

Kewalo Harbor Basin

Develop Waterfront Commercial Space on Fast Lands

JULY 9TH, 2015



KEWALO WATERFRONT
PARTNERS

KEWALO WATERFRONT PARTNERS



Collaboration DEVELOPMENT TEAM

- Development Team has a range of experience
- Project portfolio includes multi-use/residential/commercial developments, project management, design, construction, business development, real estate, communication & property management
- Local Development Team



Presentation Speakers

DEVELOPMENT TEAM

Shaun Mukai
Legal Counsel

MCCORRISTON MILLER MUKAI
MACINN, LLP

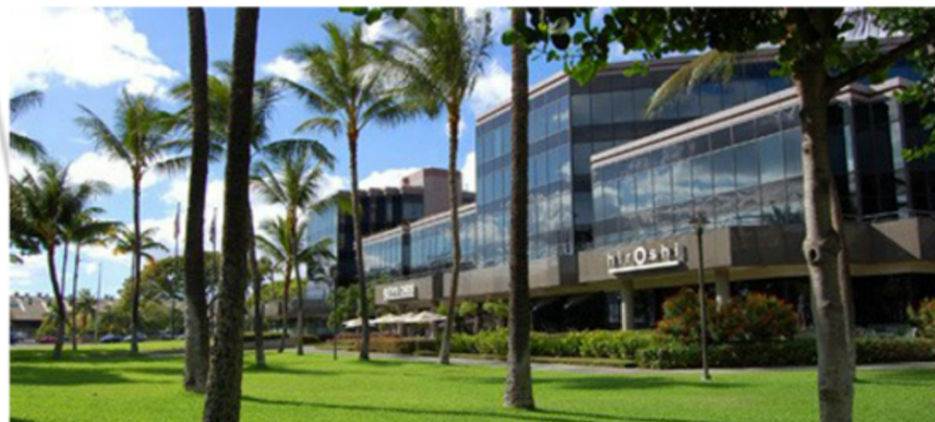
Whitney Schneider-Furuya
Food & Beverage Consultant
ALOHA CONSORTIUM LLC

Kendall Ellingwood
Architect

DESIGN PARTNERS INCORPORATED

MCCORRISTON MILLER MUKAI MACINN LLP
ATTORNEYS AT LAW

A L O H A
CONSORTIUM



KEWALO WATERFRONT PARTNERS



COMMUNITY INPUT

- Revised design to **FIT** to the site based on community's response
- Address accessibility concerns
- Provide new public restrooms
- Discussed logistics with Harbor Master/boaters & Fire Department

Development

Kewalo Waterfront Partners, Inc.

Project Management

Kewalo Waterfront Partners, Inc.

Construction

Albert C. Kobayashi,
Inc

Construction Management

Brett Hill Management
LLC

Architecture and Planning

Design Partners, Inc.
Tange Associates

Communications and Strategic Planning

Cockett
Communications

Food and Beverage Consulting

Aloha Consortium

Legal

McCorriston Miller
Mukai MacKinnon LLP

OUTREACH SESSIONS

- Ala Moana - Kaka'ako Neighborhood Board
- Friends of Kewalos
- Kaka'ako Area Lanedowners
- Kewalo Area Business & Kewalo Basin Commercial Operators
- Kamehameha Schools & Office of Hawaiian Affairs
- Howard Hughes Corporation
- The Office of the Governor & the Office of the Mayor
- Kewalo & Kaka'ako Area Legislators
- Kewalo Area Cultural Descendants
- Commercial Fishing Industry, Food Industry & Music Industry
- Construction Industry & Economic Development Agency
- C&C Honolulu Planning & Permits
- City & County Parks & Honolulu Fire Department

Food and Beverage Consulting

Aloha Consortium

Property Management

Colliers International

Legal

McCorriston Miller
Mukai MacKinnon LLP

Organization Chart

DEVELOPMENT TEAM

Inspiration

'ohana & aloha

live + work + play

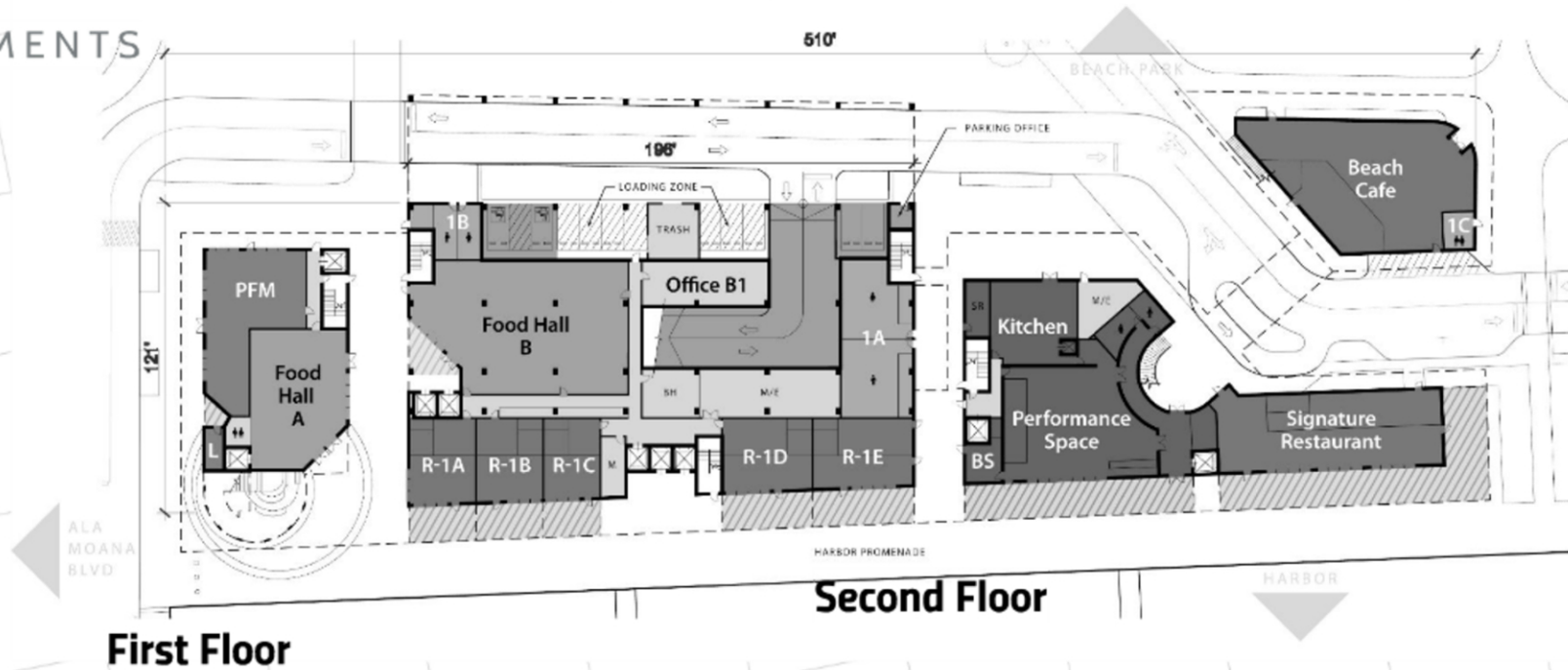
healthy & sustainable

VISION OF
COMMUNITY,
CULTURE & FOOD
ROOTED IN
HERITAGE



PROGRAM ELEMENTS

- Permanent Farmers Market
- Food Hall
- Chefs Club
- Signature Cafe
- Beachside Cafe
- Multi-Use Venue
- Live Music Venue
- Sunset Lounge
- Public Viewing Deck
- Lei Stand
- Parking Structure



