



- 600-acre Kaka'ako District - Bounded by Piikoi, King, Punchbowl and Ala Moana Boulevard.
- Kaka'ako has a rich history steeped in Native Hawaiian values, entrepreneurship, industry, and cultural diversity. The region was once comprised of fishing villages, fishponds, and salt flats. To Hawaiians, pa'akai (salt) was valued like gold for its uses as a seasoning, preservative, medicine, and ceremonial purifier. ([Our Kaka'ako, Kamehameha Schools](#))
- In 1976, Kaka'ako was designated a special development district and the Hawai'i Community Development Authority (HCDA) was created.

# KAKA'AKO HISTORICAL TIMELINE

<b>1810</b>	Kaka'ako was once a thriving <a href="#">Native Hawaiian</a> community with agricultural terraces where Hawaiian royalty once lived. <a href="#">Kamehameha I</a> had a residence with his family and personal <a href="#">kahuna</a> and chief adviser <a href="#">Hewahewa</a> . Hawaiians used the region for fishpond farming, salt making, wetland agriculture and human burials, according to Cultural Surveys Hawaii, which did several reports on the area. ( <a href="#">Wikipedia</a> )
<b>1848</b>	After the Māhele of 1848 ushered in land privatization across the pae 'āina, Kaka'ako land was parceled out as accelerating commerce demanded massive dredging projects to open up harbors, wharves, and piers. ( <a href="#">Ka Wai Ola, OHA Newspaper</a> )
<b>1852</b>	Honolulu Iron Works was established by machinist David Weston on Queen Street, Honolulu, in 1852, as a manufacturer of sugar mills and machinery for Hawai'i's sugar plantations.
<b>1880s</b>	Curtis and Victoria Ward purchase over 100 acres of land, and over several years establish their home, a self-sufficient farm, located where the Neal S. Blaisdell Center now stands. <a href="#">Ward Village History</a>
<b>1900</b>	The Great Chinatown Fire of 1900 contributed to the rise in residents in Kaka'ako. The fire left 6,000 homeless. Some went west to Palama, and many went east and camped at the corner of Queen and South streets. ( <a href="#">StarAdvertiser, Bob Sigall</a> )

<b>1900</b>	<p>The Great Chinatown Fire of 1900 contributed to the rise in residents in Kaka’ako. The fire left 6,000 homeless. Some went west to Palama, and many went east and camped at the corner of Queen and South streets. (<a href="#">StarAdvertiser, Bob Sigall</a>)</p>
<b>1929</b>	<p>Kaka’ako once had an airport of sorts. In 1929 Ward Field, where Ward Warehouse is today, offered flying lessons and plane rides. Hawaiian Airlines’ first test flight in 1929 was from Ward Field to John Rogers Field (now Daniel K. Inouye International Airport). It lasted less than two years. (<a href="#">StarAdvertiser Article, Bob Sigall</a>)</p>
<b>1930</b>	<p>The Ka’ākaukukui seawall in Kewalo Basin became the shoreline for 29 acres of new “land,” some of which hosted a garbage dump and incinerator (dubbed “Swillauea”) in 1930. (<a href="#">Ka Wai Ola, OHA Newspaper</a>)</p> <p>Victoria Ward and her daughters create Victoria Ward, Limited, to steward the land for the generations of Ward family members. <a href="#">Ward Village History</a></p>
<b>1933</b>	<p>New Ala Moana Park, now known as Ala Moana Beach Park, is created with infill from dredging the harbors and the Ala Wai Canal. <a href="#">Ward Village History</a></p>



**1885.** A view of Punchbowl Crater from the Kaka'ako/Kewalo area in 1885. The area was renowned for its wetlands and fishponds. - Photos: Bishop Museum

**1890.** A traditional activity in the Kaka'ako area was salt production. Salt was extremely valuable, not just as a seasoning, but as a preservative. This photo of salt ponds in Kaka'ako was taken around 1890.



Fishermen repair nets at Kewalo Basin in **1940.** Homes and small businesses in Kaka'ako coexisted for decades until they were gradually replaced by factories and warehouses.



During the early 20th century, Kaka'ako grew into a thriving multi-ethnic, working-class community. Pictured here are houses on Ahui Street in **1945.**



**1930**

Victoria Ward and her daughters create Victoria Ward, Limited, to steward the land for the generations of Ward family members.



**1950s**

Large warehouses and businesses begin operation in the neighborhood.



**1958**

The City of Honolulu purchases a substantial portion of Victoria Ward's land to build the Honolulu International Center, now known as Neal S. Blaisdell Center, a multipurpose arena, exhibition hall, concert hall and more.

