

Kakaako Connection

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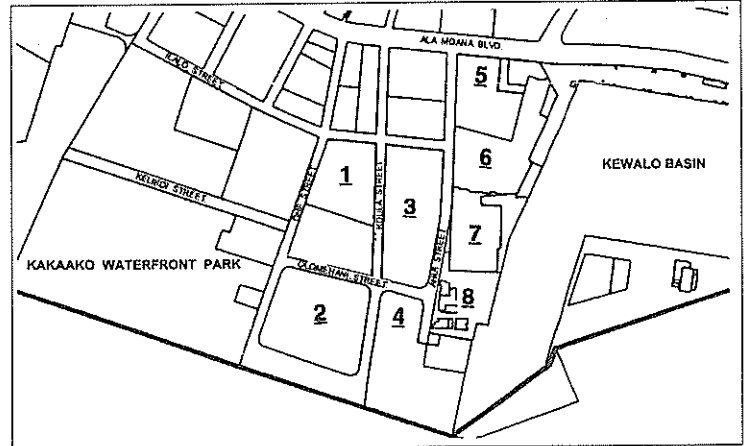
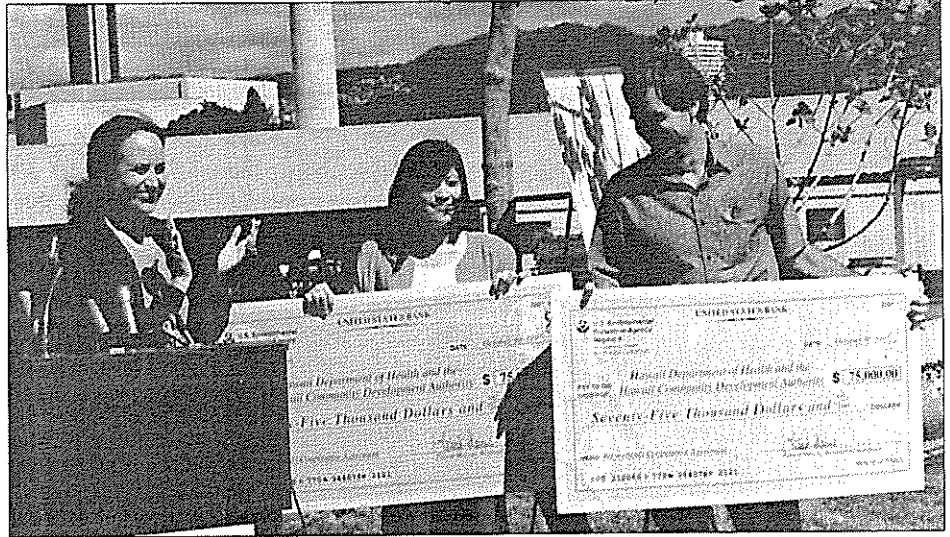


EPA GRANT PERMITS ENVIRONMENTAL STUDY OF MAKAI AREA PARCELS

Through a \$75,000 grant from the U.S. Environmental Protection Agency (EPA), the State of Hawaii is proceeding with a "brownfields" environmental study of lands in Kakaako's Makai Area. On October 30, representatives of the EPA, the State Department of Health (DOH) and the Hawaii Community Development Authority (HCDA) held a joint press conference to award the grant and discuss the project. The EPA brownfields grant was awarded to the DOH to assist the state's efforts to redevelop Kakaako Makai lands into a thriving, productive area. The HCDA received the grant from the DOH. The grant is being used by the HCDA to evaluate whether contamination exists on eight state-owned parcels in Kakaako Makai. If contamination is found, the study will examine its type and extent. Sampling and cleanup plans, along with cost estimates for cleanup, would then be developed. The evaluation is expected to be completed in the first quarter of 1998.

