

Kakaako Connection

A Publication of the
HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKAOKO
Where Honolulu Greets the Sea

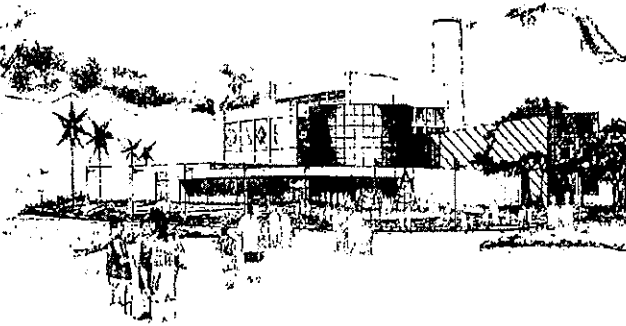
Vol. 18, No. 1 July 1996

CHILDREN'S DISCOVERY CENTER

Lease Issued for Use of Kewalo Incinerator Site

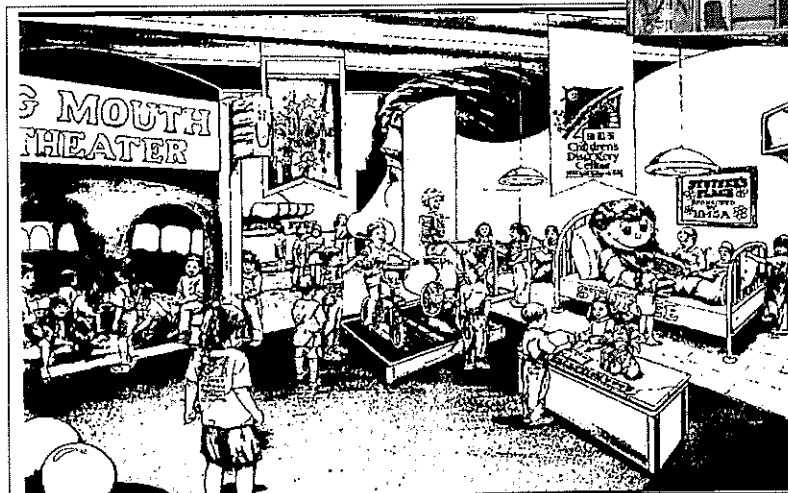
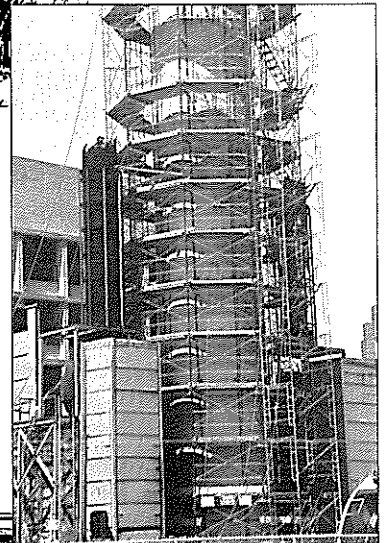
The effort to create a Children's Discovery Center in Kakaako moved forward recently when the Hawaii Community Development Authority (HCDA) issued a lease to the Center for use of the former Kewalo Incinerator site adjacent to the Kakaako Waterfront Park. The Children's Discovery Center will now be able to proceed with its renovation and construction work to transform the former incinerator structure into a facility that will offer a variety of interactive exhibits in colorful, spacious galleries for children and adults.

Under an agreement with the HCDA, the Children's Discovery Center will lease the former Kewalo Incinerator site (about 55,000 square feet of land at the corner of Ohe and Olomehani Streets in Kakaako's Makai Area) to establish the Center. The warehouse-type space of the old incinerator, along with its large open areas, is ideal for the Center. In September 1995, the HCDA completed a \$2 million remediation and structural stabilization project on the 30,000-square-foot structure. The HCDA gutted the structure's interior, performed lead and asbestos abatement, removed oil tanks and furnaces, and



stabilized the structure according to code. Floors were also added in some of the vaulted spaces.

The Children's Discovery Center will use a combination of private funds and a grant-in-aid from the 1994 State Legislature to cover the cost for the additional structural work, tenant improvements and exhibits and landscaping work. The Center expects to begin its improvements by the latter part of 1996.