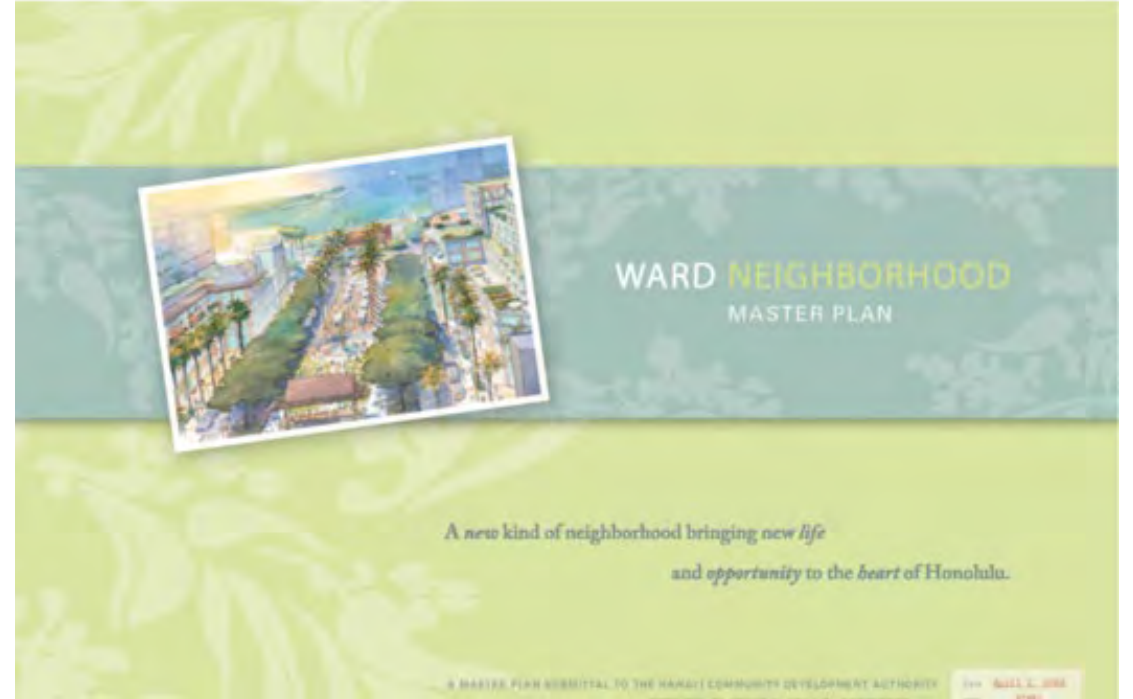
<b>1975</b>	Ward Warehouse is built, and 90 small businesses are in operation. Thirty percent of the neighborhood's residents also work in the area. <a href="#">Ward Village History</a>
<b>1976</b>	The 1976 legislature passed Act 150, designating Kaka'ako as a special development district and creating the Hawai'i Community Development Authority (HCDA). Central to the HCDA charter was ensuring the availability of housing and, from the beginning, its policies called for a minimum number of units for low-income and working-class families. <a href="#">(Ka Iwi Ola, OHA Newspaper)</a>
<b>2002</b>	<p>Chicago-based General Growth Properties (owner of Ala Moana Center) acquired the Victoria Ward Estate's 64 acres of land and announced "Ward Neighborhood," which would have 4,300 residential units across 20 buildings – 860 at "reduced" rents or prices. The 2007-2008 global financial crisis and the bankruptcy of General Growth in 2009 ended those plans.</p> <p>Ward Entertainment Center is completed and added to the Victoria Ward Ltd. portfolio with Ward Warehouse and 29 other buildings. <a href="#">Ward Village History</a></p>

<b>2009</b>	The Ward Village Master Plan is approved by HCDA, setting the groundwork for the development of this community. <a href="#">Ward Village History</a>
<b>2012</b>	OHA was conveyed 30 acres at Kaka’ako Makai as a settlement for money owed to OHA by the state for Public Land Trust (ceded land) revenues. Kaka’ako Makai is also the location of the Gateway and Waterfront Parks, the John A. Burns School of Medicine, the Children’s Discovery Center and the 53 By The Sea restaurant. <a href="#">(Ka Wai Ola, OHA Newspaper)</a>
<b>2013</b>	<p><b>Ward Village</b> started construction back in 2013 with it's first completed tower <a href="#">Waiea</a> (2015), since Waiea they've completed five residential towers, <a href="#">Anaha</a> (2017), <a href="#">Ae'o</a> (2018), <a href="#">Aalii</a> (2021), Ke Kilohana (2019), <a href="#">Koula</a> (2022).</p> <p>Three more towers currently under construction <a href="#">Victoria Place</a> (2024), <a href="#">The Park Ward Village</a> (2025) and Ulana (2025). <a href="#">Kalae</a> (2026) was their most recently announced tower that will start construction in 2023.</p>
<b>2016</b>	<p><b>Our Kaka’ako – Kamehameha Schools</b></p> <p>First phase started back in 2016 with the <a href="#">The Collection</a> (2016), <a href="#">Keauhou Place</a> (2017), <a href="#">400 Keawe</a> (2016) and the building of several affordable rental projects..</p> <p>Second Phase: Development was just announced in 2022 with several projects: <a href="#">Alia</a> (2026), <a href="#">Kahuina Kaka’ako</a> (2027), and <a href="#">Kaliu</a> (2027). Alia is a luxury condo project and the only project that has started sales.</p>



**1976**

Honolulu Community Development Association (HCDA) was established by the state legislature to facilitate planned residential and commercial development in the urban core.