Speaking at the press conference, Felicia Marcus, EPA Region IX administrator, said, "Our brownfields initiative is an ambitious nationwide program developed to help restore abandoned and underused property in cities across the country. Our action agenda demonstrates that environmental cleanup can be a springboard to economic strength and community revitalization. Recycling underused industrial or commercial property is really the ultimate recycling, especially when the property has such dramatic potential as the properties here in the Kakaako Makai Area. Our \$75,000 grant to the HCDA and DOH is going to help ensure that development in Kakaako, Makai is not hindered by the presence or suspected presence of environmental contamination from past industrial and commercial activities. The EPA has spent so much time trying to prevent bad things from happening. It is a special joy for us to play a role and be part of trying to make something good happen (in Kakaako)."

"The Kakaako Brownfields Project is really a new generation of environmental initiative here in the state," said Bruce Anderson, deputy



Top photo: (from left to right) EPA Administrator Felicia Marcus, HCDA Executive Director Jan Yokota, and DOH Deputy Director Bruce Anderson. Bottom map shows Kakaako Brownfields study sites.

director of Environmental Health for DOH. "We are looking for creative, innovative ways to clean up the environment and make properties more useful, stimulating economic redevelopment at the same time. We hope that the brownfields redevelopment project with HCDA is the beginning of a growing interest in the state to look for other opportunities where properties are not being put to their highest and best use because of the fears associated with possible environmental problems."

HCDA Executive Director Jan Yokota said, "The brownfields grant will play a critical role in allowing the HCDA to restore and safely

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Kakaako NEWS Briefs

NEW AUTHORITY MEMBER APPOINTED

Patrick Kubota has been appointed by Governor Ben Cayetano to serve on the Hawaii Community Development Authority's board of directors. Kubota fills the vacancy left with the recent resignation of HCDA member Brian Minaai. Kubota is the Executive Vice President of the Building Industry Association of Hawaii. He has over 20 years of experience in business administration and real estate.

KAKAAKO MAKAI ROAD IMPROVEMENTS

With the appropriation of \$36.3 million by the 1997 State Legislature for infrastructure improvements to Kakaako Makai, the Authority has initiated roadway and infrastructure improvements in the area. Infrastructure in this area is inadequate or nonexistent and improvements are required to support development of Kakaako Makai. To be broken down into several phases, the improvements would: extend Ward Avenue into the Makai Area to Ilalo Street; widen Ilalo Street; and create new extensions to Punchbowl and South Streets. The project could also include improvements to Ahui Street, between Ilalo and Olomehani Streets. Work would include: the installation of new water, sewer and drainage structures; construction of new roadways; new driveways, sidewalks, street tree curbs and gutters; and the installation of new utility lines. The HCDA recently held informational meetings with the project area's landowners and lessees. The HCDA anticipates starting construction in mid-1998 and completion is estimated for late 2000.

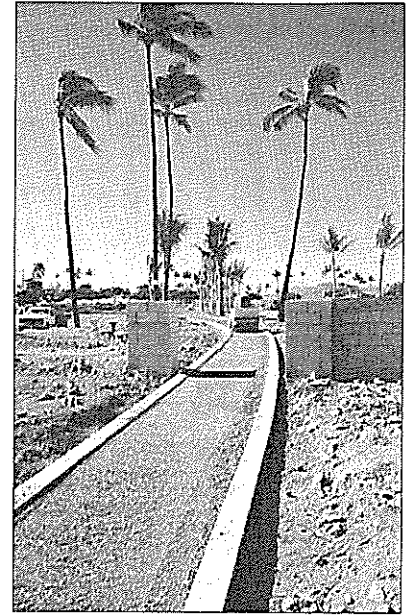
CHILDREN'S DISCOVERY CENTER

Building renovation work on the new Children's Discovery Center (CDC) has been completed. The new facility, created from the former Kewalo Incinerator structure adjacent to the Kakaako Waterfront Park, will feature hands-on interactive exhibits and innovative programs that will offer discovery experiences for children and adults. While the CDC administrative offices have been relocated to the new Center, funds are being raised for exhibits and start-up operations. Once these are in place, the new facility will be opened to the public.

KAKAAKO MAKAI GATEWAY

As construction on the Kakaako Makai Gateway Project continues, infrastructure work along Cooke Street has been completed.

