



Kamehameha Schools®

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KOBAYASHI GROUP SELECTED TO DEVELOP BLOCK I ĀLIA, MIXED USE DEVELOPMENT

Latest Project in Kamehameha Schools' Master Plan for Our Kaka'ako

HONOLULU, HI (March 22, 2022) —The Kobayashi Group has been selected to develop Block I in the vibrant urban community of Our Kaka'ako. The project name, Ālia, is the latest mixed-use development in Kamehameha Schools' (KS') Kaiāulu 'o Kaka'ako master planned community. Ālia is the Hawaiian word for salt bed and represents the salt flats that historically comprised the region.

Ālia features a diversity of 477 new homes in the planned 400-foot structure, of which 437 units will be available at market price and 40 homes will be in reserve housing. It will also include 3,500 square feet of ground-floor commercial space that will create a pedestrian friendly experience, community interaction, and urban outdoor living. Construction is expected to break ground in 2023.

The project is bordered by Ala Moana Boulevard, Koula and Auahi Streets. The Diamond Head border adjoins the former Bank of Hawai'i property on the corner of Ward Avenue and Ala Moana Boulevard.

“We are excited to bring this project to fruition after years of careful planning and consideration,” said Alana Kobayashi Pakkala, partner and chief operating officer of Kobayashi Group. “Since Kobayashi Group had been involved in a previous project on the site, it’s gratifying for us to have the opportunity to develop a community that celebrates calling Hawai’i home so special – beautiful and thoughtfully designed homes with amenities that foster a healthy and outdoor lifestyle and pave the way for memorable experiences with friends and family.”

In keeping with KS' Kaiāulu 'o Kaka'ako Master Plan's commitment to providing diverse housing options, walkable and open gathering spaces, Ālia will feature 50 percent more recreation space and 70 percent more open space than required by the Hawai'i Community Development Authority (HCDA). These spaces will be programed for residents and the community to gather and enjoy the outdoors in this dynamic and active community. The Kobayashi Group will also design Ālia with a focus on sustainability, integrating industry-leading strategies to reduce the building's carbon footprint.

“We are enthusiastic to work with The Kobayashi Group as they add to the melting pot community of Our Kaka’ako,” said Serge Krivatsy, KS commercial real estate director of planning and development. “Kamehameha Schools’ vision for Our Kaka’ako is built in diversity, vibrancy, and a cultural connection to this place. Ālia is the ninth project of our master plan, and KS remains committed to its kuleana of stewarding Our Kaka’ako as part of our ‘Āina Pauahi landholdings, to fulfill our mission of serving Native Hawaiian learners.”

Ālia is expected to start sales by the end of 2022.

Architectural renderings of Ālia and an aerial view of Block I in Our Kaka’ako are available [here](#).

About Kaiāulu ‘o Kaka’ako Master Plan

The Kaiāulu ‘o Kaka’ako Master Plan (KKMP) was approved by the Hawai‘i Community Development Authority (HCDA) in 2009. This master planned community by Kamehameha Schools sets forth a plan to redevelop nine urban blocks in the Kaka’ako district of Honolulu. Four of the nine blocks have been successfully developed with the remaining five blocks planned for redevelopment in the near future including commercial and diverse housing. To date, 34 percent of the units have met the state’s affordability guidelines with most affordable for-sale and for-rent units within the KKMP ranging from 80% to 100% AMI.

About Kobayashi Group

Kobayashi Group is a family owned and managed real estate development and investment firm with its focus solely in the state of Hawai‘i. By working hard to build and maintain strong relationships with partners – in government, in local communities and in the private sector – Kobayashi Group has steadily grown into one of the most active and experienced firms in the state.

Kobayashi Group is committed to Hawai‘i’s local community, and is dedicated to being a positive force for change. In 2016, the company set goals to produce an affordable rental or affordable for-sale residence for every market-rate and/or luxury home developed. This commitment led to the development of Hale Kalele (opening Spring of 2022), Kobayashi Group’s first LIHTC 201-H affordable 201-unit apartment rental and mixed-use project in partnership with the Hawai‘i Housing Finance & Development Corporation and the Hawai‘i State Judiciary. It’s next LITC rental project will be at Kapolei Parkway in partnership with the City department of Land Management and HHFDC to create 404 new affordable rentals to serve community members at the 30% and 60% AMI levels. This project also includes two preschools providing 120 seats, focused on educating the state’s most vulnerable community members.

About Our Kaka’ako

Our Kaka’ako is a mixed-use, urban-island community by Kamehameha Schools on nine contiguous city blocks in the heart of Honolulu, between South Street and Ward Avenue. The community, which is currently in the active stages of a multi-year redevelopment, will contain a mixture of low-rise and high-rise structures, a range of housing types, open spaces, a central gathering place, and a neighborhood supportive of commercial and industrial uses. Part of the vision for Our Kaka’ako is that it will continue to grow as a progressive catalyst for innovation and become the epicenter of urban-island culture, and the lifestyle that it represents. To learn more, visit www.OurKakaako.com.

About Kamehameha Schools

Founded in 1887 by the legacy of Princess Bernice Pauahi Bishop, Kamehameha Schools (KS) is a private, educational, charitable trust committed to improving the capability and well-being of Native Hawaiian people through education. KS envisions a thriving lāhui where learners, grounded in Christian and Hawaiian values, grow into ‘ōiwi leaders who inspire and contribute to their communities, both locally and globally. For more information, visit www.ksbe.edu and connect via Facebook and Instagram (@kamehamehaschools) and Twitter (@ksnews).

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