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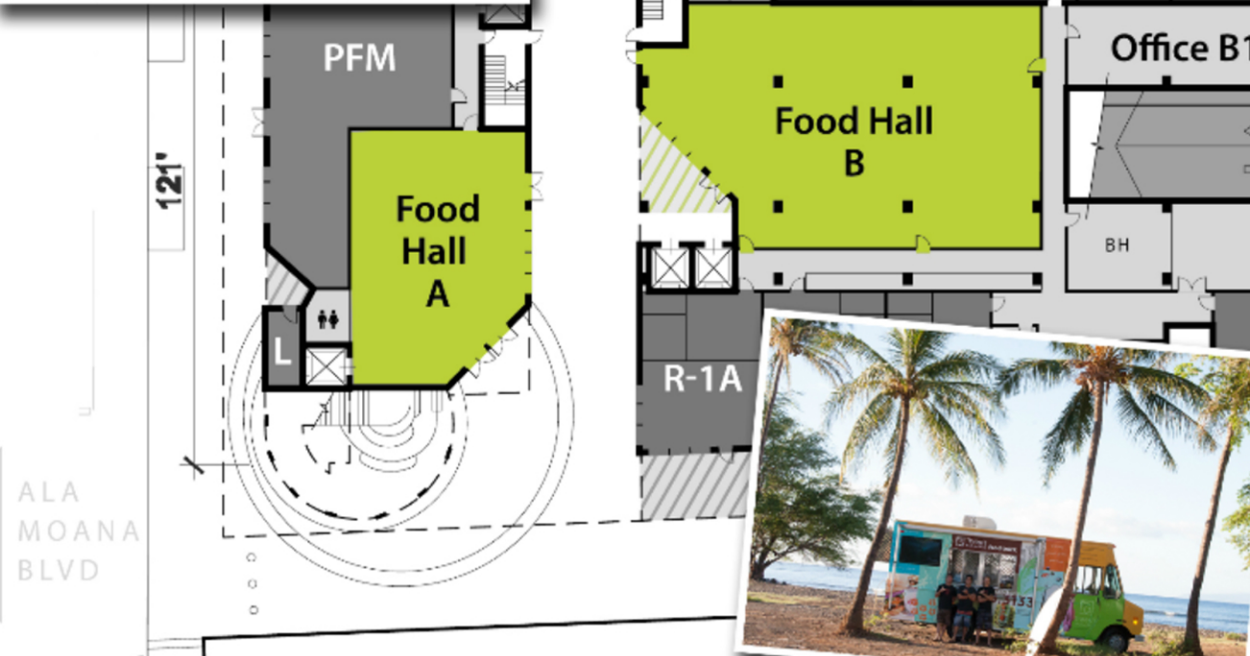


