

# Kakaako Connection

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A Publication of the  
HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY



**KAKAAKO**  
Where Honolulu Greets the Sea

Public Hearing Set for October 12

## PROPOSED AMENDMENTS TO INCREASE EFFECTIVENESS OF KAKAAKO MAUKA PLAN/RULES

In an effort to increase the effectiveness of the Kakaako District Mauka Area Plan and Rules, and to adjust to the current redevelopment and economic climate, the Hawaii Community Development Authority (HCDA) is proposing a comprehensive roster of amendments to the Plan and Rules. These proposed changes will be the subject of a public hearing to be held on October 12, 1994 at 2:15 p.m. at 677 Ala Moana Boulevard, Suite 1000 Conference Room.

In addition to several housekeeping adjustments, the proposed amendments generally deal with: enhancing of the street-level environment; improving public programs, services and facilities; recognizing special project and subdistrict characteristics; and refining industrial, small lot and public facilities dedication provisions.

The Mauka Area Plan and Rules were adopted and put into use in 1982 to regulate redevelopment of the Kakaako District. Recognizing that conditions affecting redevelopment change over time, these documents have been amended periodically to ensure that they are consistent with current economic conditions and public sentiment. The proposed amendments have evolved to address

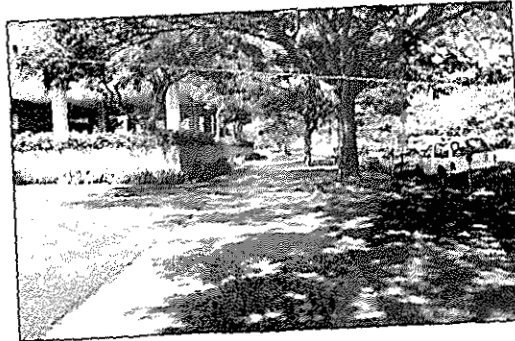
the range of varying development scenarios and market fluctuations which have arisen over the years. Following are very brief summaries of some of the major proposed changes. (A complete text of the proposed Mauka Area Plan and Rules amendments can be perused or picked up at the HCDA office.)

### Urban Form

HCDA planners paid particular attention to Kakaako's urban form, recognizing the importance of the shapes and relationships of its buildings, the network of streets and open spaces and the nature of landscaping. The HCDA is proposing to allow platform heights to exceed the 45 feet height limit when necessitated by water table conditions, excavation problems, parking or ceiling height requirements, or the inclusion of publicly beneficial design amenities. Also proposed: to allow modifications in the size of the tower

footprint and the number of towers per site in the area bounded by Punchbowl, King, South and Pohukaina Streets, where heights are restricted to 65 feet. The proposed amendments encourage the inclusion of arcades in redevelopment projects

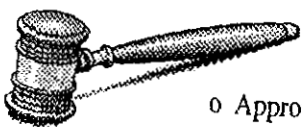
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## HAWAII COMMUNITY DEVELOPMENT AUTHORITY Regular Meeting & Public Hearing

Oct. 12, 1994 2:00 p.m.

677 Ala Moana Blvd., Suite 1000 Conference Room



- Action Items:
- o Approval of extension of sub-sublease agreement between HCDA and DAGS for the lease of the Army and Air Force Exchange Services (AAFES) Building
- Public Hearing Item:
- o Proposed rule amendments involving a comprehensive refinement of planning & zoning regulations governing lands within Kakaako's Mauka Area (see story above)

Note: Agenda items are tentatively set at newsletter press time. Please call the HCDA Office for more exact agenda.

## MAUKA AREA PLAN/RULE AMENDMENTS Continued from Page 1

to provide sheltered walking environments and to stimulate commerce and social interaction. To create a more attractive streetscape in Kakaako, it is proposed that trees be provided in linear patterns on all streets fronting a development project.

