

Kakaako Connection

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HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKAAKO
Where Honolulu Greets The Sea.

Kakaako Waterfront Park FESTIVAL

November 8, 1992



Family-style activities and entertainment will highlight the Grand Opening and dedication of the Kakaako Waterfront Park to be held at the Park on the Kakaako Peninsula on Sunday, November 8, from 9:30 a.m. to 7:00 p.m. Sponsored by the Hawaii Community Development Authority and private corporations, this event will celebrate and officially open the first phase of the beautiful Kakaako Waterfront Park, which encompasses 30 acres of passive recreational park space. Included in the Park, which is contoured with green, rolling hills, is a breathtaking pedestrian promenade and walkways, comfort stations and observation points, and picnic areas.

Governor John Waihee will kickoff the event with the official Grand Opening and Dedic-



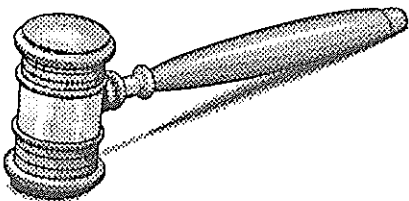
Photo by R.M. Towill Corporation

A recent aerial view of the Kakaako Waterfront Park.

tion ceremony at 9:30 a.m. The gala event will feature throughout the day and early evening a variety of family activities and entertainment dispersed within the park. A glittering roster of popular local Hawaiian, jazz, pop and rock entertainers will perform on two stages, and a third stage will be devoted to children and youth-oriented entertainment and activities. Other activities tentatively planned include: appearances by mascots of many local and national companies, very reasonably priced E.K. Fernandez "Keiki" rides, high performance kite flying demonstrations and workshops during the day and night, and scenic cruise ship

rides from Kewalo Basin to the Hawaii Maritime Museum. The festive evening will be topped off with a dazzling aerial fireworks display at the water's edge. Because a very large turnout is expected, necessary support services such as parking, security, first-aid etc. will be provided. Food and beverages will be sold from a large number of private lunchwagons within the park.

Watch for a more details on the Kakaako Waterfront Park Festival in our special issue of THE KAKAAKO CONNECTION coming out in late October.



The Regular Meeting of the
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
has been cancelled for the month of October, 1992.

KakaakoFeature

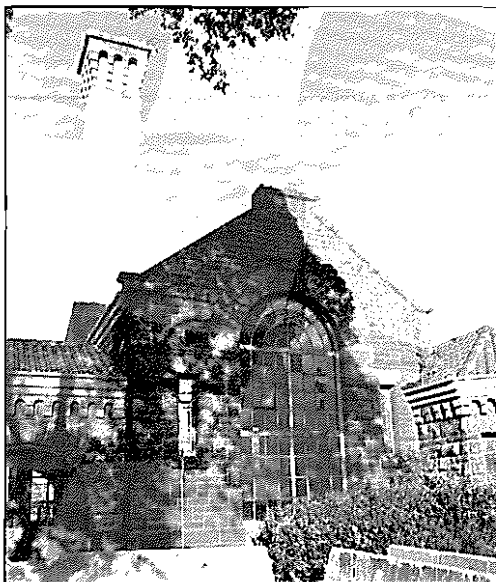


HISTORIC HAWAII FOUNDATION TO ESTABLISH HERITAGE EDUCATION CENTER IN KAKAAKO

Last year, the Hawaii Community Development Authority (HCDA) granted the Historic Hawai'i Foundation a two-year option to enter into a 50 year lease to restore the historic Ala Moana Sewage Pump Station and establish a Heritage Education Center within the buildings. Last month, the HCDA approved the expansion of the area to be leased by the foundation, bringing its plans to establish a "permanent address for historic preservation in the State of Hawaii" one step closer to reality.

The Ala Moana Sewage Pump Station was built in 1900 and it represents a prime example of turn-of-the-century engineering. Although it has stood empty and deteriorating for many years the Historic Hawai'i Foundation (HHF) is now proceeding with its ambitious plans to open its Heritage Education Center and relocate its administrative functions in the restored complex.

"It is a wonderful opportunity for the Foundation to restore a historically significant building and to establish a Heritage Education Center for children, residents and visitors," states HHF Chairman of the



Ala Moana Pump Station today

Board Charles J. Pietsch III. "The Foundation has long dreamed of establishing such a center to interpret the man-made archaeological and architectural history of the Islands. Hawaii's history may be read about in books, depicted in exhibits, seen in video and told in stories. However, this history is not coordinated, explained, seen or told in one location. There needs to be a place like the Kakaako Heritage Education Center, which focuses on the vital message of linking the past to the present."