First Floor



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First Floor



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First Floor



Second Floor Second Floor

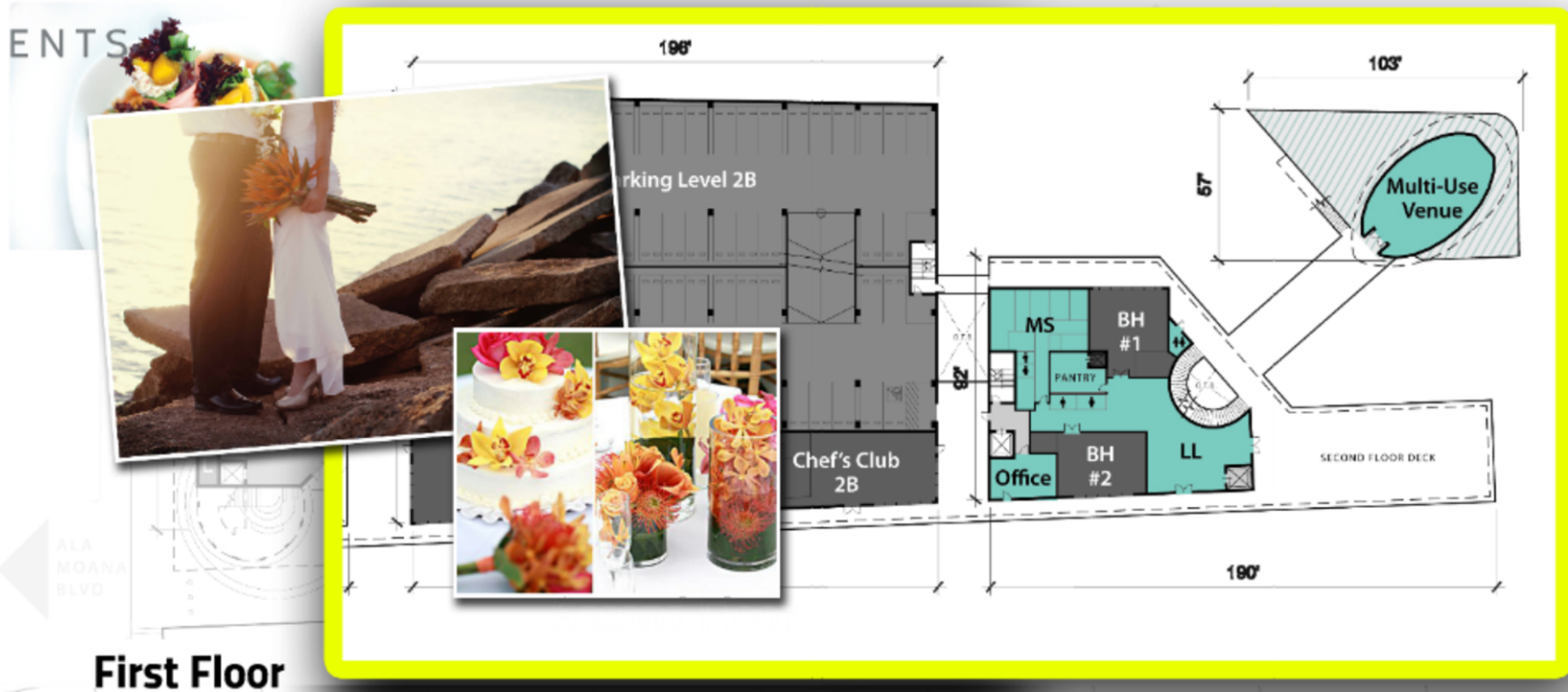


Performance Space



PROGRAM ELEMENTS