### District Services and Facilities

To properly service Kakaako as it changes, public-oriented and support facilities must keep pace with future redevelopment activity. The HCDA recognizes that recreational facilities, affordable (reserved) housing and parking are important elements in meeting the real and continuing needs of the District's residents, businesses and visitors. To help resolve the statewide affordable housing demand, the HCDA is proposing a number of amendments aimed at improving its "reserved" or below-market housing program, including: the exclusion of retirement accounts and gifts for reserved housing down payment from the calculation of an applicant's assets; allowing a person who has purchased a reserved unit to be eligible for another reserved unit if there has been a significant change in family size; the revision of the conditions on transfer of reserved housing units during the 10-year buy-back period; the deferring of payment of shared equity when transferring a reserved unit between qualifying family members; allowing modifications to the reserved housing and cash-in-lieu requirements for private residential planned developments and introducing a lottery as an alternative method for selecting reserved unit purchasers.

### Special Project and Area Characteristics

Market conditions, landownership patterns, and existing land use characteristics

all suggest that small-scale development activity will continue to be an important component of Kakaako's redevelopment. To provide more appropriate standards for the development of small lots, the HCDA is proposing to reduce

floor area equivalent to 30 percent of the project site area and allow for relocated commercial uses to be provided in lieu of required industrial use. It is proposed that the relocated commercial option be phased out

over a two-year period (after December 1996). In the meantime, the HCDA proposes to eliminate the location requirements (at least 50 percent at ground level, the remainder on the second floor) for relocated commercial uses, and to allow additional density of .3 FAR (floor area ratio) for projects which provide the required industrial use.

While the provision of reserved housing and industrial uses are recognized as important objectives in Kakaako's redevelopment, current

Rules assess impact fees against these elements. The proposed amendments seek to address this incongruity by exempting reserved housing and industrial floor area from public facility dedication requirements. One- and two-family residential developments would also be exempted from this requirement because they represent little or no added demand on public facilities in the District. In the area of master plan provisions, which were developed to encourage orderly planning and implementation for large land holdings, current Rules allow hotels as a permitted use. The proposed amendments would delete hotel use in the Mauka Area, as it is no longer deemed appropriate. The proposed amendments would also increase opportunities for master planning by reducing the minimum land area required from 15 to 10 acres, six of which must be contiguous. Review procedures and substantive requirements for Master Plans would also be strengthened and clarified.



*Arcades provide sheltered walking environments.*

open space requirement for base zone developments on lots smaller than 20,000 square feet and to exempt these developments from recreation space requirements. For the area bounded by King, Pensacola, Piikoi and Kamaile Streets, the HCDA is proposing to expand the Rules to accommodate one- and two-family projects in the mixed-use residential zone and to establish five-foot front and rear yard requirements along the King Street commercial frontage. Under the proposed amendments, the industrial floor area requirement along the King Street frontage would be eliminated.

### Implementation Opportunities

Proposed amendments in this area were developed to enhance the effectiveness of HCDA's rules in meeting its basic public objectives, reinforce opportunities for industrial business activity, and strengthen opportunities for coordinated area-wide development. Currently, the Mauka Area Rules require that each redevelopment project include industrial



## **RETAIL AND OFFICE SPACE AVAILABLE IN THE HISTORIC ROYAL BREWERY**

**6,800 square feet of loft office space will be available for lease in the newly renovated historic Royal Brewery Building on Queen Street. These offices will be part of the Honuakaha Complex, which will also include 1,338 square feet of ground floor retail space and over 240 residential apartments. The project is slated for completion in August 1995. Rental terms are negotiable. For more information call Mark Tiwanak at 587-2870.**