Above, the deteriorated incinerator smoke stack was repaired by the HCDA. At left, an illustration of a future exhibit in the Children's Discovery Center.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Regular Meeting July 10, 1996 2:00 p.m.

677 Ala Moana Blvd. Suite 1000 Conference Room

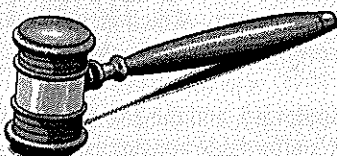
Action Items:

- o Approval to Modify Loan Terms for Honuakaha Project

Information Item:

- o Progress Report on Traffic Study for the Makai Area
- o Update on Emerald Tower Planned Development Project Proposed by POSEC Hawaii, Inc.

Note: Agenda items are tentatively set at the time of newsletter printing. Call the HCDA office for more information.



Kakaako NEWS

CONSTRUCTION STARTS ON ONE ARCHER LANE RESIDENTIAL CONDOMINIUM PROJECT

Construction work has begun on the One Archer Lane project located at 801 South King Street in Kakaako. A project of The Myers Corporation, One Archer Lane is a \$104 million fee-simple residential condominium to be located near Straub Hospital and the Neal Blaisdell Center. According to its developer, the project has been specifically designed and priced to attract a broad cross-section of middle-income buyers seeking "high quality housing within the urban core".

Designed by Media Five, the 41-story building will offer 331 one- and two-bedroom residences. The 140 one-bedroom units are priced from \$230,000 to \$280,000 and the 191 two-bedroom units range from \$290,000 to \$370,000. The project also includes approximately 33,000 square feet of commercial/industrial space in the first two floors of the building. Construction is expected to be completed by December of 1997. One Archer Lane was originally conceived as the reserved housing component of the proposed Symphony Park luxury condominium project. However, changing economic conditions resulted in a fee simple middle-market condominium project for the One Archer Lane site.

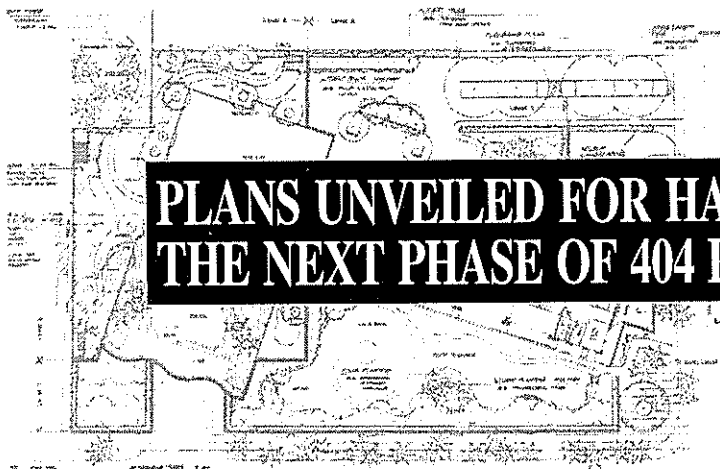
Says Jack Myers, Chairman and CEO of The Myers Corporation, "Over three years ago, The Myers Corporation made a commitment to become a leading provider of a high-quality, but more affordable housing



A rendering of One Archer Lane

product within Honolulu's urban core. Since One Archer Lane was introduced to the market 10 months ago, it has enjoyed enormous success with nearly \$73 million in sales. This is not only an important milestone for our company, but it represents a significant level of economic activity for our State."

Former HCDA Chairman Michael Kawaharada said, "We are pleased to see One Archer Lane underway. HCDA has been working hard to find ways to encourage development of projects like this. This type of development is not only good for the Kakaako District, but also for the State of Hawaii and its people as well."



PLANS UNVEILED FOR HAWAIKI TOWER-- THE NEXT PHASE OF 404 PIIKOI PROJECT

The Nauru Phosphate Royalties (Honolulu) Inc. is pursuing the development of the next phase of the 404 Piikoi project across from the Ala Moana Shopping Center. At a recent HCDA meeting, plans were unveiled for the Hawaiki Tower, a 46-story, 432-unit residential/commercial condominium, for which the developer plans to start construction by December of this year.