**2009**

The Ward Village Master Plan is approved by HCDA, setting the groundwork for the development of this community.



# Our Kaka'ako (Kamehameha Schools)

The [Our Kaka'ako Master Plan](#), approved in 2009 by the Hawai'i Community Development Authority (HCDA), encompasses 29 acres on nine city blocks of Kamehameha Schools land in Kaka'ako.

Kamehameha Schools' Kaiāulu 'ō Kaka'ako Master Plan (KKMP) calls for the development of a mixed-use, mixed-income neighborhood featuring a range of housing options for owners and renters – from low-rise residences to high-rise towers – inviting green spaces, walking paths, and unique retail and dining experiences. Increment I of this urban community in Honolulu has provided a successful start to fulfill Kamehameha Schools' vision for Our Kaka'ako.

Condo Towers in Our Kaka'ako



## COMPLETED

- [A. KEAUKOU LANE](#)
- [A. KEAUKOU PLACE](#)
- [B. FLATS AT PUUNUI](#)
- [B. 400 KEAWE](#)
- [E. THE COLLECTION](#)
- [F. SIX EIGHTY](#)
- [F. SALT](#)

## IN DEVELOPMENT

- [C. KAHUINA](#)
- [G. KALIU](#)
- [I. ALIA](#)

# Ward Village (Howard Hughes)

## Condo Residences

### COMPLETED

ANAHA  
AE'O  
KE KILOHANA  
WAIEA

### NOW SELLING

'A'ALII  
KALAE  
KO'ULA  
PARK WARD VILLAGE  
ULANA WARD VILLAGE  
VICTORIA PLACE

### COMING SOON

THE LAUNIU WARD VILLAGE



Master-planned community developed by the Howard Hughes Corporation on the border of the Kaka'ako area and the Ala Moana area. Set on 60 acres along the ocean between Waikiki and Downtown, Ward Village is a carefully crafted, pedestrian-friendly Honolulu neighborhood, just moments from the sea. Residential condos in Ward Village listed below.



# Kaka'ako Makai (Office of Hawaiian Affairs)

In 2012, the State of Hawai'i transferred approximately 30 acres of land in urban Honolulu to the Office of Hawaiian Affairs (OHA). The land, valued at \$200 million, was offered to OHA in lieu of more than 30 years of unpaid pro-rata share of income and proceeds from the Public Land Trust (PLT) owed to Native Hawaiians.

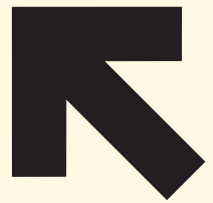
The 30 acres are comprised of 10 separate parcels of land located on a peninsula in the heart of Honolulu known as "Kaka'ako Makai," adjacent to Kewalo Basin.

