

Kakaako Connection

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KAKAAKO
Where Honolulu Greeted the Sea

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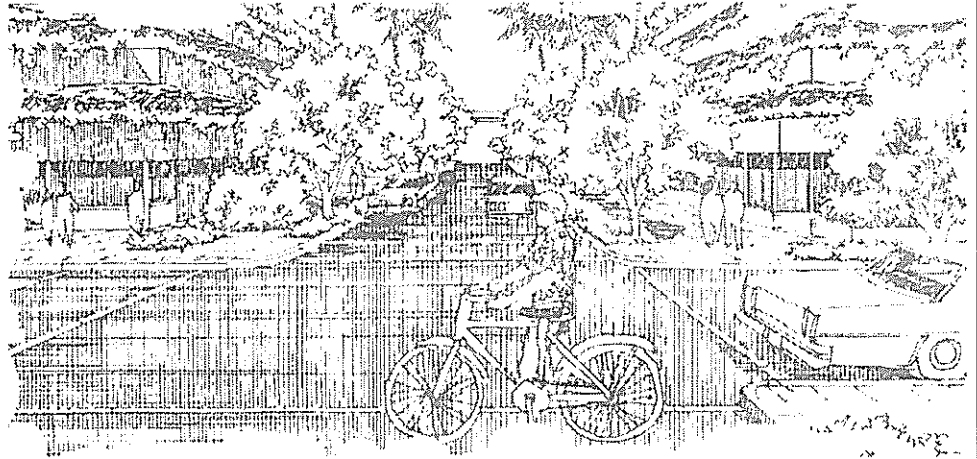
HCDA ADOPTS AMENDMENTS TO OPEN SPACE/YARD RULES:

Changes Will Improve Open Spaces at Ground Level & Encourage Development in Kakaako

The Hawaii Community Development Authority (HCDA) has adopted amendments to the Kakaako District's Mauka Rules that will create an active, pedestrian-oriented public environment at street level and encourage development activities in the District. These open space and yard amendments have been forwarded to Governor Ben Cayetano for his approval.

The rule changes, adopted at the HCDA's December 12 meeting, essentially re-direct activity to the streets in Kakaako by improving open spaces at the ground level. The amendment will allow certain commercial activities in front yards, thereby creating more business opportunities in Kakaako. The open space amendments were adopted after a public hearing was conducted by the HCDA. The changes to the open space requirement are the third in a series of proposed changes in the HCDA's development rules to promote economic activity and growth in Kakaako.

The amendments to the HCDA's open space/yard requirements



are designed to respond to problems and issues encountered in project development in Kakaako, and changing economic conditions and current public policy. Studies and evaluations conducted by the HCDA have found the current open space and yard requirements to be unnecessarily restrictive in certain circumstances.

The new open space and yard rules will work to invigorate Kakaako by directing activity to the street level through incentives that promote commercial and public uses. Commercial uses (such as sidewalk cafes and restaurants) will be allowed in front yards, and portions of front yards will be incorporated into open spaces that are publicly accessible and well-located. Further incentives to create an active streetscape will be provided by eliminating requirements for upper level open space and providing flexibility in regards to definitions of open space, view corridors, yards, loading space, parking and building heights.

KAKAAKO MAKAI GATEWAY IMPROVEMENT DISTRICT 5 PROJECT RECEIVES FINAL APPROVAL

Final approval of the Kakaako Makai Gateway Improvement District 5 (ID-5) Project was granted by the Hawaii Community Development Authority (HCDA) on December 12. The action was taken following the second public hearing on the ID-5, setting the stage for construction to begin in late January 1997.

The ID-5 will entail the construction of infrastructure and utility system improvements on Cooke Street, between Ala Moana Boulevard and Ilalo Street. The existing Cooke Street right-of-way will be widened with new pavement, sidewalks, curbs and gutters. New drainage, water and sewer systems will be installed and portions of the

existing overhead utility systems will be converted underground.

The Kakaako Makai Gateway Project will also establish an attractive and enhanced entrance to the Kakaako Waterfront Park by effectively bringing the Park out to Ala Moana Boulevard. The HCDA will accomplish this by creating a two-acre passive park on the block bounded by Ala Moana Boulevard, Cooke, Ilalo and Ohe Streets. A four-acre playing field will also be developed on the block immediately Makai of Ilalo Street and Ewa of Ohe Street. The HCDA expects to complete construction of the ID-5 by early 1998.

