

# THE KAKA'AOKO CONNECTION



A Hawaii Community Development Authority Publication / Vol. 11, No. 5



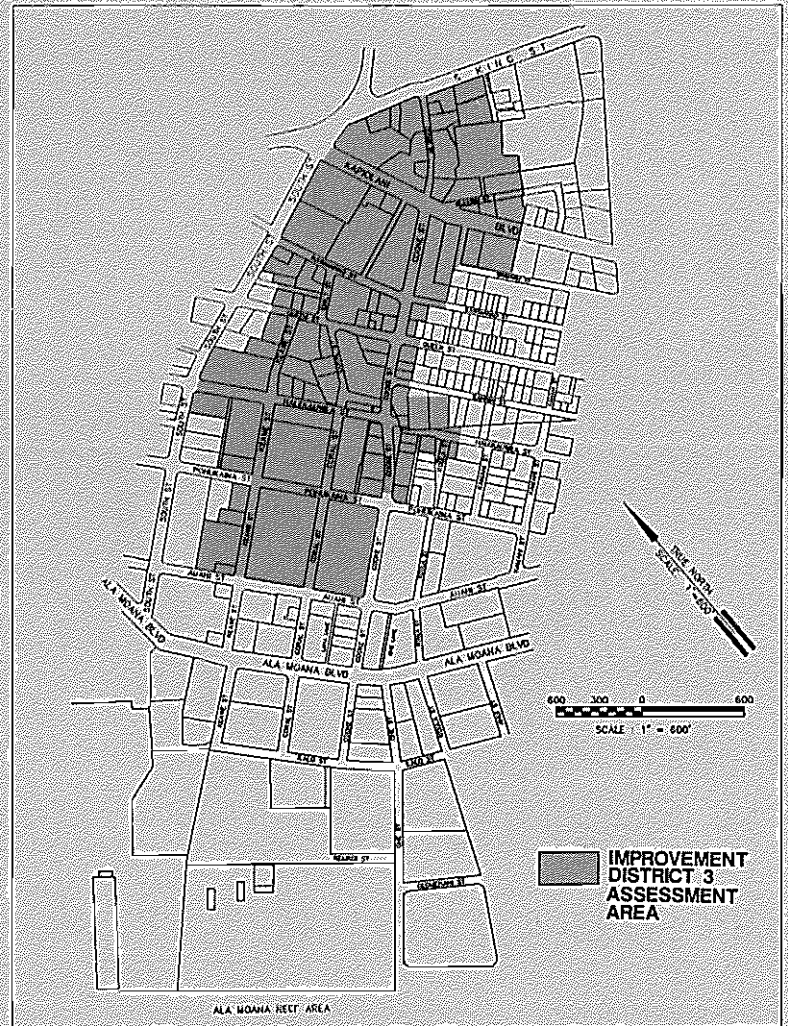
## PUBLIC HEARING ON IMPROVEMENT DISTRICT 3 PROJECT ON JANUARY 11

**T**he Hawaii Community Development Authority will hold a public hearing on the proposed Kaka'ako Improvement District 3 (ID-3) Project on January 11, 1990 at 7:00 p.m. in the State Capitol Auditorium. The hearing will cover proposed rules relating to the construction and installation of drainage, water, sewer, and roadway systems and the undergrounding of presently overhead utility lines.

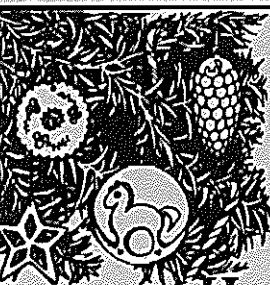
The 1989 State Legislature appropriated \$35.3 million for the proposed ID-3 Project, which will involve about 60 acres of land directly mauka of the ID-2 Project. Construction activities will take place on the following streets: Cooke Street (from Pohukaina to King Streets), Kapiolani Boulevard (from King to Dreier Streets), Halekauwila Street (from South to Koula Streets), Keawe Street (from Auahi to Queen Streets), Coral Street (from Auahi to Queen Streets), Victoria Street (from King to Young Streets), and Curtis Street. The installation of these public facilities are considered necessary and desirable to complete the hook ups for major utility systems within the area. If all approvals are obtained, construction is scheduled to begin in October, 1990.

The ID-3 rules set forth the assessment to be charged the real property in the District specially benefiting from the public facilities. The Rules contain the assessment report which identifies the cost estimates of the improvements as they are to be shared by property owners, public utility companies and government to the extent that they benefit from the improvements; plans, details and methods of cost allocation and assessment; and the proposed assessment area district for the permanent improvement of the streets (curbs, gutters, sidewalks and pavement) and utilities.