In order to develop the story and the materials that explain the value of Hawaii's heritage, the HHF plans

to develop education programs, materials and exhibits and to train personnel to conduct the programs. The HHF will coordinate with the Department of Education, private schools and other educational institutions to offer heritage education programs to over 54,000 school children statewide who will be invited to the site to see the exhibits, multi-media presentations, interactive video programs and listen to kupuna (experts) relate heritage traditions and personal experiences.

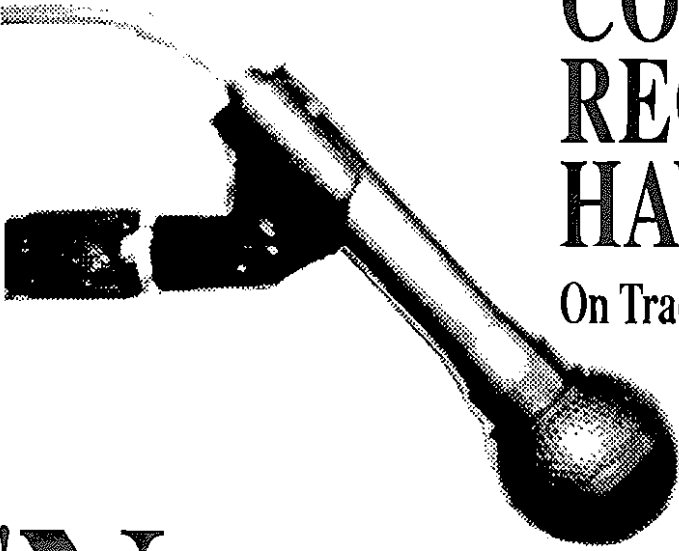
"...There needs to be a place...which focuses on the vital message of linking the past to the present..."

The Center will house a specialized library for public use, and the Foundation hopes it will become Hawaii's reference resource for preservation-related topics. The Center will also provide a community facility for the growing number of Kakaako residents as well as a meeting place for organizations throughout the state. HHF Executive Vice President Dion-Magrit Coschigano, who is responsible for the design of the Center's heritage education programs, says "Historic Hawai'i is playing an expanded role in meeting rapidly growing community needs to identify, preserve and interpret the cultural heritage of our State. Hawaii continues to welcome new residents from many different places and cultures who need ways to learn about and relate to Hawaii's history."

KakaakoNeighbors

COMMERCIAL RECORDING HAWAII

On Track with Digital Technology



"**N**ow that you're here, what should you do? Call 951-INFO! It's free and..." exclaims an exuberant Carole Kai. The local entertainer is speaking into a microphone in the Commercial Recording Hawaii studio's Kakaako facility where they are producing a television spot for the Guide to Oahu Magazine.

It's very difficult not to star watch at Commercial Recording Hawaii, located at 333 Cooke Street. For nearly 30 years, many celebrities and VIPs have done recording chores there. Connie Francis crooned her Hawaiian album songs there, and others have included Tennessee Ernie Ford, Carol Burnett, Jim Nabors and practically every Hawaiian music recording artist. Commercial Recording general manager and founder Donn V. Tyler came back from lunch one day to find film, stage and television star Burgess Meredith sprawled out on the reception room sofa waiting to go to work.

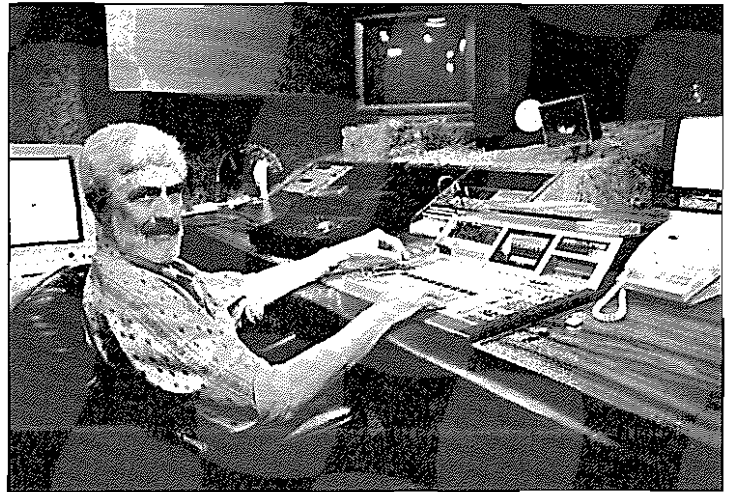
If Commercial Recording Hawaii has attracted the stars and musicians, the advertising agencies and the t.v./motion picture companies, it is surely because of the firm's state-of-the-art studio facilities and its engineering and technical expertise. During the years when analog recording was the industry mainstay, Commercial Recording Hawaii offered the finest services in the Islands, and today the firm is Hawaii's first and only *totally* digital multi-track recording studio.

