

THE KAKAAKO CONNECTION

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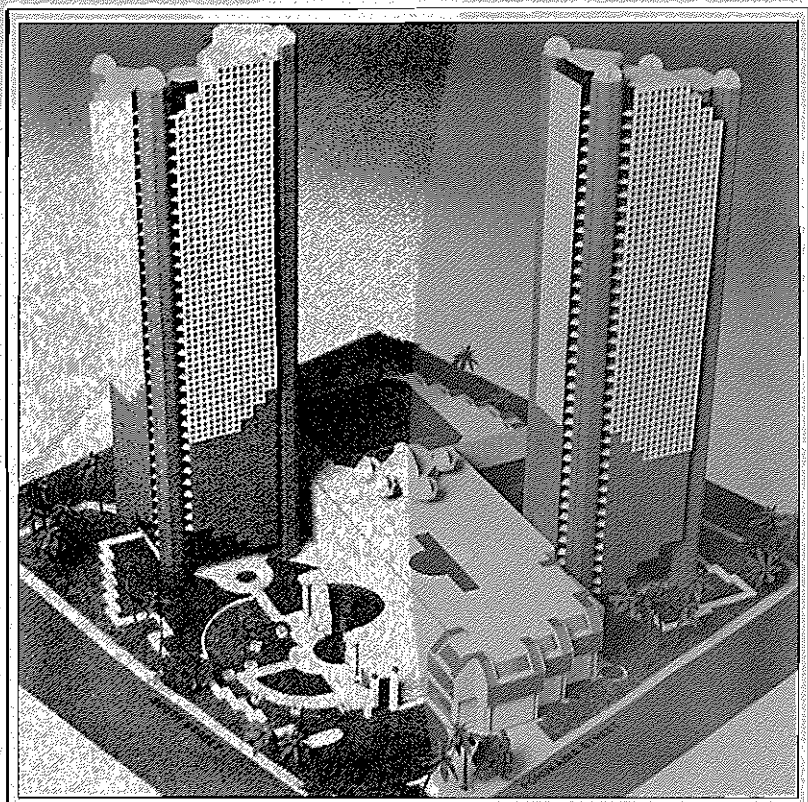
HCDA OBTAINS FUNDS FOR START OF ID-3, WATERFRONT PARK PROJECTS

State lawmakers this year appropriated funds for the Hawaii Community Development Authority to proceed with its third phase of roadway and utility system improvements in Kakaako and to start construction of the Kakaako waterfront park. The Legislature appropriated \$37.4 million for the proposed Improvement District 3 (ID-3) project, which will involve about 45 acres of land directly mauka of the ID-2. Improvement and/or expansion of utility systems and roadways are proposed for portions of Cooke Street (between Pohukaina and King Streets), Halekauwila Street (between South and Koula Streets) and Kapiolani Boulevard (between South and Cooke Streets). If all approvals are given, the HCDA would start construction on ID-3 in early 1991.

To plan, design and construct the first phase of the 100-plus acre Kakaako Waterfront Park, lawmakers this year appropriated \$13.8 million. Work planned for the first phase site on the Kakaako Peninsula includes sculpting and redistribution of the landfill mound, and development of a new sea wall, a pedestrian promenade, parking, comfort stations and utilities. An additional \$600,000 in Capital Improvement Project funds was also appropriated for planning and preliminary design work on a variety of waterfront projects including: Ala Moana Park expansion, various pier rehabilitation and redevelopment, Sand Island swimming beach and landing and aquatic center, and Fort Armstrong/Kakaako-Kapalama relocation.