Copies of the proposed Rules are available for inspection during regular business hours at the HCDA office, 677 Ala Moana Boulevard, Suite 1003. Anyone wishing to submit written comments or testimony should do so at the HCDA office on or before January 11. Those wishing to present oral testimony at the hearing should sign up at the time of the hearing. All speakers are requested to submit 20 copies of their statement.



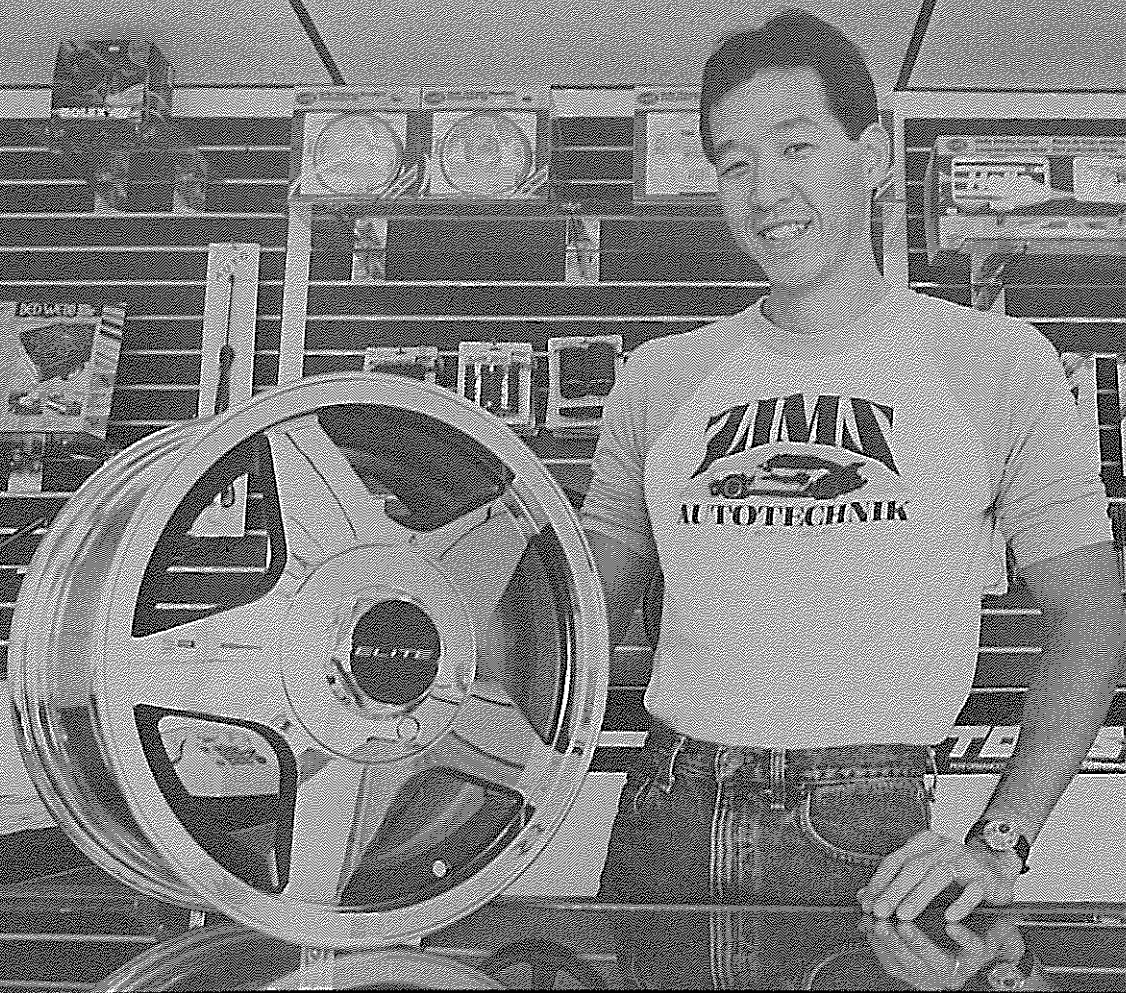
Map showing the ID-3 assessment area.