Kakaako NEWS

THE 1996 YEAR IN REVIEW: *A Time of Change and New Directions to Guide Kakaako's Future*

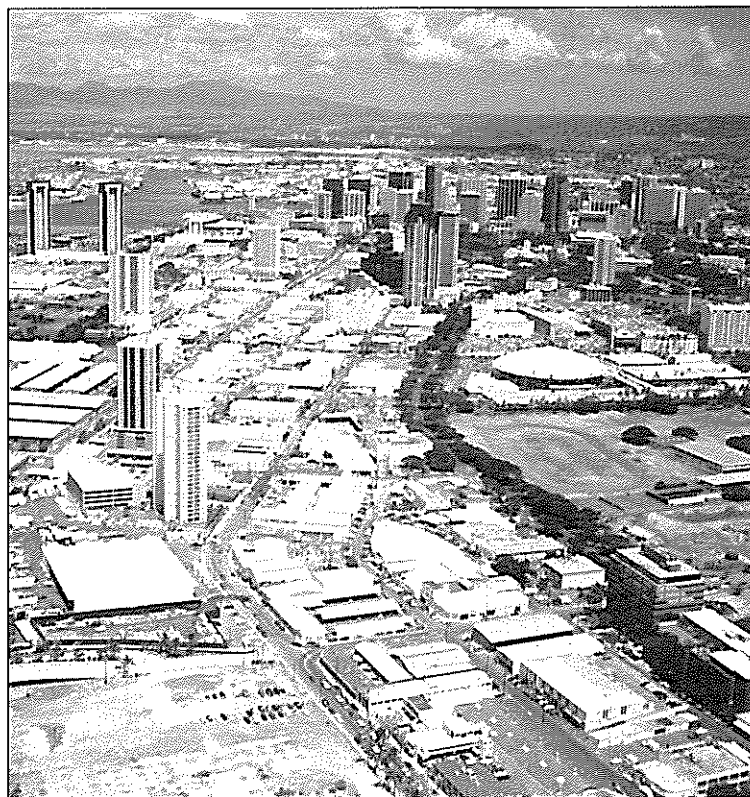
As the Hawaii Community Development Authority (HCDA) reached its two decades of existence in 1996, it continued its mission of planning for and directing the timely redevelopment and renewal of the 670-acre Kakaako District. During the past year, the HCDA forged ahead in its efforts to transform Kakaako into a community where Hawaii's people can live, work and play in harmony. To deal with the impediments to Kakaako's timely redevelopment brought about by the changing social and economic conditions in the State, the HCDA, in 1996, evaluated and revised its rules and goals to facilitate the agency's purpose of promoting increased development activities in Kakaako and to support economic development in the State at large. Following is a brief capsulation of the major activities and accomplishments of the HCDA during the past year.

Improvement District Program

As part of the HCDA's ongoing program to improve the infrastructure for the Kakaako District, construction on the Improvement District 4 Project (ID-4) continued in 1996. ID-4 involves improvements to roadways, drainage, sewers, water systems, and the undergrounding of electric, telephone, and cable television lines on a segment of Kamakee Street (from Kapiolani Boulevard to Queen Street). This \$12 million project is scheduled for completion in early 1997. The HCDA also proceeded with planning for, and obtaining the necessary approvals to start construction of, the Kakaako Makai Gateway Project (ID-5) in January 1997 (see story on Page 1).

Encouraging Development in Kakaako

The current economic conditions and the passage of time have shown that some of the HCDA's development requirements have tended to constrain timely redevelopment in Kakaako. In 1996, the HCDA made changes to its development rules to facilitate and encourage development activities in the District. The HCDA adopted changes to the Kakaako Mauka Rules' industrial space and open space/yard requirements and, by the end of 1996, it was finalizing proposed changes to its public facilities dedication requirements.



Housing and Public Facilities Development

To date the HCDA has developed a total of 1063 affordable rental and for-sale housing units for Oahu's families and the elderly. The HCDA completed the Honuakaha Affordable Housing Project in late 1995. The Honuakaha includes 243 affordable housing units, 150 of which are rental apartments for senior citizens and 93 are for-sale condominium units. As part of the project, the historic Royal Brewery building was completely renovated and transformed to serve as a 6,800-square foot senior citizen community center, which opened its doors in mid-1996.

Children's Discovery Center

Following the HCDA's completion of remediation and structural stabilization work on the former Kewalo Incinerator for use as a children's museum, the Children's Discovery Center (formerly known as the Hawaii Children's Museum), in 1996, proceeded with renovation of the 17,000 square foot structure and the addition of 20,000 square feet of new construction. The Center will allow children and visitors to actively participate in discovery experiences through hands-on interactive exhibits and innovative programs. Completion is scheduled for late 1997.

