

Kaka'ako Connection

Vol. 27, No.1 Aug. 2005

A Publication of the
HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



HISTORIC PUMP STATION IS FOCUS OF ATTENTION: Development Policy and Strategy Plan in the Works

The Hawaii Community Development Authority (HCDA) has engaged the services of Clifford Planning LLC, a Honolulu planning firm, to develop a policy and development strategy plan for the historic Kaka'ako Pump Station and adjacent developable lands. This plan will help HCDA solidify its vision for the site as well as further its mission of transforming Kaka'ako and its waterfront lands into an economically and socially vibrant community that provides a range of public benefits.



HCDA intends to find ways to restore the historic structures and make it part of the exciting redevelopment taking place in Kaka'ako.

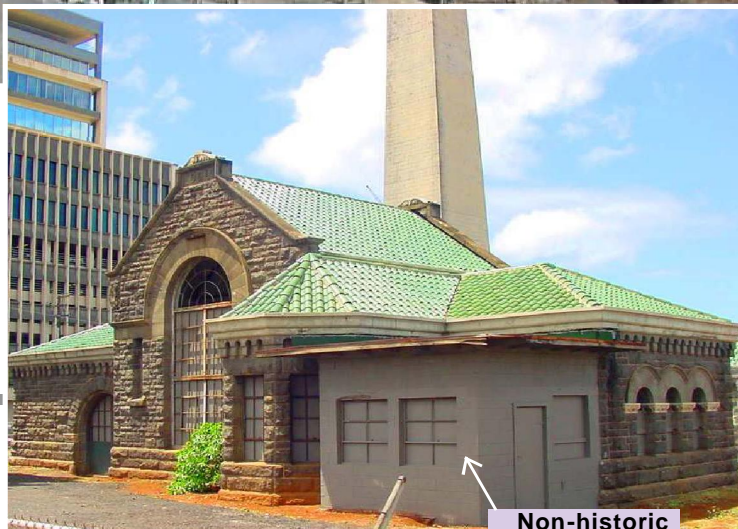
The former Ala Moana Pump Station contains three historic structures built in 1900, 1925 and 1938, respectively. Replaced by a modern wastewater pump station in the mid-1950s, the buildings have been largely unused since they were phased out of operation. It is HCDA's intent to find ways to restore the historic structures and make them a part of the exciting redevelopment taking place in Kaka'ako.

Dr. Janine S. Clifford, who is spearheading the project, is a professor at Harvard Graduate School of Design at Cambridge, Massachusetts and is the lead author of a planning study called *Planning in Paradise: Urban Redevelopment, Honolulu, Hawaii* that focuses on the recent urban development going on in Kaka'ako.

Volunteers to Help Spruce Up Site

This month, State and City government, along with community and private sector partners, will join forces to make improvements to the appearance of the historic Kaka'ako Pump Station, located at the corner of Ala Moana Boulevard and Keawe Street). Island Demo, Inc. will volunteer its staff and equipment to demolish the non-historic structures on the site that detract from the original beauty of the station. Painter's Warehouse will donate paint, labor, and paint remover to address aesthetics. Additional work includes: pressure washing; replacing plywood window covering with Plexiglas sheets; creating a small parking area; and enhancing the landscaping.

This architectural treasure is on the National and State Registries of Historic Places and is an excellent example of Hawai-



Non-historic structures to be removed.

ian cut bluestone construction in an Industrial Romanesque style. Besides protecting and preserving a valuable historic resource, this effort will demonstrate the benefits of the public/private alliance in community service and is a continuation of efforts begun last year by HCDA, in which volunteers from the architectural profession and government made dramatic cosmetic improvements to the buildings. The upcoming work will further enhance the aesthetics and safety of the site, and allow limited use of this complex with all funds generated reinvested in restoration and protection of this historic gem.