"What sets us apart from any other studio in town right now is this digital control console. It's the only one in Hawaii," states Tyler as he points to a unit with

a myriad of levels and controls that would awe the person on the street. The general manager explains that, worldwide, the two-track analog recording machines are becoming obsolete with the dawning of the multi-tracks offered by digital technology. "Everybody has got some sort of digital equipment, but we decided to go the entire way and create a totally digital recording environment," Tyler says. "We still have another studio here which will stay analog because the real world is still much into analog work."

Tyler states that his digital studio can record in 16 different track but that the system can handle up to 26 tracks. All technical intricacies aside, he explains that the digital multi-track format produces a quality level that has not been available before. "It will be a while before people are used to hearing music the way it is actually performed. In analog, when you go down from generation to generation, there is an automatic loss (of fidelity). With digital, since everything is a pulse stream, there is no loss."

Donn Tyler, finding a natural aptitude for radio work, went into the business directly out of high school. He worked at KGU Radio, and later further learned his trade in Hong Kong, Los Angeles, and at practically every Hawaii radio station. With the encouragement of the late advertising veteran Frank Valenti, Tyler opened Commercial Recording Hawaii in 1965, when Makaha Records started recording its



Donn Tyler

talents in the Kakaako facility which now occupies 3,000 square feet of floor area.

With its perfected digital and analog recording abilities, Commercial Recording Hawaii now services three important areas: radio and television commercial work (mainly through the ad agencies); music recording (compact discs and tapes); and film/television/video consumer soundtrack work. Some of Tyler exciting projects have been television audio work for shows such as "Wise Guy", "Jake and the Fat Man", "Island Son", and HBO and NBC t.v. movies such as the recent docu-drama on Hawaii's Miss American Carolyn Sapp. Tyler says that although the lionshare of his business has involved television/radio ad work in recent year, the emphasis on locally produced music is returning and his firm is shifting its gears in that direction again.

"To most people, this business is real exciting," he adds, "For us, it's work. That's what we do."

If you are located in the IMPROVEMENT DISTRICT 3 PROJECT AREA and would like to be featured in this newsletter, call the newsletter editor at 587-2870.



RelocationSpace



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 Irene Iha at 587-2870 or write to the HCDA office by the 10th of each month.