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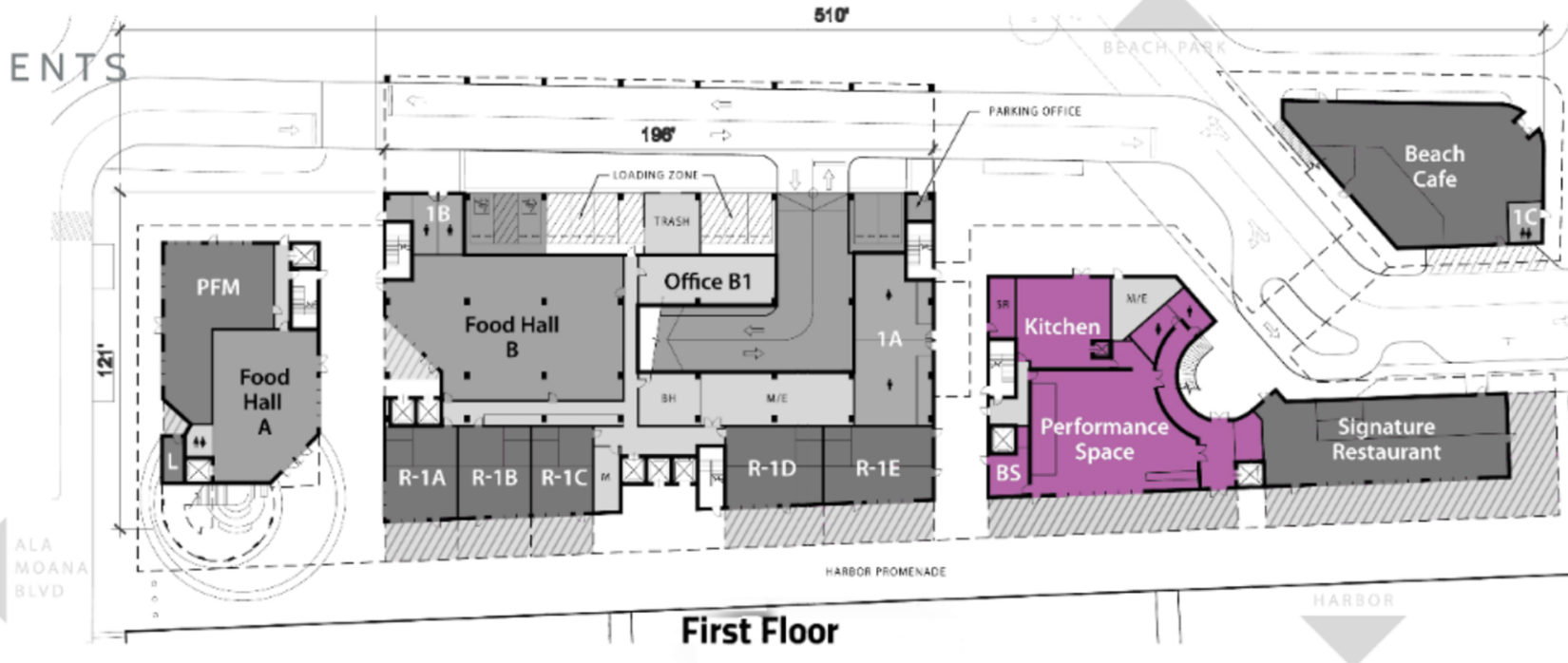


First Floor



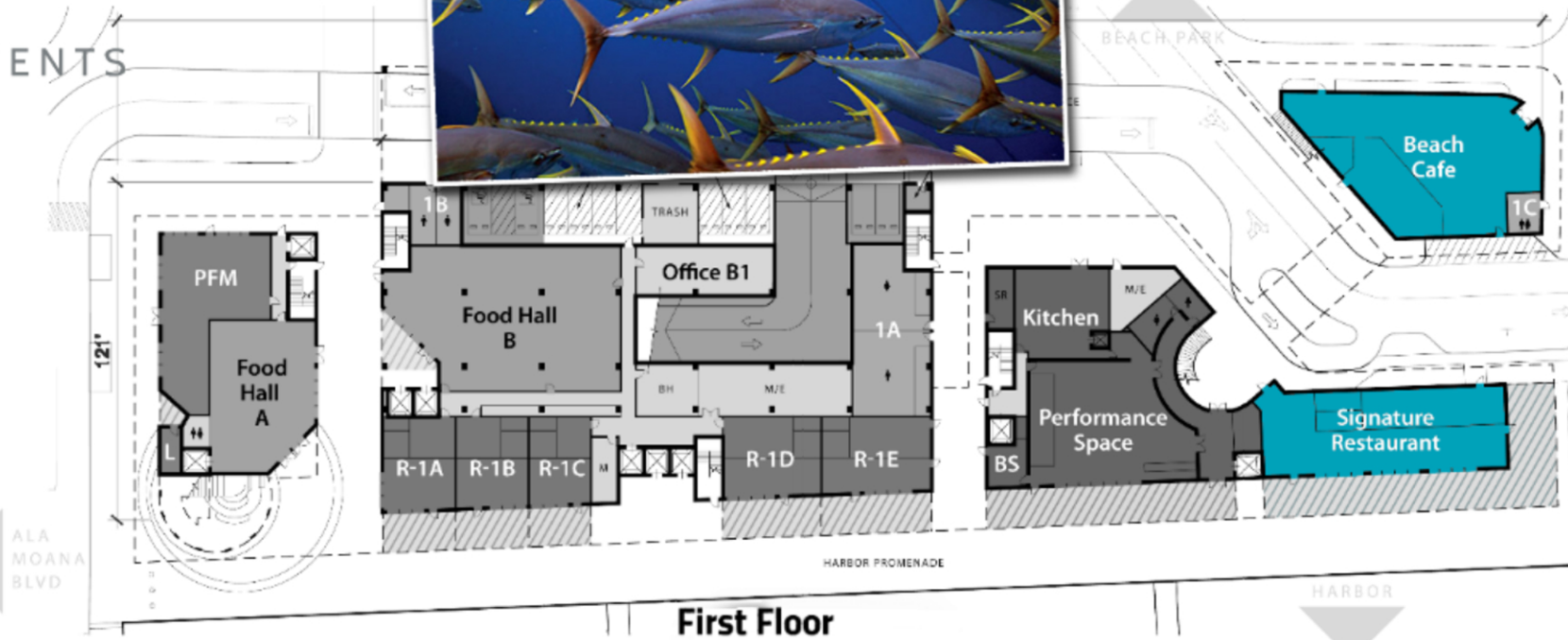
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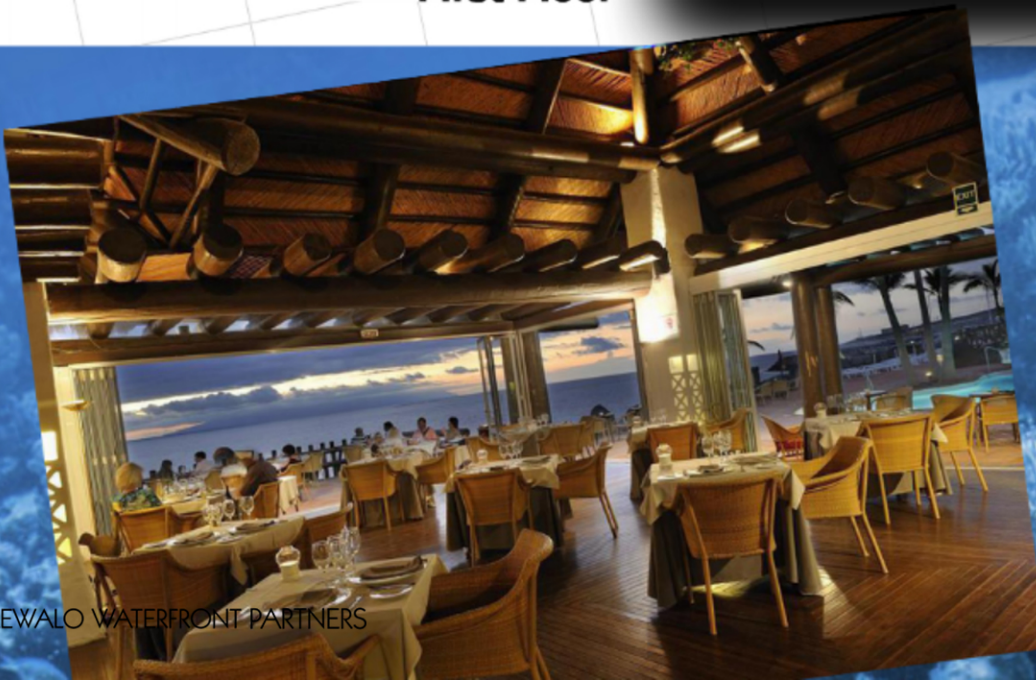