## BISHOP ESTATE MASTER PLAN EYES 'URBAN VILLAGE' IN KAKAAKO

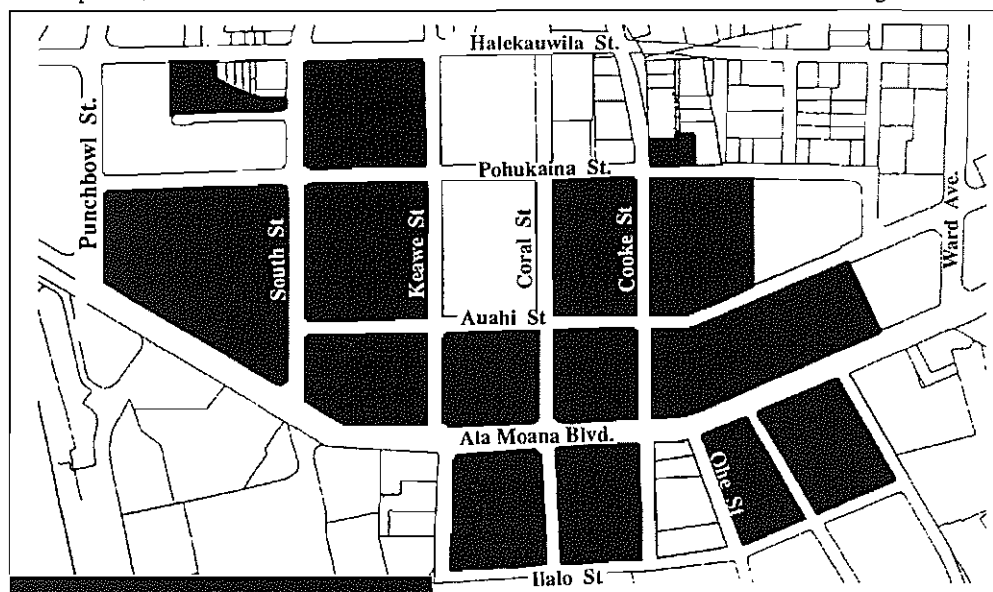
The Kamehameha Schools Bishop Estate (KSBE) owns 53.8 acres of land in the Kakaako District, and it intends to use those properties to create an "urban village" with a mixture of residential, office, retail and industrial activities. KSBE's Pauahi Place Master Plan for its Kakaako land holdings was recently approved by the Hawaii Community Development Authority.

The Master Plan encompasses 14 blocks and various parcels situated along Ala Moana Boulevard, and South, Coral and Cooke Streets in Kakaako. Development of the Bishop Estate's lands is expected to be phased over the next 50 years. A major thrust of future development under the KSBE's Master Plan is for mid-priced housing. Plans call for developing 2,700 residential units, the majority of which is expected to be in the \$250,000 to \$350,000 price range. Residential uses would be predominantly located mauka of Auahi Street. Under the Master Plan, Auahi Street is to be designated as a "Main Street" or urban gathering place with pedestrian amenities and retail activities. Office uses would be predominantly located makai of

Auahi Street, and retail space would be devoted to "community-centered" businesses such as drugstores, dry-cleaning and, possibly, supermarkets. Industrial uses would be eventually concentrated in the area bounded by Cooke, Halekauwila, Koula and Auahi Streets. At full development, the KSBE Master Plan would

triple the existing inventory of uses on Bishop Estate lands from 2.4 million to 7.8 million square feet of floor area.

Although no construction dates have been set, the Bishop Estate has stated that it will begin with residential development on the ewa end of its land holdings.



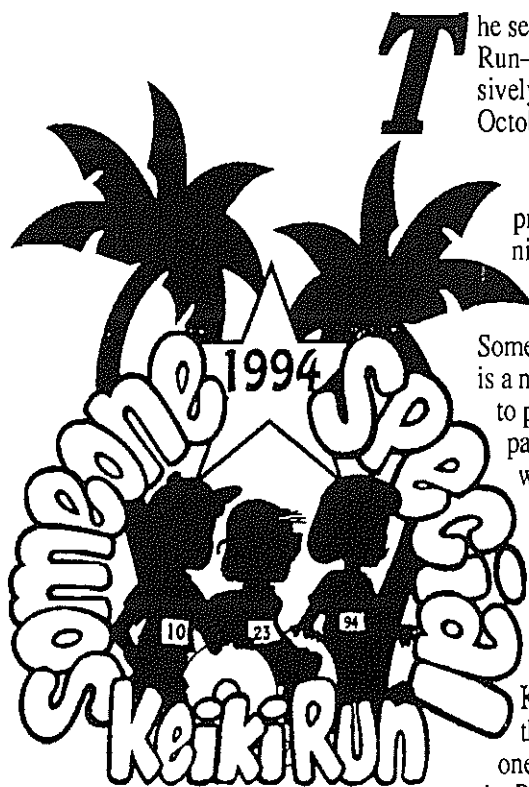
**BISHOP ESTATE LAND**

**T**he second annual Someone Special Keiki Run—a unique running event designed exclusively for children—will be held on Sunday, October 23, 1994, 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 by HMSA and presented by the Someone Special Foundation. The Foundation is a nonprofit organization established in 1992 to promote, inform and educate children and parents in the basic concepts of good health, wellness and safety. One of its programs—the Someone Special Program—is an early childhood health and safety program for children ages 3-5. It is offered to more than 250 Hawaii schools.

