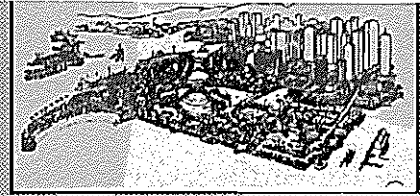
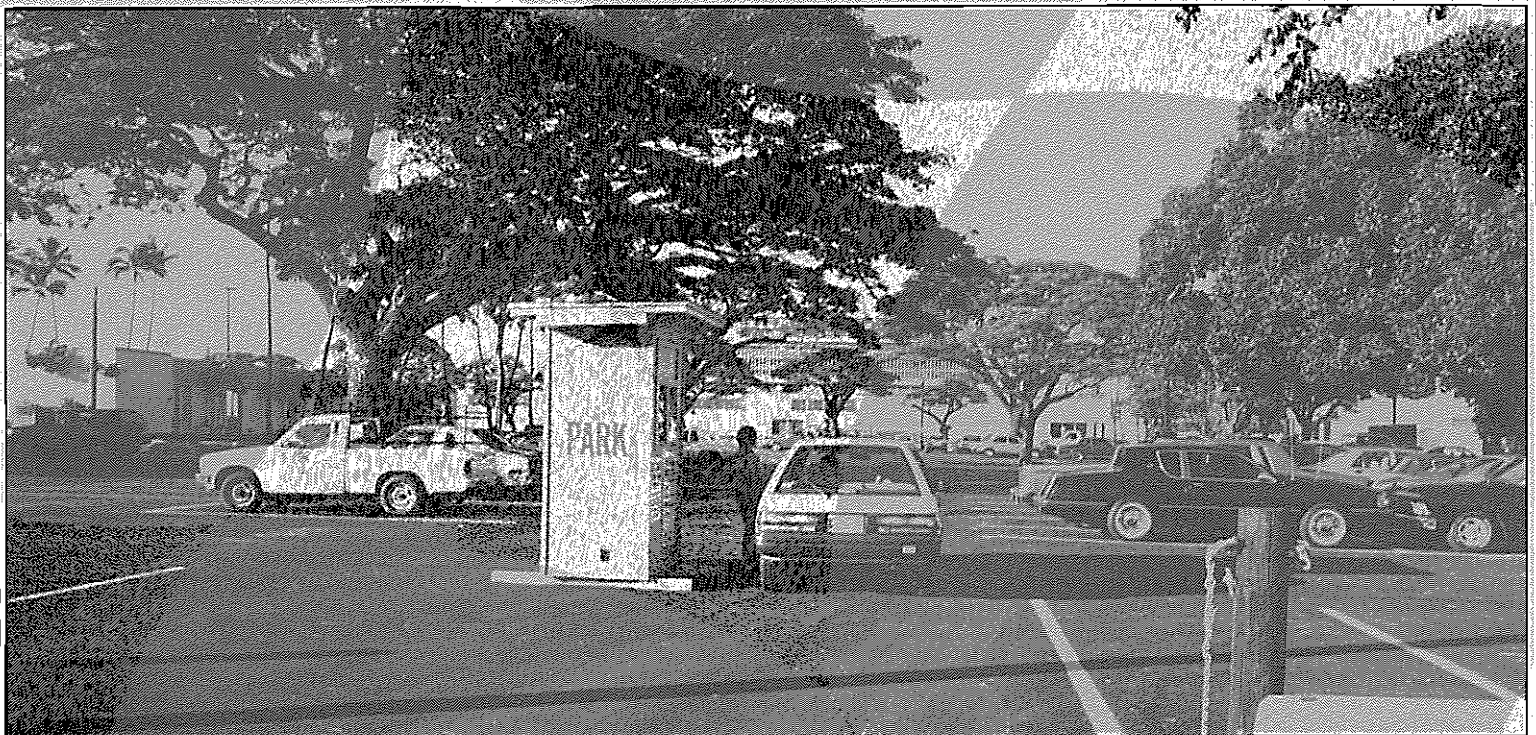


THE KAKAAKO CONNECTION

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TEMPORARY PARKING LOT TO HELP THOSE BUSINESSES LOCATED IN ID-3 PROJECT AREA



The temporary parking lot at the Pohukaina School site.

To help offset the anticipated dwindling number of on-street parking spaces caused by roadway and utilities construction activities in the Improvement District 3 (ID-3) project area, the Hawaii Community Development Authority (HCDA) will make its temporary parking lot on the Pohukaina School site available to those firms located in areas directly affected by construction.