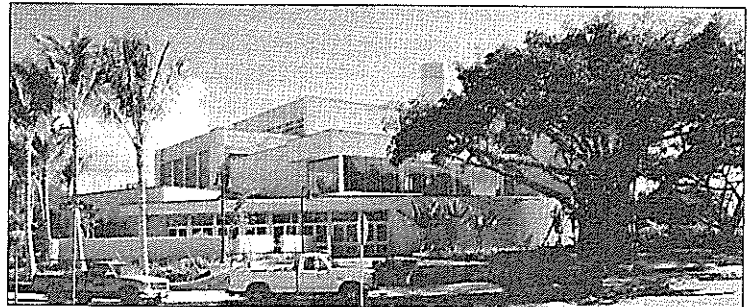
Landscaping work, including the planting of coconut palm and Kou trees, and installation of an additional driveway to the Kakaako Waterfront Park are continuing. When completed, Kakaako Makai Gateway will create an attractive six-acre park that will serve as a visible "gateway" to the Kakaako Waterfront Park. The project includes a two-acre passive park on the block bounded by Ala Moana Boulevard, Cooke, Ilalo and Ohe Streets, and a four-acre multi-purpose "green" area with a comfort station on the block immediately Makai of Ilalo Street and Ewa of Ohe Street. Construction will be completed in the first quarter of 1998.



Kakaako Makai Gateway

HONUAKAHA GROUND FLOOR COMMERCIAL SPACE

The HCDA is negotiating a lease agreement with Just Friends & Company, Inc. for use of the ground floor retail space in the Honuakaha complex on Queen Street. In July 1997, the HCDA issued a request for proposals for the retail space in Honuakaha. Just Friends & Company, Inc. submitted the only proposal that met the HCDA's requirements. The firm is proposing to establish a food market and cafe that will offer take-out-delivery meals. The proposed use would benefit the occupants of the Honuakaha project, as well as surrounding residents and employees. Developed by the HCDA, the Honuakaha complex includes 243 affordable senior rentals and for-sale condominiums and a senior citizen community center.



Children's Discovery Center

KAKAAKO BROWNFIELDS PROJECT *(Continued from Page 1)*

develop the State-owned properties in Kakaako Makai. Kakaako Makai includes almost two miles of waterfront and over 225 acres of land, the majority of which is owned and controlled by the State. This gives us the remarkable opportunity to create a wonderful place here." Yokota stated that the Kakaako Makai Gateway park and the Children's Discovery Center will be completed next year, and that other facilities being contemplated nearby include a children's theater, a world-class aquarium, and possibly, an entertainment venue for Hawaiian music. She added, "On the waterfront edge, a promenade is planned with nearby restaurants, markets and other

public areas where residents and tourists can gather. The State's ownership of Makai Area lands also gives us the opportunity to work with the private sector to nurture new economic activities. We are seriously looking at the feasibility and advantages of attracting high technology research and development companies to Hawaii. With its new infrastructure capabilities, the excellent waterfront location and the exciting mix of activities planned, Kakaako Makai could be an ideal location for high technology businesses."

IMPROVEMENT DISTRICT 4 (ID-4) NEARS COMPLETION

A Message from the Executive Director

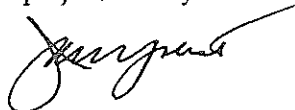
Making infrastructure improvements with the breadth and complexity of our soon-to-be completed Improvement District 4 project is a particularly onerous task. The magnitude of the construction activities is very trying on the area's business people, their employees and the residents and visitors. During the term of the ID-4 project, as well as in our past improvement district projects, the HCDA has been especially appreciative of the continued support, cooperation and patience of the businesses and residents in the construction area.

Construction work on the Improvement District 4 (ID-4) Project on Kamakee Street has substantially been completed. The remaining work involves the construction of an electrical transformer pad in the parking lot of the old Kodak buildings, the completion of the new corner at Kapiolani Boulevard and Kamakee Street, and the final pavement striping of the street. Hawaiian Electric Company will also be installing underground cables and removing the existing utility poles from the street. These tasks, which should only have minimal effect on traffic flow, will be done over the next several months.

