

Kakaako Connection

A Publication of the
HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



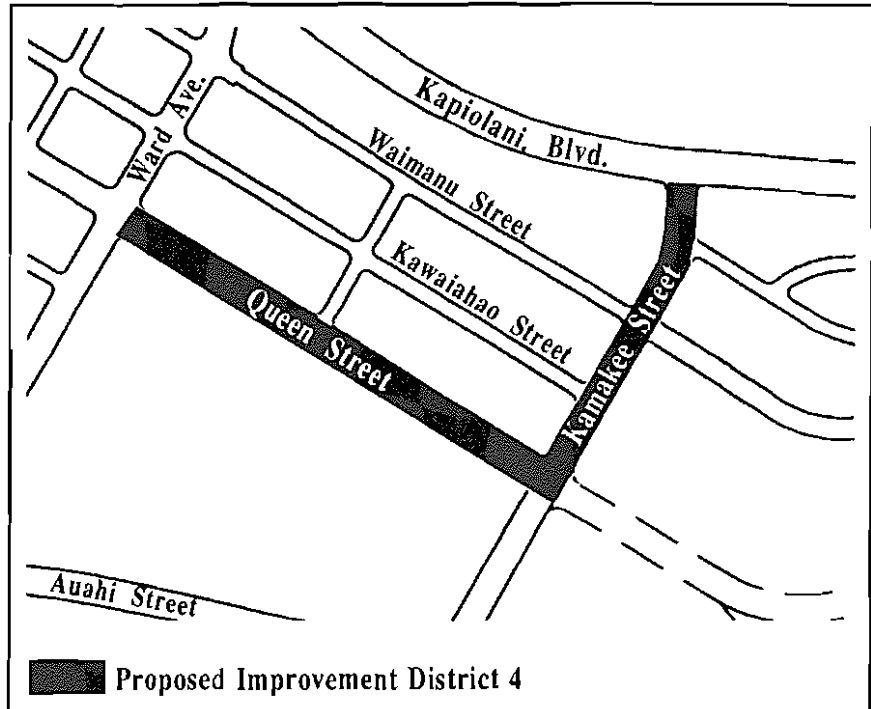
KAKAOKO
Where Honolulu Greets the Sea

Vol. 15, No. 3, Sept. 1993

IMPROVEMENT DISTRICT 4 PROJECT BEING PLANNED

The Hawaii Community Development Authority (HCDA) recently granted the HCDA executive director the authorization to carry out certain activities for the proposed Improvement District 4 (ID-4) project in Kakaako. The HCDA is proposing to construct roadway and utility system improvements on Kamakee Street, between Kapiolani Boulevard and Queen Street, and on Queen Street, between Ward Avenue and Kamakee Street.

If the proposed ID-4 receives all approvals, it will involve the installation of new water, sewer and drain lines, and the widening of the Kamakee and Queen Street rights-of-way. Other proposed construction includes: new sidewalks, curbs, and gutters; the undergrounding of existing overhead utility lines; and the construction of a large box drain system in Kamakee Street. As in the cases of the first three improvement district projects, the ID-4 will make Kamakee and Queen Streets safer and more readily facilitate traffic and pedestrian flow. Under normal rainfall conditions, these improved streets will no longer be flooded by water, which often made daily activities a hardship.



In 1993, State lawmakers appropriated \$10 million for ID-4. HCDA Chief Engineer Larry Leopardi notes that a number of events and activities must be completed prior to the start of ID-4 construction. The HCDA staff will meet with affected ID-4 landowners and lessees to inform them of the proposed improvements and assessments, and two public hearings will then be held. (The dates of these hearings will be announced later.) Following the first public hearing, the Authority will have to decide whether or not to undertake the improvements and adopt assessment rules. ■

INSIDE CONNECTION



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A Keiki Run in
Kakaako Waterfront Park

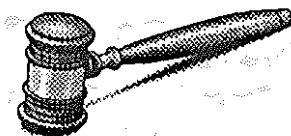
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A Kakaako Firm Helps People
to Reach the American Dream



HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Regular Meeting
October 6, 1993 2:00 p.m. 677 Ala Moana Blvd., Suite 1010

Information Items:

- o Briefing on the proposed Honuakaha Affordable Housing Planned Development Project (American Brewery Site)
- o Report of the Executive Director



Note: Agenda items are tentatively set at time of newsletter printing. Call the HCDA for more information.

KakaakoNews

...a run for children...

