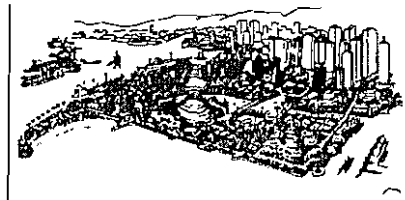


THE KAKAAKO CONNECTION



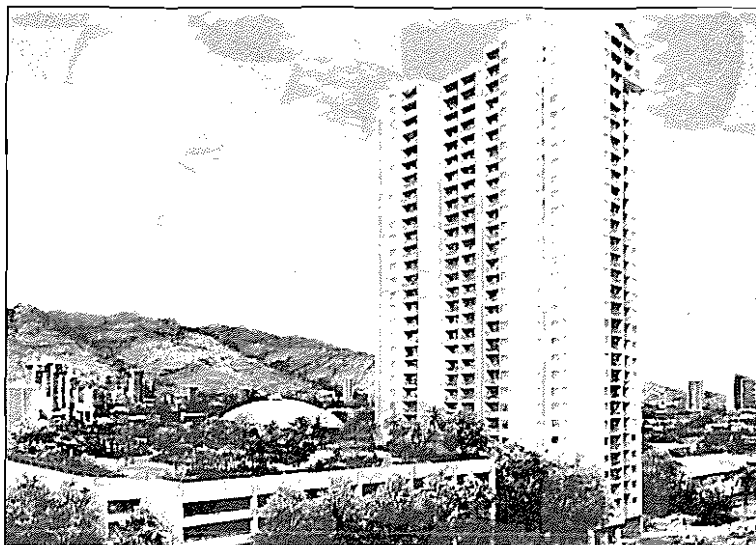
A PUBLICATION OF HAWAII COMMUNITY DEVELOPMENT AUTHORITY, VOL. 13, NO. 3 SEPT. 1991

PRELIMINARY OK GIVEN TO ILANIWAI FAMILY HOUSING

The Hawaii Community Development Authority has given its preliminary approval to the proposed Ilaniwai Mixed-Use Family Rental Housing Development following a public hearing held on October 4. The project, to be located in central Kakaako between Ilaniwai and Halekauwila Streets, would produce 268 below-market rental housing units to help meet Oahu's urgent affordable housing needs. It will be developed by the Housing Finance and Development Corporation (HFDC) and the HCDA.

The proposed project would contain a total of 234,110 square feet of residential, industrial and commercial space. One hundred and sixteen one-bedroom and 152 two-bedroom below-market units would be located within a 253-foot tower and 257 square feet of commercial floor space is designed to house a convenience store to service the complex's tenants. Approximately 14,385 square feet of light industrial space and a 698-stall parking structure are also planned. Construction will begin in January of next year.

The Ilaniwai Mixed-Use Family Rental Housing Development is patterned after the highly successful HCDA-HFDC partnerships which have made possible the two affordable housing projects (Kamakee Vista and Pohulani) now under construction. The Ilaniwai Project will increase to over 750 the total number of below-market rental units being jointly produced in Kakaako by the HCDA and HFDC. ■



A rendering of the proposed Ilaniwai Family Housing Project

PUBLIC HEARING SCHEDULED

A proposed elderly rental housing project and a request to extend the permit for a proposed mixed-use development will be subjects of a public hearing to be held by the Hawaii Community Development Authority on October 2, 1991 at 2:15 p.m. at 677 Ala Moana Boulevard, Suite 1010. The Na Lei Hulu Kupuna Limited Partnership has requested a variance and modification of the Kakaako Plan rules to develop an affordable rental housing project for the elderly on lands located on Halekauwila Street, between Cooke and Coral Streets. The proposed complex, called Na Lei Hulu Kupuna, would consist of a 43-foot apartment complex con-

taining 75 studio rental units with 18 off-site parking spaces to be provided on a nearby vacant lot on Cooke Street.

