

Kaka'ako Connection

Vol. 26, No. 2 April 2005

A Publication of the
HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKA'AKO WATERFRONT DEVELOPMENT GENERATING EXCITEMENT & INTEREST



The Hawaii Community Development Authority (HCDA) has received a strong response to its Request for Proposals (RFP) for a master developer to design, develop, construct and operate a mixed-use project on 36.5 acres of prime urban property at the Kaka'ako Waterfront near Point Panic and Kewalo Basin.

“We hope to create a world-class development that will serve as a vibrant centerpiece for Honolulu’s urban community, offering residents and visitors a well-balanced and complementary mix of public recreation, entertainment, amenities and commercial activity,” said HCDA Chairperson James Kometani.

HCDA envisions approximately 500,000 square feet of public and commercial space, 250,000 square feet of entertainment and retail space, and parking. HCDA’s development guidelines suggest creating an exciting gathering place where people can live, work and play and one that complements the adjacent new University of Hawaii medical school.

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SETTING THE STAGE FOR WATERFRONT DEVELOPMENT Infrastructure Construction Work Begins

Construction work on Improvement District 12 (ID-12), a project to enhance the infrastructure on segments of Ahui, Ohe and Olomehani Streets in the Kaka'ako Waterfront, began on April 4, 2005. The Hawaii Community Development Authority (HCDA) is undertaking ID-12 to continue its effort to improve access and traffic circulation in the Kaka'ako Waterfront and to set the stage for development along the Kewalo Basin edge. When completed, the area's infrastructure will be greatly improved, as will the aesthetic appearance. The area will also become a much safer and more pedestrian friendly environment.

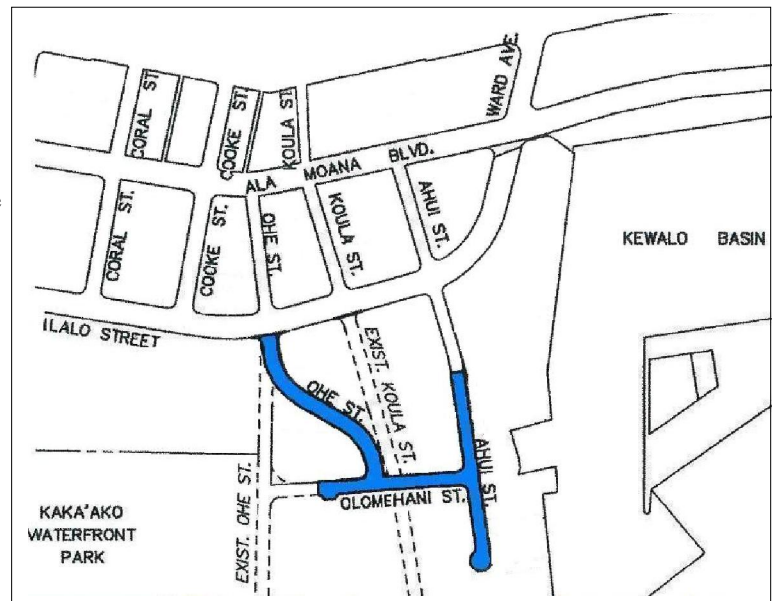
HCDA is undertaking ID-12 to continue its effort to improve access and traffic circulation in the Kaka'ako Waterfront and to set the stage for development along the Kewalo Basin edge.

ID-12 will include upgrading the sewer, water, and drain systems; new roadway pavement with sidewalks, curbs and gutters; landscaping; and the undergrounding of utility lines improvements to:

- Ahui Street, from Ilalo Street to the Point Panic parking lot (first phase: approximately 6-9 months to complete); and
- Olomehani Street, from Ahui to Ohe Streets and the realignment of Ohe Street, from Ilalo to Olomehani Streets (second phase: also 6-9 months to complete).

Also, Koula Street, between Ilalo and Olomehani Streets, will be closed.

The contractor will attempt to keep the roadways open at all times; however, in the event that roadways must be closed, traffic will be



diverted to adjacent streets. Construction work will take place from 8:30 a.m. to 3:30 p.m., Monday through Friday.

HCDA will keep the public updated on the progress of construction as areas of work may change if unknown conditions are encountered. The public's patience and understanding will be appreciated by HCDA during the construction period. Questions on ID-12 can be directed to HCDA Project Engineer Neal Imada at 587-8166 or neal@HCDAweb.org.

