduce per capita energy requirements by first decreasing demand through efficiency measures, and then seeking energy supply from clean and renewable sources.
Automobile Dependence (Vehicle Miles Traveled Per Capita)			Easy access to transit, amenities and jobs will allow people who live, work or play in Ward Neighborhood to travel fewer miles by automobile.
Health Impacts (Distance Walked Per Day Per Person)			With amenities and transit located close to their homes, residents of Ward Neighborhood will be able to travel by foot to most destinations—encouraging a healthier lifestyle than one bound to auto travel which can contribute to chronic health problems such as obesity.
Carbon Footprint (lbs CO ₂ Per Capita)			Reduced per capita auto travel and energy consumption among residents will lead to a reduction in CO ₂ emissions or smaller carbon footprint in Ward Neighborhood when compared to traditional development.
Water Consumption (Gallons Per Capita)			Integration of efficiency measures into building and landscape design as well as recycling of gray water will allow Ward Neighborhood to make better use of precious water resources in comparison to traditional development.
Public Infrastructure Cost (\$ Per Capita)			Ward Neighborhood's mix of uses allows for more self sufficient, more compact and more economical systems for transport of energy, water and waste into and out of the Neighborhood, reducing the cost of public infrastructure.



"Ward Village's LEED certification demonstrates tremendous green building leadership. The urgency of USGBC's mission has challenged the industry to move faster and reach further than ever before, and Ward Village serves as a prime example with just how much we can accomplish."

Rick Fedrizzi
President, CEO & Founding Chair
U.S. Green Building Council

Howard Hughes



60 Acres

30 Acre Harbor

7.6M SF
Residential

1.7M SF
Commercial &
Industrial

Between Waikiki
& CBD

Howard Hughes



Ward Village Residential Projects

COMPLETED

LUXURY



Waiea

177 residences
97% pre-sold/closed
7,716 SF GLA of retail
Completed 2017

UPPER MARKET



Anaha

317 residences
99% pre-sold
16,062 SF GLA of retail
Completed 2017

MARKET



Ae'o

465 residences
99.8% pre-sold
67,233 SF GLA of retail
Completion 2018/2019

WORKFORCE



Ke Kilohana

423 residences
99% pre-sold
21,907 SF GLA of retail
Completion 2019

UNDER CONSTRUCTION

MARKET



A'ali'i

750 residences
81.5% pre-sold
13,200 SF GLA of retail
Completion 2021

UPPER MARKET



Kō'ula

565 residences
63.7% pre-sold
35,000 SF GLA of retail
Completion TBD

Victoria Place





Ward Village
2019 – Q3



OUR VISION & PLAN

Howard Hughes



Our Place Making Vision:
BLENDING HAWAII'S NATURAL BEAUTY
WITH GLOBALLY INSPIRED EXPERIENCES.



Biking, walking, wellness and play















Dining & Shopping



Nobu



South Shore Market



Whole Foods



Merriman's

Entertainment, Community Events & Culture





An aerial photograph of the Kaka'ako community in Honolulu, Hawaii. The image shows a dense urban area with numerous high-rise apartment buildings and commercial structures. The community is situated along the coast, with a large body of water to the right. In the background, the Koolau Mountains are visible under a cloudy sky. A semi-transparent white banner is overlaid across the middle of the image, containing the text "KAKA'AKO COMMUNITY" in bold, black, sans-serif capital letters.

KAKA'AKO COMMUNITY

Howard Hughes







An aerial photograph of Honolulu, Hawaii, showing the city's dense urban landscape, the Pacific Ocean, and the surrounding mountains. A semi-transparent white rectangular box is centered over the city, containing the word "MAHALO" in a large, bold, black sans-serif font. The sky is filled with soft, white clouds, and the water is a deep blue with some white surf visible near the shore.

MAHALO

Howard Hughes

I. Purpose of the Site Tour of Kaka`ako Makai Parcels – The Why?

The purpose of the site tour is to enhance the Kaka`ako Makai (KM) workshop information in preparation for the Action Item, projected to be presented to the Committee on Resource Management, at its Wednesday, February 19, 2020 meeting.