The 3 k (1.86 miles) Someone Special Keiki Run will start outside the entrance to the Kakaako Waterfront Park and follow a one 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 ages 12 and under, and children under five years of age 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.

According to the event's organizers, the philosophy of the Keiki Run is that "everyone is someone special and 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 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 1,500 children and parents will be participating in the event. Several streets in the area (Iialo, 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.



# 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 505-A Kamani St, accessible also from Queen St, rare Kakaako whse w/yd, 5,000 sf whse+ofcs+mezz & 2,200 sf lot, call Lionel Y. H. Low, CCIM, 523-1566.
- o Coral Commercial Ctr, 1) 1,877 sf & 2,160 sf ofc @ \$1.50/sf nnn, 3 prkg ea; 7,562 sf ofc @ \$1.00/sf nnn, 8 prkg; all—\$0.59/sf est CAM (incl a/c, elec); 2) 3,976 sf whse/ret @ \$0.80/sf nnn, \$0.38/sf est CAM, 3 prkg; 33,742 sf whse @ \$0.65/sf nnn, \$0.37/sf est CAM, 12 prkg; 10,306 sf whse @ \$0.80/sf nnn, \$0.41/sf est CAM, 6 prkg; call Oak Corporation 599-4300.
- o 1,935 sf-60,000 sf whse, call Rod Miller (R), Chaney Brooks Realty 528-0039.
- o 540 Kamani St, for sale (FS), 6,100 sf on 5,000 sf corner lot, 2-story concrete bldg, call Claude Heon (R) 734-7966.
- o 770 Ala Moana Blvd (former Fuller O'Brien), 40,000 sf, call Rod Miller (R), Chaney Brooks Realty 528-0039.
- o 330 Cooke St, 7,440 sf grd fl ret/whse; 4,423 sf mezz @ \$0.95/sf nnn; call Rod Miller (R), Chaney Brooks Realty 528-0039.
- o Ward Court, 1) 250 Ward Ave, 615 sf-5,046 sf ofc/ret, empl/cust prkg; 2) 320 Ward Ave, 450 sf-2,448 sf ofc/ret, empl/cust prkg; 3) 350 Ward Ave, 642 sf grd fl ret; call Janice Wu (RA), Vonlee Cham & Assoc 536-7881.
- o 650 Ala Moana Blvd, 1) 520 sf 2nd fl a/c ofc, \$825/mo gross, 1 assign prkg; 2) 1,068 sf 2nd fl a/c ofc, 5+ rms, \$1.00/sf + 1 prkg + tax; call Alice Vinton (R) 533-4540.
- o 660 Ala Moana Bldg, 660 sf-1,381 sf ofc, call Omni Investment 523-1822.
- o 680 Ala Moana Bldg, 2,000 sf remodeled architect ofc, 205 sf & 639 sf ofcs, attractive rates, call Omni Investment 523-1822.
- o Auahi Bus. Ctr, 1,200 sf & 4,152 sf indus bays, \$1.55/sf gross; 117 sf-1,575 sf ofc; 1,800 sf store (on Auahi St), \$1.75/sf net; call Omni Investment 523-1822.
- o 547 Halekauwila St, 700 sf-1,200 sf ofc, low rent, new paint/carpet, call Aleksandra Napier (S), Monroe & Friedlander 523-9745.
- o Hopaka St, 2nd & 3rd fl whse, \$0.40/sf, 975 sf refrigerated @ \$0.75/sf, call 591-9095.
- o 439 Kamani St, 1,000 sf-4,800 sf whse/ofc/shwrm, call Bill Joor (R), Chaney Brooks Realty 528-0039.
- o 770 Kapiolani Blvd, 492 sf-5,000 sf ofc, \$2.19/sf gross; 1,272 sf ret; call Dave Blanchard, Waterhouse Properties 592-4818.
- o 876 Kawaiahao St, 6,000 sf 2-story ofc/whse, central a/c, call Chris Okuhara (B), Monroe & Friedlander 523-9716.
- o 670 Quec St, 2,215 sf ret; 5,795 sf a/c ofc/whse; 3,286 sf whse; call Dave Blanchard, Waterhouse Properties 592-4818.
- o 705-715 S. King St, 1) 2,834 sf grd fl ret/ofc, call Cali K. Gullion (B) 523-9743; 2) 1,357 sf-1,359 sf ofc, call Aleksandra Y. Napier (S) 523-9745, Guy V. Kidder (S) 523-9735; Monroe & Friedlander.