BRIGHT IDEAS FOR MAKING GREAT CITIES & COMMUNITIES



Urban Land Institute (ULI) Chairman Harry H. Frampton III recently visited Honolulu to speak with developers, planners and other professionals of the local ULI Chapter. In a special meeting with HCDA staff, Frampton shared his thoughts as to the common characteristics for creating great cities and communities. They included:

- 1 Having “can do” leadership where the political system and business community work together in a non-partisan way to make communities better.
- 2 Making arts and culture a part of the urban fabric and creating an environment where arts and culture can flourish.
- 3 Creating a place for young people, “an attractive, neat and cool place” where 20-30 year olds will want to move to.
- 4 Using creative methods to develop housing and making it easy for people to live downtown.
- 5 Figuring out the best ways to provide a functional transportation network, a crucial component of any great city.
- 6 Providing attractive open spaces and park lands.
- 7 Forging strong public-private partnerships to make things happen.



HCDA PERSPECTIVES Column

by MIKO DARGITZ
HCDA Legislative & Community Relations Coordinator

Redevelopment is defined as “the *rebuilding* of an urban area, usually a commercial district but sometimes residential or industrial, and typically involving some portion of government involvement and expenditure.” The 1976 State Legislature created the Hawaii Community Development Authority (HCDA) for the purpose of “redeveloping” the Kaka’ako District. At that time, Kaka’ako had become a vast expanse of dilapidated and deteriorating industrial and former industrial, vacant and abandoned buildings and warehouses. The infrastructure, including roadways, drainage, utility systems, was extremely substandard, causing hazardous conditions in much of the district, and precluding high-quality development of the area.

The 1976 State Legislature recognized the importance of Kaka’ako as the heart of Honolulu’s waterfront and as the connection between Waikiki and downtown Honolulu. They understood that investing in infrastructure improvements and community development in Kaka’ako would produce benefits not only for Honolulu and the people who live here, but had the potential to bring substantial economic development that would provide benefits for the State, as a whole.

For over 25 years, HCDA has successfully implemented many infrastructure improvement projects, delivering over 1,000 affordable housing units, constructing over 40 acres of public parks and numerous other community and public facilities in the Kaka’ako District. All of this work has been made possible by the continued commitment and investment of the Hawaii State Legislature. Over the years, the Legislature has appropriated over \$200 million for Kaka’ako Community Development District activities. Thus far, this State investment has resulted in over \$2 billion in private sector development and investment,



and that return on investment is only expected to grow as we move toward the future.

Considering the fact that House members serve only 2-year terms and that Senate members serve only 4-year terms, the consistent support by the Legislature for Kaka’ako over the past 30 years is a remarkable testament to the foresight of the people that we, as communities, and as a State, have elected to represent our very best interests. At a time when we seldom hear anything good about our elected officials, I would like to commend all of the members of every State Legislature from 1976 until the present for having the wisdom to understand that investing in the redevelopment of our urban core is a very long-term commitment, but one that pays off many times over in the form of new industries, new jobs, more public parks and open spaces, more affordable housing and public facilities, and an overall increased quality of life for the people of Hawaii.

NEW KAKA'AKO PROJECTS COULD PRODUCE MORE RESIDENTIAL UNITS AND SPACE FOR COMMERCIAL AND INDUSTRIAL ACTIVITIES

In recent months, the Hawaii Community Development Authority (HCDA) has approved development permits and modifications for three projects that are proposed for the Kaka'ako District. Together, these projects could deliver 390 residential units, 240,650 square feet of commercial space and 197,350 square feet of industrial space.

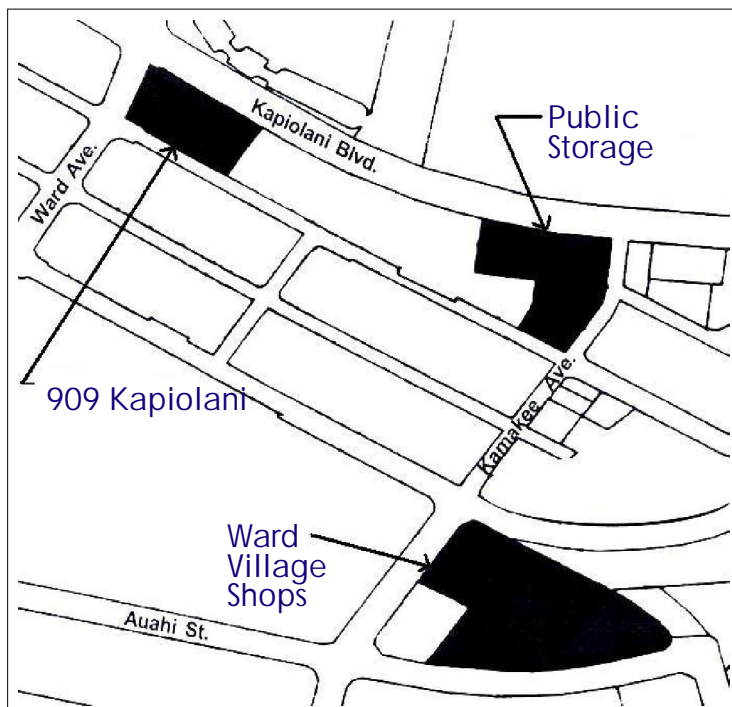
909 KAPIOLANI



Developer: POSEC Hawaii, Inc.
 Description:

- 29-story residential tower with 225 units
- 5-story podium built next to existing Musicians' Association Building, which will be integrated into the project
- 12,000 sf industrial floor space
- 10,000 sf commercial floor area
- 7,000 sf street level open space
- 456 parking stalls

 Timeframe: Construction anticipated to start July 2005



PUBLIC STORAGE



Developer: Public Storage, Inc.
 Where: 1067 Kapiolani Blvd.
 Description:

- six-story mixed-use complex
- 185,350 sf industrial storage space
- 6,650 sf commercial uses lining the ground level
- 56 parking spaces (including 14 public stalls at market rates)
- open space landscaped plaza
- clock tower and meandering walkways

 Timeframe: Construction anticipated to start in 2nd or 3rd quarter of 2005

WARD VILLAGE SHOPS



Developer: Victoria Ward, Limited
 Description:

- 17-story residential tower with 165 rental units
- 224,000 sf commercial space
- 34,000 sf open space
- 1,010 parking spaces
- pedestrian-friendly environment
- a mixed-use "urban village" with commercial retail activities to provide convenience to residents

 Timeframe: Construction anticipated to start in summer of 2005

THE KAKA'AKO CONNECTION
is a publication produced by the
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PUBLIC HEARING SCHEDULED

When: Wednesday, April 27, 2005 at 9:00 a.m.

Where: HCDA Conference Room 1000, 677 Ala Moana Blvd.

RULES & FEES FOR KAKA'AKO PARKS

A public hearing will be held to establish rules and fees to govern the use and protection of all parks under the jurisdiction, management and operation of HCDA. These rules are considered necessary and desirable to facilitate the public's use and enjoyment of Kaka'ako's public parks. The proposed rules define permissible activities, identify when permits are required, set forth procedures for obtaining them and related fees, if applicable.

FLEXIBILITY IN JOINT DEVELOPMENTS

The proposed amendments will allow the: 1) designation of a new Park/Parking Garage site on the Mauka Plan's Open Space and Recreation Plan; and 2) amendment of the Mauka Rules to allow the transfer of uses between public facilities sites in the Mauka Area and any other sites in the Mauka Area under the same ownership. Such public facilities may include, but are not limited to, public parking, community facilities, governmental offices/functions, and industrial and commercial uses.

Copies of the public hearing items are available for inspection at the HCDA offices. To request a copy of the public hearing item or submit written comments or testimony, please do so at the offices of HCDA on or before the date of the public hearing. To present oral testimony, sign up at the time of the public hearing. Speakers are requested to submit 20 copies of their statements.

KAKA'AKO WATERFRONT DEVELOPMENT GENERATING EXCITEMENT & INTEREST

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management of the 29-acre Kewalo Basin harbor redevelopment, the ultimate plan will offer the State the opportunity to redefine and revitalize the Honolulu waterfront.

"We are pleased with the tremendous response we have received," Kometani said. "In looking at the parties who responded, we are very impressed with their considerable development expertise and financial strength. We are hopeful that these developers will present an exciting array of development ideas for Kaka'ako's Waterfront that will serve as a catalyst for future growth, diversification and stimulation of Hawaii's economy."

On January 12, 2005, HCDA issued the RFP that contains guidelines to interested developers in redeveloping the premier waterfront acreage. The guidelines suggest the inclusion of an iconic public-use facility and a possible farmers' market. Because the proposal also includes area for potential

HCDA will employ a two-step process in selecting a Master Developer for the project. Currently, HCDA is in the first phase whereby it will select a priority list of development proposals that have been submitted and will evaluate these on the capability of the development team and the merits of the project concept. Then, in the "best and final offer" phase, the developers will expand on and refine the concepts and financial aspects of their respective proposals.

Opportunity for public review and comment will be part of the selection process. The HCDA would like to select the Master Developer in late 2005. The RFP document with complete details of the process and evaluation criteria is available at www.hcdaweb.org.



Note: Renderings are concepts only from HCDA's Waterfront Business Plan (April 2002) and do not represent actual proposals.

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