Asahi Jyuken Hawaii, Inc. is also requesting a two-year extension of its Planned Development Permit issued by the HCDA in December, 1989 to construct the 1230 Kapiolani Project. The permit authorizes the development of a residential-commercial-industrial mixed-use complex on lands bounded by Pensacola, Kamaile, and Piikoi Streets and Kapiolani Boulevard. A total of 348 residential units and 319,000 square feet of commercial and industrial space was originally proposed. ■

Hawaii Community Development Authority REGULAR MEETING & PUBLIC HEARING

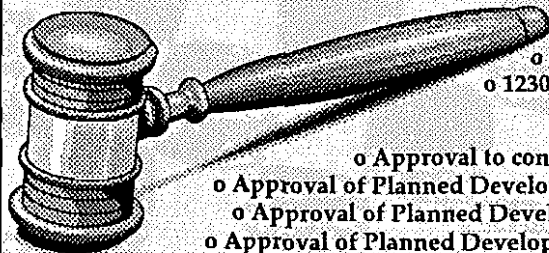
Oct. 2, 1991 2:00 p.m. 677 Ala Moana Boulevard, Suite 1010

Public Hearing on:

- o Na Lei Hulu Kupuna Planned Development Project
- o 1230 Kapiolani, Asahi Jyuken Planned Development Project

Action Items:

- o Approval to contract an environmental consultant for HCDA construction activities.
- o Approval of Planned Development permit for Ilaniwai Mixed-Use Family Affordable Rental Housing Project
- o Approval of Planned Development Permit extension for Asahi Jyuken Hawaii, Inc. 1230 Kapiolani Project
- o Approval of Planned Development Permit for Na Lei Hulu Kupuna Elderly Affordable Rental Housing Project

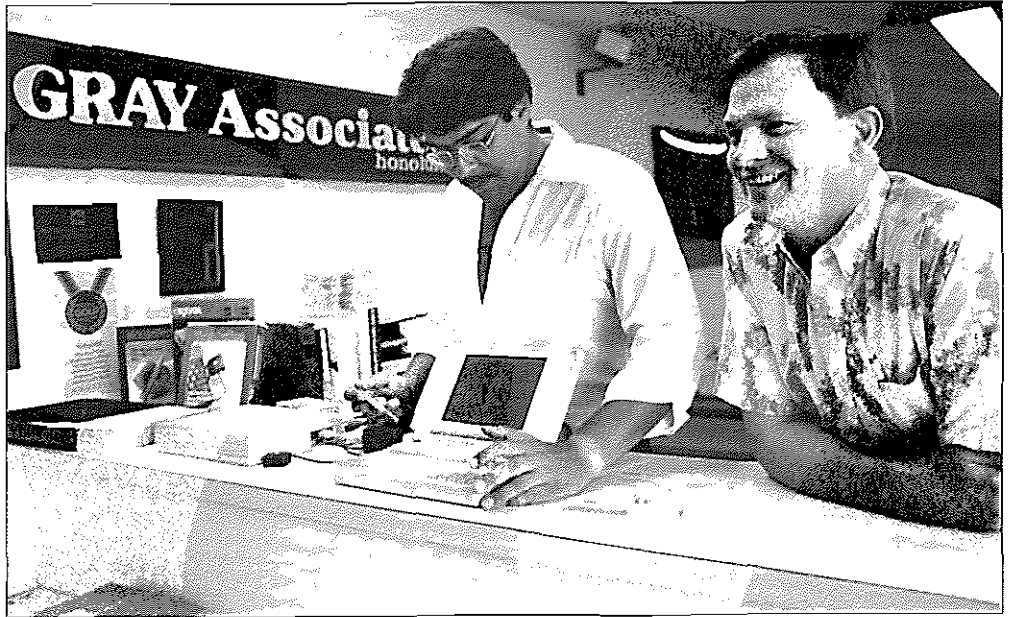


NOTE: Agenda items are tentatively set at time of newsletter publication. Please check with HCDA Office for final agenda.

KAKAOKO NEIGHBORS

GRAY ASSOCIATES

Computers have become an indispensable part of our lives. Here's one firm that provides the latest products in the field...