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First Floor



Design



KAKA'AKO MAKAI DISTRICTS

Design



PROJECT SITE



Design

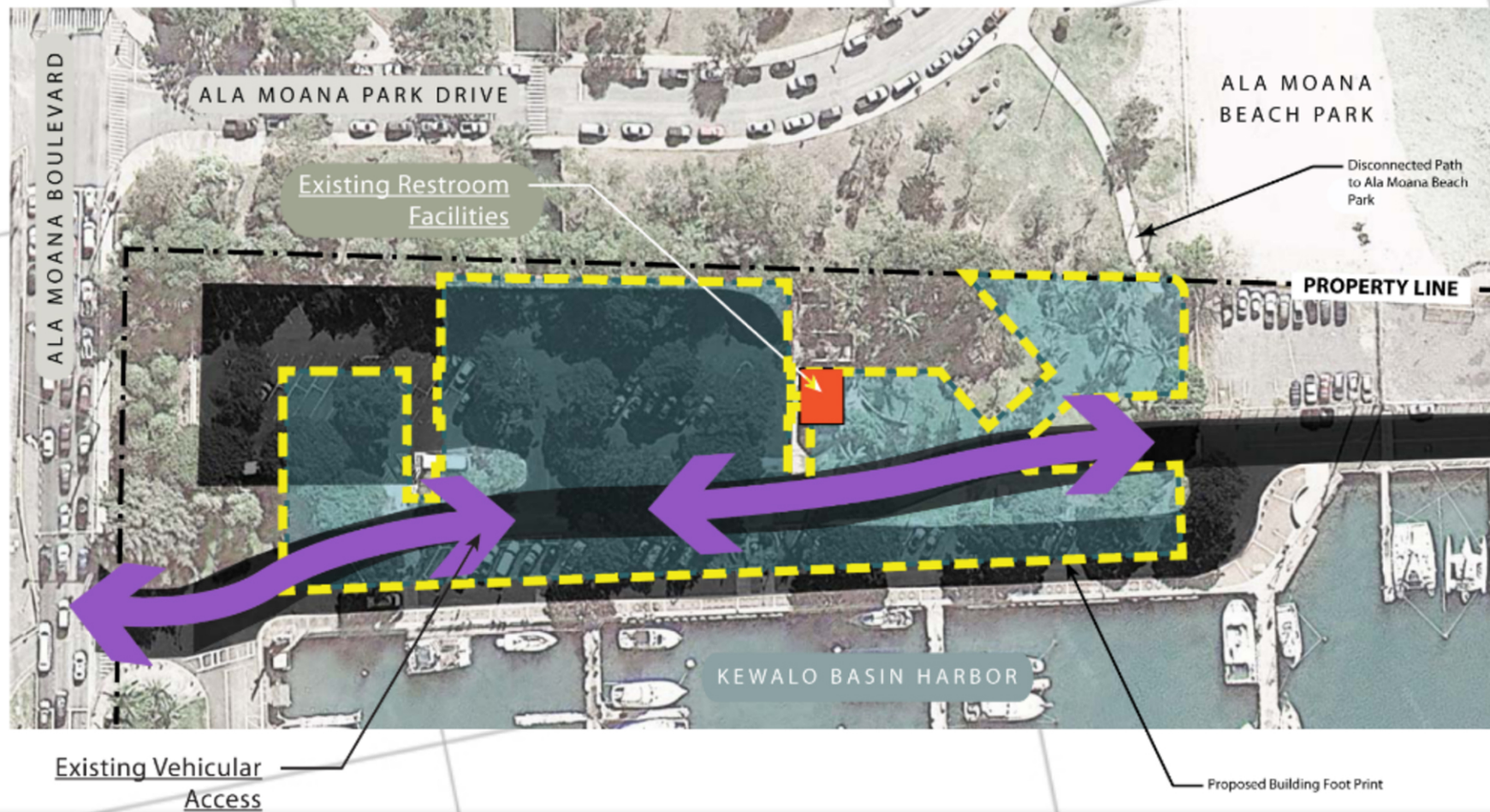
DESIGN INTENT

- Create identifiable destination & central gathering hub for the community
- Revitalize culture & traditional lifestyles
- Seamlessly blend commercial areas with publicly shared facilities
- Merging existing context & neighborhood development