A resolution was adopted by both the State House and Senate requesting that the HCDA implement off-hour construction (or night work) in its improvement district projects "when it is determined to be economically feasible and not intrusive to nearby residents". During the 1989 Legislative Session, the HCDA and the Kakaako Improvement Association testified in support of this resolution to assist businesses in the District that suffer from decreased business activity as a result of the on-going improvement district construction

work. The resolution calls for the HCDA to submit a report to the 1990 Legislature on its efforts to implement off-hour construction for the proposed Improvement District 3 project. ■



WATERPARK TOWERS PROJECT GIVEN GO-AHEAD

The Hawaii Community Development Authority has given a preliminary approval to S & G Venture's request for a permit to construct the Waterpark Towers Project, a commercial-industrial-residential high-rise complex on the block bounded by South, Halekauwila, Keawe and Pohukaina Streets. The Authority members came to their decision following the May 3rd public hearing held

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IMPROVEMENT DISTRICT-2 CONSTRUCTION UPDATE

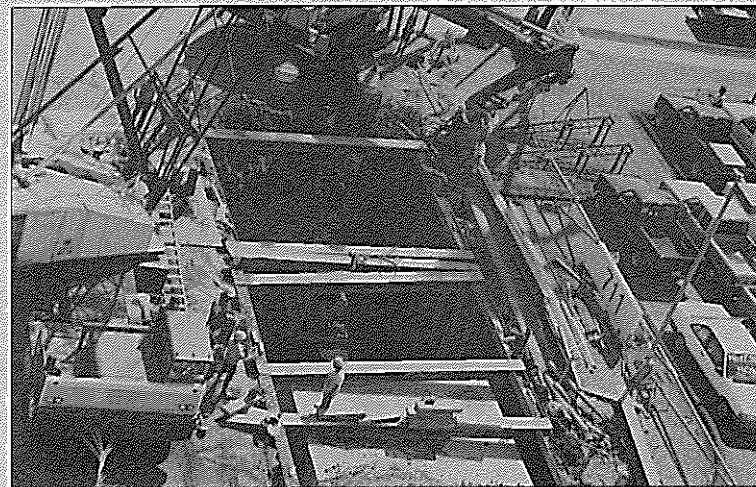
The Improvement District 2 Project construction work is continuing on portions of Cooke, Coral, Pohukaina, Auahi and Ilalo Streets. HCDA Chief Engineer Cleighton Goo advises that access to streets will be maintained but drivers and pedestrians should use caution due to the complex construction activities at street intersections. "We ask that the public use slower speeds, primarily during the early morning hours while construction crews are setting up their equipment," Goo says.

The following streets will be under construction during late May-early June:

COOKE ST.—Undergrounding of electrical systems and the installation of sidewalks, curbs and gutters will occur on this street, primarily between Ala Moana Blvd. and Auahi St.

CORAL ST.—Box drains will be installed between Ilalo St. and Ala Moana Blvd. Thru-traffic should try to avoid the intersection of Coral and Ilalo Streets due to the construction of cast-in-place boxes.

POHUKAINA ST.—Sidewalks, curbs and gutters will be constructed on the makai side of this street between South and Cooke Sts.



ID construction on Coral Street.

AUAHI ST.—Installation of 78" sewer lines is progressing from Coral to Cooke Streets. The undergrounding of electrical lines is in progress from Keawe to Coral Sts. ■



Map of the ID-2 Project Area.

WATERPARK TOWERS Continued from Page 1

on the project. At that time, no testimony against the project was heard. Final action on the project will be held at the June 7 HCDA meeting.

Waterpark Towers would consist of two towers, one located on the corner of South and Halekauwila Streets and the other on the corner of Keawe and Pohukaina Streets. The towers—proposed to be 390 and 399 feet in height—would rise from a platform or deck and would contain a total of 405 residential units. The platform is planned to include 4,250 square feet of commercial space for retail convenience businesses, 22,414 square feet of commercial relocation space, and

31,104 square feet of light industrial space. Seven hundred and sixty-one parking stalls for the project, and an additional 405 public parking stalls in the basement level would also be located within the platform.

S & G Venture is proposing construction of the 405 public parking stalls in lieu of HCDA's public facilities dedication requirements. Since the developer's public facilities requirement is \$3,259,326, and the total cost of the public parking area is \$6,075,000, the HCDA would finance the remainder of the parking facility with either a revenue bond or the use of other cash resources. ■