The lot, consisting of 220 parking stalls, is located at the corner of Keawe and Halekauwila Streets, with the entrance on Halekauwila Street. Persons located within the ID-3 Project area will be notified by the HCDA that they will be allowed to park in the temporary lot after receiving a parking permit from the HCDA.

Parking stalls for persons with parking permits are available

from 6:00 a.m. to 8:00 a.m. on a first-come, first-served basis at \$3.00 per day. A monthly rate of \$60.00 per month will also be sold on a first-come, first-served basis. After 8:00 a.m., the parking lot is open to the public at \$3.00 per day or at hourly rates. Persons paying the daily or monthly rate will have in and out privileges.

The parking lot will be closed and locked at 7:00 p.m., and all remaining cars will be charged an additional fee.

States HCDA Executive Director Rex Johnson, "Our main priority in having this temporary parking lot is to help out the businesses in the ID-3 area since they will be inconvenienced during the construction period. We feel our rules for use of the lot are the fairest and most effective way of using the limited number of stalls at the Pohukaina School site."

The HCDA is responsible for issuing the parking permits. For more information or permit applications, please contact Irene Iha at 548-7180. ■

KEWALO BASIN PARK DEDICATED

The Start of Good Things to Come

The Kewalo Basin Park, the first in a series of future parks which will span from Ala Moana Beach Park to the Aloha Tower, was formally dedicated on September 12 at the Park site. Now open to the public, the Kewalo Basin Park, located on the triangular peninsula at Kewalo Basin, includes a pedestrian promenade along the existing seawall, trellises, scenic observation areas, a public comfort station and landscaping. Parking for approximately 110 cars is also available.

At the dedication ceremonies HCDA Vice-Chair Gary Caulfield, told the audience, "The Kewalo Basin Park sets the stage for better things to come. Across the channel, we are moving toward the start of the Kakaako Waterfront Park.

This project will provide much needed relief to our overtaxed oceanfront parks in Honolulu.

"The direction the Authority will take in the future will continue to include a diverse number of public projects that will be developed concurrently with private projects, to insure an appropriate



"...not only are we bringing people to the waterfront,...we're also making Kakaako an area of green space with a better quality of life..." Gov. John Waihee

mix of uses which benefit the community. Directing our efforts toward varying community needs underscores our commitment to build a Kakaako community that will effectively service our local residents.'

Governor John Waihee said, "When you look at what has occurred here at Kewalo Basin (Park), it brings up so many possibilities. Next month we will be ground breaking for the first 30-acre phase of what will be our 87-acre Kakaako Waterfront

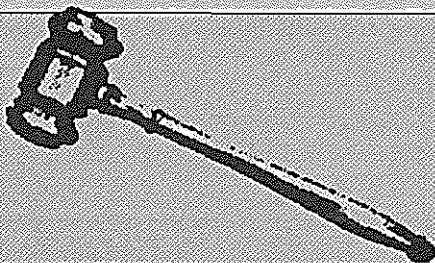


From left, HCDA Vice-chairman Gary Caulfield, Gov. John Waihee, & Rev. William Kaaina

Park. Coming up next will be the 17-acre beach park on the other side of Kakaako.

"We will also be moving forward on expanding the Mother Waldron Park by about a half of an acre in the center of Kakaako. So not only are we bringing people to the waterfront, which is part of the plan, but we're also making Kakaako an area of green space with a better quality of life. When the waterfront planning process began about 3 years ago, a lot of people felt that this was fantasy and just a piece of paper. To see it actually occurring is quite exciting."

Governor Waihee added, "With the Kewalo Basin Park, we can see the beginnings not only of the first major park here in Kakaako, you can see the promenade that will run someday from Aloha Tower all the way down to Waikiki through Ala Moana Park, and eventually through to Diamond Head, so that our people will not only have parks along the shoreside, but they can walk and jog and do all the things to enjoy our coastline here on Oahu." ■