KAKAAKO

- o 670 Halekauwila St., approx. 1,000 sf ofc or whse, short- or long-term, call Winifred 531-8472.
- o 746 Auahi St, approx 24,000 sf whse @ \$1.15/sf, 4,000 sf ofc @ \$1.35/sf, approx \$0.27/sf CAM, term rent known to 8/31/2002, call Dean Michaelidis (S), CB Commercial 541-5182.
- o 307 Kamani St, approx 2,680 sf-4,460 sf gmd flr whse/rcu/ofc, \$1.35/sf, \$0.17/sf CAM, term open, prkg, excel. location, may convert roll-up door to glass front, sprinklers, call Dean Michaelidis (S) 541-5182 or Edward A. Kenney III (S) 541-5180, CB Commercial.
- o Waimanu St, 2,600 sf-30,000 sf paved/fenced yard @ \$0.55/sf gross, 1,450 sf, 1,750 sf & 5,100 sf whse @ \$0.85/sf gross, incl 110/220V elec & water, 1 yr lease renewable to 4 yrs; 20,000 sf paved/fenced yard @ \$0.55/sf, mo-to-mo lease, call Leroy Syrop (RA), Skybird Properties Inc, 531-8979.
- o 423 Kamakce St, 2,617 sf gmd flr a/c ofc, 7,790 sf 2nd flr a/c whse, demisable, \$1.25/rsf, 17 stalls, 5-10 yrs term, call Kevin M. Kahookole (R), Herbert K. Horita Realty Inc, 848-2268.
- o 670 Queen St #210, approx 5,795 sf showroom/ofc/storage, \$1.05/sf NNN, \$0.47/sf est CAM, sublease term to 3/31/94 w/poss ext, central a/c, prkg, call Dean Michaelidis (S) 541-5182 or Edward A. Kenney III (S) 541-5180, CB Commercial.
- o 650 Ala Moana Blvd, (1) 520 sf 2nd flr a/c ofc, \$825.00/mo gross, 1 assigned prkg; (2) 1,068 sf 2nd flr a/c ofc w/5+ rms, \$1,850/mo gross, 1 prkg; call Lincoln S. Char (B) or Alice Vinton (R) 533-4540.
- o Ala Moana Blvd, (1) 800 sf-2,000 sf, high traffic, 3 locations; (2) 2,000 sf-4,000 sf, central location, priced right; (3) 250 sf-10,000 sf, flexible, competitive terms, call Roy E. Pyles (R), Sofos Realty Corp, 522-5992.
- o 677 Ala Moana Blvd, Bank of America Ala Moana Bldg, formerly Gold Bond Bldg, 2,084 sf rcu/ofc, avail now, prkg, call Pat 524-4195.
- o 1107 S. King St, 650 sf 2nd flr a/c ofc, \$1.40/rsf NNN, call Kevin M. Kahookole (R), Herbert K. Horita Realty Inc, 848-2268.
- o 401 Kamakce St, (corner of Queen St), 4 flr ofc bldg for sale (FS), approx 22,977 sf rentable area, 19 covered & 50 uncovered prkg, call Raymond garabito (S) 541-5103 or Joseph T. Haas (B) 541-5112, CB Commercial.
- o 940 Queen St, off Ward Ave, 58-yrs LH for sale, 10,000 sf w/whse, reduced price, call Lionel Y. H. Low, CCIM, 523-1566.

OTHER

- o Downtown, (1) 2,374 sf ofc in Class A bldg, nego rate; 7,650 sf subdivisible ofc in Class A bldg, long sublease terms, call Karen Taniyama (R) 522-5991; (2) Kukui Plaza, 2,600 sf, 11 prkg @ \$18/stall, call Anson Tripp (R) 522-5998, Sofos Realty Corp.
- o Iwilei, 12,000 sf fenced/paved yard w/sm ofc & sheds, call Marcia Moreno (B), The Realty Group, 831-5060.
- o Iwilei, 828 Pine St, for sale (FS), 7,500 sf incl 3,800 sf whse, 720 sf shed, a/c ofc, call Dena Marlowe (R) 948-3026 or John Gwaltney (R) 735-4611, RE/MAX Professionals.
- o Iwilei, for sale, 8,515 sf lot, 6,555 sf whse, 1,462 sf ofc, call Lionel Y. H. Low, CCIM, 523-1566.
- o Kapalama, 531 Waiakamilo Rd, 4,800 sf gmd flr whse/showroom, 4,339 sf 2nd flr a/c ofc, \$1.10/rsf, \$0.16/sf CAM, 18+ stalls, 5-10 yrs term, call Kevin M. Kahookole (R), Herbert K.

Horita Realty Inc., 848-2268.