PR

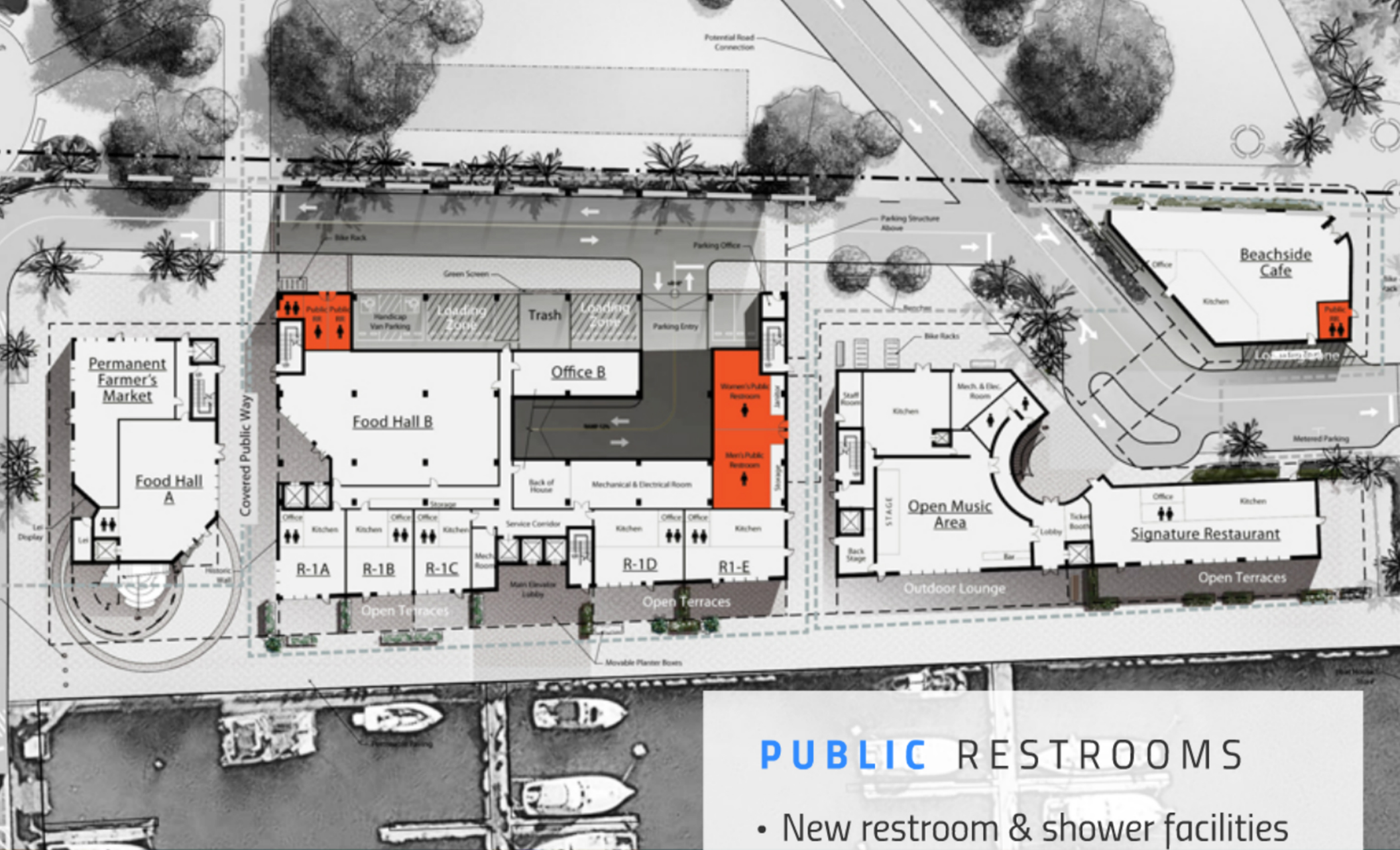






Overall Site Plan





Design Elements

PUBLIC RESTROOMS

- New restroom & shower facilities
- Open to the public
- Water efficient plumbing fixtures



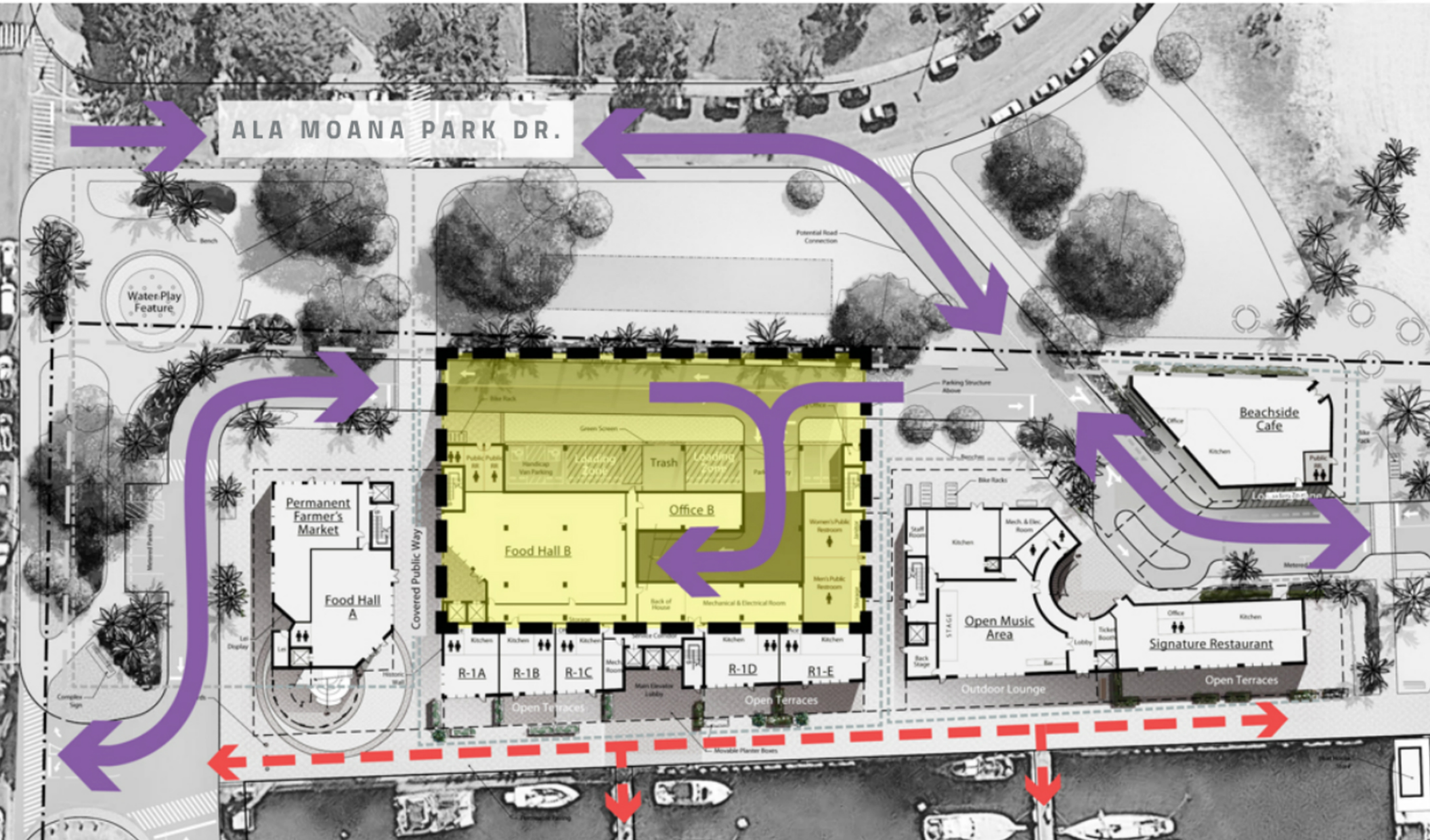
REMOVABLE BOLLARDS

- Control vehicular access to Harbor Promenade
- Restricted access for boaters, facilities & emergency vehicles

Design Elements

Parking & Vehicular Access

250 Parking Stalls ||| 4-Story Parking Garage





Market

Food Hall
A

Covered Public Way

Office

Kitchen

R-1A

Historic Wall

Lei Display

Lei

Bollards

Complex Sign

Metered Parking

Harbor Promenade

Entry Plaza



Lei Stand

Water Play Feature





Merging Parks & Extending Pedestrian Path



**Beachside
Plaza**



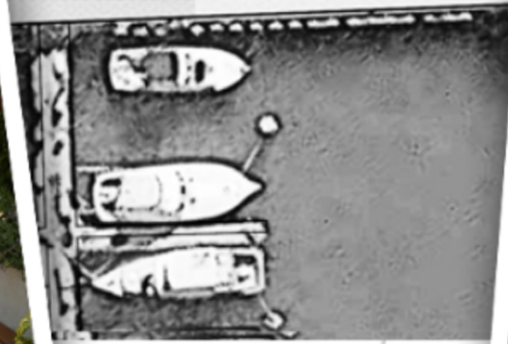
Public
RR.