**HAVE A SAFE AND HAPPY HOLIDAY SEASON!**  
From Members & Staff  
of the  
**Hawaii Community Development Authority**



# Kakaako Neighbors



eurosport, inc. owner Bob Nakamura

## eurosport, inc.:

### High Performance Accessories and Services

**I**n his recent business ventures, Kakaako entrepreneur Bob Nakamura has offered automobile parts, accessories and services to two diverse clientele — owners of Porsches and BMWs at the Auto Fitness Center, and now, with “eurosport, inc.,” to a younger set who are into import cars and the local racing arena.

The one thing that hasn't changed is Nakamura's business thrust — to cater to and get personally involved with his customer's needs and projects. Says the youthful Nakamura, “We want to stay in business and keep our customers so we serve them with that extra edge. We want to stay small so that we can service well.”

Now that Nakamura is divesting himself of his half ownership of the Auto Fitness Center, he's putting his business know-how into prospering the activities of eurosport, inc. at 330 Coral Street. The firm, co-owned by Nakamura and Dexter Lum, was started at a Nimitz Highway site about two years ago, but relocated to Kakaako in November, 1988. eurosport, inc. basically retails automotive accessories to the “under 30's crowd” who are into Japanese import, Volkswagens, Rabbits, etc. “Right now the market demands body kits for the late model cars, rims and tires, steering wheels, full suspension kits, and other accessories,” explains

# HCDA STAFF MEETS WITH ID-3 AREA LANDOWNERS AND LESSEES

**T**he Hawaii Community Development Authority engineering staff conducted numerous meetings during the months of November and December to talk with recorded property owners and lessees who will be affected by roadway and utility construction in the upcoming Improvement District 3 (ID-3) Project. The meetings were held in small groups to more effectively inform owners and lessees of all lots proposed for assessment within the ID-3 area of the types of improvements to be made and the cost to be borne by government, public utility companies and the properties. The methods of lot assessment and the proposed schedule for ID-3 improvements were also discussed.

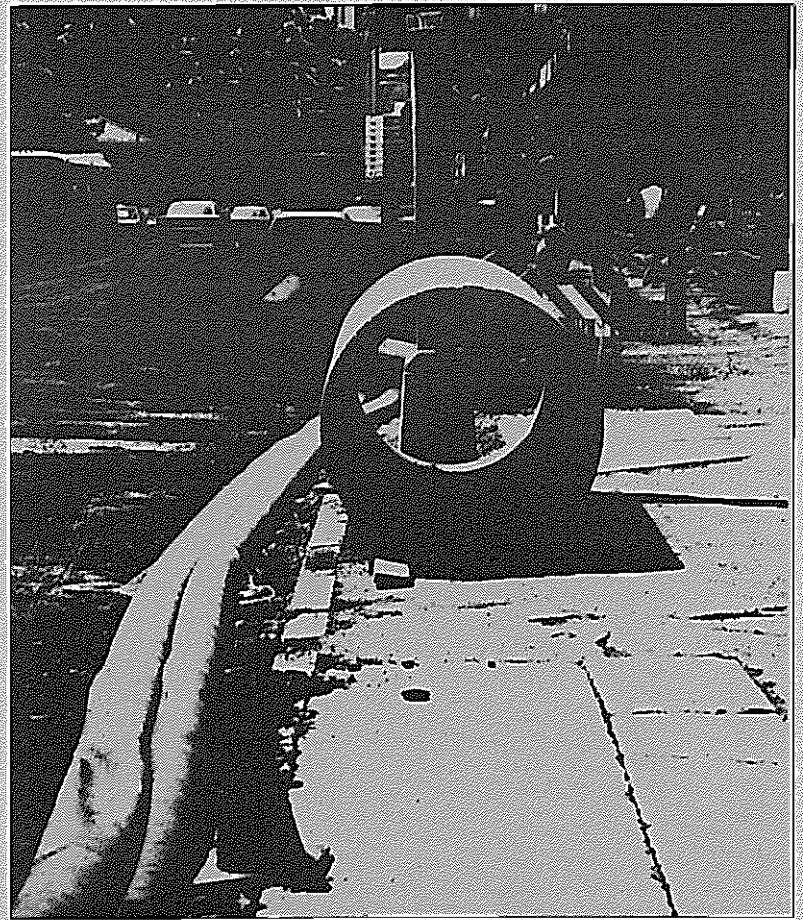
Individuals were also provided with the opportunity to discuss with the HCDA staff details relating to their estimated property assessment amounts of the ID program and to any specific concerns they may have. "In general, reaction to the ID-3 Project has been very favorable," says HCDA Chief Engineer Cleighton Goo. "Many commented that the assessment system is fair and that the proposed improvements are necessary. Based on the responses received at these meetings we believe that the meeting have clearly and effectively helped each owner or lessee to understand the proposed methods of property assessments.