## KAKA'AKO COMMUNITY DEVELOPMENT DISTRICT (KCDD) – HOUSING PROJECTS

Updated March 2021

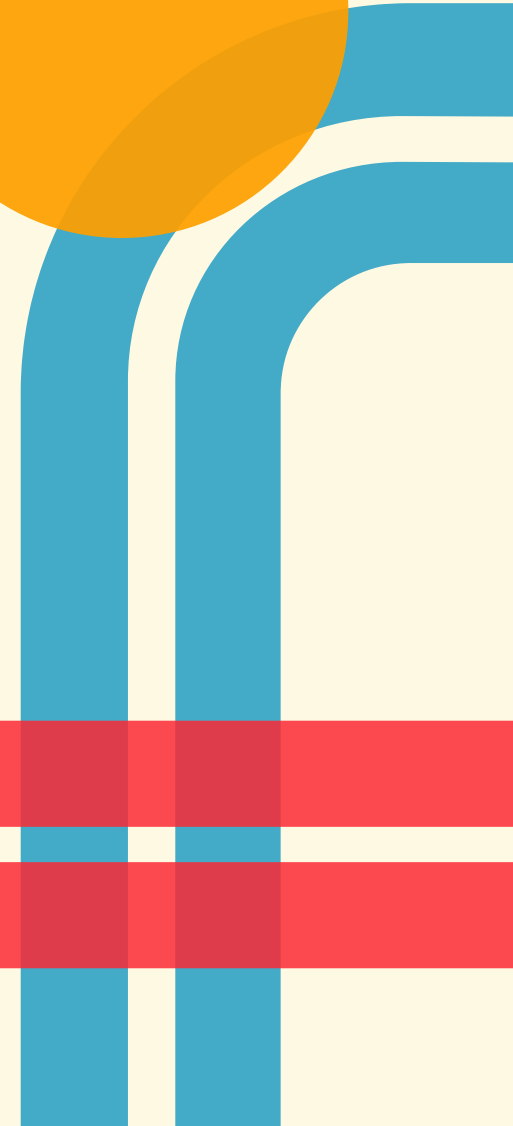
- |                           |  |   |                                      |
|---------------------------|--|---|--------------------------------------|
| 1. One Waterfront Towers  | 10. One Archer Lane                      | 19. Kauhale Kakaako                       | 31. Hale Kewalo                      |
|                           | 11. Moana Pacific                        | 20. Na Lei Hulu Kupuna                    |                                      |
| <b>Nauru Development:</b> | 12. 909 Kapiolani                        | 21. Honuakaha                             | <b>Ward Neighborhood Master Plan</b> |
| 2. 1133 Waimanu           | 13. Keola Kai                            | 22. Halekauwila Place                     | 32. Waiea                            |
| 3. Nauru Towers           | 14. Pacifica                             | 23. 803 Waimanu Street                    | 33. Anaha                            |
| 4. Hawaiki Tower          | 15. Symphony Honolulu                    |   | 34. Ke Kilohana                      |
| 5. Koolani                | 16. 801 South Street – Buildings A and B | <b>Kaiaulu O Kakaako Master Plan (KS)</b> | 35. Aeo                              |
| 6. Waihonua               | 17. Kamakee Vista                        | 24. The Collection                        | 36. Aalii                            |
| 7. Hokua                  | 18. Pohulani                             | 25. Keauhou Lane                          | 37. Koula                            |
|                           |  | 26. Keauhou Place                         | 38. Victoria Place                   |
| 8. Royal Capital Plaza    |  | 27. The Flats at Puunui                   | 39. Ulana                            |
| 9. Imperial Plaza         |  | 28. 400 Keawe                             | 40. The Park                         |
|                           |  | 29. Six Eighty Ala Moana                  |                                      |
|                           |  | 30. Rycroft Terrace                       | 41. Ola Ka Ilima Artspace Lofts      |
|                           |  |   | 42. Nohona Hale                      |

- Kaka'ako Makai Master Plan ([https://dbedt.hawaii.gov/hcda/files/2015/03/11\\_0404\\_KM-FINAL-REPORT.pdf](https://dbedt.hawaii.gov/hcda/files/2015/03/11_0404_KM-FINAL-REPORT.pdf))
- History of OHA/Kaka'ako Makai (<https://www.hakuone.com/history/>)



