

Kaka'ako Connection

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KAKA'AKO DISTRICT CONSTRUCTION UPDATE



Construction continues on the JABSOM Project in the Kaka'ako Waterfront.

The Kaka'ako District streetscape continues to be the scene of a variety of construction projects. Following is a rundown of construction activities currently occurring and imminent in the Kaka'ako District.

JOHN A. BURNS SCHOOL OF MEDICINE

Construction is continuing on the new University of Hawaii John A. Burns School of Medicine (JABSOM) at the project site bounded by Ilalo Street, the Kaka'ako Gateway Park, the Kaka'ako Waterfront Park and Fort Armstrong at the Waterfront. In addition to revitalizing the UH medical school program, it is anticipated that the new \$150 million JABSOM complex will stimulate jobs, increase research and spur the growth of a biotechnology industry in Hawaii. The project will include educational and medical research facilities on 9.1 acres strategically located in the Kaka'ako Waterfront area. The JABSOM campus is designed as a low-rise complex of buildings that will complement the adjacent Kaka'ako Waterfront Park. Extensive landscaping and on-site seating areas will be provided in a central courtyard. The first phase of the facility will include an Education/Administration Building and a Biomedical Research Building (including a child care center, fitness center and a central mechanical plant), totaling approximately 317,225 square feet. The complex is scheduled to open in Fall 2005. The second phase will include a research center and a parking structure. The UH anticipates developing additional parking stalls at an off-site location.

SUB-ZERO SHOWROOM

Under construction at the corner of Piikoi and King Streets is the new Sub-Zero showroom. The single story building with a mezzanine level will showcase quality kitchen appliances by Sub-Zero and Wolf. The mezzanine level will primarily house administra-

tive functions. The ground level will feature kitchen vignettes of various styles and will also allocate space for a demonstration kitchen.



An illustration of the Sub-Zero Showroom now under construction.

INFRASTRUCTURE IMPROVEMENTS

The Hawaii Community Development Authority (HCDA) is nearing the end of construction on the Forrest Avenue Realignment (and Cargo Area Reconfiguration) Project, also known as Improvement District 8. For this project Forrest Avenue has been realigned with South Street mauka of Ala Moana Boulevard. When completed, this project will reconfigure the surrounding land into three develop-

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Construction work on the Queen Street Extension (ID-10) Project..

ment-ready parcels for commercial development. Work has involved surface roadway improvements and the relocation of existing underground sewer and water lines. The project also included the relocation of container yard refrigeration lines and portable clerk offices.

Construction work on the HCDA's Queen Street Extension Project, or Improvement District 10 (ID-10) is also taking place. The project involves the construction of a new road that will extend Queen Street from Kamakee Street to Waimanu Street. The new roadway will be 76 feet wide, including 8-foot wide sidewalks, four traffic lanes (two in each direction), and an 8-foot wide median. There will also be metered parking along the street. Construction of the new road will include the installation of: sewer, water, and drain systems; underground utility systems; sidewalks, curbs and gutters; and street landscaping. The construction will also involve work to widen the portion of Waimanu Street between the new road and Pensacola Street. The Queen Street Extension Project is tentatively scheduled for completion in July 2004. (In conjunction with the Queen Street Extension, the HCDA plans to develop two small parks (totaling approximately 2 acres), one along either side of the proposed Queen Street Extension roadway. The conceptual plans call for development of a neighborhood park that would provide passive recreation space for residents and others in the area. The park will also provide pedestrian access and a sufficient amount of park furniture for relaxation. Proposed amenities for the park include: a children's play area for school aged children; a "gateway feature" sculpture; seating areas with tables and chairs; and shade trees. The HCDA tentatively plans to start construction on the parks in March 2004.

HONOLULU FIRE DEPARTMENT HEADQUARTERS COMPLEX

The City and County of Honolulu's Department of Design and Construction will soon begin construction work on a new \$12.7 million Headquarters Complex for the Honolulu Fire Department. To be developed on 1.603 acres of land at the intersection of Queen and South Streets, the Complex will include: a new 32,000 square foot Headquarters Building; a renovation of the historic Kaka'ako Fire Station (on South Street) into a Honolulu Fire Department (HFD) Museum; a renovation of the existing Kaka'ako Fire Station (on

Queen Street); and the development of a 50-stall parking lot (in place of an existing maintenance building to be demolished).

The new Headquarters Building will house all administrative functions of the Fire Department including the Operations Bureau, Fire Prevention Bureau, Administrative Service and Executive Bureau. The HFD Museum will house exhibits and displays, a retail sales counter for souvenirs, a meeting room and offices. The Kaka'ako Fire Station will remain at its current Queen Street location and planned improvements primarily involve the roof and interior improvements. A two-year construction period is planned. The Headquarters Building will be built first, followed by renovations to the historic Kaka'ako Fire Station and improvements to the Kaka'ako Fire Station. Groundbreaking and blessing for the project was held on September 5, 2003.