Charles Gray (right) and staff member.

Computers are becoming even more miraculous, easier to operate and more versatile. And Charles Gray's Gray Associates is helping to introduce these products to the public. Located at 575 Cooke Street, Gray Associates is a leading distributor and wholesaler of computer products and accessories. The firm provides products from trendsetting companies such as Toshiba, Okidata, Canon, Arche and Samsung.

Gray, who started his wholesale firm in 1981, says, "We try to provide many network products that people use to hook computers together and we try to service about 200 dealers here in Hawaii." Gray says that his eight-person operation in Kakaako "services everything we sell. For the last several months we've been able to turn around our equipment within less than a day. If someone brings in equipment for servicing, we can usually fix it and get it back to them within a day."

Born and raised in Hawaii, Gray—who has been in the data communications field for many years—observes, "In the future, the interface between people, voice, writing and simpler keyboards will keep getting better." He predicts that two new computer devices—"voice recognition" and the "note pad computer"—will make inroads in this dynamic indus-

try. According to Gray, with voice recognition, the computer recognizes what a computer user says and it executes the command. "For someone who has a difficult time using a keyboard, the person's voice can work the computer. Of course, the computer must first learn the user's voice." The note pad computer allows the user to take notes on the apparatus (instead of using a note pad) and then go straight from the processor to the printer. Gray feels these two items will gain popularity in the next five years. He adds, "Right now companies such as United Parcel Service and Federal Express use a sort of notebook computer where they use a bar code device to figure out where things are going, where they came from, and it all gets punched into the system."

Gray is proud of the products and companies that he represents. He explains, "The Arche computer people are using the same basic hardware that everybody else uses but they are able to create an architecture which is faster than just about anything else. They put out a two-year warranty on their products which is virtually unheard of in the computer business. The Okidata people have been very innovative. They were the first people to put out laser style printing and make it available for under a thousand dollars. I've seen their products advertised for as low as

\$700 for a super quality 300 dots per inch laser quality capability, which means just about anyone can afford to put a laser printer on their desk. Samsung is a Korean outfit which now ranks somewhere in the top 20 organizations of the world. They've been building computers for other companies but in the last few years they started marketing their own products under their own label. They are now just beginning to push to get to the leading edge of the industry."

Gray says he is very interested in expanding his services to more retailers. "Our business is wholesale but we get a number of people come in here to try to buy our products direct and we can't do that. We want to reach more people who are re-selling the retail products. If we can increase that sort of business, we would become a lot more healthier than we are right now." ■

If you are located in the Improvement District 3 (ID-3) Area and you would like to be featured in this column, call the newsletter editor at 548-2200.

KEWALO BASIN PARK

Nurturing a Beautiful Public Asset

The Kewalo Basin Park represents a spectacular flagship in the transformation of the Kakaako Waterfront area now being undertaken by the Hawaii Community Development Authority (HCDA). Since the Park was converted from a barren area to a beautiful and scenic landscaped public park, the public's response has exceeded expectations and it has quickly become a popular spot. The park is well used for surfing, fishing, sunbathing, picnicking and other park activities.

Unfortunately, because of the Kewalo Basin Park's heavy use in a just a short period of time, certain areas of the Park fell into disrepair. The staff of the HCDA recently volunteered a Saturday to help restore the deteriorating areas and make some needed improvements to the Park. Workers performed major replanting, litter cleanup and general maintenance, and they constructed pathways in areas where plants were being trampled. Four cement charcoal receptacles were installed near the picnic tables to facilitate the disposal of coals and to prevent potentially dangerous and unsightly situations.

Says HCDA Executive Director Rex Johnson, "The Kewalo Basin Park is an important HCDA project. I think our staff felt a need to perform this community service because they realize the value of this Park and they want to insure that it remains a beautiful public amenity that we can all enjoy and be proud of." ■



Improving the entrance to the park.



Planting new plants along water's edge.



Cement receptacles were installed for charcoal disposal.