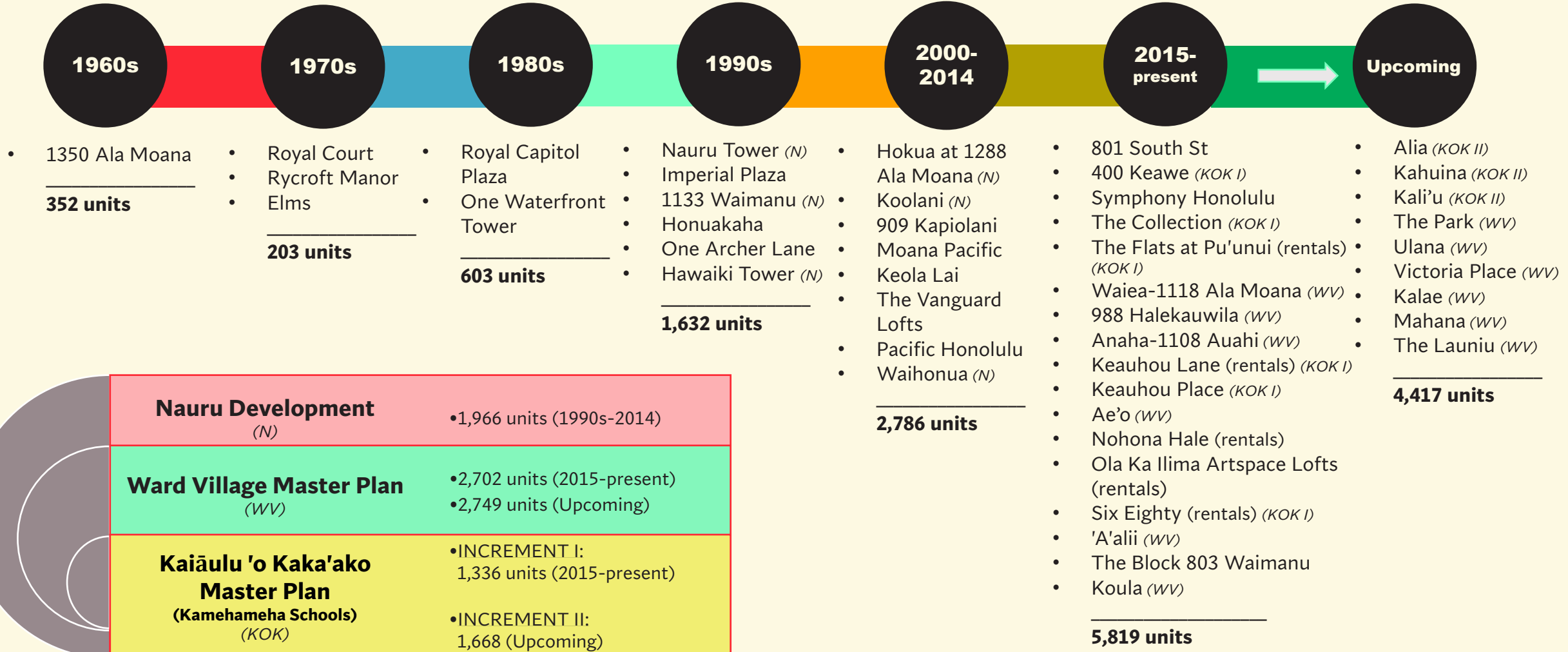
# **Kaka'ako**

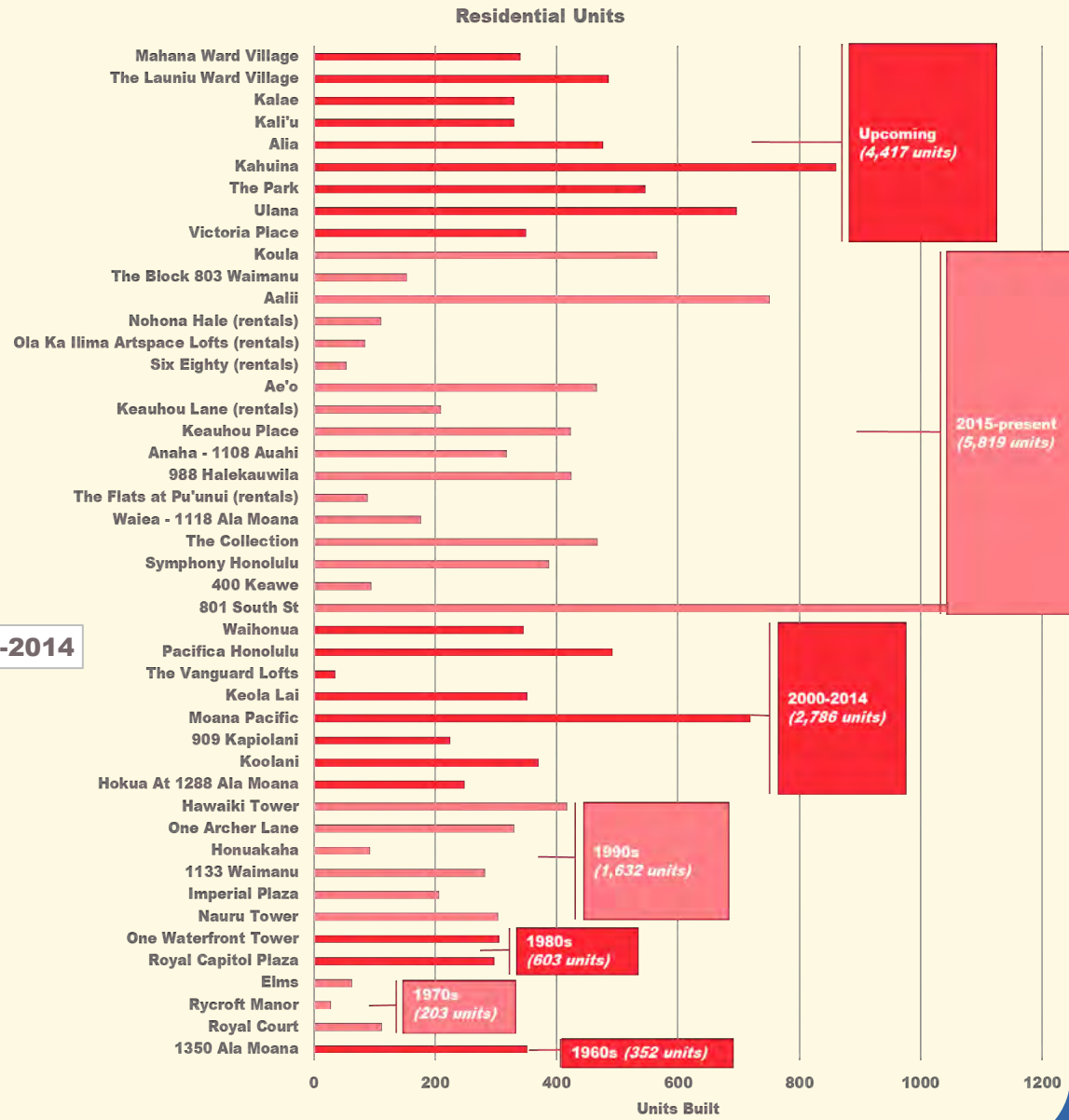