Loading Zone

Metered Parking

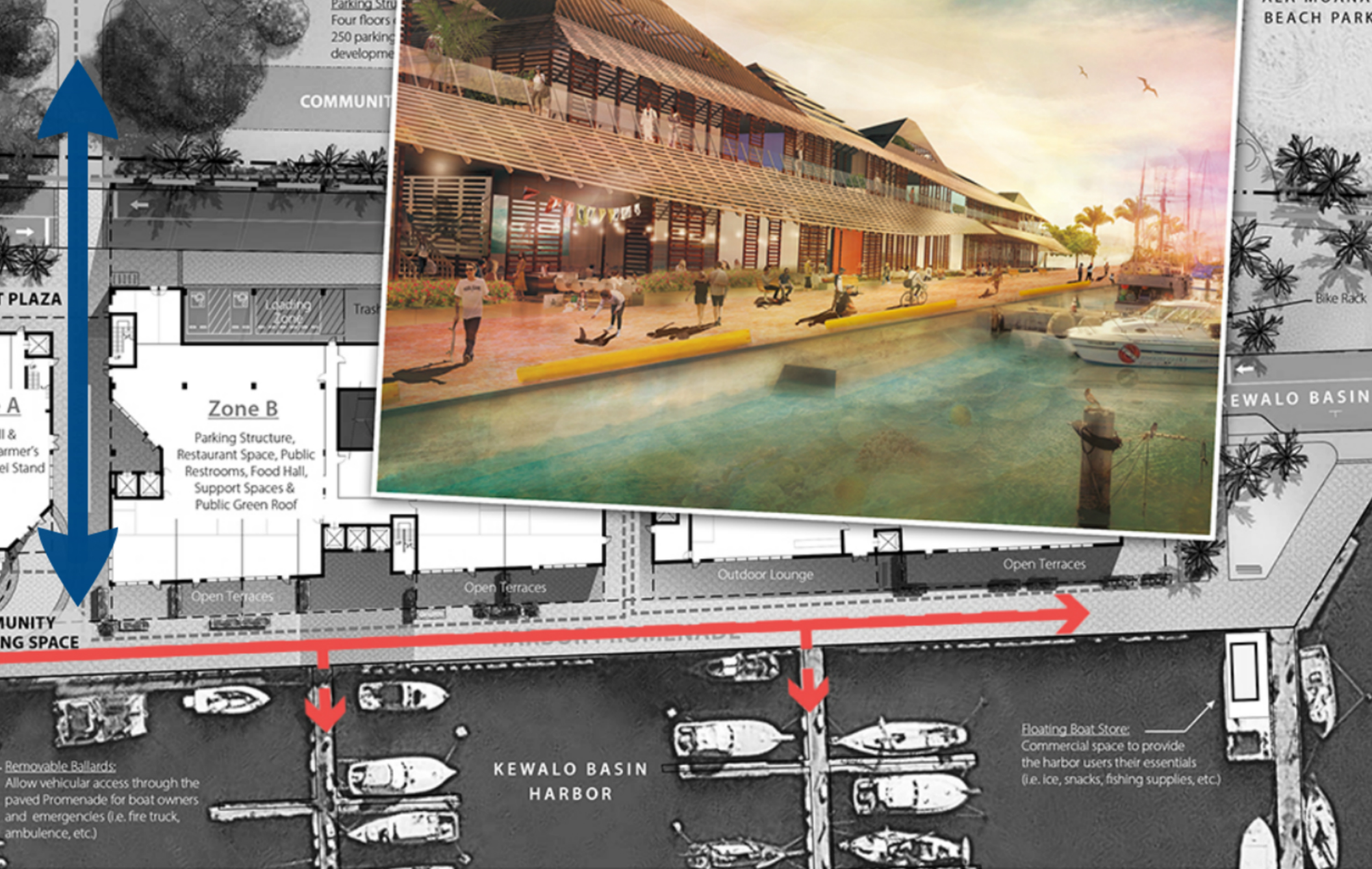


Community Garden



Gathering



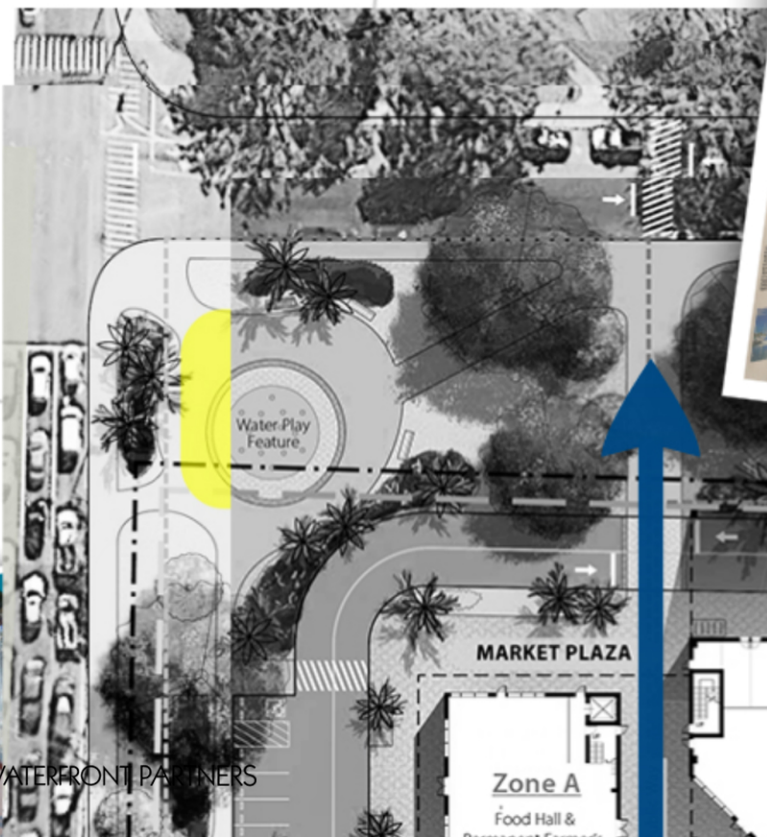


Revitalizing the Harbor

HISTORY WALL

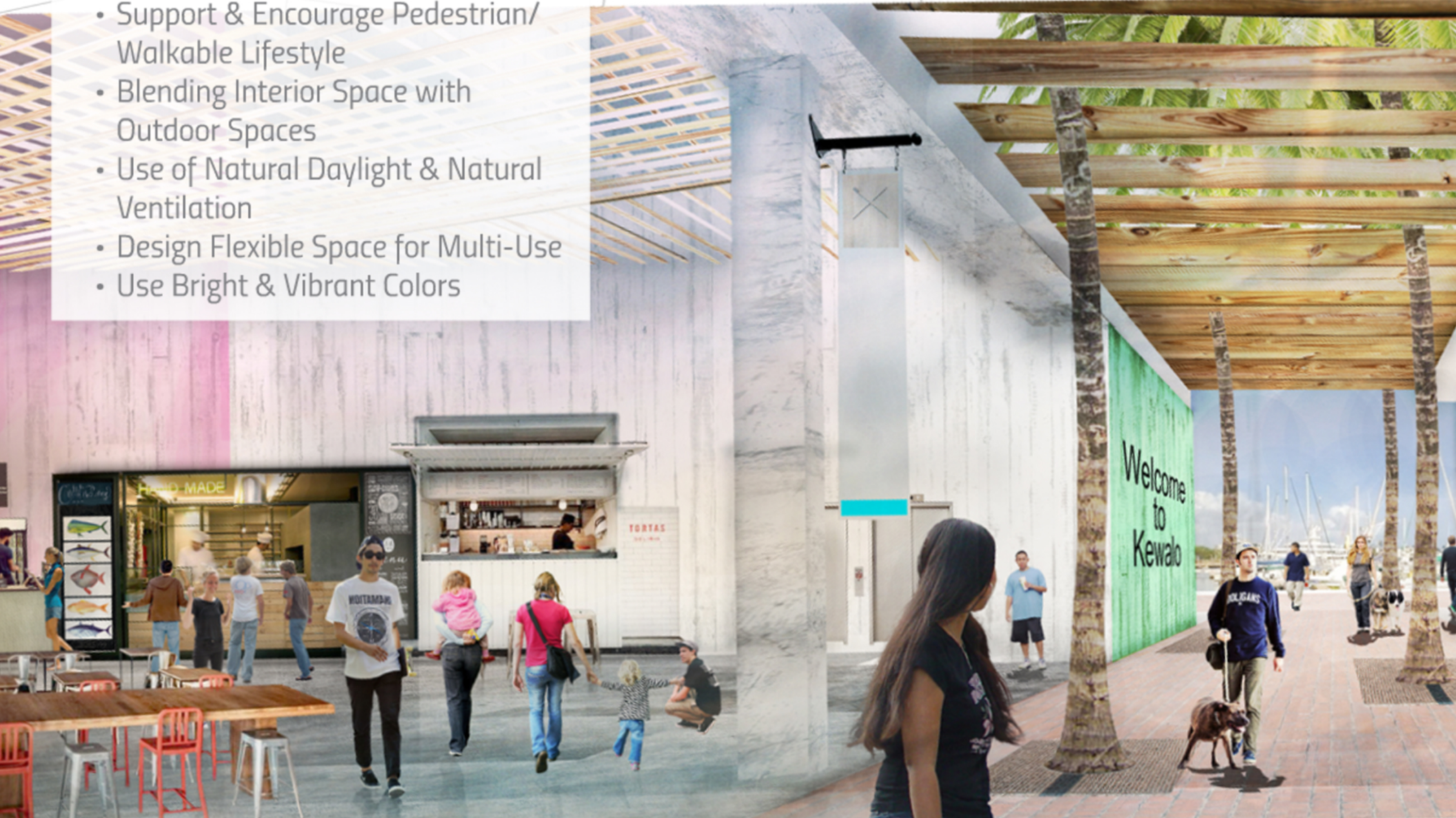


Covered Public Way



Architectural Design

- Create Dynamic/Lively Connections
- Support & Encourage Pedestrian/Walkable Lifestyle
- Blending Interior Space with Outdoor Spaces
- Use of Natural Daylight & Natural Ventilation
- Design Flexible Space for Multi-Use
- Use Bright & Vibrant Colors