HCDA APPROVES KEOLA LA 'I RESIDENTIAL/COMMERCIAL COMPLEX

The proposal for a new Kaka'ako residential/commercial development recently approved by the Hawaii Community Development Authority (HCDA) will provide 352 condominiums, 18 percent of which will be sold at below-market prices. The developer will also contribute \$1.3 million to help pay for public facilities and \$1.2 million to HCDA's Reserved Housing Program.

On July 6, HCDA members approved a Planned Development Permit for A&B Kakaako LLC's (A&B) Keola La'i, a mixed-use high-rise complex at 600 Queen Street. The project will be located on a 2.7-acre site at the intersection of Queen and South Streets and is diagonally across from the Honolulu Fire Department Headquarters/museum complex now under construction. It will consist of a 37-story residential tower on top of a five-level podium that will include parking and commercial storefronts at the street level. A&B's market prices for Keola La'i units are expected to start at \$340,000 for one-bedroom units, \$445,000 for two-bedroom units and \$695,000 for three-bedroom units.

Keola La'i will provide 63 condominiums units to be sold at below-market prices and contribute a total of \$2.5 million for public facilities & more affordable housing in Kaka'ako...

The developer will provide 63 reserved units for sale and pay a cash-in-lieu fee of approximately \$1.2 million for the 7 required reserved units it does not provide. The average price of the reserved one-bedroom units will be \$290,643 and \$358,317 for the



Rendering courtesy of A&B Kaka'ako, LLC

reserved two-bedrooms. Purchase of reserved units is restricted by income and other criteria. The project also includes: 10,000 square feet of street-level commercial storefront space; an open space plaza; and 687 parking spaces. The Authority approved the project by a 7-2 vote. A&B anticipates starting construction on Keola La'i in early 2006 with completion in early 2008.

HCDA PERSPECTIVES Column

by ANNETTE KAWASAKI
HCDA Secretary



Since the beginning of my tenure at the Hawaii Community Development Authority (HCDA), I have seen many changes within Kaka'ako. It's been exciting to witness the transformation of an area from an underdeveloped and, in some places, blighted state, to a very vibrant urban district. The Kaka'ako District contained many old rundown wooden buildings, which are now gone. This area has become a pedestrian-friendly and exciting place where residents can enjoy all the amenities of living and working within an urban village setting. The close proximity of shopping malls, beaches, and movie theaters also provide residents and visitors activities within walking distance of one another.

In 1982, the last warehouse of the Honolulu Ironworks was demolished to build the Waterfront Plaza and Waterfront Towers, which was the HCDA's first Planned Development project. I've seen numerous other projects developed throughout the area as the real estate market boomed in the late 1980s. In many respects, the current "boom" of five major residential projects being constructed or in the works—Moana Pacific, Ko'olani, Hokua, Keola La'i and 909 Kapiolani—is reminiscent of the late 1980s. In 1986, the first improvement district was initiated to revamp the District's roadways and utility systems. Today, ten improvement districts have been completed providing an enhanced infrastructure network that has greatly improved the function and safety of Kaka'ako and positioned the area to accommodate future development.

The former Kewalo incinerator has been transformed into

the Hawaii Children's Discovery Center and the landfill mound along the breaking waters has been redeveloped into the Kaka'ako Waterfront Park. Children and young-at-heart adults like myself can now participate in the fun and educational activities of the Hawaii Children's Discovery Center, while visitors at the Kaka'ako Waterfront Park, Makai Gateway Park, and Kewalo Basin Park can enjoy the miles of recreational open space, scenic promenades and picnic areas. The Department of Agriculture Animal and Plant Quarantine was once located in Kaka'ako's Makai Area. All of the illegal animal and plant species were stored at the quarantine until a new facility was established at the Kapalama Military Reservation. The former Animal and Plant Quarantine site is now occupied by the new University of Hawaii John A. Burns School of Medicine. In addition to revitalizing the UH medical school program, this \$150 million complex is envisioned as an economic engine for the State that will stimulate jobs and increase research and the growth of a biotechnology industry in Hawaii.