Parcel	Street Address	TMK
A	1100 Ala Moana Blvd	1-2-1-058:129
B	113/123 Ahui St	1-2-1-058:130
C	59 Ahui St	1-2-1-058:130
D	45/53 Ahui St	1-2-1-060:027 and; 1-2-1-058:048
E	919 Ala Moana Blvd	1-2-1-058-006
F/G	160 Ahui St/160Koula St/155 Ohe St	1-2-1-060:026
I	Ala Moana Blvd/Forrest Ave	1-2-1-015:061
K	40 Ahui St	1-2-1-060:028
L	200/220 Keawe	1-2-1-015:051



II. Draft Action Item Recommendations – The What?

As shared at the last Board Kaka`ako Makai workshop (via handout), the Action Item that will be brought to the Trustees by Administration at the RMC meeting on February 19, 2020 will be three decisions that will guide Administration to move forward with Kaka`ako Makai next steps:

Administration recommends to the Committee on Resource Management, the following actions:

- A. Approve the following 14 programmatic design elements: 1) New OHA Headquarters; 2) Native Hawaiian Center of Business/Incubator; 3) Gathering, Performance & Entertainment Spaces; 4) Range of Meeting Spaces; 5) Overnight Accommodations; 6) Museum that Honors Native Hawaiian Culture; 7) World-Class Saltwater Aquarium; 8) Places for Cultural Practice & Display; 9) Certified Kitchen & Imu; 10) Open/Naturally Vegetated Spaces; 11) Native Landscaping, including Community Garden; 12) Observation Deck; 13) Home for Hokulea, Hikianalia and other Waa; and 14) Automated Dry-Stack Boat Storage.
- B. Approve the phasing of the development of the lots as follows:
- C. Approve the business model application by Lot for Phase I as follows, noting any decision regarding Lots I, E and L will be brought to the Trustees for action: Phase I – Lots A, B, C, F/G – Business Model C



Business Model Option C – Case Study

C. Master Developer, OHA Ground Lease

Key Background Information:

DHHL project for demolition of Stadium Bowl-O-Dome property

Sought a multi-family residential rental facility

No provision for lease revenue to DHHL identified

DHHL envisioned a residential rental facility that included rental assistance programs and other services for tenants.

DHHL retained title to the property, but allowed the Developer to have control over:

- Demolition;
- Design;
- Construction;
- Financing;
- Management; and,
- Maintenance

DHHL conducted substantial work ahead of the RFP to ensure its success

Key Success Factors:

- Conducted draft engineering report and preliminary geotechnical engineering study
- Determined roadway use requirements
- Prepared Phase I and II environmental site assessments
- Conducted Archaeological Inventory Survey
- Prepared Reconnaissance Level and Intensive Level Architectural Studies
- Conducted Beneficiary Survey
- Defined green energy policy
- Specifying the building must comply with mixed use standards

III. Proposed Site Visit Agenda, Wednesday, February 5, 2020– The How?

- 8:30 a.m. Shuttles (2) pickup @ Na Lama Kukui
- 9:00 a.m. Shuttles drop off @ AAFES building, 5th Floor; view of KM parcels from the open rooftop with panoramic view
- 9:45 a.m. Re-board shuttles and drive by Lots I, L, K and D
- 10:30 a.m. Drive to optimal viewing area for Lots A, B, C, F/G; exit shuttles, view and return to shuttles
- 11:00 a.m. Arrive back at Na Lama Kukui for *Discussion re: Kaka`ako Makai design elements, parcels, sequence, phases and business models*

Note: BAE Committee meeting scheduled for Wednesday, February 5, 2020.

IV. Limited Meeting¹ - Site Visit Rationale and Considerations

Dangerous to Health or Safety. The 5th floor rooftop of the AAFES building (Lot E) provides a panoramic view of OHA's KM parcels, bringing a companion perspective to the planned shuttle ground tour. However, the rooftop is an open-air area; accessed by a few steps up and out the door from the conference room; does not have walls, windows, guardrails or other barriers between the visitor and the edge of the roof. In addition, the rooftop is uneven and footwear on the rooftop cannot have sharp points/heels due to the materials. As the site visit is Board business, OHA plans to address and mitigate risks of the rooftop site as it relates to the health and safety of OHA participants (e.g., Board of Trustees, Trustee Aides and Administration staff). However, the responsibility to ensure health and safety of the public in general onto the 5th floor rooftop is more than the OHA should assume; therefore, limiting the 5th floor rooftop site visit to OHA participants only is recommended by Administration.

