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Condos, shops, hula in Kewalo

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By **Andrew Gomes**
Advertiser Staff Writer

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About 1,000 residential condominiums are part of a plan to help transform 36.5 acres of state-owned industrial land around Kewalo Basin into a more vibrant public gathering place with a hula amphitheater, restaurants, stores and a pedestrian bridge spanning the harbor channel.

HIGHLIGHTS OF RUNNER-UP PLANS

Kewalo Nui Partners

- 692 residential condos
- Pedestrian bridge over Kewalo Harbor
- Aquarium
- Performance art theater
- Science exploratorium
- Hawaii music hall of fame
- Retail, restaurants, farmers market
- \$783 million cost

Corrections
[Today's front page](#)

The estimated \$650 million proposal by A&B Properties Inc. was selected by a state agency yesterday as the best of four private developer plans competing to redevelop the area.

Stanford Carr Development

- 1,360 residential condos
- 240-room hotel
- Amphitheater
- Pedestrian bridge over Kewalo Harbor
- Children's theater

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The endeavor is the most expensive project ever attempted by A&B, and the most ambitious on state land since a developer in the late 1980s tried to remake the area around Aloha Tower in a plan that wasn't completed and failed financially for the state and developer.

Stan Kuriyama, A&B Properties chief executive officer, said the local firm tried to balance the commercial and public elements of the project, and believes that it best fulfills the state's vision to replace warehouses, base yards and industrial maritime uses with an urban village where residents can live, work and play.

Including residences in the redevelopment plan is viewed by the state and developers as necessary to provide a more attractive potential return on the huge investment. But selling public land for residential development has generated some controversy.

"I don't like the fact that they're building condos," said Anthony Perez, a 22-year-old Waikiki resident who likes to barbecue at Kaka'ako Waterfront Park. "It's going to make this one big tourist island."

Wes Fernandez, a 39-year-old Wai'anae resident who works in town and was walking in the park yesterday with his wife and son, said he expects the retail and condos will appeal more to visitors and the wealthy.

"If going be for the locals, we don't mind," he said. "It's not for the locals. It's all for the upper class."

Kaipo Bruno, a 19-year-old from Salt Lake who bodyboarded the big surf at the Kewalo's surf break yesterday, said he favored the three 20-story residential towers in A&B's plan. "They can get rid of all the old warehouses," he said. "It's going to be kind of interesting."

Still, Bruno figured tourists would probably make more use of the redeveloped area than he would.

A&B said its project will be for residents, in line with the state's vision, and will enhance public access to the waterfront and ocean. The company didn't estimate condo prices, but at least 20 percent must be "affordable" for moderate-income families under agency rules.

The state's Kaka'ako waterfront business plan calls for a "people-oriented place that helps fulfill Hawai'i's needs for public recreation, entertainment and amenities, and serves as a vibrant & dynamic urban community."

The state Hawai'i Community Development Authority has been working for more than two decades on the poorly utilized parcels of state property prized for their location.

But the agency has stumbled in past attempts to award development rights on some of the parcels.

- Cultural museum
- Science and technology center
- Retail, restaurants
- \$866 million cost

Victoria Ward Ltd.

- 991 residential rentals and condos
- Public pavilions with water features
- Retail, restaurants
- \$681 million cost

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developers with ideas for a world-class aquarium with a marine research facility, and a 130 wheel surrounded by retail shops and restaurants.

A&B's proposal calls for 947 residential condos in three 20-story towers each connected to with ground-floor retail and 1,683 parking stalls 'ewa of 'Ahuhi Street.

A pedestrian promenade is designed to connect the project with the nearby University of H campus.

Makai of the towers would be an amphitheater for Hawaiian dance and music exhibitions t becoming world famous, 200 parking stalls and a restaurant, entertainment and banquet fac

Boat slips would be expanded in Kewalo Harbor. Along the 'ewa edge of the harbor would feet of one- and two-story dining, entertainment and retail establishments, including a farm and 584 parking stalls.

A waterfront pedestrian esplanade also is designed to run along the harbor's edge, which w a pedestrian bridge to the diamondhead point of Kewalo Basin anchored by dining establis giant sail-like structure.

James Kometani, Hawai'i Community Development Authority chairman, said competing p exceptionally strong but A&B's plan narrowly edged them out.

"HCDA is very excited about A&B's proposal, and its cultural appropriateness to the Kaka said. "We believe that (A&B's) Hawai'i roots and their business successes will ensure that t waterfront will not only serve as a gathering place for Hawai'i's people, but will also serve opportunities and strengthen Hawai'i's economy."