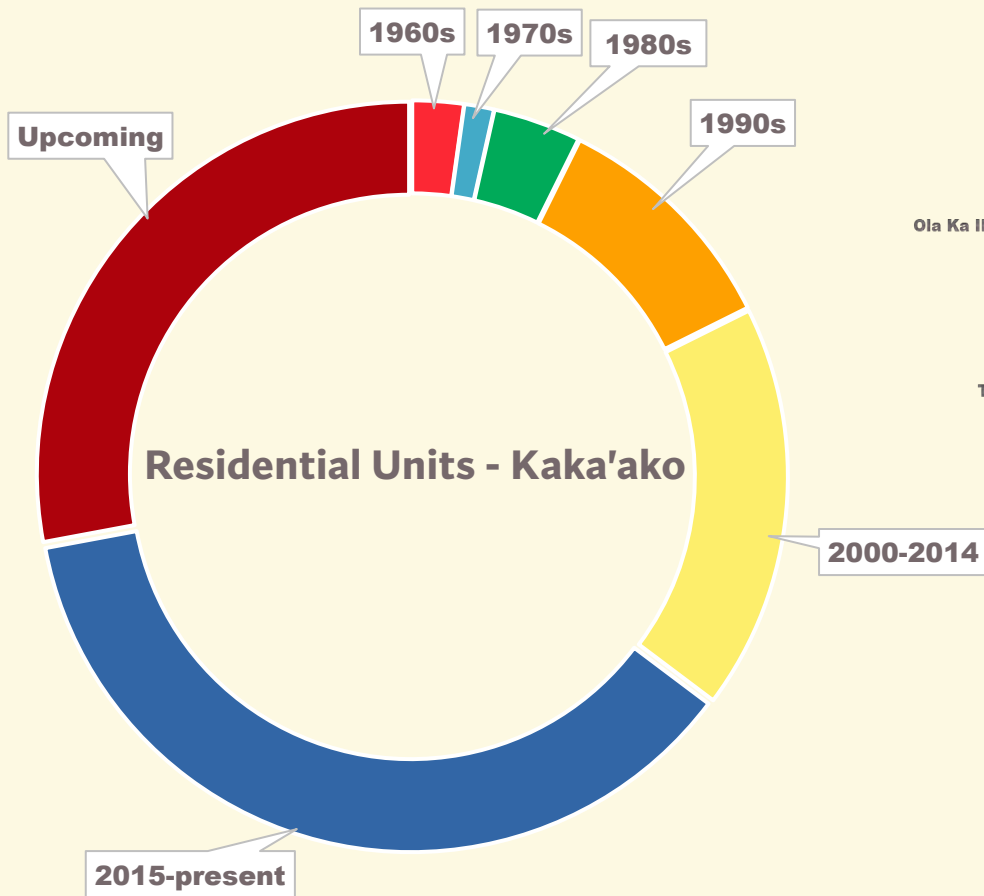
**Data Points on Residential Units**