Makai Area Planning and Development

Development of Kakaako's Makai Area lands and the Kakaako waterfront represents an exciting opportunity to provide for the increasing recreational, cultural, commercial and maritime needs of Honolulu's residents and visitors. In 1996, the HCDA worked to formulate a development strategy and plan for the Makai Area which will realize the economic and social value of these lands to Hawaii's

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NEW CROSS-DISTRICT COUPLET PROPOSED FOR KAKAAKO DISTRICT

The Hawaii Community Development Authority has proposed to change the Kakaako Mauka Area Plan and Rules alignment of the cross-district couplet from Auahi Street to Halekauwila Street. Under this proposed amendment, Halekauwila Street would be a one-way Diamond Head bound street merging with Queen Street near Cummins Street. Queen Street would be two-ways between this merge point and

Pensacola Street, and one-way in the Ewa direction from the merge point to Punchbowl Street. These proposed improvements should enhance the Kakaako District's Ewa-Diamond Head traffic flows. The proposed amendments also include changes to Kakaako's Ewa-Waikiki connector bikeway lanes. A public hearing on the proposed amendments was scheduled for January 14.

HCDA: 1996 IN REVIEW (Continued from Page 2)

residents. The Governor has articulated a vision for the Makai Area based on the development of a special, world-class "center of the Pacific" at Kakaako's waterfront, an area focused on families and on fostering the physical, intellectual and social growth of children. The State owns and controls about 200 acres of land in Kakaako's Makai Area. However, the State will need to establish a partnership with private enterprise to employ its resources, creativity and expertise to accomplish its vision for Kakaako's waterfront area. As part of this vision, the State is seriously considering the development of a world-class aquarium facility that would incorporate and expand upon the present Waikiki Aquarium. As a possible "anchor" attraction for the exciting development possibilities offered by Kakaako's Makai Area

lands, the aquarium could play a vital role in the Governor's vision of creating a new center of activities. The State has committed land next to the Children's Discovery Center for the development of a children's theater and dramatic arts complex. To be privately funded and operated, this complex could include a theater, rehearsal rooms and classrooms for instruction in the performing arts. Private projects being planned for Kakaako's Makai Area include: Movie Partners' Kakaako Theaters (a state-of-the-art, 26-screen theater complex with a total of 4,420 seats and two restaurants) and a possible waterfront commercial development (including restaurants, entertainment and retail shops) at Kewalo Basin.

HON/HAWAII

An Auto "Caregiver" Firm Committed to Kakaako For the Long Run

The owners of Hon/Hawaii, located at 1111 Waimanu Street in Kakaako, are determined to attain their goal of being "user-friendly". As the proprietors of the only independent Honda and Acura repair facility in the State of Hawaii, Earl and Beverly Harbin work hard at providing specialized, quality repair and maintenance services to their customers. The couple is strongly committed to blending harmoniously into the Kakaako neighborhood, and they have made substantial improvements to their 8,000-square-foot facility to be able to serve their clients while being "good neighbors" to the adjacent residential and commercial activities.

If the Harbin's expanding customer base (now at 4,000 clients) is any indication, their firm has certainly attained a reputation for quality, customer-oriented service since it was incorporated in 1990. Beverly Harbin says that she decided to specialize in Hondas and Acuras because they were the number one selling car in the State up until 1991. "Our philosophy as owners is that the customer comes first," she explains. "Anyone who drives a car is so very dependent on their automobile. When a car inevitably breaks down, by the time drivers come in to see us, they are usually angry because the last thing they want to hear is that all of a sudden, they will have a repair bill which they were not expecting. So we train our people to be 'caregivers'. That's really the backbone of our business. We're not just

Kakaako NEIGHBORS

Features on businesses located in Improvement District 4 (ID-4) project area.



mechanics. We're technicians because we want to give the customer a feeling of confidence and to make them feel comfortable in a usually unhappy situation. We work real hard at that."