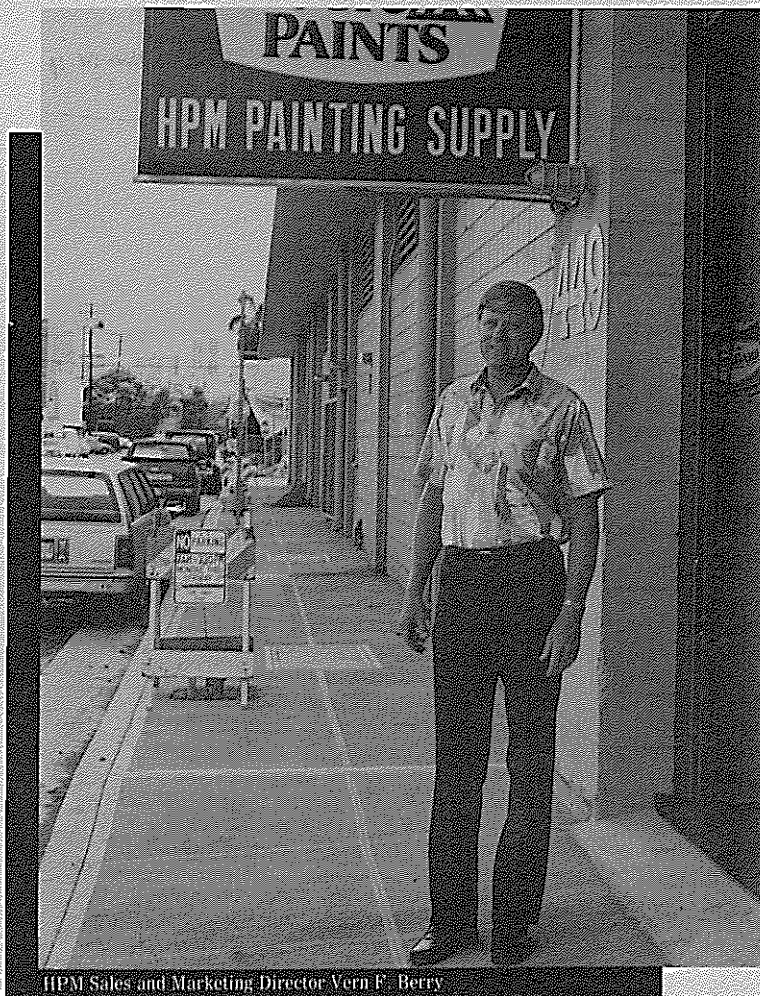
Kakaako Neighbors

HPM PAINTING SUPPLY SPORTS A FINE COAT OF QUALITY PRODUCTS

For HPM Building Supply—a thriving Big Island business which, since 1921, has provided contractors and builders with lumber, hardware, tools, plumbing, paints, roofing, trusses, counter tops, cabinets, and electrical, farming and gardening supplies—it seemed a good idea to open up an outlet on Oahu in Kakaako. The result is HPM Painting Supply, which began operations in 1986 at 449 Cooke Street. The firm, principally owned by Robert and Michael Fujimoto, is solely in the business of providing high quality paint and paint sundries, according to Vern F. Berry, HPM Building Supply Sales and Marketing Manager, who also oversees the management of the Kakaako branch. HPM Painting Supply carries the Benjamin Moore line of architectural paint products. Says Berry, "Benjamin Moore is a 105-year old company which dominates the market in the eastern part of the country; there it's extremely popular and in demand. In the west, it's a lot newer. But Benjamin Moore puts out an extremely high quality product and it's one of the only paints in that caliber."

Besides Moore paints, HPM Painting Supply's 7,500-square-foot facility is stocked high with sundries—as Berry puts it, "everything you need to do any paint job" including brushes, rollers, buckets, painter pants and coveralls, paint sprayers, caulking, ladders and ladder jacks etc. HPM also carries a second line of paint called "white line paint" manufactured by the Smilan Paint Company. Says Berry, "Smilan paints don't have all the bells and whistles (as Benjamin Moore paints) but it's a very high quality product especially considering the price."

HPM Painting Supply—with its staff of eight professionals, several of whom have been in the business over 30 years—has been growing at a good percentage rate each year but Berry obviously hopes to do even better. He explains, "It takes time to get your products known. Also with premium products such as Benjamin Moore paints, it usually takes a bit longer to get people to spend a little bit more to save money in the long run. You really have to convince them. It is easy to buy your way in cheap products but that's not our goal. We are trying to sell the benefits of using the better product. Often times, the most expensive product is cheaper because it doesn't take so much (time and



HPM Sales and Marketing Director Vern F. Berry

effort) to do the job. When you use a real premium product you end up with a lot of paint left over because you don't have to pile it on so much to cover a surface. In the long run, even if you paid a dollar more a gallon, you actually use less paint so it is actually a savings in cost per square foot."