¹ §92-3.1 **Limited meetings.** (a) If a board determines that it is necessary to meet at a location that is **dangerous to health or safety**, or if a board determines that it is necessary to conduct an on-site inspection of a location that is related to the board's business at which **public attendance is not practicable**, and the director of the office of information practices concurs, the board may hold a limited meeting at that location that shall not be open to the public; provided that at a regular meeting of the board prior to the limited meeting: (1) *The board determines, after sufficient public deliberation, that it is necessary to hold the limited meeting and specifies that the location is dangerous to health or safety or that the on-site inspection is necessary and public attendance is impracticable;* (2) *Two-thirds of all members to which the board is entitled vote to adopt the determinations required by paragraph (1); and (3) Notice of the limited meeting is provided in accordance with section 92-7.*

(b) Relates to County Councils

(c) **At all limited meetings, the board shall:** (1) *Videotape the meeting, unless the requirement is waived by the director of the office of information practices, and comply with all requirements of section 92-9;* (2) *Make the videotape available at the next regular meeting; and (3) Make no decisions at the meeting.*

Public Attendance Is Not Practicable. After viewing the KM parcels from the 5th floor rooftop of the AAFES building, the Board will be viewing the lots via two 25-passenger shuttles to transport the Board, Trustee Aides, Administration and staff and driving throughout KM and viewing parcels. Therefore, limiting the shuttle tour of the KM parcels to OHA participants only is recommended by Administration.

V. Conclusion, Limited Meeting - Committee Recommendation to the Board

RECOMMENDED MOTION:

Move to approve the Committee on Resource Management holds a Limited Meeting, as defined in HRS §92-3.1, on February 5, 2020 for the purposes of completing a site tour of OHA-owned Kaka`ako Makai parcels as listed below:

<u>Parcel</u>	<u>Street Address</u>	<u>TMK</u>
A	1100 Ala Moana Blvd	1-2-1-058:129
B	113/123 Ahui St	1-2-1-058:130
C	59 Ahui St	1-2-1-058:130
D	45/53 Ahui St	1-2-1-060:027 and; 1-2-1-058:048
E	919 Ala Moana Blvd	1-2-1-058-006
F/G	160 Ahui St/160Koula St/155 Ohe St	1-2-1-060:026
I	Ala Moana Blvd/Forrest Ave	1-2-1-015:061
K	40 Ahui St	1-2-1-060:028
L	200/220 Keawe	1-2-1-015:051

PROJECTS UNDERWAY OR PLANNED

- 1 690 Pohukaina** The state project is the biggest planned for Kakaako, with 500 market-priced condos and 504 affordable units. See page 32 for details.
- 2 University of Hawaii Cancer Center** under construction. Scheduled opening early in 2013.
- 3 Symphony** Luxury residential condo tower at mauka-Ewa corner of Ward Avenue and Kapiolani Boulevard. 407 units, including 100 moderately priced units. Construction expected to start next year.
- 4 Artspace / Pai** Partnership of national Artspace foundation and local Pai Foundation. 72 affordable units at 1025 Waimanu St. Project designed to give Native Hawaiian artists space to work and live. Proposed construction start in 2013.
- 5 Waihonua at Kewalo** Luxury residential tower, built between two existing towers, with 345 units, including 64 moderately priced units across from the tower. Scheduled completion in 2015. A project of Kewalo Development, a subsidiary of A&B.
- 6 Kewalo Basin Harbor** Add 100 slips