Construction on this project began about three years ago but was halted due to unfavorable economic conditions. In re-designing the complex for more efficiency, the developer is increasing the number of residential units from 404 to 424. The proposed plans also call for eight commercial office apartments, approximately 25,000-30,000 square feet of retail space at grade level, and 625 parking stalls. According to Karl Heyer, the project's sales agent, the intent is to provide a range of unit prices in the Hawaiki Tower. Prices for one-bedroom units will start at about \$225,000. He added, "We have about 125 units under \$400,000 and they are being sold fee simple." The two-bedroom units will be priced between \$400,000-\$600,000.

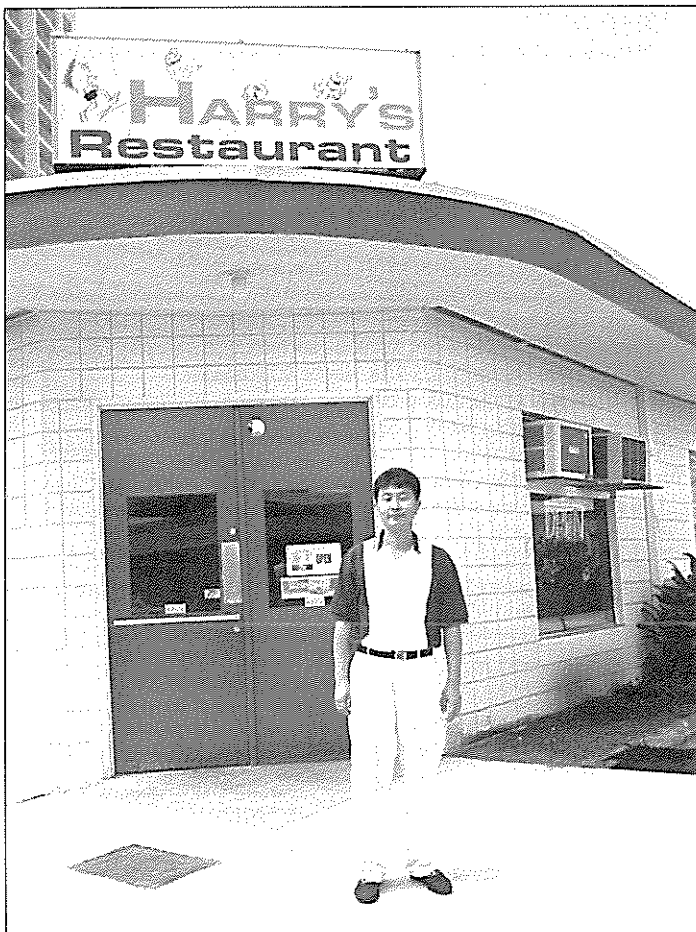
The permit for the entire 404 Piikoi project—which includes a total of 1,400 residential units—was originally issued by the HCDA in 1984. The first phase, completed in 1991, was the Nauru Tower condominium fronting Ala Moana Boulevard, and the 282-unit 1133 Waimanu Street project—the project's affordable housing component—has just been completed.

Kakaako NEIGHBORS

Throughout his business career, Kakaako restaurateur Ki Ho Jong has religiously followed his business philosophy, which first and foremost emphasizes customer comfort and satisfaction. A month ago, Jong and his brother Charlie Jong opened the doors to their newest eatery, Harry's Restaurant at 1101 Waimanu Street in Kakaako (the former site of Waimanu Plate Lunch). At this new establishment the Jong brothers' main concern is customer service as they serve up a delectable array of breakfast and lunch choices on Mondays through Saturdays. Breakfast fare (served from 6:00 a.m. to 10:00 a.m.) include omelets, hotcakes and French toast, loco mocos, and eggs/meat combinations. The lunch time menu (served from 10:00 a.m. to 3:30 p.m. include sandwiches and burgers and a line up of local plate lunch favorites.

Says Ki Ho Jong, "My main concern is to make a very comfortable place for my customers. Hard workers (in the area) need a reasonable and easy-going place to come to and relax." Jong's business ways has firm roots in his upbringing. A native of Korea, he came to Hawaii about five years ago to care for his parents and two brothers. During his years in Hawaii, Jong's food service industry experience was wide-ranging. He operated a bakery enterprise for a year, and later oversaw a Cajun Joe chicken franchise in the Aina Haina Shopping Center. He gave up the franchise because he observed that there were "too many chicken businesses in the area".

