

Kakaako Connection

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KAKAOKO
Where Honolulu Greet the Sea

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To Encourage Development in Kakaako

AUTHORITY APPROVES TEMPORARY WAIVER OF RESERVED HOUSING CASH IN LIEU FEE

In yet another move to stimulate development activity in the Kakaako District, the Hawaii Community Development Authority on April 9 approved a twelve month waiver of the reserved housing cash in lieu fee that developers of housing projects in the Kakaako District normally pay. The Authority believes that this change to the Kakaako District's Mauka Area Rules will facilitate redevelopment efforts by providing incentives that encourage timely new development activity in the 650-acre District. If approved by Governor Ben Cayetano, the amendment would establish a complete waiver of the reserved housing cash in lieu fee if the developer meets certain performance conditions.

Since they were adopted and implemented, the Kakaako Mauka Area Plan and Rules have required that developers of major residential projects in Kakaako set aside 20 percent of their total units as affordable housing to meet the State's critical need for affordably priced units. At the Authority's discretion, developers may be allowed to pay the HCDA cash in lieu of providing the affordable housing. Under the twelve month reserved housing waiver amendments adopted by the HCDA, developers must start construction of a 200,000-square foot project within 18 months of the permit approval, and complete it within a three year time frame. For

projects larger than 200,000 square feet, the developer must begin construction within two years of the permit approval and complete it within a four-year period. Developers must also submit their permit application within 12 months.

Says HCDA Executive Director Jan Yokota, "Over one-half of the housing units constructed in Kakaako under HCDA's guidance have been affordably-priced units. The HCDA has developed a total of about 1,100 affordable units in two family rental projects, three senior citizens rental projects for and a for-sale condominium project. The development community has raised concerns that HCDA fees imposed on them make it difficult to develop their properties in Kakaako, particularly in light of the prevailing economic conditions in the State. The temporary reserved housing fee waiver is one measure which will help to accelerate the pace of future development in Kakaako. Along with the recently-adopted changes to Kakaako's industrial, open space/yards, and public facilities dedication requirements, the waiver will encourage the development of projects that will benefit the Kakaako community and also boost the State's economy." Yokota explained that by taking advantage of the reserved housing fee waiver, a developer could save as much as \$2 million on a project, depending on the project's size and the units' prices.

HCDA TO STUDY FEASIBILITY OF DEVELOPING A SCHOOL/PARK/ HOUSING PROJECT AT FORMER POHUKAINA SCHOOL SITE

The development of a mixed-use project incorporating a new elementary school, improvements to Mother Waldron Park, and affordable rental housing on the former site of Pohukaina School in Kakaako will be the subject of a feasibility study to be conducted by the Hawaii Community Development Authority (HCDA). The old Pohukaina School site, bounded by Pohukaina, Keawe, and Halekauwila Streets and Mother Waldron Park, has been

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At right, an aerial view of the former Pohukaina School site today.



Kakaako NEWS Briefs



NEW HCDA CHAIR ELECTED

Lynne Waters has been elected to serve as Chair of the Hawaii Community Development Authority (HCDA). Waters, KGMB Director of Creative Services and appointed to the HCDA in 1995, was chosen in a special election held due to the resignation of Jan Sullivan from the HCDA board. Waters will serve as chair for the remainder of the Fiscal Year ending June 30, 1997.

PUBLIC HEARING ON PROPOSED CHANGE TO BISHOP ESTATE MASTER PLAN

The HCDA will hold a public hearing on a proposed amendment to the Kamehameha Schools Bernice Pauahi Bishop Estate Master Plan on May 14, 1997, at 2:00 p.m. in Suite 1000 (Conference Room), 677 Ala Moana Boulevard. The Bishop Estate Master Plan encompasses 53.8 acres located within the Kakaako District. The estate is planning for a mixture of residential, retail and office commercial, and industrial uses to be developed over the next 50 years. The proposed amendment would bring the Master Plan into conformance with an existing rule regarding open space requirements for low-rise developments. Copies of the public hearing item are available for inspection at the HCDA office. Those wishing to present oral testimony at the hearing are requested to submit 20 copies of their statement.

PRICE REDUCTIONS ON HONUAKAHA UNITS

HCDA members have voted to proceed with price reductions for the remaining for-sale units in the Honuakaha. The remaining units include eight studio courtyard units and nine one-bedroom courtyard units. For more information, call Properties Unlimited, Inc. at 487-3855.

HCDA DEVELOPING INCENTIVES FOR COMMUNITY SERVICE USES

In the years ahead, community services (such as elderly and assisted living complexes) will be an important part of the mixed-use community envisioned for the Kakaako District. The private sector will need to develop community services to supplement the public facilities that will be developed by the HCDA and other government agencies. The HCDA is proposing development incentives to encourage the creation of these community services. It is recommending that a density bonus and exemption from the public

facilities dedication requirement be allowed for certain components of assisted housing projects such as nursing facilities and related ancillary facilities. A public hearing on these amendments will be scheduled in the coming months.