My first 20-plus years of serving the HCDA has been an exhilarating experience. The District today is alive and ticking with affordable housing, and luxury condominiums; retail, and commercial ventures, large and small; and public facilities and infrastructure that make living, working and visiting Kaka'ako such a pleasurable and unique experience. I look forward to the ever-changing Kaka'ako as it takes us through the 21st century.

LITTLE KNOWN TREASURES OF KAKA'AKO

From spectacular scenic parks, to historic treasures and the newest educational facilities, the Kaka'ako District is the home of numerous—some not widely known—destination spots that tell us great things about the District's past and hint at the exciting things of the future. Here's just a handful of these "secrets of Kaka'ako".

THINGS TO DO



KAKA'AKO WATERFRONT PARK – a 30-acre recreational park that is still Kaka'ako's hidden jewel. Located on the makai (ocean) end of Cooke or Coral Streets off of Ala Moana Boulevard, it is built on a former municipal landfill. This reclaimed space consists of contoured, rolling landscaped mounds and a breathtaking shoreline pedestrian promenade with comfort stations and picnic areas. The Park is home to numerous noted works of public art including the Ehime Maru Memorial, a tribute to the tragic accident that resulted in the sinking of a Japanese educational fishing vessel. It's a terrific place to stroll, enjoy a picnic lunch and watch the sunset.

HAWAII CHILDREN'S DISCOVERY CENTER – a world-class, interactive, participatory learning environment designed to inspire children to new heights of learning and discovery. Built in the refurbished structure of the former Kewalo Incinerator, this fun place is located across from the Kaka'ako Waterfront Park at 111 Ohe Street. The Center provides an environment that encourages children to use their senses of touch, sight, hearing, and smell to gain a better understanding of the world around them. Telephone: (808) 524-5437, www.discoverycenterhawaii.org



MISSION HOUSES MUSEUM – comprise wood-frame and coral block buildings on the fringe of Kaka'ako. The Mission Houses are the oldest remaining Western-style houses in the Hawaiian Islands today and are a Registered National Historic Landmark. Built in the early 1800s, they housed the first Christian mission to the islands and today offer a setting for dynamic and entertaining educational programs for local residents, school children and visitors, particularly on the story of the cultural encounter of Hawaiians, missionaries, merchants and traders. Museum hours are 10 a.m.-4:00 p.m., Tuesday thru Saturday. Telephone: (808) 531-0481, www.missionhouses.org

KEWALO BASIN PARK – is the triangular peninsula on the ocean edge of Kewalo Basin. Completed in 1990, this attractive passive park is still largely undiscovered by the general public. Those who have discovered the Park keep returning to enjoy the scenic pedestrian promenade and observation areas which offer fabulous views of Ala Moana Beach, Magic Island, and Diamond Head, as well as the many surfers just off shore. Also home to "Protected by the Wings of an Owl", a bronze and concrete sculpture by Frank Sheriff that depicts a legendary owl from the Kewalo area.



JOHN A. BURNS SCHOOL OF MEDICINE (JABSOM) CAFETERIA – located at 651 Ilalo Street. The recent opening of the new JABSOM educational facility garnered most of the headlines, but hidden in the media flashes was the gastronomically-pleasing cuisine dished up by the school's cafeteria, Café Kulia. Each day, the culinary students of the Kapiolani Community College test their cooking mettle to the delight of the cafeteria's patrons. Café hours are 7 a.m. to 3 p.m., Monday thru Friday. Telephone: (808) 692-0800.

PEOPLE'S OPEN MARKET – at Mother Waldron Park (525 Coral Street). Every Monday morning, from 10:15 a.m. to 11 a.m., a section of the Park comes to life as people come to shop and socialize at the City and County's People's Open Market. The market provides the opportunity to purchase fresh agricultural and aquacultural products and other food items at low cost, while providing local farmers and fishermen a venue to sell their produce at prices usually 35 percent lower than retail stores. www.co.honolulu.hi.us/parks/programs/pom/mwald.htm



In the next issue of Kaka'ako Connection, we continue this feature with Kaka'ako's "Little Known Facts".