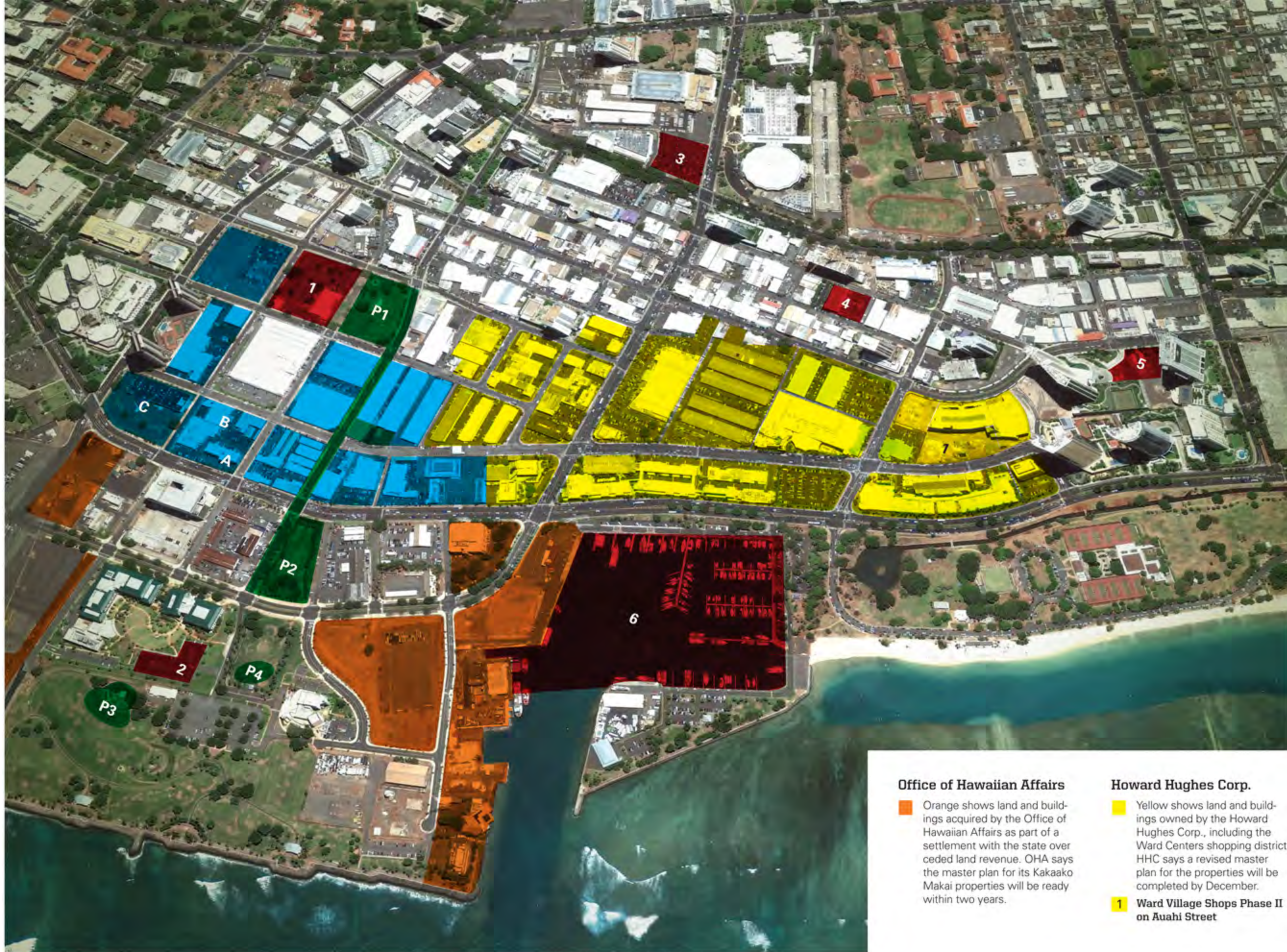
Kamehameha Schools

Kamehameha Schools parcels are marked in blue. Its master plan calls for seven residential towers built over 15 years, but details are not yet available. Here are already planned projects:

- A 680 Ala Moana**, with 54 loft-style apartments, with rents from \$1,400 to \$1,600 a month, available starting this month or next.
- B Salt**, a low-rise area of cafes, shops and open space.
- C Market-priced residential condo tower**, with commercial units, at the site of AutoMart USA (formerly the CompUSA building). A&B Properties developing the site for landowner Kamehameha Schools. Construction expected to start in 2014.

Parks

- P1** Kamehameha Schools master plan proposes a **Green Belt** to connect Mother Waldron Park (P1) to Gateway Park (P2).
- P2**
- P3** **Planned upgrade** to Waterfront Park Amphitheater to make it more usable for events that charge admission.
- P4** **Planned hula mound**



Office of Hawaiian Affairs

Orange shows land and buildings acquired by the Office of Hawaiian Affairs as part of a settlement with the state over ceded land revenue. OHA says the master plan for its Kakaako Makai properties will be ready within two years.

Howard Hughes Corp.

Yellow shows land and buildings owned by the Howard Hughes Corp., including the Ward Centers shopping district. HHC says a revised master plan for the properties will be completed by December.

- 1 Ward Village Shops Phase II on Auahi Street**