About two years ago, Jong created his Sunset Stop Diner restaurant in the North Shore area, a venture which has garnered its share of loyal customers under his continued guidance. At the North Shore restaurant, Jong became acquainted with an 84-year-old man named Harry Piltz, a fellow he has grown to respect and admire. Piltz, a Kakaako landowner, offered Jong the Waimanu Street location to operate his latest restaurant. As a gesture of friendship, Jong named the diner after his friend and landlord.



HARRY'S RESTAURANT OWNER WORKS TO CREATE A RELAXING DINER

Although Harry's Restaurant is still in its infancy, Jong has many plans to better serve his customers. He is looking to expand his breakfast and lunch menus, and he is very receptive to comments and suggestions made by his clientele. As Jong explains it, "Any business cannot survive without change. I like to try out new things (entrees) as daily specials. If a special sells out, I know that it can be added to the regular menu." One of Jong's special creations is now a popular regular item called the "Harry's Burger". This sandwich incorporates a hamburger patty, cheese, and a slice of teriyaki beef. By the end of July or early August, Jong will start up a 500 square-foot convenience/grocery store next to the Waimanu Street restaurant. He feels this retail operation will be a beneficial to the growing residential and business community in the immediate area. Other changes he would like to implement include: a senior citizens' discount and dinner service after the Improvement District 4 construction is completed.

Above, Restaurant Owner Ki Ho Jong

This column will regularly feature stories on the businesses located in the Improvement District 4 project area along Kamakee Street (between Kapiolani Blvd. and Queen St.).

RelocationSpace

As a service to Kakaako businesses, following are listings of available commercial/industrial spaces in Kakaako and where to call for more information. Information for possible inclusion in this column is welcome. Call Irene Iha at 587-2870 or write to the HCDA office by the 10th of each month.