Someone Special Keiki Run 1993—a unique running event designed exclusively for children—will be held on Sunday, October 24, 1993, at the Kakaako Waterfront Park and adjacent streets. The run-walk, which will start promptly at 8 a.m., will provide Hawaii's children with an opportunity to better their health and fitness in a fun way. It is sponsored as a community service of HMSA and presented by the Someone Special Foundation. The Foundation is a nonprofit organization established in 1992 to promote, inform and educate children and parent in the basic concepts of good health, wellness and safety. One of its programs—the Someone Special Program with health educator Mr. Mike—is an early child-



hood health and safety program for children ages three to five, which is offered to more than 250 Hawaii schools.

The 3k (1.86 miles) Someone Special Keiki Run will start outside the entrance to the Kakaako Waterfront Park and follow a 3/4 mile route on side streets before entering the Park and looping around to the finish line near the amphitheater. The event is limited to children age 12 and under, and children under 5 must be accompanied by a parent or guardian. Strollers, wheelchair

athletes and Special Olympians are welcome to participate. The entry fee is \$5 per child and the entry deadline is October 13, 1993.

According to the event's organizers, the philosophy of the Keiki Run is that "everyone is someone special and that everyone who finishes is a winner". There will be no individual "best-time" award given out, but each finisher will receive a T-shirt, certificate, milk caps and "plenty of surprises". A random drawing after the run will award more than \$2,000 worth of prizes (bicycles, basketballs, soccer balls, footballs, etc.).

Race Director Mickey Campaniello anticipates that approximately 1,300 children and parents will be participating in the event. Several streets in the area (Ilalo, Ohe, Ahui and Olomehani Streets) will be closed to thru traffic from 7:55 a.m. to approximately 8:15 a.m. For more information on the event, contact Campaniello at 942-3786.

LANDSCAPE ARCHITECTURE FIRM WINS AWARD FOR KAKAAKO WATERFRONT PARK

For its work on the HCDA's Kakaako Waterfront Park, the architectural firm of Miyabara Associates was the Grand Prize Winner in the Commercial Landscaping category of the 1993 Building Industry Association of Hawaii's (BIA) Hawaii Renaissance Ceremony held in August. The grand opening of the first phase of the Kakaako Waterfront Park was held in late 1992. The first phase's 30 acres of passive recreational park space consists of contoured, rolling landscaped mounds and a breathtaking pedestrian promenade that spans the entire length of the park, offering spectacular views. Prior to the Park's construction, the site was used as a municipal landfill for almost a century. In selecting Miyabara Associates for the honor, the BIA judges noted that the Park demonstrates a new level in design quality and detailing for public parks.



Photograph by Ed A. Gross, Images Photography

KakaakoNeighbors

Home Financial Services, Inc.

A Kakaako firm helps people attain the American Dream of owning their home...



An HFS loan officer (left) works with a young couple.

Helping people realize the "American dream" of owning their own home is the business of Home Financial Services, Inc., which has been located on Ward Avenue in Kakaako for almost a decade.

"At Home Financial Services, we genuinely care about the people we meet every day and put a lot of energy and enthusiasm into helping them obtain their dream home," says Gayle Ishima, President of the company. "As mortgage brokers, we have access to a tremendous network of financial institutions locally and on the mainland. We make it our business to carefully and quickly match a loan applicant with a financial institution to develop a lending program and rate that best fits the individuals' needs."

Says Ishima, "We also like to think of Home Financial Services as the 'realtor's broker' because we know realtors and understand their needs. Through our affiliation with Locations,

Inc., we have found out that the most important aspect of our business is timely and superior service. We are willing to go the extra mile to satisfy our clients."

Home Financial Services was founded in 1984 to provide mortgage loan information and loan origination services to its affiliate, Locations, Inc., one of Hawaii's largest residential real estate sales and research organization. Both companies are wholly-owned subsidiaries of RESCO, Inc. From a two-person operation closing 20 loans valued at \$2.5 million, the company has steadily grown to 31 full-time employees closing more than 1,000 loans annually valued in excess of \$192 million. Over the years, the company has expanded its offices on Ward Avenue from 600 square feet to 2,610 square feet. The company projects

an increased volume of business through the next year and has expanded its staff to accommodate this. Most of Home Financial Services' employees come from a diverse background

including accounting, economics, engineering, construction, real estate and education. "There are really no educational requirements to enter this field," says Ishima. "Any person with an analytical mind, who love to meet people and is willing to learn lending and underwriting can learn to become a loan officer, loan processor or loan closer." The firm provides instructional and concurrent on-the-job training for its staff. "A common thread that links all of the professionals at Home Financial Services," reveals Ishima, "is that we truly desire to help people obtain their 'All American Dream Home' We have the same dreams and aspirations as many others in the community, and we think of our clients as an extension of our ohana."