- o Kapalama, for sale (LH), approx 25,000 sf land w/approx 19,000 sf whse; ofcs, showroom, 19,000 sf rooftop prkg, call Marcia Moreno (B) 831-5060, The Realty Group.
- o Dillingham, 500 Ala Kawa St #216-A, approx 2,080 sf gmd flr whse, 693 sf finished mezz ofc, \$1.00/sf NNN, est \$0.24/sf CAM, 3-5 yrs term, 3 prkg, a/c ofc, call Dana Peiterson (S) 541-5189 or Edward A. Kenney III (S) 541-5180, CB Commercial.
- o Kalihi, 1232 Kaumualihi St, approx 17,768 sf whse @ \$0.85/sf, 1,650 sf gmd flr ofc/showroom & 1,500 sf 2nd flr ofc @ \$1.25/sf, 4,000 sf mezz @ \$0.40/sf, 1,980 sf yard/load area, term to 9/30/95 w/poss ext, avail now, 8 prkg, call John P. Dooling (S) 541-5119 or Edward A. Kenney III (S) 541-5180, CB Commercial.
- o Kalihi, 801 Moowaa St, 48,560 sf whse @ \$0.75/sf, 10,000 sf ofc @ \$1.25/sf, 11,000 sf yard/prkg area, \$0.11/sf CAM, avail now to 7/97 from sublessor, 2 add'l 5-yrs opt poss, call John P. Dooling (S) 541-5119 or Edward A. Kenney III (S) 541-5180, CB Commercial.
- o Kalihi, (1) 1714-A Homerule St, 5,700 sf whse, 800 sf ofc, \$0.75/sf, prkg; (2) 1728-A Homerule St, 3,623 sf whse @ \$0.80/sf, 1,777 sf ofc @ \$0.90/sf; (3) 1728-B Homerule St, 2,910 sf whse @ \$0.85/sf, 1,100 sf ofc @ \$0.95/sf, call Lionel Y. H. Low, CCIM, 523-1566.
- o Kalihi, 810 Bannister St, 936 sf ofc, 1,920 sf work area (whse type), 480 sf lanai, \$2,827.60/mo NNN, call Lionel Y. H. Low, CCIM, 523-1566.
- o Kalihi, (1) 804 Kopke St, for sale, 1,604 sf whse, 600 sf mezz, 55-yrs lease; (2) 818 Kopke St, free standing whse, 2,007 sf footprint, 1,000 sf mezz, ofc, kitchen, bathrooms, \$2,000/mo NNN, short-term, 45-yrs leasehold also for sale, call Lionel Y. H. Low, CCIM, 523-1566.
- o Sand Island, 891 sf & 1,782 sf whse, call S. Steven Sofos (R) 522-5995, Sofos Realty Corp.
- o Mapunapuna, 1 block from commercial area, ofc/light mfg, from 300 sf-2,000 sf, a/e, call Marcia Moreno (B), The Realty Group, 831-5060.
- o Halawa, 1,238 sf, 1,674 sf, 2,294 sf & 2,505 sf whse/ofc, \$0.95/sf NNN, brand new complex, hi-cube, other combinations avail to 10,000 sf, lease to 9 yrs, call Leroy Syrop (RA), Skybird Properties Inc., 531-8979.
- o Halawa, 836 sf-5,400 sf new whse, prkg avail, call Roy E. Pyles (RA) or Karen Taniyama (R) 522-5999, Sofos Realty Corp.
- o Halawa Central Park, 99-984 Iwaena St, approx 14,250 sf whse @ \$0.75/sf NNN, 2,870 sf ofc @ \$1.00/sf NNN, mezz @ \$0.50/sf NNN, est \$0.16/sf pro rata costs, 5 yrs term + opt, call Dana M. Peiterson (S) 541-5189, CB Commercial.
- o Aiea/Pearl City, Newtown Sq, 400 sf-2,000 sf, \$2.10/sf for grd flr, \$1.80/sf for 2nd & 3rd flrs, call Jim Dempsey, CRB, CREA, Dempsey West Realty, 488-9480/948-2401.
- o Waipahu, 22,000 sf free standing whse, 3,300 ofcs, docks, 7 roll-up doors w/overhang, on 40,000 sf land, call Marcia Moreno (B), The Realty Group, 831-5060.
- o Waipahu, 94-116 Pupuole St, 1,200 sf, 4,500 sf, 5,400 sf, 12,000 sf brand new whse, call Lionel Y. H. Low, CCIM, 523-1566.
- o Waipahu, 94-522 Kau St, approx 44,375 sf whse @ \$0.65/sf NNN, approx 810 sf ofc @ \$1.10/sf NNN, 6,000 sf temp-control space, term to 20 yrs, call Dean Michaelidis (S) 541-5182, Raymond Garabito (S) 541-5103 or Edward A. Kenney III (S) 541-5180, CB Commercial.
- o Campbell Ind. Park, 91-110 Hanua St, 500 sf-38,000+ sf whse, \$0.55/sf NNN, multi-user complex, hi-bay, call Norman or Jeanette, Yett Partners, 848-0988.
- o Campbell, 3,750 sf-28,000 sf new bldg, call S. Steven Sofos (R) 522-5995 or Roy E. Pyles (RA) 522-5999, Sofos Realty Corp.

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DEVELOPMENT AUTHORITY**

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