"Although meeting in small groups was more time consuming, it contributed to better communication and discussion than would have been possible at a large informational meeting."

Nakamura. "We try to provide the freshest and latest designs. We also provide installation of everything we sell in our service facility in the back. We're also gearing up to perform repairs such as tune-ups and overhauls." eurosport, inc. also performs turbo conversions and installs nitrous oxide systems, which is an industrial grade gas which provides more oxygen to allow fuel to burn, dramatically increasing engine horsepower.

Nakamura says his move a year ago to Kakaako did bring with it some loss of business, although the past few months have witnessed some gains. "But being here (in Kakaako) is better than being out of town, and we're willing to pay the price right now for the inconvenience," says Nakamura. "We can see that Kakaako is the focal point of the city. Everybody's (car dealers and suppliers) being drawn in to this area. So it helps us to have a market that's consolidated in one area."

eurosport, inc. stocks several exclusive products from Japan which are in the auto vogue. One of them is the Star Lock, an anti-theft device for the car door lock, essentially a deadbolt lock which cannot be "slim-Jimmed" or opened from the inside. "We've been selling a lot of these because a lot of cars have been vandalized, cars which have very valuable stereo equipment installed," says Nakamura.



## AUTHORITY MEETING UPDATE

**M**embers of the Hawaii Community Development Authority have granted a Planned Development Permit to allow the construction of the Kakaako Elderly Rental Housing Project, which will contain 263 studio and one-bedroom units on the site bounded by Keawe, Queen, and Coral Streets.

The Elderly project, being developed by the State's Housing Finance and Development Corporation under an agreement with the HCDA, will include a 45-foot high platform with a 257-foot tower. Commercial office space will be located on the lower floors, and 128 studio units and 135 one-bedroom units will be located on higher floors. Rental rates will be below market rates. Construction on the project is scheduled to start by August 1990 and completion will be in November, 1991.

Another project which received the green light from the Authority at the December 6 meeting is Asahi Jyukon Hawaii, Inc.'s 1230 Kapiolani Project, a large-scale mixed-use project combining residential, commercial and service industrial activities on land bounded by Piikoi, Pensacola, Kamaile Streets and Kapiolani Boulevard. Asahi Jyukon's project calls for two 36-story towers (containing 348 residential units) rising from a recreation deck and a 1,250-stall parking garage. The Authority granted the permit for the project on the condition that the developer provide the required 70 "reserved" or moderate-income housing units either within the project site or elsewhere in the Kakaako District.



# 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 715 Queen St., 732sf office/retail space, ground flr, \$1.00/sf Net. Call Hawaiian Trust Co., 538-4689.
- o A-American Self Storage, 720 South St., 896 cu.ft. (8x16x7) at \$250/mo., 1,040 cu.ft. (13x10x8) at \$325/mo., 640 cu.ft. (10x10x8) at \$245/mo. Loading area, other sizes available and can adapt to needs. Month to month lease. Call 533-3900.
- o 826 Queen St., Tropicana Bldg., 7,200sf available, \$1.25 - \$1.50/sf, 2nd flr in air conditioned building, 5 covered parking, 7 outside parking. Call Michael T. Ohashi, 536-6668.
- o 531 Cooke St., 12,000sf of leasehold warehouse space with ample yard area to unload containers. For sale or lease. Call Brian M. Maeshiro (RA) or Chris Okuhara (RA), Monroe & Friedlander, Inc., 524-2666.
- o 404 Piikoi St., 700 and 830sf of office/storage space, \$0.90/sf gross, excellent parking. Call Jordan Wong (RA), Monroe & Friedlander, Inc., 524-2666.