RELOCATION SPACE



Below are listings of available commercial/industrial spaces on Oahu, and where to call for more information. 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 1050 Queen St, Kamakee Vista, approx 1500sf-15,075sf or combination rentable ofc/retail, \$1.60/rsf-\$1.65/rsf, \$0.80/sf est oper exp, 5 yrs term w/ opt (long-term lease nego), day prkg avail, call Karen Taniyama (R), Sofos Realty Corp, 522-5991.
- o 940 Queen St., off Ward Ave., 4,655 sf, \$1.10/sf NNN, 2,177 sf mezz., \$0.10/sf NNN, call Lionel Y. H. Low, CCIM, 523-1566.
- o 547 Halekauwila St, 814sf grnd flr, prkg avail, call Manya Sandefur (RA), Monroe & Friedlander Inc, 524-2666.
- o 766 Ilaniwai St., 1,178 sf office space, \$1.25/sf NNN, 4 stalls @ \$250.00/mo., call Lionel Y. H. Low, CCIM, 523-1566.
- o 840 Kawaiahao St./875 Waimanu St, 935 sf, \$1.25/sf NNN, for storage or sm. operations, available now, call Lionel Y. H. Low, CCIM, 523-1566.
- o 711 Kapiolani Blvd, Pacific Park Plaza, 1080sf-2978sf ofc, prkg avail, call Liz Broun (RA), Monroe & Friedlander Inc, 524-2666.
- o 736 South St., 756sf 2nd flr ofc, private restroom, prkg avail, call Sydnee Arth (R) or Todd Saunder (RA), Monroe & Friedlander Inc, 524-2666.
- o 705 & 715 S. King St, 1500sf-3500sf retail/ofc, good prkg, call Rita Jo Shoultz, CCIM, or Liz Broun (RA), Monroe & Friedlander Inc, 524-2666.
- o 1221 Kapiolani Blvd #220, Blackfield Bldg, 143sf ofc, carpet, phone, central a/c, share common area & confer rm w/4 attnys/staff, reception/support staff avail, call Diana, 523-7011.

OTHER

- o Downtown, 23 S Vineyard Blvd, 944sf ofc, \$1.50/sf NNN, 1 prkg, avail 11/1/91, call Manya Sandefur (RA), Monroe & Friedlander Inc, 524-2666.
- o Iwilei, fee simple corner lot, 7,500 sf lot w/3,800 sf whse. and 720 sf shed area including office with a/c and storage mezz., Dena Marlowe (R), 948-3026 or John Gwaltney (RA), 735-4611, ERA Jones Realty.
- o Iwilei, (1) 680 Iwilei Rd, 2200sf-38,000sf ofc at the Dole Office Bldg, abundant prkg, \$1.45/sf NNN, call Renee M. Samuel (RA) or Sydnee Arth (RA); (2) 720 Iwilei Rd, 755sf hi-cube ofc/storage at Cannery, call Jordan H. Wong (RA); (3) 214 Ala Kawa (Cannery Row), 3760sf ofc, mfg whse or lab, call John Bulkley (RA), Monroe & Friedlander Inc, 524-2666.
- o Kalihi, 4,575 sf, IMX-1 zoned, grnd. lease, call Lionel Y. H. Low, CCIM, 523-1566.
- o Kalihi, 1001 - 1007 Dillingham Blvd, 250sf-1800sf ofc/retail/whse, \$0.85/sf-\$1.85/sf NNN, call John L. Bulkley (RA), Monroe & Friedlander Inc, 524-2666.
- o Kalihi, 1095 Dillingham Blvd (Kokea Center), 2270sf, 3325sf & 4540sf hi-cube whse, w/2423sf yard area, \$1.10/sf NNN, call Chris Okuhara (RA), Monroe & Friedlander Inc, 524-2666.
- o Kalihi, 1111 Dillingham Blvd. (Kokea Center), 1,000 sf - 2,900 sf retail or ofc. space, \$1.85 - \$2.00/sf NNN, central location, and 2,270 sf - 3,100 sf

whse. and yard, call Jon-Eric Greene (RA) or Chris Okuhara (RA), Monroe & Friedlander Inc, 524-2666.