HOKUA

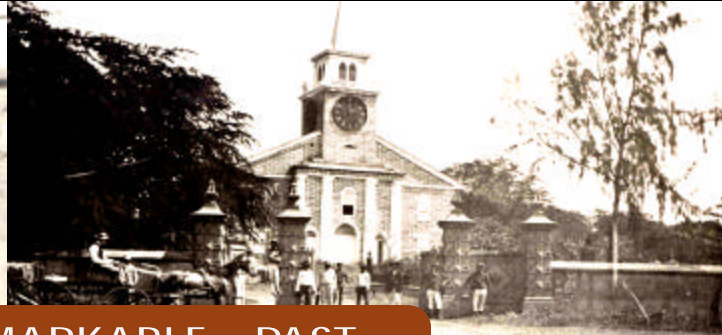
M.K. Management, LLC is planning the development of Hokua at 1288 Ala Moana, a new residential and commercial complex to be located along Ala Moana Boulevard between the Nauru Tower and the IBM Building. The project will be a mixed-use complex that will have a 40-story residential tower oriented toward the ocean and some low-rise commercial and retail uses that are oriented towards the street frontages. An open space plaza will be located along Queen Street to provide physical linkage with the adjacent Queen Street Makai Park planned for development by the HCDA. The luxury residential tower will have 248 units, including 196 two-bedroom units and 49 three-bedroom units. Construction on the project is anticipated to start in November 2003.

THE WEDDING RING SHOP

The Hawaii Community Development Authority recently granted a variance to The Wedding Ring Shop to allow the development of a three-story structure for commercial and industrial use. The complex will be located on a 6,403 square foot site bounded by Kapiolani Boulevard, Pensacola and Hopaka Streets. The site is currently used for a car sales lot. The Wedding Ring Shop's first floor will contain parking and loading areas, as well as an entry lobby. Retail and jewelry manufacturing operations will be located on the second floor and additional manufacturing, meeting and office spaces will be housed on the building's third level. Construction on the project is pending a building permit from the City and County.



A rendering of the HFD Headquarters Complex Project.



KAKA'AKO'S REMARKABLE PAST



(In this and the next couple of issues of The Kaka'ako Connection, we will feature a short historical perspective of the Kaka'ako District, from its early days to 1976—when the Hawaii Community Development Authority was created to guide development in the District. The early days of Kaka'ako is the focus of the first installment.)

INTRODUCTION

Kaka'ako, the 600-acre waterfront district located between downtown Honolulu and Waikiki, has undergone dramatic and remarkable changes over the past century. The area's history is rich with activities and an eclectic array of land uses, from the early settlement of the area by ancient Hawaiians, to the integration of seamen and whalers, to its residential emphasis and industrialization, and now, to its present destiny of revitalization to meet the changing needs of the people of Hawaii.

Situated north of Honolulu Harbor on the flat leeward plains of the Koolau Mountains, Kaka'ako occupies a strategic location. Before Honolulu grew to be the most significant metropolitan center in Hawaii, much of Kaka'ako was swampland, often covered with water at high tide. To supply land for the expansion of Honolulu, Kaka'ako and other urban areas of Oahu were subject to huge public works projects that filled in inland areas and reclaimed land from low-lying coastal areas.

The area today known as Kaka'ako was once called "Kookau Kukui" (where the lights were lighted). In Hawaiian, the word "Kaka'ako" means "slow" or "dull". The name was applied to the entire swampy coastal area between the burgeoning centers of Waikiki and downtown Honolulu. Today, the Kaka'ako District includes the Fort Armstrong and Kewalo Basin areas, which have been created by filling former underwater areas. These major land reclamation projects have extended the shoreline out by almost half a mile in some areas.

One of the most distinctive attributes of Kaka'ako is its land ownership pattern. Currently, three landowners—the State of Hawaii, Kamehameha Schools (formerly known as Bishop Estate), and General Growth Properties (which recently acquired Victoria Ward Ltd.)—own a combined total of approximately 380 acres in Kaka'ako. Other landowners with fairly substantial landholdings include the Honolulu Gas Company, Magoon Estate, and the Hawaii Newspaper Agency.

THE EARLY DAYS

Early in the history of Honolulu, the Kaka'ako area was sparsely occupied by Hawaiian homes. Spurred by the development of the port of Honolulu, Hawaiians settled in Kaka'ako, particularly

after the opening of the Honolulu Ironworks and Flour Mill, a machine shop and foundry. Much of the area now encompassed by the Kaka'ako District was low lying and swampy, especially the areas called "Kewalo" and "Kukuluae'o". In the mid-19th century, although Kaka'ako was not blessed with the streams and flowing water needed for the intensive agriculture practiced in other sectors of Honolulu, the area had its own resources. Kaka'ako had fishponds and salt was produced in the area during the nineteenth and twentieth centuries. The area's marshes and ponds were the sources of fish, salt, reef and marsh products, and the site of recreational activities. Kaka'ako could also boast of its canoe lands, sandy beaches along the shore and popular surfing breaks off shore.