Harbin firmly espouses to her customers the importance of maintaining their cars as they would their own bodies. "If you don't maintain it, it's going to break down," she states. Hon/Hawaii aggressively educates its clientele by sending out monthly mailers and reminders which stress the need for maintenance versus repair service. "Our customers look forward to our mailers because they are

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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: 520 sf & 1,062 sf ofc, call Travis Duggan (S) 523-9716, Monroe & Friedlander.
- o 1) 660 Ala Moana: 4,137 sf ret/whse/ofc, 660 sf, 785 sf & 4,531 sf ofc; 2) 680 Ala Moana: 180 sf-4,000 sf ofc, \$1.95/ sf gross; 3) Auahi Bus Ctr: 765 sf ind @ \$1,000/mo gross; 2,247 sf ind @ \$1.10/sf net; ofcs from 118 sf from \$250/ mo gross; 2,100 sf ret/whse @ \$1.40/sf nna; call Omni Investment 523-1822.
- o 677 Ala Moana, former Gold Bond Bldg: 227 usf-3,897 usf ofc, \$1.38/usf, est \$0.87/sf CAM, 3-5 yrs, prkg, call Kalani Schrader (S) 541-5117, Chrissy Young (S) 541-5109, CB Commercial Real Estate.
- o 716 Cooke & 711 Kawaiahao: 528 sf 2nd fl built-out ofc @ \$1.45/sf, 1,747 sf 2nd fl, loft cond @ \$1.10/sf, est \$0.35/ sf CAM, term open, call Stephen Keil (B) 541-5110, CB Commercial Real Estate.
- o 1) 525 Cummins: 1,182 sf downstairs & 706 sf upstairs; 2) King St: est 3,490 sf ret on 10,883 sf land, may subdivide into 2; 3) Free stand bldg on 5,000 sf land, 3,000 sf grd fl, 3,000 sf 2nd fl; 4) I, 1,82 sf grd fl, 706 sf 2nd fl; call Lionel Low, CCIM 596-2066.
- o 550 Halekauwila: 300 sf-4,000 sf ofc, call Cindy Condon (S) 523-9761, Monroe & Friedlander.
- o 1) 670-A Halekauwila: 4,900 sf back whse, \$0.75/sf net, \$0.26/sf CAM, 3-5 yrs, 6 prkg; 2) 860 Halekauwila: 2,720 sf-3,281 sf comm/ind, \$1.00/sf net, \$0.18/sf CAM, 3-10 yrs, prkg; call Karen Taniyama (R) 522-5991, Sofos Realty.
- o Hopaka St: 2,150 sf ret, \$1.85/sf, \$0.27/sf CAM, open terms, call Dana Peiterson (B) 541-5189, CB Commercial Real Estate.
- o 856 Ilaniwai: for sale (FS), 5,000 sf land area, 6,930 sf bldg, call Joseph Haas (B) 541-5112, CB Commercial Real Estate.
- o 307-A Kamani: est 3,040 sf whse, est 360 sf ofc, \$0.95/sf nnn, \$0.10/sf CAM, to 2/28/00, 3 prkg, call Karen Taniyama (R) 522-5991, Sofos Realty.
- o 1) 711 Kapiolani: 1,081 rsf-8,633 rsf ofc, \$1.95-\$2.15/sf, 3-5 yrs, call Frances Okazaki (B) 541-5111; 2) 725 Kapiolani: 1,738 sf grd fl ret, \$1.95/sf, 3-5 yrs, call Sandy Donnot (B) 541-5114, Stephen Keil (B) 541-5110; CB Commercial Real Estate.
- o 1) 770 Kapiolani: 492 sf-5,000 sf ofc; 2) 670 Queen: 5,000 sf-10,000 sf a/c ofc/whse, 1,393 sf ofc/ret; call Dave Blanchard 592-4818, Waterhouse Properties.
- o 1221 Kapiolani: 486 sf-4,359 sf ofc, call Aleksandra Napier (S) 523-9745, Travis Duggan (S) 523-9716, Monroe & Friedlander.
- o 876 Kawaiahao: sublease, 6,000 sf bldg (3,000 sf grd fl & 2nd fl), attached 2,000 sf whse, \$5,100/mo nnn, 3-5 yrs, prkg, a/c, roll-up, call John Sternberg (RA) 532-1932, Sofos Realty.
- o 961 Kawaiahao: est 181 sf whse on est 1,000 sf land, newly paved, \$850/mo net, call Jan Kim (RA) 949-4111 ext 29, Bob Tanaka Inc.
- o 705-715 S. King: 1,359 rsf grd fl ret/ofc, 1,395 rsf-3,770 rsf ofc, call Byron "Biff" Graper (S) 523-9737, Aleksandra Napier (S) 523-9745, Charlene Shirona (B) 523-9714, Monroe & Friedlander.
- o 1124 Kona: est 2,800 sf whse & ofc w/mezz, call Al 988-4583.
- o 1212 Kona: for sale (FS), 8,000 sf land, 5,959 sf ofc, 1,720 sf mezz/ofc, 3,579 sf mezz/storage, prkg, load area, call Dana Peiterson (B) 541-5189, CB Commercial Real Estate.
- o 629 Pohukaina: 20,000 sf demisable ofc (16,000 sf on 1st fl), \$1.00/sf, \$0.20/sf CAM, to 7/31/99+, call James Shipman (S) 541-5184, CB Commercial Real Estate.
- o 1) 839 Queen: 203 sf storage @ \$0.20/sf, 489 sf ofc @ \$0.50/sf, 2nd fl, \$0.11/sf CAM + elec, call James Shipman (S) 541-5184; 2) 894 Queen: for sale (FS), commercial, 2,709 sf grd fl, 1,882 sf 2nd fl, 326 sf attic, central a/c, security sys, call Joseph Haas (B) 541-5112; CB Commercial Real Estate.
- o 844 Queen: 769 sf grd fl whse, 2 door entry, 2 prkg & customer prkg, restroom, call Christopher Laird (S) 523-9704, Monroe & Friedlander.
- o 956 Queen: 4,450 sf whse @ \$1.00/sf, 1,050 sf ofc @ \$1.10/sf, 1,050 sf mezz @ \$0.60/sf, 1,600 sf shed @ \$0.50/ sf, 2,800 sf prkg/yard @ \$0.30/sf, est sizes, nnn, est \$0.20/sf CAM, prkg, call John Sternberg (RA) 532-1932, Sofos Realty.
- o 627 South: 1,112 sf-2,654 sf ofc, restrooms, low rent, a/c, prkg, call Travis Duggan (S) 523-9716, Monroe & Friedlander.
- o 1001 Waimanu: est 2,000 sf 2nd fl walk-up, \$0.65/sf nnn, \$0.10/sf CAM, 2-5 yrs, prkg, call John Sternberg (RA) 532-1932, Sofos Realty.
- o Ward Court, 1) 250 Ward: 585 sf-870 sf ofc, \$1.40/sf, \$0.74/sf CAM; 2) 320 Ward: 1,350 sf & 1,383 sf ofc, \$1.60/ sf, \$0.74/sf CAM; 3) 350 Ward: 504 sf-1,368 sf ofc @ \$1.25/sf, \$0.67/sf CAM; 3-5 yrs, call Frances Okazaki (B) 541-5111, Christine Young (S) 541-5109, CB Commercial Real Estate.
- o 1) Waterfront Plaza, home of Restaurant Row: 683 sf-25,000 sf ofc from \$2.25/sf gross; 920 sf retail w/glass front, make offer; 2) Waterfront Towers Mart: for sale (L), 46,196 sf + 59 prkg; call Stark Properties 521-8831.
- o 1,098 sf & 5,223 sf ofc, \$1.50/sf gross, 3-10 yrs, prkg, sublease to 10/31/98 may extend, call Karen Taniyama (R) 522-5991, Sofos Realty.