Runners-up, in the order favored by the agency, were a partnership involving Texas-based called Kewalo Nui Partners, local firm Stanford Carr Development and the Chicago-based and Victoria Ward shopping centers.

The competing plans ranged in estimated development costs from about \$680 million to \$8 included elements such as a hotel, aquarium, museums, a bridge, Hawaiian music hall of fa amphitheater. All competing plans included retail, restaurants and 700 to 1,300 residential

A&B's project scored 94 points to Kewalo Nui's 92, followed by Carr at 89 and Victoria W

The four plans were finalists among as many as 15 respondents to a request for proposals i January.

The agency made yesterday's selection based on how well proposals met criteria including state's vision, revenue produced for the state, economic viability and developer experience.

Now the agency will negotiate detailed development terms with A&B, such as how much t commercial lease rent and condo sale proceeds. If no agreement can be reached, the state c runners-up in the order ranked.

A&B proposes paying the state \$50 million for the land under the condos plus half of unit : certain level. A&B also offered to pay \$600,000 a year in lease rent for the commercial spa

The public also will have an opportunity to help refine details of A&B's plan at subsequent according to the state and A&B.

"This is going to be for the community," said Allen Doane, president and chief executive o Honolulu-based parent company Alexander & Baldwin Inc., which owns Matson Navigatio involved with real-estate development projects including the Kaka'ako condo Hokua, Kaua Kukui'ula, resort development at Wailea on Maui and the Kunia Shopping Center.

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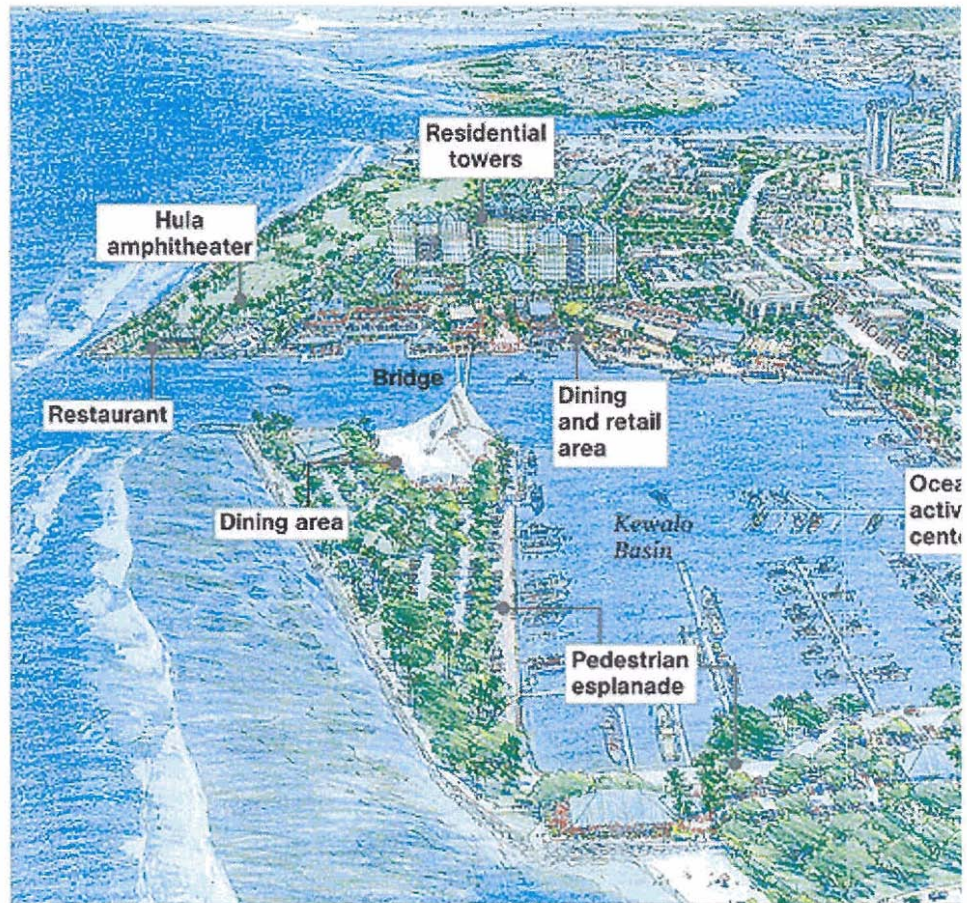
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A NEW LOOK FOR KAKA'AKO WATERFRONT

A \$650 million proposal by A&B Properties Inc. has been selected to redevelop state-owned Kewalo Basin. The plan includes 947 residential condos, an amphitheater and a pedestrian esplanade



Artist rendering courtesy of Group

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