- o Kalihi, 801 Moowaa St, 45,000sf whse, 9000sf yard, can subdivide, avail now, call Mark C. Johnson (R), Monroe & Friedlander Inc, 524-2666.
- o Kalihi, (1) 142 Mokauea St, 9302sf whse + 2000sf 1st & 2nd flr ofc, 14 exclusive prkg, avail now to 12/31/94, call C. Mark Ambard (R); (2) 142-A Mokauea St, 11,040sf whse + 960sf 1st & 2nd flr ofc, 16 reserved prkg, call David B. Dolman (RA); Monroe & Friedlander Inc, 524-2666.
- o Kalihi, 2146 Kamehameha Hwy. (Dillingham Blvd., opposite Foremost Dairy), 1,400 sf high cube, with roll up door, \$1.25/sf NNN; 300 sf mezz., \$0.30/sf NNN, 3 yrs. with 3 yrs option, auto okay but not body shop, call Lionel Y. H. Low, CCIM, 523-1566.
- o Kalihi, 918 Gulick Ave., approx. 1,040 sf currently demised to 439 sf & 601 sf office space, \$1.40/sf net, \$0.30 sf est. operating exp., 3 yr. term, 2 parking stalls, avail. now, call Larry Letoto (RA), CBI, Inc., 942-7100.
- o Kalihi Kai, 1928 Homerule St, for sale, 3600sf whse on 5000sf lot, 1000sf prkg, ideal for owner/user, 50 yrs left on lease, call Dennis Wiens (R), The Landmark Commercial Corp, 599-5039.
- o Mapunapuna, 2-story office or clean light manufacturing space, central a/c, parking, 5 yr. lease, call Marcia Moreno (B), The Realty Group, 833-2224.
- o Mapunapuna, 2809 Kaihikapu St, 36,000sf lot w/19,000sf free span whse, incl 1500sf ofc, remainder of lot is yard, avail now, call C. Mark Ambard (R), Monroe & Friedlander Inc, 524-2666.
- o Mapunapuna, 1025 Kikowaena St, 15,600sf whse, 1900sf a/c ofc + 10,700sf yard, 3 roll-up doors, avail up to 10 yrs, grnd rents set to 12/31/2000, call Mark C. Johnson (R) or C. Mark Ambard (R), Monroe & Friedlander Inc, 524-2666.
- o Airport, 9,400 sf whse. space, \$0.70/sf, call Marcia Moreno (B), The Realty Group, 833-2224.
- o Airport, fronting Koapaka St., 3,770 sf whse. w/small office, automotive use accepted, call Marcia Moreno (B), The Realty Group, 833-2224.
- o Airport, 2815 Ualena St, 1450 sf ofc./whse., call Alfred F. S. Ho (RA), Monroe & Friedlander Inc, 524-2666.
- o Airport, 3049 Ualena St, Airport Center, 2723 sf ofc., avail. now, 6 prkg., call Charlene Shiroma (R), Monroe & Friedlander Inc, 524-2666.
- o Halawa, 2,500 sf-10,000 sf office space w/elevator, plenty of parking, long lease, call Marcia Moreno (B), The Realty Group, 833-2224.
- o Halawa, 14,000 sf whse. space w/office on 20,000 sf land area, will build to suit, completion date 6/92, call Marcia Moreno (B), The Realty Group, 833-2224.
- o Pearl City, 14,000 sf high-cube whse. w/small office, \$0.70/sf, will give 10 yr. lease, 2 loading doors, dock, parking, call Marcia Moreno (B), The Realty Group, 833-2224.
- o Waipahu, 94-116 Pupule St., (1) 1,250 sf showroom @ \$1.20/sf and 625 sf of mezz. @ \$0.50/sf; (2) 5,400 sf whse. space, \$0.80/sf + 2,125 sf of mezz., \$0.50/sf, call Lionel Y. H. Low, CCIM, 523-1566.

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

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