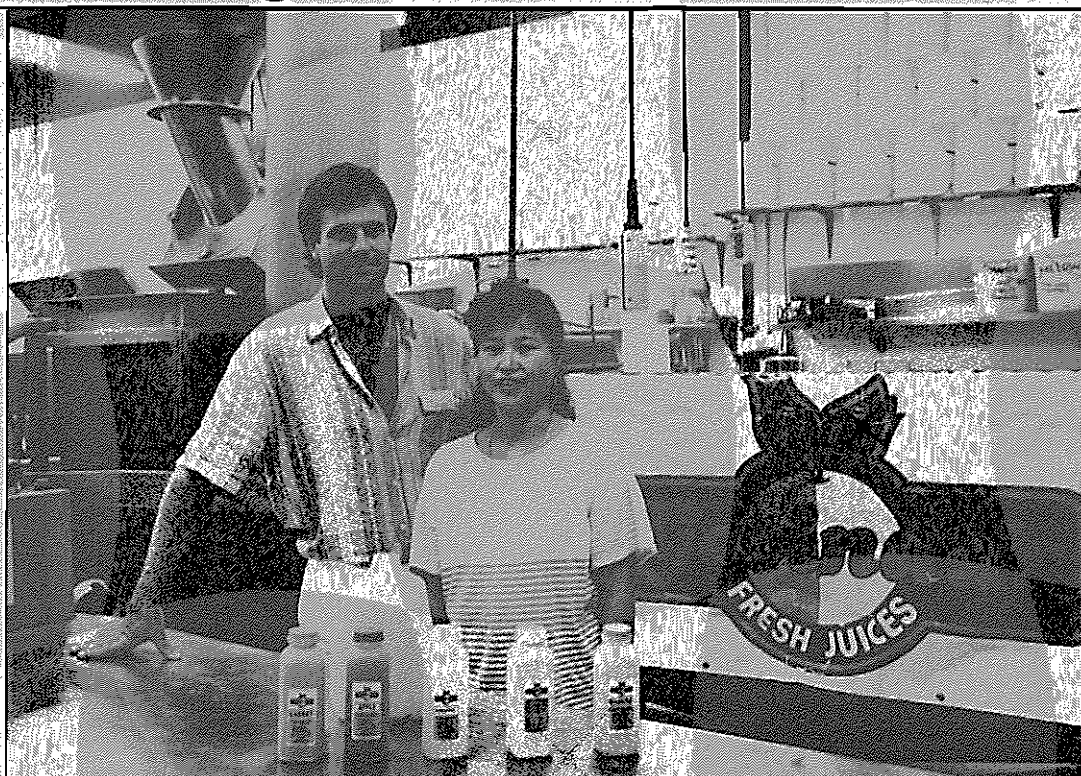
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

**NO AUTHORITY MEETING IS
SCHEDULED FOR THE MONTH OF OCTOBER**

Kakaako Neighbors

GOVINDA'S NATURAL PRODUCTS: A Juicy Way to Health

James Eichler
and wife, Kyung



Stepping into the juice factory of Govinda's Natural Products at 670 Halekauwila St., you would swear you were in a hospital operating room instead. Even in the heat of juice production, the facility's sparkling white epoxy floors and shiny stainless steel machinery are immaculate. Like medical personnel, Govinda's juicery workers are attired in gloves and aprons to assure sanitary operations.

Yet the task at the Govinda facility is not to perform surgery, but to produce a delicious variety of fresh and healthy juices and drinks. Under the health-conscious direction of Govinda president James Eichler, each week the firm processes about 50 tons of fresh fruits and vegetables into juices for wholesale to major supermarkets, hotels, restaurants and health food stores on Oahu and the Neighbor Islands. Govinda's popular juices are made from oranges, carrots, apples, grapefruit, watermelons, pineapples, and lemons. Two of Govinda's specialty drinks are the "Hawaiian Smoothie", a rich puree of papayas, bananas, pineapple, coconut and honey, and a high energy, 380-calorie "Protein Drink" made from bananas, pineapple, coconut and protein powder. "Our bottom line is to insure that everything that we make is fresh and good-tasting," explains Eichler. "Everything that is processed and bottled goes out that same day."

Eichler, a vegetarian originally from New York, started his firm about 10 years ago on Makaloa Street, where he manufactured health food cookies. He later expanded into juice production and moved to the Kakaako facility in 1986. "I've always liked fresh juices and I saw that nobody was doing it at the time," Eichler recalls. Today Eichler employs a staff of 14 people, including his wife Kyung and his brother Thomas, who serves as production manager. Six days a week, Govinda workers begin juice production at 2:30 in the morning to ensure that their products are bottled,

packed and delivered to hotels and restaurants (in time for breakfast), supermarkets and to the airport for air shipment to the Neighbor Islands. Says Eichler, "We start at 2:30 in the morning because we're trying to produce the freshest product. Patrons are getting juices that are squeezed that very morning."

Eichler admits that in addition to producing a healthy product, the firm is "very quality conscious. Our drinks may cost more than the canned and bottled fruit juices because they are freshly made here on Oahu from the highest quality fruits and vegetables. This way we're able to produce the highest quality juices." He adds that the firm has also invested in expensive machinery to ensure the best quality and proper sanitation. For example, to produce its popular carrot juice, bunches of the orange-color vegetable are peeled, washed and ground in an intricate machine, and then a hydraulic press is used and the juice is pumped into refrigerator tanks for bottling. Another piece of machinery employed for citrus fruit juicing performs what Eichler calls "cushioned reaming", a process which guarantees that no citrus rinds or peel oils creep into the juice, yielding a purer, less bitter taste.