KAKAAKO

- o 650 Ala Moana Blvd, 520 sf & 1,062 sf ofcs, call Aleksandra Napier (S) 523-9745 Monroe & Friedlander.
- o 1) 660 Ala Moana Bldg, 785 sf-4,500 sf ofcs, 935 sf & 4,137 sf retail; 2) 680 Ala Moana Bldg, 468 sf-10,445 sf ofc, \$1.95/sf gross; call Omni Investment 523-1822.
- o Auahi Bus Ctr, ind: 2,100 sf @ \$0.95/sf net; ofcs: from 118 sf from \$300/mo gross; retail/wholesale: 2,100 sf @ \$1.70/sf nnn; call Omni Investment 523-1822.
- o 541 Ahui St, 4,500 sf imp ofc, call Charlene Shiroma (B) 523-9714, Byron "Biff" Graper (S) 523-9737, Monroe & Friedlander.
- o 716 Cooke & 711 Kawaiahao Sts, 1,747 sf 2nd flr ofc, \$1.00/sf, est \$0.35/sf CAM, term open, on-site prkg, call Stephen Keil (B) 541-5110, CB Commercial Real Estate.
- o 547 Halekauwila St, 700 sf ofc, low rent, newly painted, call Cindy Condon (S) 523-9761, Monroe & Friedlander.
- o 670-A Halekauwila St, approx 4,909 sf whse, \$0.65/sf nnn, est \$0.27/sf CAM, 3-5 yrs, call Karen Taniyama (R) 522-5991, Sofos Realty.
- o 863 & 849 Halekauwila St, 2,680 sf grnd flr, 4,800 sf 2nd flr, ofc/ret/whse, \$1.05/sf, est \$0.18/sf CAM, to 6/30/99, 12 prkg, fully a/c, call Stephen Keil (B) 541-5110, CB Commercial Real Estate.
- o Hopaka St, approx 2,150 sf, \$1.85/sf nnn, est \$0.27/sf CAM, call Dana Peiterson (B) 541-5189, CB Commercial Real Estate.
- o 711 Kapiolani Blvd, 1,080 rsf-12,128 rsf ofcs, \$1.95-\$2.15/rsf gross, 1-5 yrs, prkg, call Frances Okazaki (B) 541-5111, CB Commercial Real Estate.
- o 770 Kapiolani Blvd, 492 sf-5,000 sf ofc, call Dave Blanchard 592-4818, Waterhouse Properties.
- o 812 Kawaiahao St, 800 sf ofc, \$1.20/sf + CAM, 1 prkg, 5 yrs fixed lease, call Fee-McClaran 591-8056.
- o 705-715 S. King St, 2,002 rsf grnd flr ret/ofc, 2,325 rsf ofc, call Cali Gullion (B) 523-9743, Aleksandra Napier (S) 523-9745, Monroe & Friedlander.
- o 1212 Kona St, for sale, fee simple, 8,000 sf land area, 5,959 sf grnd flr, 1,720 sf mezz/ofc, 3,579 sf mezz/storage, 4 tandem prkg, loading area, call Dana Peiterson (S) 541-5189, CB Commercial Real Estate.
- o 436 Piikoi St, grnd flr, 425 sf/1,000 sf, \$705/\$1,500/mo, call Chris Wong 597-8212.
- o 805 Pohukaina St, 1) 2,200 sf whse, complete kitchen, fully a/c, 4 tandem prkg; 2) 3,600 sf whse/auto repair, mezz, a/c ofc, roll-up; call William "Pete" Alpeter (S) 523-5731, Monroe & Friedlander.
- o 670 Queen St, 3,000 sf-10,000 sf a/c ofc/whse, 2,044 sf whse, call Dave Blanchard 592-4818, Waterhouse Properties.
- o 711 Queen St., approx 6,300 sf whse/shwrm/ofc, \$0.95/sf nnn, \$0.48/sf CAM, call Tom Adams, 524-8222.
- o 826 Queen St, commercial spaces, approx 7,200 sf 2nd flr @ \$0.95/sf, approx 3,400 sf 1st flr @ \$1.10/sf, both—gross + util, 5 yrs, may lease separate, 10 prkg, a/c, bathrooms, avail for sale, call Gerald Morihara (R) 734-1298, Malama Assoc.
- o 844 Queen St, 2,879 sf 2nd flr whse, 15-20 ft ceilings, 2 separate entrances, 2 roll-ups, prkg, call Christopher Laird (S) 523-9704, Monroe & Friedlander.
- o 1050 Queen St, Kamakee Vista, 1,326 sf improved ofc, lots of prkg, call Charlene Shiroma (B) 523-9714, Monroe & Friedlander.
- o 627 South St, 679 sf-2,654 sf ofcs, restrooms, low rents, central a/c, prkg, call Daniel Knoke (S), Travis Duggan (S) 523-9716, Monroe & Friedlander.
- o 1001 Waimanu St, approx 2,000 sf 2nd flr ofc, \$0.65/sf nnn, \$0.10/sf CAM, 2-5 yrs, prkg, call John Sternberg (RA) 532-1932, Sofos Realty.
- o 542 Ward Ave, 3,000 sf free stand retail bldg, \$2.45/sf nnn, \$0.49/sf CAM, corner lot, excel exposure, call Mike Wilson 599-7313.
- o Waterfront Plaza, home of Restaurant Row, 1) 683 sf-25,000 sf ofcs, from \$2.25/sf gross; 2) 1,382 sf restaurant, full kitchen, make offer; call Stark Properties 521-8831.
- o Waterfront Towers Mart, 350 sf-1,000 sf, \$1.90/sf gross, call Stark Properties 521-8831.
- o 419 South St, Waterfront Towers Mart, 199 sf-753 sf ofc/shwrm, \$1.90/rsf gross, prkg, call Karen Taniyama (R) 522-5991, Sofos Realty.

NEW HCDA MEMBERS APPOINTED, NEW OFFICERS ELECTED



Jan N. Sullivan

Lori Ann Lum and Gary Mijo have been appointed to serve as board members of the Hawaii Community Development Authority (HCDA). They will fill seats vacated by members Wayne Matsuo and Alvin K. T. Goo.

Lum is Vice President of Development and External Affairs for Pan-Pacific Hoteliers, Inc. In this position, Lum is responsible for the research and development of new and existing projects, as well as assisting the President and CEO in overseeing the operations of Ihilani Resort & Spa. Mijo worked for the

Internal Revenue Service for 19 years, and he served as Deputy Director of the State of Hawaii Department of Taxation from 1986-1990. He currently owns and manages the Kapiolani Coffee Shop in the Kam Bowl in Kalihi.

In other HCDA news, the board recently elected its new slate of officers to serve during the 1996-1997 Fiscal Year. They are: Chair Jan Naoe Sullivan, Vice Chair Lynne Waters, and Secretary G.A. "Red" Morris. Sullivan and Morris have served as HCDA members since July, 1994 and Waters joined the Authority in July, 1995.

THE KAKAAKO CONNECTION

is a publication produced by the
**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

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