Food Hall

Artisan Local Cuisine



Sustainability Design

LED LIGHTING

Energy Efficient Lighting

NATIVE HAWAIIAN PLANTS

Cultural Responsiveness

VEGETATIVE GREEN ROOF

Mitigate Urban Heat Island Effect



PASSIVE COOLING SHADING DEVICES

Energy Efficient



LOW-E GLAZING

Energy Efficient



NATURAL VENTILATION

Energy Efficient



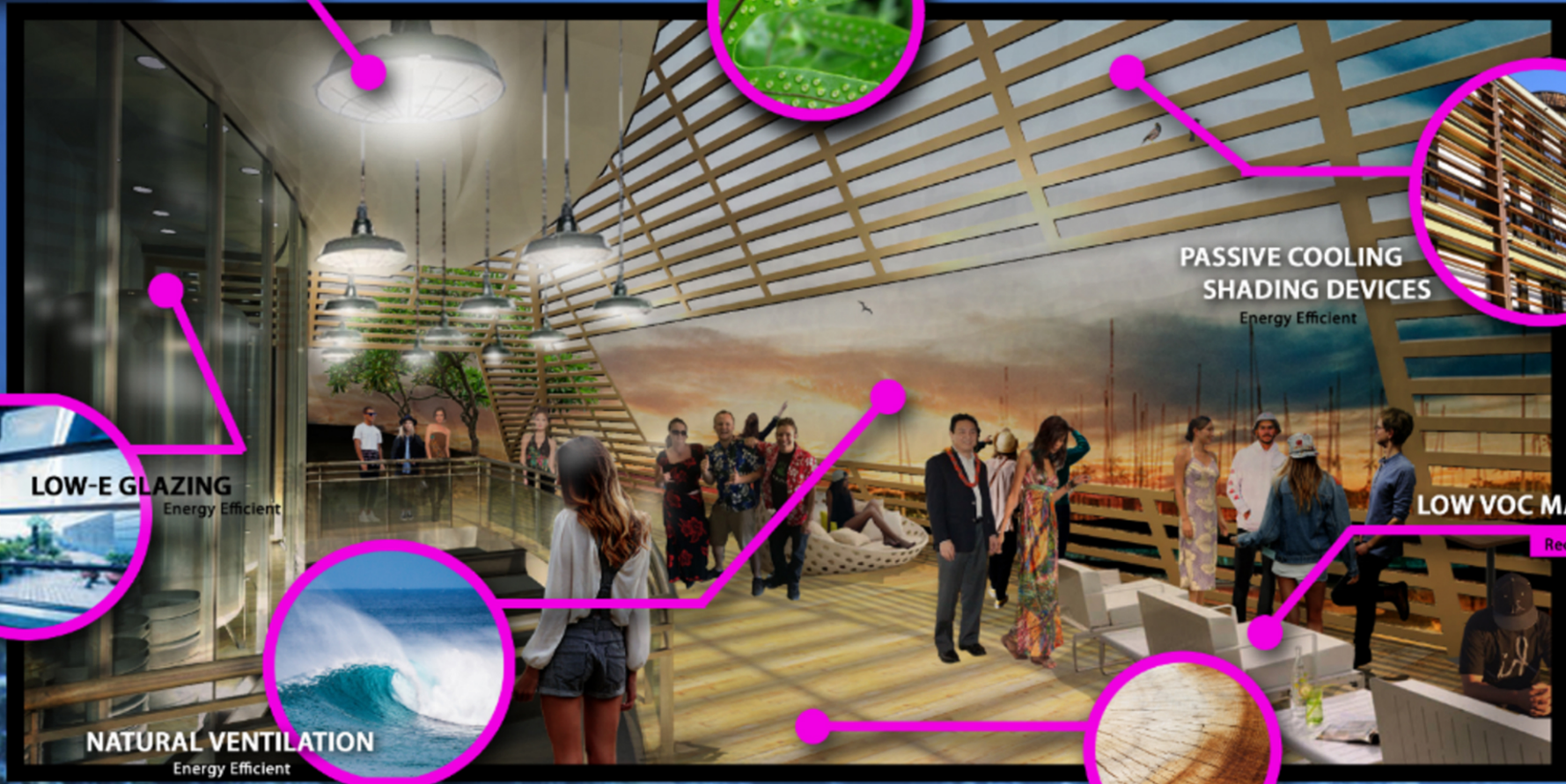
LOW VOC MATERIAL

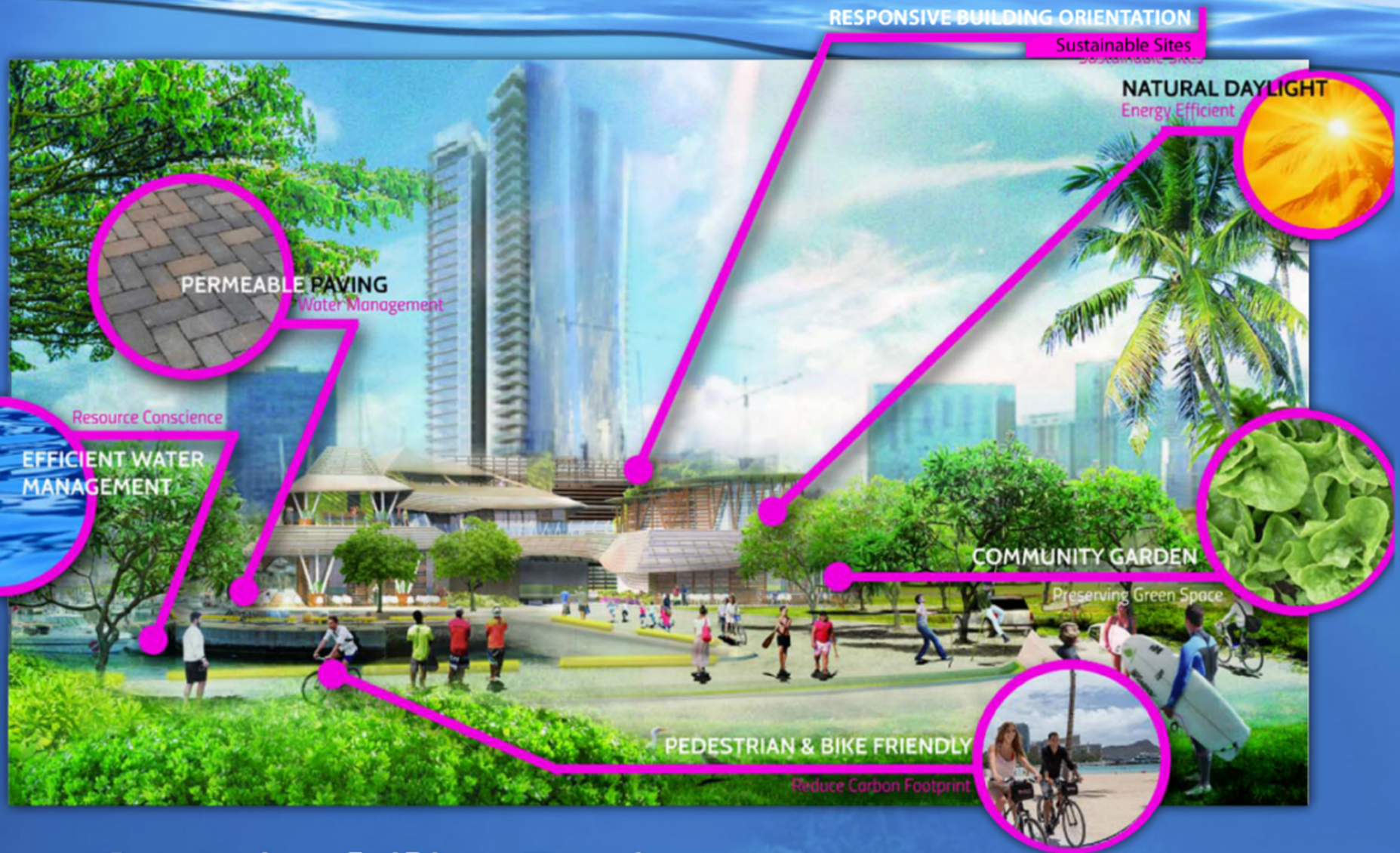
Recycled Material



NATURAL & REGIONAL MATERIALS

Cultural Responsiveness





Sustainability Design

An architectural rendering of a waterfront park. In the foreground, a paved walkway with yellow and blue painted sections leads through a green lawn. People are shown walking, cycling, and playing. A man is riding a bicycle on the left, while a group of people, including children, are walking in the center. On the right, a person is sitting on a bench under a large tree. In the background, several modern high-rise buildings with glass facades are visible under a blue sky with light clouds. The buildings have a distinctive stepped or tiered design. The overall scene is bright and sunny, suggesting a pleasant day at the park.

Design Principles

- Maintain Hawai'i Feel & Aesthetic
- Design to Support Sustainable Lifestyle & be Environmentally Responsive
- Blend into surroundings & scale of Kewalo Basin

Minimize Impact

- Dust Mitigation
- Comply to Neighborhood Board/ C&C Honolulu Rules
- Keep Open Routes for Pedestrians & Traffic Flow
- Minimize Noise Pollution
- Controlled Monitors
- Maintain Open Lines of Communication (i.e. Neighborhood Board Meetings)
- Allow Access to Kewalo Basin Harbor & Park



Local

**People
Economy
Products
& Goods**



Local

People
Economy
Products
& Goods



Opportunities to Connect



Mahalo

Collaboration

n



Design

DESIGN INTENT

- Create identifiable district and central gathering place for the community
- Reinforce culture & traditional lifestyles



KEWALO WATERFRONT PARTNERS