"We don't heat treat or alter our juices," Eichler explains, "because heat treating kills the enzymes and vitamins which are the real essence of fresh juices."

"Our juices are fresh from the fruit or the vegetable; it's like you're eating a whole orange or apple, but the body doesn't have to do the work to break it down. It is a healthy dose of vitamins, minerals, and nutrients." ■

In this issue, we begin our series of stories spotlighting Kakaako businesses located in the Improvement District 3 Project area. If you are located in this area and wish to be featured in this series, please call the newsletter editor at 548-220.



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 548-7180 or write to Irene Iha by the 10th of each month.

KAKAAKO

- o 324 Kamanu St., approx. 1,192 sf, 2,000 sf and 3,198 sf ground flr office/warehouse spaces, \$1.50/sf NNN, parking, a/c; and approx. 500 sf second flr office space, \$1.25/sf NNN, parking, carpet, a/c. Call Patricia Parker, 521-5688.
- o 1218 Waimanu St., two-story free standing bldg., 1,455 sf per floor, 8 parking stalls. Call Manya Sandefur (RA), Monroe & Friedlander, Inc., 524-2666.
- o 826 Queen St., Tropicana Bldg., 2,604 sf second flr space, \$1.10/sf, a/c, parking available, 5 yrs lease incremental, avail. now. Call Michael T. Ohashi, 536-6668.
- o 404 Piikoi St., 448 sf to 1,008 sf office and warehouse spaces, free parking. Call Jordan H. Wong (RA), Monroe & Friedlander, Inc., 524-2666.
- o 800 Kapiolani Blvd. Suite 201, approx. 2,388 sf of 3 offices, conference room & large open area, \$2.35/sf, avail. now, parking avail. Call Sofos Realty Corp., S. Steven Sofos (R) 522-5995 or John Vecsey (RA) 532-1925.
- o 1221 Kapiolani Blvd., 3,129 sf and 483 sf offices, \$2.45/sf including CAM and operating expenses, fixed for 3 yrs, minimum 5 yrs term, parking avail. Call Frances N. Okazaki (R) GRI 541-5111 or Kalani Schrader (RA) 541-5117, Coldwell Banker Commercial.
- o 711 Kawaihau St., 6,188 sf high cube warehouse space, \$0.85/sf, avail. for 1 yr with subsequent mo-to-mo option. Call John Bulkley (RA), Monroe & Friedlander, Inc., 524-2666.
- o 1206 Waimanu St., 8,658 sf retail/office/industrial space, visible location at corner of Pensacola St. and Waimanu St., possible subdivision into smaller spaces. Call Douglas A. Pothul (RA) or Brian M. Maeshiro (RA), Monroe & Friedlander, Inc., 524-2666.

OTHERS

- o Downtown, 925 Bethel St., The McCandless Bldg., corner of S. King and Bethel, 3,753 sf basement space at \$1.25/sf gross, 4,950 sf second floor space and 4,259 sf third floor space at \$1.85/sf gross, all spaces may be demised, 5 yrs terms, avail now. Call Kalani Schrader (RA) 541-5117 or Joseph T. Haas (R) 541-5112, Coldwell Banker Commercial.
- o Downtown, Kendall Bldg., 1,330 sf and 1,331 sf or 2,661 sf office spaces, \$1.80/sf gross excluding electricity, near courts. Call Grubb & Ellis, 531-4202.
- o Downtown, 222 N. School St., 1,450 sf third floor windowed office space, 4 parking stalls. Call Renee M. Samuel (RA), Monroe & Friedlander, Inc. 524-2666.
- o Kalihi, Kapalama Industrial Center, 819 Moowaa St., 1,300 sf, 2,000 sf and 5,000 sf new warehouse spaces, \$0.90/sf, 3 yrs increment terms, parking. Call Melvyn Ho (R) or Rod Mukai (R), Locations Real Estate, 522-7200.
- o Kalihi, 950 Robello Ln., 9,525 sf ground flr warehouse space at \$1.00/sf, and 894 sf mezzanine office at \$0.50/sf, 2 roll-up doors, 12 parking, space may be divided into 2 small units with separate meters and bathrooms. Owner will sell. Call C. Mark Ambard (RA), Monroe & Friedlander Inc., 524-2666.
- o Iwilei Business Center, Old Del Monte Cannery, 16,124 sf and 19,641 sf industrial spaces for sale, fee simple. Call Grubb & Ellis, 531-4202.
- o Iwilei, [1] 720 Iwilei Rd., Cannery at Iwilei, 3,000 sf high cube office/storage space, call Renee M. Samuel (RA) or Jordan H. Wong (RA); [2] 680 Iwilei Rd., Dole Office Bldg.,

2,200 sf to 75,000 sf office spaces, \$1.35/sf NNN, abundant parking, call Renee M. Samuel (RA) or Sydnee Arth (RA), Monroe & Friedlander Inc., 524-2666.