KAMAKEE STREET REALIGNMENT

The HCDA is working on a change to the Kakaako Plan and Rules that would realign Kamakee Street to create a four-way signalized intersection at Ala Moana Boulevard and Ala Moana Park Road. This change would create a direct link between Ala Moana Beach Park and Kakaako and would improve traffic circulation in the District. As proposed, the amendment would allow left turns from Ala Moana Boulevard onto mauka-bound Kamakee Street. In order to realign the Kamakee Street intersection, the existing access point for Kewalo Basin would be relocated approximately 135 feet in the Ewa direction to provide an adequate automobile stacking area for left turns into Kewalo Basin. A public hearing on the proposed realignment will be scheduled.

PUBLIC FACILITIES AMENDMENTS AVAILABLE FOR PURCHASE

The Kakaako Mauka Area Rules amendments relating to recently enacted public facilities dedication fee reductions are now available for purchase for \$3. They can be purchased at the HCDA office Planning Counter at 677 Ala Moana Boulevard, Suite 1001.



Kakaako Makai Gateway Project construction is occurring on Cooke Street

HCDA TO STUDY FEASIBILITY OF DEVELOPING FORMER POHUKAINA SCHOOL SITE

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vacant since the 1970's, when the elementary school was razed due to the decline of residential use in Kakaako. The site is currently used by the state library system for warehouse/office space and by the HCDA as a temporary parking lot. Children of Kakaako residents now are enrolled in the Royal and Kaahumanu elementary schools, which the Department of Education (DOE) acknowledges as being overcrowded. The DOE points out the need for a new elementary school in the near future if housing development continues in Kakaako.

"The former Pohukaina School site is a very valuable property because of its location and its potential to accommodate the pressing needs for affordable rental housing and a new elementary school in Kakaako," states Alex Achimore, HCDA Director of Planning and Development. Achimore says that the HCDA staff has conceptually

evaluated the feasibility of constructing both rental housing and an elementary school on the site. "It appears that in addition to a school, 250 units of housing could be built overhead without any further encroachment on the site," he adds. "We will now conduct a more detailed feasibility study that includes community input, especially for the school. The process would also include a study for the housing project and park facilities." According to Achimore, the HCDA has met and discussed the potential project with other affected agencies (including the DOE, the Department of Accounting and General Services, the Department of Hawaiian Home Lands, the Housing Finance and Development Corporation, the City and County Department of Parks and Recreation, and the Department of Library Services). "All feel the project is feasible and are willing to study it further," he said.

ID-4 COMMUNITY INFORMATION MEETING HELD TO DISCUSS KAMAKEE STREET IMPROVEMENTS PROJECT

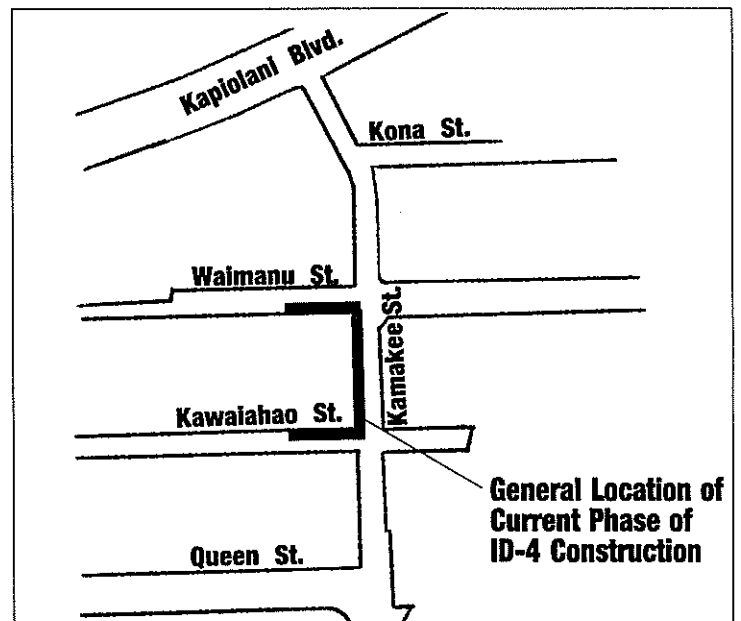
To keep the public informed about the ongoing Kamakee Street Improvements Project (Improvement District 4/ID-4) construction, the Hawaii Community Development Authority (HCDA) staff held a community informational meeting on April 2. Neighborhood business representatives, employees and residents were invited to attend to get an update on the project and to have any of their questions or concerns answered.