HON/HAWAII (Continued from Page 3)

very informative," Harbin says. "Every month, we have some kind of feature story and we always include coupon specials which encourage customers to have their maintenance done." To offer further services to her customer base, Harbin developed a subsidiary company called Hon/Guard—an AAA-type service that offers a 24-hour protection plan, along with hundreds of dollars worth of discount coupons for auto services and products. She explains, "We started Hon/Guard because we found that there are a lot of people who don't have anyone to help them when they are stranded. When they experience car trouble, our customers are picked up, brought into the shop and their cars immediately receive priority for repairs."

Vowing a strong commitment and affection for Kakaako, the Harbins recently renegotiated a 10-year lease for their Waimanu Street business site. To realize their desire to become "user-friendly" and

"good neighbors", the couple took out a loan and made functional and aesthetic improvements to their facility. They enclosed their garage and employed soundproofing devices. Harbin asserts, "As a business in Kakaako, it has been trying at times with all the construction going on around us. One thing I can say, the HCDA has been real responsive and cooperative. I guess modernization and redevelopment are things we have to live with. But I really love Kakaako and I don't want to go anywhere else. I want to keep renovating, keep on making the place look real cute. I want to blend into the new Kakaako."

"I realize that you just can't sit back and say, 'Somebody has to do it for me.' I'm paying a big note to get these renovations done. But if you're committed to your business and what's going on in society, you've got to take these steps. We're committed to being in Kakaako for the long run and to make as many people happy as possible."

THE KAKAAKO CONNECTION

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