# Kaka'ako

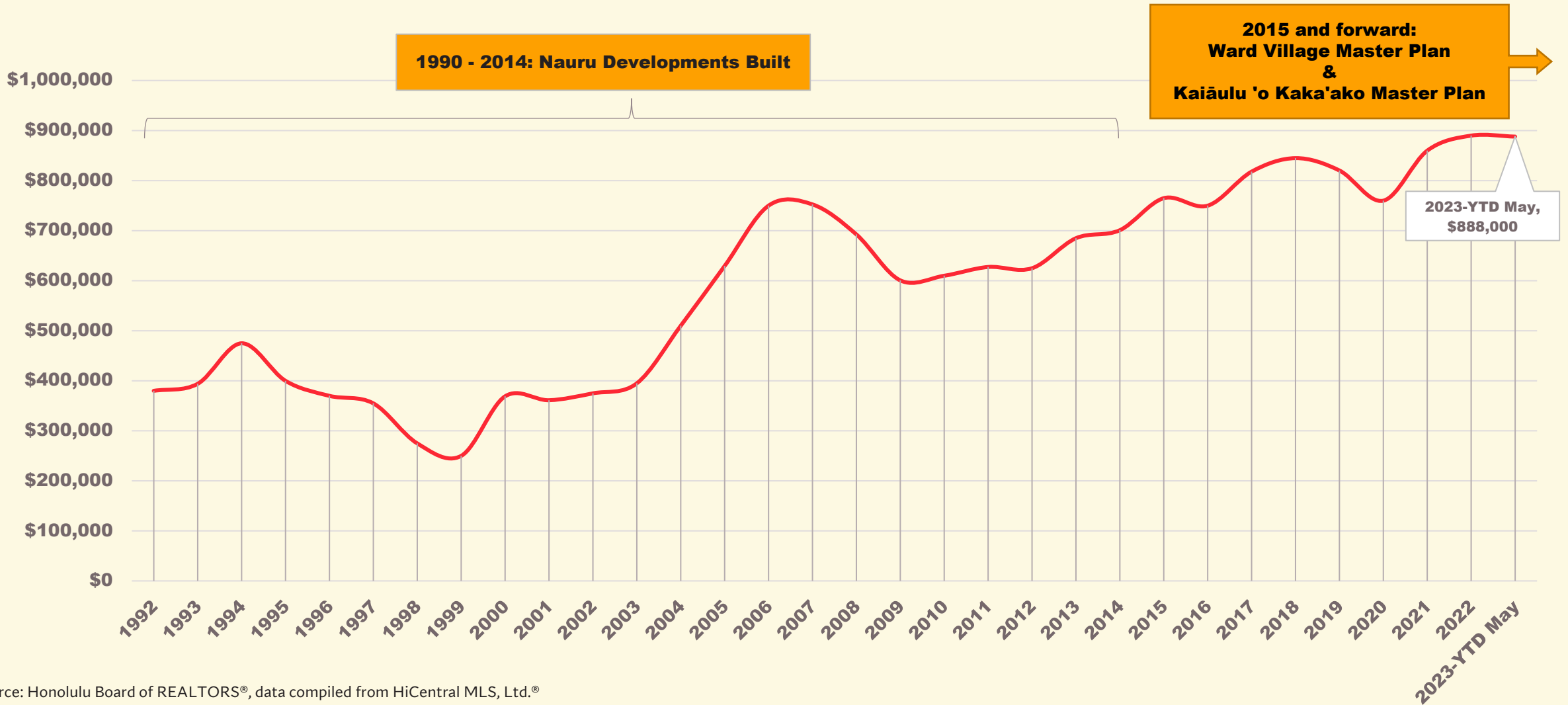
## Timeline of Residential Units by Project