The focal point of the ID-4 construction is the segment of Kamakee Street, between Kapiolani Boulevard and Queen Street. The project, begun in August 1995, includes the installation of drainage, water, sewer and roadway systems, and the undergrounding of existing overhead utility lines. For ID-4, the Authority is closely monitoring the phasing of construction work. To the greatest extent possible, the work is concentrated on one segment and one side of the street at a time. By finishing the sidewalks and installing pavement on a block-by-block basis, the amount of dust in the area is minimized, and businesses have partial use of the improvements while the construction is taking place.

HCDA told the meeting group that the Kamakee Street Improvements were broken down into eight phases to minimize disruptions to businesses. Four phases on the Diamond Head side of Kamakee Street and one phase on the Ewa side have been completed. In March, work was suspended on a phase because of the discovery that an existing water main was not in its documented location. The main's location conflicts with a new electrical manhole, and will also require a special support block to stabilize the line when the old drain system is

removed. With three phases yet to be completed, the estimated completion of the ID-4 Project is scheduled for late August 1997, assuming that no additional unforeseen conditions arise.

Some of those attending the ID-4 informational meeting asked the HCDA to provide more information on the status and scope of the work as the project progresses. Others stated that the temporary parking made available by HCDA for affected businesses has proven to be helpful, especially with the current competitive business climate. HCDA Executive Director Jan Yokota told the group that the Authority will continue to work to provide more information, improve operations, and facilitate traffic flow on Kamakee Street.



KIA ANNUAL CHARITY GOLF TOURNEET TO BENEFIT CHILDREN'S DISCOVERY CENTER

The Children's Discovery Center—now under construction adjacent to the Kakaako Waterfront park in the Kakaako's Makai Area—will be the beneficiary of the Kakaako Improvement Association's (KIA) Sixth Annual Charity Golf Tournament. The tournament will be held at the Pearl Country Club on May 7th. The KIA invites interested golfers to participate in the tournament, which will have a check-in at 11:30 a.m. and a shotgun start at 12:30 p.m. The KIA was founded in 1988 to represent Kakaako's businesses and residents. Its members include large and small firms, lessees and lessors, residents and eleemosynary organizations. The KIA's charity golf tournament pulls together hundreds of participants, donors and volunteers for worthy charities. Past recipients of the charity include: the Family Peace Center, KCAA's Muriel Pre-School, the Alzheimer's Disease &



Related Disorders Association, HUGS (Help, Understanding & Group Support for Hawaii's Seriously Ill Children & Their Families); the Historic Hawai'i Foundation. The Children's Discovery Center is continuing with its renovation work on the former Kewalo incinerator site to develop its new facility. The Center, which will feature hands-on interactive exhibits and innovative programs, is expected to be completed in late 1997. This year's tournament will be played in the three person 1-2-3 best ball, stableford format, with three mulligans per team. It will feature a maximum handicap of 24 for men and 30 for women. Entry fee is \$124 per person and \$375 per team. Sandwiches and drinks will be provided at check-in and an awards banquet will follow at Pearl Country Club. Call Allen Miyakado, Tournament Chair, at Central Pacific Bank (telephone: 544-0525) to enter.

HECO ELECTRICAL SYSTEM PROJECT TO INVOLVE CONSTRUCTION WORK ON A PORTION OF KONA STREET IN KAKAAKO

Hawaiian Electric Company, Inc. (HECO) will be constructing an underground electrical system in a portion of Kakaako on Kona Street, between Kamakee Street and Keeaumoku Streets. The work is scheduled to start in June 1997 and be completed in November 1997. The project is being undertaken to provide necessary power to the various renovations and new developments in the Ala Moana area and to improve the overall electric service reliability of Honolulu. A second phase of this project, to be constructed on Kapiolani Boulevard between Kaheka Street and Atkinson Drive, is slated to begin in January 1998. However, HECO is considering a request from the Hawaii Convention Center Authority to start the second phase in 1997. HECO held a Kona Street roadwork project briefing on April 10 to provide information on the project and to respond to questions and concerns. HECO's Project Manager explained that the work on Kona Street would include trenching, the installation of concrete encased conduits (pipes), repaving and the installation of electric cables. In the Kakaako portion of the project, work would extend

along Kona Street from the HECO's Kewalo Substation, crossing the intersections with Pensacola, Piikoi, Konaiki and Keeaumoku Streets.

Due to the heavy traffic on Kona Street during the daylight hours, HECO has requested a permit from the Department of Health (DOH) to perform the work at night. If the permit is granted, the work could be done on Mondays through Fridays, between the hours of 10 p.m. and 6 a.m. HECO representatives state that these "preferred" work hours will shorten the duration of the project and allow drivers to utilize Kona Street during the day. The preferred hours would also prevent interference with Ala Moana Shopping Center activities and not disrupt The Bus route and stops on Kona Street. The contractor will attempt to minimize the noise emanating from the project during the preferred work hours. If the DOH does not grant the noise variance to work at night, alternative work hours (Monday through Friday, 7 a.m. to 3 p.m.) will be employed.

THE KAKAAKO CONNECTION

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