- o Airport, 1,000 - 20,000 sf warehouse/office spaces, \$0.85 - \$0.95/sf, owner will finish to suit. Call Grubb & Ellis, 531-4202.
- o Airport, 3049 Ualena St., 318 sf to 8,265 sf office spaces, \$1.59/sf to \$2.02/sf gross, 3-5 yrs terms, parking avail., conference room avail to tenants, sound proofed. Call Coldwell Banker Commercial, Joseph Haas (RA) 541-5112, or Kalani Schrader (RA) 541-5117.
- o Airport, 2629 Waiwai Lp., 22,500 sf lot with 9,800 sf warehouse/shed/office, new 55 yrs master ground lease, premium. Call Douglas A. Pothul (RA), Monroe & Friedlander, Inc., 524-2666.
- o Bougainville, 4420 Lawehana St. Bay D, 7,897 sf warehouse space with 1,400 sf office space, 4 parking. Call C. Mark Ambard (R), Monroe & Friedlander Inc., 524-2666.
- o Halawa Business Park, new high cube warehouse with loading docks, 5,236 sf, 6,480 sf, 8,784 sf or 24,400 sf with 4,000 sf office. Call Grubb & Ellis, 531-4202.
- o Halawa, 55 yrs leasehold I-2 property totaling 41,602 sf ready to develop. Call Grubb & Ellis, 531-4202.
- o Halawa, Lots 22 & 23, build to suit on 20,000 sf lots, owner would also sell. Call C. Mark Ambard (RA), Monroe & Friedlander, Inc. 524-2666.
- o Kapiolani, 2,400 sf office in prime corner location, great visibility, good parking, design your office, priced right. Call Grubb & Ellis, 531-4202.
- o 770 Kapiolani Blvd., 4,340 sf office space, \$1.85/sf gross, parking, lots of window area, on busline. Call Elizabeth Broun (RA), Monroe & Friedlander, Inc. 524-2666.
- o 655 Keeaumoku St., Sam Sung Bldg., 310 sf office space, \$2.45/sf gross, avail. now, open bay, mauka view. Call Hargon A. Holland (S) 541-5190, Coldwell Banker Commercial.
- o University Square, 322 sf to 5,169 sf office spaces avail. Call Manya Sandefur (RA), Monroe & Friedlander, Inc., 524-2666.
- o Pearl City, 98-1238 Kaahumanu St., The Kaahumanu Bldg., 300 sf to 2,547 sf office spaces, \$1.95/sf to \$2.85/sf gross, 5 yrs terms. Call Kalani Schrader (RA) 541-5117 or Joseph T. Haas (R) 541-5112, Coldwell Banker Commercial.
- o Pearl City, 800 sf - 18,000 sf office, warehouse, restaurant new oceanfront spaces, \$0.65/sf up, avail. now. Call Steve Nariyoshi (R), 486-3738.
- o Waipahu, fee simple warehouse on 21,798 sf of land available. Call Grubb & Ellis, 531-4202.
- o Waipahu, 94-110 Leokane St., 1,600 sf second floor office or light mfg space, avail. now. Call Alfred Ho (RA), Monroe & Friedlander Inc., 524-2666.
- o Campbell Industrial Park, 91-310 Kauh St., warehouse/yard for sublease, approx. 13,129 sf bldg area and approx. 5,044 sf fenced paved parking/yard area with gate, \$7,877.40/mo., 11/1/90 to 12/28/94 term, 2 roll up doors, 2 bathrooms, small office, sprinklered. Call Dean Michaelidis (RA) 541-5182 or Ray Garabito (RA) 541-5103, Coldwell Banker Commercial.
- o Kaneohe, Kahuhipa St., 3,220 sf, 5,400 sf and 17,000 sf warehouse spaces, subdividable, onsite forklift avail. at all times. Call John Bulkley (RA), Monroe & Friedlander Inc., 524-2666.
- o Aina Haina Professional Center, [1] approx. 590 sf corner office space with view; [2] 496 sf first floor office space, \$1.70/sf NNN; and [3] approx. 1,011 sf excellent office space, view, private restroom, \$1.60/sf NNN; all with free parking. Call Grubb & Ellis, 531-4202.

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