Berry says that HPM Painting generally sells its supplies at wholesale prices. The firm also boasts two color computers which can help contractors and other customers to custom match the paint colors to their needs. "Basically we are a firm that wants to do the best job. We have what we think is the best product and we really have the people give customers good advice on how to make their job look the best and last the best." ■

If you are located in the ID-2 project area where construction is occurring and you would like to be featured in this column, please call the Newsletter Editor at 548-2200.

RELOCATION SPACE

Following are listings of available commercial/industrial spaces on Oahu, and where to call for more information on them. Information for possible inclusion in this column is welcome. Call 548-2200 or write to Irene Iha by the 10th of each month.

Kakaako

- o 815 Cooke St., 3,500 sf retail/office space, grnd flr, \$1.25/sf net. Call Ron Lee (S) or Lionel Low (R), I2C Realty, 523-1566.
- o Cooke St., 1,261 sf warehouse space, \$.85/sf net. Call Ron Lee (S) or Lionel Low (R), I2C Realty, 523-1566.
- o Ala Moana Blvd./Keawe St., 3rd flr, 4,000 sf storage space w/ 1,088 sf office/retail space, \$.65/sf for storage and \$1.00/sf for office/retail, net. Call Ron Lee (S) or Lionel Low (R), I2C Realty, 523-1566.
- o Ala Moana Blvd./Keawe St., 793 sf grnd flr retail space, \$1.50/sf triple net. Call Ron Lee (S) or Lionel Low (R), I2C Realty, 523-1566.

Iwilei Kalihi

- o 1363 Dillingham Blvd., 3,500 sf, 2nd flr office/manufacturing space, \$.50/sf, triple net, visible location, parking. Call Jordan Wong (RA) or Brian Maeshiro (RA), Monroe & Friedlander, Inc., 524-2666.
- o Kalihi, warehouse, 2,800 sf, \$1.50/sf net. Call Ron Lee (S) or Lionel Low (R), I2C Realty, 523-1566.
- o 524 Kalihi St., 1,200 sf retail/warehouse space, \$1.50/sf triple net, visible location, parking. Call Brian Maeshiro, Monroe & Friedlander, Inc., 524-2666.
- o Iwilei, Gentry Pacific Center, 560 N. Nimitz Hwy., commercial/office space, 1,100-20,000 sf, \$1.35/sf net, parking. Call Charles Pang (R), Gentry Realty, Ltd., 671-6411.
- o Kalihi, 1287 Kalani St., 2nd flr office space, 1,000 sf, \$1.15/sf triple net plus CAM, adjacent to Gem-Dillingham. Call Steven Sofos (R), Sofos Realty Corp., 522-5995.
- o Kalihi Kai, 1st flr, 4,000 sf warehouse, \$.85/sf plus 2,000 sf office at \$1.25/sf; 2nd flr, 5,600 sf warehouse at \$.40/sf; yard 3,500 sf at \$.20/sf. All triple net, avail 9/1/89. Call Francis Holmes (R), Chaney, Brooks Realty, Inc., 528-0039.