## Kalihi

- o Kokea Center, 1111 Dillingham Blvd., 1,000sf - 3,000sf, retail/office space with glass storefronts to Dillingham and Kokea St., some spaces improved, excellent parking. Call Jon-Eric Greene (RA) or Charlene Shiroma (R), Monroe & Friedlander, Inc., 524-2666.
- o Kokea Center, 501 Kokea St., 5,000sf of warehouse, office and retail space. Two roll-up doors, glass street front exposure, seven parking spaces. Excellent wholesale/retail location. Call John Bulkley (RA), Monroe & Friedlander, Inc., 524-2666.
- o 1505 Dillingham Blvd., 12,409sf of A/C factory space ideal for garment mfg, 4,921sf storage area, \$0.60/sf 1st yr, \$0.80/sf next 3 yrs. Call Mike Myers (RA), Grubb & Ellis, 531-4202.
- o Dillingham Business Center, 1427 Dillingham Blvd., 400, 494, and 684sf of retail/office spaces, \$0.85 - \$1.70/sf. Some spaces with water and drains. Call Jordan H. K. Wong (RA), Monroe & Friedlander, Inc., 524-2666.
- o 1920 Colburn St., 3,808sf of new fee simple high cube warehouse with mezzanine office. For purchase. Call Douglas A. Pothul (RA) or Chris Okuhara (RA), Monroe & Friedlander, Inc., 524-2666.
- o 1007 Dillingham Blvd., Thomas Trade Center, 450-780sf industrial and office spaces, \$0.65-\$0.80/sf NNN, located across Honolulu Community College. Call Brian M. Maeshiro (RA) or Jordan H. Wong (RA), Monroe & Friedlander, Inc., 524-2666.

## Others

- o Cannery Row, new 1,564sf hi-cube space, \$1.00/sf NNN. Call Mike Myers (RA), Grubb & Ellis, 531-4202.

- o 825-905 Keeaumoku, 430 and 1,376sf office/mfg/office space, \$0.75/sf NNN. Call Jordan H.K. Wong (RA), Monroe & Friedlander, Inc., 524-2666.
- o Airport, 7,400sf bldg + over 8,000sf open area for parking or yard space for industrial use, easy access to H-1 and H-2 freeways. Call Richard Krystoff (RA), Grubb & Ellis, 531-4202.
- o Mapunapuna, 2850 Kaihikapu St., 3,180sf of warehouse for lease, \$0.70/sf, NNN. Call Chris Okuhara (RA), Monroe & Friedlander, Inc., 524-2666.
- o Halawa Industrial Park, professionally built-out office space on grnd flr, 5,380sf includes exec offices, employee lounge, showers in bathrooms. Free parking. Space for warehouse may be available. Call Tania Lui-Kwan (RA), Grubb & Ellis, 531-4202.
- o Wahiawa Industrial Center, 75,000sf multi-tenant warehouse space to be built for 1990 occupancy. Concrete bldgs, spaces from 2,000 - 34,000sf, \$0.55/sf net. Call Jack Irvine (R) CCIM, Grubb & Ellis, 531-4202.
- o Campbell Industrial Park, 91-255 Kalaeloa Blvd., 18,424sf hi-cube warehouse w/ office, paved fenced yard and parking, add'l gravel surfaced yard (approx. 38,000sf), zoned I-2 general industrial. Warehouse at \$0.50/sf NNN, add'l gravel surfaced yard at \$0.12/sf NNN, will consider leasing separately. Call Roy E. Pyles (R), Sofos Realty Corp., 522-5992.
- o Transpacific Industrial Center, Campbell Ind. Park, 375,000sf multi-tenant warehouse to be built for April 1990 occupancy. concrete bldgs, dock and grade loading, \$0.55/sf net. Call Jack Irvine (R) CCIM or Frank Orrell (RA), Grubb & Ellis, 531-4202.
- o Bougainville, Warehouse at Costco, 5,000 - 12,879sf of warehouse, \$0.85/sf NNN, new, parking. Call C. Mark Ambard (RA), Monroe & Friedlander, Inc., 524-2666.

## PUBLIC HEARING on IMPROVEMENT DISTRICT 3 PROJECT RULES

January 11, 1990, 7:00 p.m.  
State Capitol Auditorium  
Chamber Level

THE KAKAAKO CONNECTION  
is a publication  
produced by the  
HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY

John Waihee  
Governor

Kenneth K. Takenaka  
Chairman

Gary L. Caulfield  
Stanley K. Kawaguchi  
Kerry Komatsubara  
Duk Hee Murabayashi  
Edward Hirata  
Russel Nagata  
Yukio Takemoto  
R. Brian Tsujimura  
Roger Ulveling  
Gregg T. Yamanaka

Rex D. Johnson  
Executive Director



HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY  
677 Ala Moana Blvd., Suite 1001  
Honolulu, Hawaii 96813  
Telephone: 548-7180

ADDRESS CORRECTION REQUESTED

BULK RATE  
U.S. Postage  
PAID  
Honolulu, Hawaii  
Permit No. 1223