In the mid-1800s, Kaka'ako became a congested center of Hawaiian homes. The mission families living in Chamberlain House (built in 1831) grazed their livestock on the low sand dunes. New houses were said to have followed the cow paths, forming lanes that have become some of the winding paved streets still existing in Kaka'ako today.

As commercial and residential uses started to replace Kaka'ako's fishponds, salt production and other less intensive activities, the areas of mud flats and marshes were filled and, in the 1880s, the shoreline was extended. The filling was done privately on a small scale and, for larger sections, the government assessed property owners for the cost. The first areas to be filled, generally, were closest to downtown Honolulu, moving eastward into the Kaka'ako District.

The Honolulu Iron Works

The founding of the Honolulu Iron Works Company and Flour Mill by mechanic and inventor David M. Weston in 1854 can be attributed to the phenomenal growth of Hawaii's sugar and other agricultural industries at the time. Weston's establishment of the machine shop and foundry in old downtown Honolulu marked the introduction of steam power into an island industry. For a short time, the flour-making venture flourished due to the great success in the wheat industry. Although this industry proved to be short-lived, it helped to strengthen the prospect of an agriculture-based

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island economy. The growth of the Iron Works played an even more important role in the development of another agricultural activity that was to become a giant industry before the end of the 1800s. At that time, Hawaii had one of the most advanced and successful sugar operations in the world. The industry was to become Hawaii's most important, single economic activity up until the 1950s.

The Honolulu Iron Works Company moved to Kaka'ako around 1900 when larger quarters were needed to meet a growing demand for its services. Entirely new and modern shops were built at the Kaka'ako site. Honolulu Iron Works also began ship repair and dry docking activities that were to develop into an extensive operation during the next 30 years. Many native Hawaiians were attracted to Kaka'ako because of the job opportunities at firms such as the Iron Works and also because of the area's low rents and convenient location.

During the 1800s, Kaka'ako was also deemed suitable for another purpose. As the city of Honolulu developed, Kaka'ako was chosen as the site for cemeteries and burial grounds and for quarantining the victims of pestilential diseases. Casualties of the small pox epidemic of 1853 were quarantined and buried in a two-acre parcel of land in the area called Honuakaha in Kaka'ako. About 30 years later, the Hawaii government quarantined Hansen's disease patients on a five-acre parcel in Kaka'ako near Fisherman's Point.

The Major Landowners

In 1848, the land apportionment known as the "Great Mahele" took place and enabled some of Hawaii's royalty to claim tracts of Kaka'ako as part of their chiefly lands. Eventually, these tracts were bequeathed to Bernice Pauahi Bishop and became part of her estate. Today, Kamehameha Schools (formerly the Bishop Estate) owns about 53.8 acres of land in Kaka'ako.

During the 1880s, John Magoon received two patents for land in Kaka'ako from King Kalakaua. The larger of the two was an 82,000 square foot parcel that became known as the Magoon Block. A wooden building was constructed there and it became Hawaii's first apartment building. This two-story building on Queen Street contained a variety of commercial shops on the ground floor and residential units on the second floor. About 20 to 30 families occupied the residential units and cottages behind the building. In contrast to most other sections of Kaka'ako, the residents in the



Magoon Block were of mixed ethnicity.

Victoria Ward and her husband, Curtis Perry Ward, once owned an estate in Kaka'ako comprising over 100 acres. These lands stretched from the northern border of Kaka'ako down to the shoreline. The history of Honolulu shows a trend by several immigrants to attempt to re-create the cultural environments of their homelands. The C. P. Ward Estate story is an example of the owner's success in creating in Honolulu, where the Neal Blaisdell Center is now located, a plantation mansion fashioned after the American South legacy. The Wards built their stately, Southern-style home (featuring an artesian well, vegetable and flower gardens, a large pond stocked with fish, and extensive pastures for horses and cattle) in 1882. This Old Plantation became one of the showplaces of Honolulu and remained substantially unchanged for nearly 80 years. Victoria Ward and her daughters continued active management of the family estate after the death of C. P. Ward in 1882. Many of the land use decisions made by the former estate still influence Honolulu's development and impact the lives of Kaka'ako's residents and visitors.

(The next installment of this historical perspective will cover Kaka'ako's evolution as a residential community at the turn of the 19th century and the emergence of various "ethnic" camps.)

(Visit the HCDA web site: <http://www.HCDAweb.org>)

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