On behalf of the Authority, I want to offer our sincere thank you for the efforts demonstrated by these individuals and businesses. ID-4's success is due in great part to these people. Their willingness to share ideas and concerns provided the HCDA with invaluable support. From an agency standpoint, we have tried to address the needs of the area's business and residents despite the inconveniences that came about during construction. Several new measures were employed in ID-4 to reduce the impacts to businesses and alleviate the consequences of construction noise, dust and difficult access on day-to-day operations. We have learned much from making the ID-4 improvements and the participation and feedback of the area's business and residents will greatly help the HCDA in our future projects.

Although some of the benefits of the ID-4 project may not be outwardly visible to the naked eye, we know that the improved roadways and utilities will be enjoyed by all today and in the future. Roadways are now safer, better looking and greatly enhanced to accommodate traffic and pedestrian flow and commercial activity. This is now an area that will greatly contribute to the betterment of the Kakaako District.

Again, to all who have played a part in the Improvement District 4 project, thank you and much appreciation.



Jan Yokota

ID-4 FACTS

Project Location

Kamakee Street (from Kapiolani Blvd. to Queen St.)

Work

Improvements to roadways, drainage, sewers, water systems & undergrounding of electric, telephone & CATV lines

Project Improvements

Improved performance and capabilities of the area's roadways and utilities; Safer reconstructed streets to accommodate both present and future traffic and pedestrian flow; installation of new sidewalks, curbs, pavement and gutters.

Project Cost

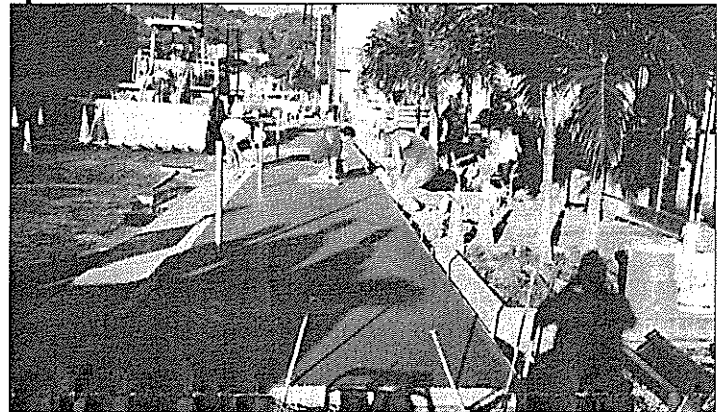
\$12 million

Project Start Date

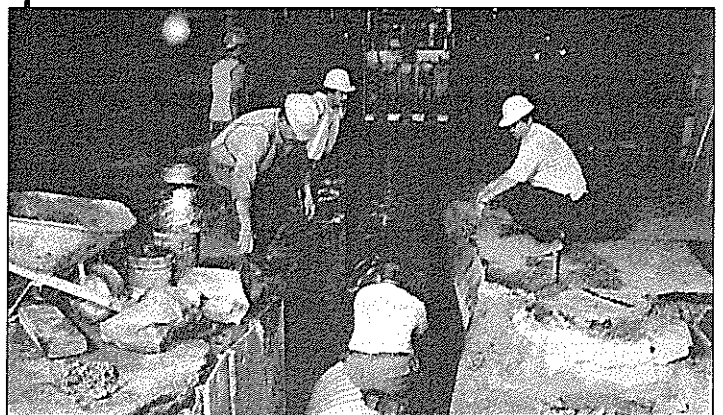
August 1995

Project Completion

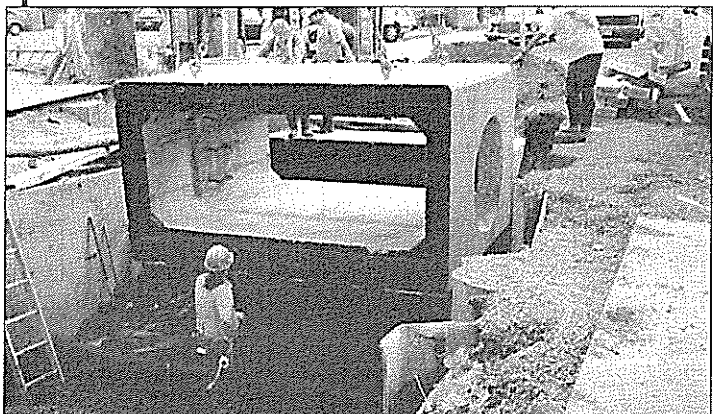
November 1997



New sidewalks are installed on Kamakee Street.