THE KAKA'AKO CONNECTION
is a publication produced by the
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

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4/Kaka'ako Connection

HCDA WELCOMES NEW AUTHORITY MEMBERS

Grady L. Chun and Kay M. Mukaigawa have been appointed by Governor Linda Lingle and confirmed by the State Senate to serve as members of the Hawaii Community Development Authority (HCDA).

Chun, who filled the seat vacated with the resignation of Warren Wegesend, is a financial consultant with the firm of LINSKO/Private Ledger. Before he joined LINSKO, Chun served as Vice President and Director of AXA Advisors, LLC. He is a director of the See Dai Doo Society, member of the Hawaii Chinese Civic Association, and serves as Community Advisor for the Kawaihāo School Board of Directors.

Mukaigawa, Principal Broker and Realtor with Primary Properties, Inc., has worked in the real estate profession for over 18 years. Filling the seat vacated by former HCDA member Allan Los Banos, Mukaigawa also serves as a member of the Building Industry Association and the Hawaii Developer's Council and is also a Build PAC trustee. Prior to joining Primary Properties, Inc., she served as manager of Properties Unlimited, Inc.



Grady L. Chun

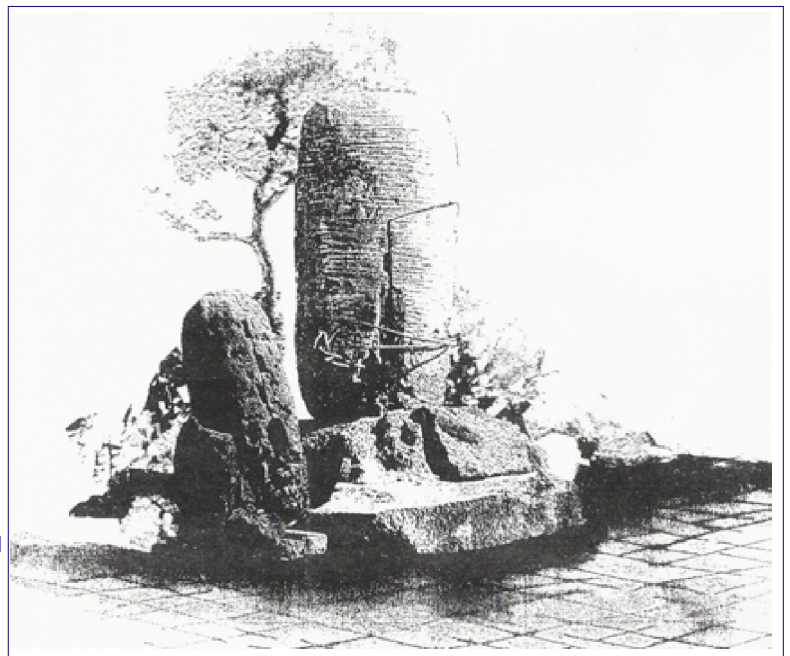


Kay M. Mukaigawa

SCULPTURE TO BE PRELUDE TO A BEAUTIFUL FUTURE PUBLIC PARK

A *pohaku* rock sculpture, designed by artist Randall Shiroma, will be installed this month on the Mauka side of the future Queen Street Park, to be located along both sides of the recently completed Queen Street Extension. The construction of the Park will be postponed for 18-24 months to allow the land to be used for interim parking for businesses within the upcoming Queen Street Improvements (Improvement District 11) Project. However, the completed sculpture will be installed before the park is constructed to avoid the expenses of storage and the possibility of damage that additional movement could cause.

At right, an illustration of the pohaku rock sculpture, designed by artist Randall Shiroma, to be installed on the site of the future Queen Street Park near Waimanu Street.



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