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 650 Ala Moana Blvd, 1) 520 sf 2nd flr a/c ofc, \$825/mo GROSS, 1 assigned prkg; 2) 1,068 sf 2nd flr a/c ofc, 5+ rms, \$1,850/mo GROSS, 1 prkg; call Alice Vinton (R) 533-4540.
- o 660 & 680 Ala Moana Blvd, 213 sf-5,000 sf ofcs, from \$1.75/sf GROSS, call OMNI Investment Corp 523-1822.
- o Auahi Bus Cir, 1) 665 Auahi St, Black & Decker store, 1,800 sf, rent nego, avail 11/1/93; 2) 800 sf-2,300 sf industrial bays, \$1.55/sf GROSS; call OMNI Investment Corp 523-1822.
- o Emily St, 3,286 sf whse, \$0.70/sf NNN, call Reese Liggett (RA), Chaney Brooks Realty 528-0039.
- o 547 Halekauwila St, 250 sf-1,126 sf ofcs, new paint/carpet, call Aleksandra Napier (RA), Monroe & Friedlander 524-2666.
- o 860 Halekauwila St, up to 10,000 sf in new whse, call Fred Noa (RA), Rod Miller (R), Chaney Brooks Realty 528-0039.
- o 401 Kamakee St, 6,400 sf ofc, renovated, call Manya Sandefur (RA), Monroe & Friedlander 524-2666.
- o 307 Kamani St, 496 sf grd flr ofc & 3,021 sf whse @ \$1.17/sf, 1,995 sf 2nd flr fin ofc @ \$1.37/sf; est \$0.08/sf CAM, sublease to 2/28/2000, call Stephen Keil (S) 541-5110, Edward A. Kenney III (S) 541-5180, CB Commercial.
- o 307 Kamani St, 6,440 sf whse @ \$1.35/sf, 6,440 sf ofc @ \$1.61/sf, demisable, est \$0.17/sf CAM, sublease term open, call Edward A. Kenney III (S) 541-5180, Dean Michaelidis (S) 541-5182, CB Commercial.
- o 1221 Kapiolani Blvd, 921 sf-2,685 sf ofcs, call Charlene Shiroma (R), Manya Sandefur (RA), Monroe & Friedlander Inc, 524-2666.
- o 705-715 S. King St, 1) 1,344 sf-3,507 sf grd flr ofc, call Cali K. Gullion (R); 2) 1,300 sf-3,770 sf ofcs, call Aleksandra Y. Napier (RA), Guy V. Kidder (RA), Monroe & Friedlander 524-2666.
- o 700 Queen St, 5,011 sf whse, 1,952 sf ofc, 3,712 sf mezz, \$8,500/mo NNN, 5yrs min, remodelled, call Ray E. Hulick (R), Commercial Real Estate Services 521-8812.
- o 1050 Queen St, Kamakee Vista, 476 sf-1,280 sf ofcs, great location, prkg, call Sydnee Arth (R), Charlene Shiroma (R), Monroe & Friedlander 524-2666.
- o 945 Waimanu St (off Ward Ave), 2-story comm bldg, approx 4,600 sf grd flr hi-cube whse, ret front, approx 4,600 sf 2nd flr whse/prod/ofc, for sale (FS), or lease @ \$7,360/mo NNN, \$0.12/sf oper exp, call Ray E. Hulick (R), Commercial Real Estate Services 521-8812.
- o Ward Ave, 6,676 sf ofc, \$1.50/sf, call Janice Ah Sing (R), Chaney Brooks Realty 528-0039.
- o Ward Court, 1) 250 Ward Ave, 850 sf-1,844 sf ofc/ret, tenant & visitor prkg; 2) 320 Ward Ave, 360 sf-2,871 sf ofc/ret; tenant & visitor prkg; 3) 350 Ward Ave, 642 sf grd flr ret; call Janice Wu (RA), Robert Cham (RA), Vonlee Cham & Associates 536-7881.
- o Waterfront Plaza & Waterfront Towers Mart, 200 sf or more ofcs, short- & long-term avail, great location, call Stark Properties 521-8831.
- o Various, 1) Ala Moana Blvd/South St, 40,000 sf ret, \$1.00/sf NNN; 2) Auahi St, 1,935 sf storage; 3) Cooke St, 7,440 sf whse + 4,423 sf mezz, prkg; 4) Keawe St, 3,750 sf clean whse, w/ofc, restroom, prkg; call Rod Miller (R), Chaney Brooks Realty 528-0039.
- o 1,280 sf w/320 sf common, call Lionel Y. H. Low, CCIM, 523-1566.