A bypass drain is installed during evening construction hours.

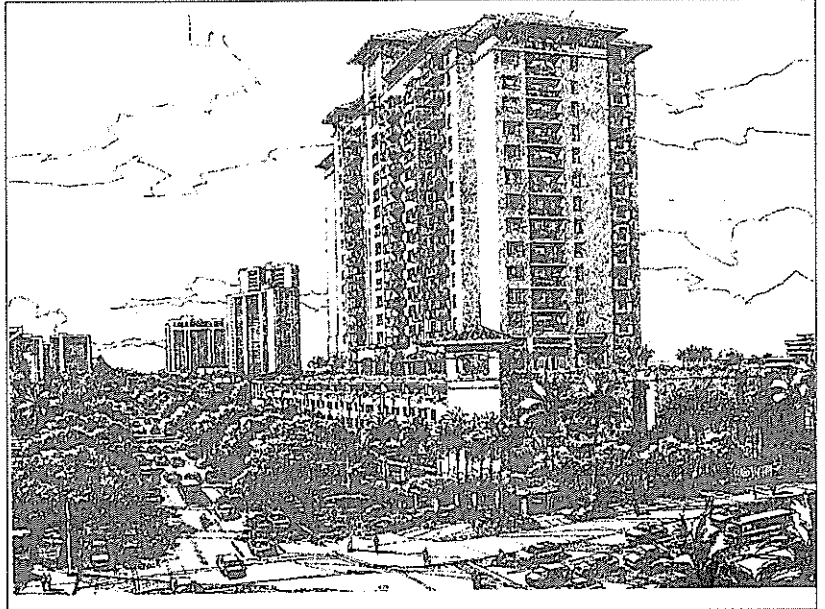


A precast box drain is installed on Kawaiahao Street.

HCDA APPROVES PLANS FOR POSEC HAWAII'S SENIOR HOUSING PROJECT IN KAKAAKO

The Hawaii Community Development Authority recently approved a development permit for a senior housing complex at 909 Kapiolani Boulevard in Kakaako. Proposed for construction across the Neal Blaisdell Center Arena at Kapiolani Boulevard and Ward Avenue, POSEC Hawaii, Inc.'s The Renaissance at Kapiolani project will include 186 senior housing units in a 15-story residential tower. The tower will contain a floor devoted to administrative and residential amenities and 14 floors of fee simple condominium units. The residential units will include 78 one-bedroom units (averaging 519 square feet in size) and 108 two-bedroom units (averaging 813 square feet).

As a senior congregate living facility, The Renaissance at Kapiolani will also include a skilled nursing facility (SNF) with 33 beds to serve the building's residents. The residential tower will be built above a four-story podium. The podium would have one floor for the SNF, three levels of parking (240 parking



spaces) and a recreation deck on the roof. The developer expects to start construction on The Renaissance in 1998.

AMERICANS WITH DISABILITIES ACT (ADA) NOTICE

HCDA does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. HCDA does not discriminate on the basis of disability in its hiring or employment practices.

Individuals who need auxiliary aids for effective communication are invited to make their needs and preferences known to the ADA Compliance Coordinators at least 5 working days prior to the date required.

Questions, concerns, complaints, or requests for additional information may be forwarded to Mark Tiwanak, HCDA's ADA Compliance Coordinator, at 587-2870 or at HCDA's office address: 677 Ala Moana Boulevard, Suite 1001, Honolulu, Hawaii 96813.

This notice is provided as required by Title II of the Americans with Disabilities Act of 1990.

THE KAKAAKO CONNECTION
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DEVELOPMENT AUTHORITY**

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