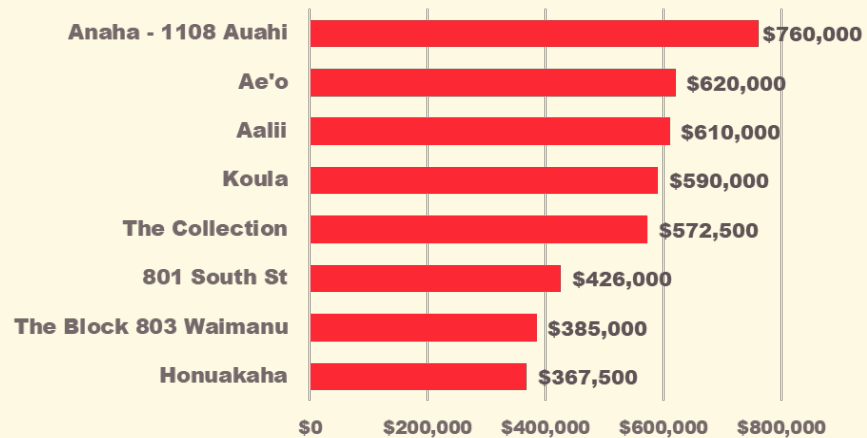
# Kaka'ako

## Median Sales Price (annual)

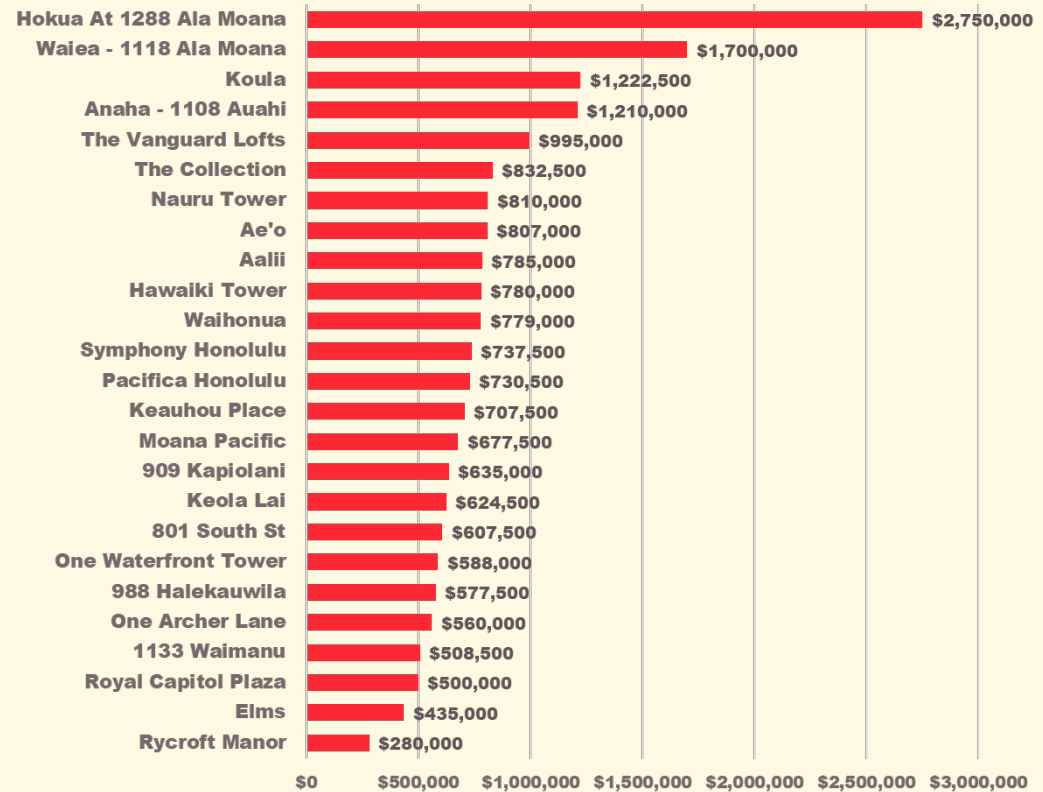


## Median Sales Price by Unit Type & Project (12-month period from Jun 2022 - May 2023)

### Studio



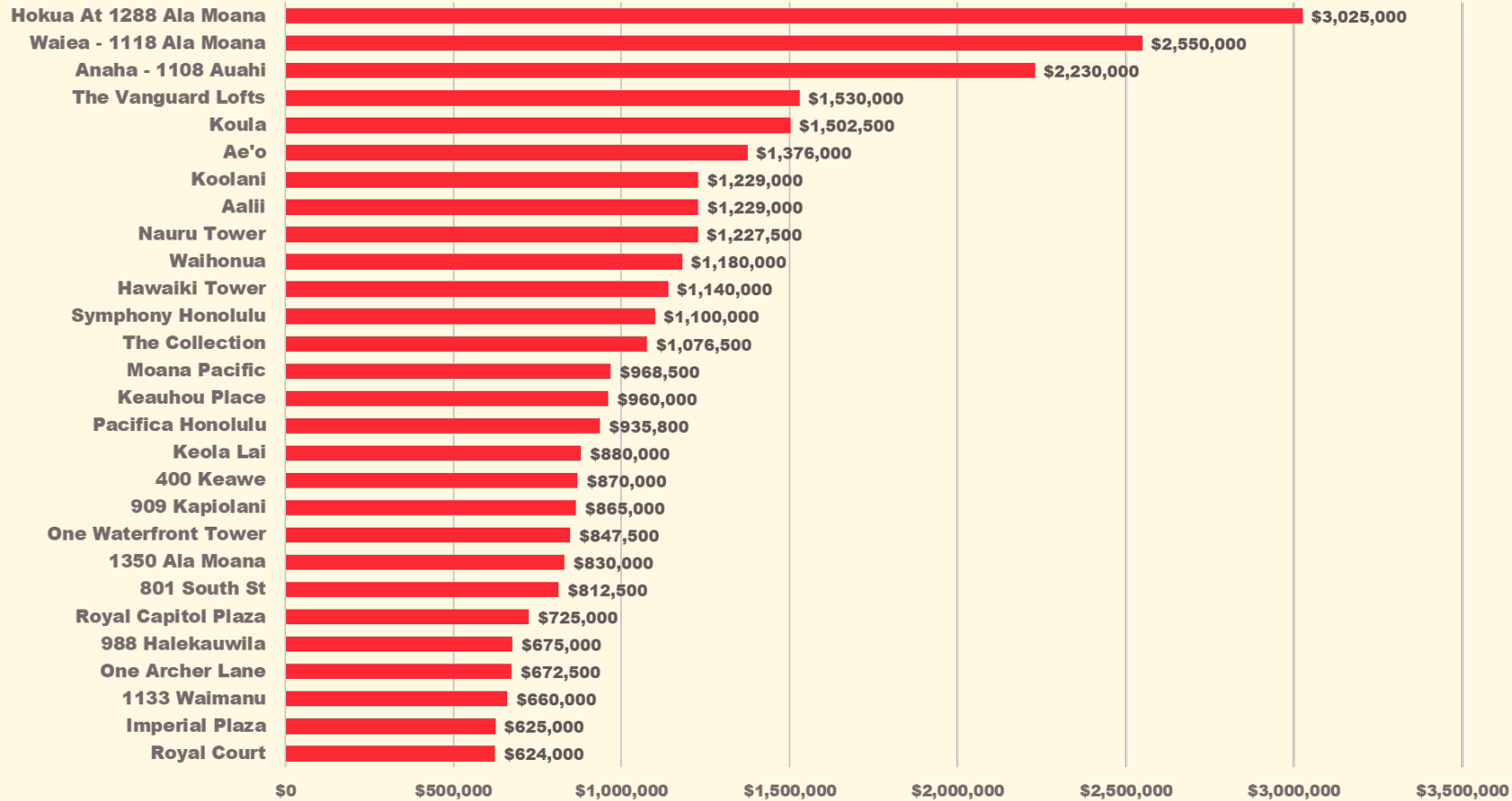
### 1-bedroom





## Median Sales Price by Unit Type & Project (12-month period from Jun 2022 - May 2023)

### 2-bedrooms



## Median Sales Price by Unit Type & Project (12-month period from Jun 2022 - May 2023)

### 3+ bedrooms