OTHER

- o Downtown, 800 S. Beretania St, 1,100 sf ret @ \$2.50/sf NNN, 1,200 sf ofc @ \$1.90/sf NNN, across police station, prkg, call Dennis Wiens, Landmark Commercial 599-5039.
- o Downtown, HMA Bldg, 1360 S. Beretania St, 529 fin ofc, call Janice Wu (RA), Robert Cham (RA), Vonlee Cham & Associates 536-7881.
- o Downtown, corner Bishop/Hotel Sts, 200 sf-370 sf 2nd flr a/c ofcs, \$2.00/sf GROSS, call Henry Lyum (B), Lyum Realty 531-7438.
- o Downtown, 1) Grosvenor Cir, 2,672 sf ofc, \$2.50/sf, call Bill Joor (R); 2) Pioneer Plaza, ofc @ \$2.05/usf NET, call Paulette Wray (R), Rod Miller (R); 3) 200 sf-4,000 sf ofcs, \$2.60/usf GROSS, renovated bldg, near courts, call Paulette Wray (R), Rod Miller (R); 4) Bishop Sq, Pauahi Trw, 1,579 sf & 3,463 sf ofcs, nego, call Michiko Black (RA), Hank Rigg (RA); Chaney Brooks Realty 528-0039.
- o Iwilei, 225 N. Nimitz Hwy, 4,500 sf cold storage whse, 800 sf ofc, rent to be announced, \$0.085/sf CAM, open terms, call Scot Unger (S), CB Commercial 541-5183.
- o Iwilei, 1) 720 Iwilei Rd, 520 sf-24,000 sf whse/ofc/storage, prkg, call John L. Bulkeley (RA), Chris Okuhara (RA); 2) 701 N. Nimitz Hwy, 10,000 sf-22,500 sf w/1,988 sf store front, call C. Mark Ambard, CCIM, John L. Bulkeley (RA); Monroe & Friedlander 524-2666.
- o Iwilei, 1) Nimitz Hwy, 45,178 sf lot, 11,240 sf bldg; 2) 1,114.6 sf whse @ \$0.95/sf, 500.4 sf ofc @ \$1.10/sf; call Lionel Y. H. Low, CCIM, 523-1566.
- o Kalihi, 1) 907 Bannister St, free stand whse, 1,800 sf footprint, 1,500 sf mezz; 2) 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, 215 Mokauea St, 4,485 sf ofc/whse, avail now, call C. Mark Ambard, CCIM, John L. Bulkeley (RA), Monroe & Friedlander 524-2666.
- o Kalihi, 850 Moowaa St, 589 sf, 620 sf grd flr whse, \$1.00/rsf, \$0.10/sf CAM, 2 prkg ea, 1 yr only, call Kevin M. Kahookole (R), CCIM, Pacific Insights 533-4422.
- o Kalihi, 220 Puuhale Rd, 30,450 sf paved yard, \$0.40/sf, est \$0.05/sf CAM, sublease to 5/96, call Ray Garabito (S), CB Commercial 541-5103.
- o Kalihi, 1737-B Silva St, 3,069 sf whse, 585 sf ofc, \$0.85/sf, call Lionel Y. H. Low, CCIM, 523-1566.
- o Kalihi, 750 Umi St, 23,210 sf whse @ \$0.75/sf, 6,500 sf shed @ \$0.20/sf, \$0.15/sf CAM, open terms, call Dana M. Peiterson (S) 541-5189, CB Commercial.
- o Kalihi, 531 Waiakamilo Rd, 4,800 sf grd flr whse/shwrm, 4,339 sf 2nd flr a/c ofc, \$1.10/rsf, \$0.16/sf CAM, 18+ prkg, call Kevin M. Kahookole (R), CCIM, Pacific Insights 533-4422.
- o Mapunapuna, 2846 Awaawaloa St, 14,000 sf whse @ \$0.75/sf, 2,500 sf 2nd flr ofc @ \$1.25/sf, 1,600 sf loft ofc & 620 sf lunch rm @ \$0.75/sf, 14,000 sf yard @ \$0.35/sf, 5-10yrs, call John Dooling (S) 541-5119, Ed Kenney III (S) 541-5180, CB Commercial.
- o Mapunapuna, 1) 200 sf-500 sf grd flr ofc, prkg; 2) 35,000 sf lot w/s/m ofc/whse, Puuloa Rd & Mapunapuna St access, call Marcia Moreno (B), The Realty Group 831-5060.
- o Halawa, Central Pk, 1) 1,200 sf-2,400 sf a/c ofc, lots of windows, reasonable rent, private restroom, shwr, kitchenette; 2) for sale or lease, 5,000 sf a/c ofcs & 5,000 sf-10,000 sf whses, let's make a deal; 3) 3,000 sf-7,000 sf whses w/doeks, improved grd flr ofc, restroom, shwr, kitchenette; call Marcia Moreno (B), The Realty Group 831-5060.
- o Waialae, 3035 Waialae Ave, 12,760 sf land, 3,400 sf bldg for sale/grd flr for lease, call Kevin M. Kahookole (R), CCIM, Pacific Insights 533-4422.

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