Others

- o Halawa Business Park, Lot 2, 3,000-7,000 sf warehouse spaces, \$.80/sf triple net plus CAM. Call Ron Teves (RA), Chaney, Brooks Realty, Inc., 528-0039.
- o Airport Industrial Park, Koupaka St., 4,000-80,000 sf warehouse bays, from \$.75/sf triple net. Call Scott Mitchell (RA), Monroe & Friedlander, Inc., 524-2666.
- o 825-905 Keeaumoku St., 250-2,338 sf office/manufacturing spaces, \$.65-\$.80/sf triple net. Call Jordan Wong (RA), Monroe & Friedlander, Inc., 524-2666.
- o Waiakamilo Business Center, 420 Waiakamilo Rd, 3rd flr 17,122 sf office space, \$1.45/sf triple net plus CAM. Call for details concerning tenant improvements/financing. Call Rod Miller (R), Chaney, Brooks Realty, Inc., 528-0039.
- o Mapunapuna, 2821 Kilihau St., warehouse spaces, 1,587 sf, \$.78/sf and 2,335 sf, \$.82/sf; 2nd flr office space, 1,920 sf, \$.63/sf. Fully equipped catering and take out lunch room operation, premium \$100,000 for F.F. & E. Call Hank Rigg (RA) or Frank Holmes (R), Chaney, Brooks Realty, Inc., 528-0039.
- o Halawa Business Park, Lot 64, 1,200-8,700 sf warehouse spaces, \$.75-\$.85/sf for warehouse, \$1.25/sf for office/showroom. Call Steven Sofos (R), Sofos Realty Corp., 522-5995.

- o Halawa Business Park, 6,200 sf, new warehouse, avail. 8/89, \$.80-\$.85/sf triple net plus CAM. Call Karen Taniyama (RA), Chaney, Brooks Realty, Inc., 528-0039.
- o Katmuki, 2632 Waiatae Ave./1215 Center St., 6,000 sf grnd flr and 4,315 sf basement, loading dock and freight elevator, \$1.00/sf (grnd flr) and \$.58/sf (basement), triple net, plus CAM. Call Hank Rigg (RA), Chaney, Brooks Realty, Inc., 528-0039.
- o Halawa Business Center (occupancy 12/89), 5,000-150,000 sf industrial warehouses, manufacturing, offices, \$.62-\$.68/sf triple net. Call Skip Seruman (R), Mike Ebinger (RA) or Michelle Richards (RA), Cordeo, 524-3622.
- o Kapalama Industrial Center (occupancy 8/89), 1,120-6,186 sf, showroom/warehouse complex, \$.35-\$.95/sf for warehouse, \$1.10/sf for showroom, plus CAM. Call Melvyn Ho (R) or Rod Mukai (R), Locations, Inc., 522-7200.
- o Campbell Industrial Park, industrial leasehold parcels from 1/2 acre to 10 acres, \$.07/sf net. Call David Franzel, Estate of James Campbell, 536-1961.
- o Gentry Business Park, 94-515 Ukeke St., warehouse, 1,608 sf, \$.60/sf net, parking. Call Charles Pang (R), Gentry Realty, Ltd., 671-6411.
- o Gentry Business Park, 1,250-12,000 sf, hi-cube warehouse, \$.59-\$.69/sf. Call Alfred Ho, Monroe & Friedlander, Inc., 524-2666.
- o Harbor View Center, 600-100,000 sf office, wholesale, manufacturing, I-2 zoned, \$.65-\$.150/sf, triple net. Call Donald Monroe, Jr. (RA) or Douglas Pothul (RA), Monroe & Friedlander, Inc., 524-2666.

Hawaii Community Development Authority Regular Meeting June 7, 1989, 2 p.m. 677 Ala Moana Blvd., Room 103

NOTE: Agenda items are tentatively set at newsletter press time. Please call the HCDA office (548-7180) to confirm items.

Items for Action:

- o Approval of Joint Development and Signi Amendments
- o Approval of Park on Parking Garage Amendments to the Kakaako Plan and Rules
- o Final Decision on Proposed Roadway Alignment Amendment to the Kakaako Plan
- o Approval of the Waterpark Towers Planned Development Permit
- o Approval to Conduct a Public Hearing on Amendments to the Kakaako Plan and Rules pertaining to Roadways and Conditional Use Requirements
- o Approval to Contract Architectural Consultant Services for the Improvement District 3 Project
- o Approval to Grant the Executive Director Certain Authority to Implement the District-Wide Improvement Program Rules and the ID-3 Project
- o Approval to Relocate Existing Overhead Utility Systems to New Underground Systems Along Keawe St. Betw. Ala Moana Blvd. & Aunahi St. in the ID-2 Project
- o Approval to Increase Annual Audit Fees

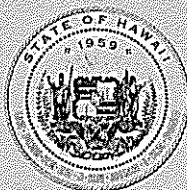
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