## OTHERS

- o Downtown, 800 S. Beretania St, 1,100 sf ret @ \$2.95/sf nnn, 600 sf/1,200 sf ofc @ \$1.75/sf nnn, across police station, prkg, call Dennis Wicns, Landmark Commercial 599-5039.
- o Downtown, 1360 S. Beretania St, HMA Bldg, 1,291 sf-4,926 sf imp ofc, call Robert Cham (RA), Vonlee Cham & Assoc 536-7881.

- o Iwilei, 720 Iwilei Rd, 600 sf-3,734 sf whse/ofc/storage, call Chris Okuhara (B) 523-9716, Monroe & Friedlander.
- o Nimitz Hwy, 45,178 sf lot, 10,800 sf bldg for lease, call Lionel Y. H. Low, CCIM 523-1566.
- o Moiliili, 1) 2334 S. King St, Old Stadium Sq, 3,277 sf ofc, may divide, call Many Sandefur (S) 523-9741; 2) 2615 S. King St, 640 sf-3,204 sf ofc, call Cali K. Gullion (B) 523-9743, Monroe & Friedlander.
- o Kalihi, 1095 Dillingham Blvd, Kokca Ctr, 2,270 sf whse, 1,000 sf-1,968 sf ofc/ret, call Mark D. Hogue (RA), Cordco 524-3622.
- o Kalihi, 1) 907 Bannister St, free stand whse, 1,800 sf footprint; 2) 1728-B Homerule St, 2,910 sf whse+1,190 sf ofc; 3) 916 Puuhale Rd, 3,766 sf lot, free stand bldg, 2,900 sf footprint, ofcs & storage on mezz; call Lionel Y. H. Low, CCIM 523-1566.
- o Kalihi, close to town, 34,000 sf concrete whse w/docks, ofcs; 20,000 sf fenced yd & prkg, call Marcia Moreno (B), The Realty Group 831-5060.
- o Kalihi, 1) 8,800 sf incl 5,500 sf shwrm & ofc, 3,300 sf whse, call Reese Liggett, CCIM; 2) 12,912 sf whse w/2,430 sf mezz, \$0.75/sf nnn, call Reese Liggett, CCIM; 3) 1416 Hart St, Waikamilo Ind Com, 12,094 sf-45,000 sf, call Rod Miller (R); Chaney Brooks Realty 528-0039.
- o Mapunapuna, 3,050 sf whse + prkg, a/c ofc, restroom, roll door, call Thelma Gretzinger 926-3430.
- o Mapunapuna, 700 sf-3,180 sf, call Lionel Y. H. Low, CCIM 523-1566.
- o Mapunapuna, 1,000 sf grd fl ofc w/1,000 sf storage, may lease separate, call Marcia Moreno (B), The Realty Group 831-5060.
- o Mapunapuna, 2.56 acres (or as little as 12,000 sf) incl ofcs, open whse & yard—all at \$0.50/sf nnn, call Reese Liggett, CCIM, Chaney Brooks Realty 528-0039.
- o Airport, 1,000 sf-5,890 sf hi-cube open whse, 1,450 sf ofc, may lease separate, yard, paint spray booth, call Thelma Gretzinger 926-3430.
- o Airport, 9,543 sf hi-cube, call Lionel Y. H. Low, CCIM 523-1566.
- o Airport, 534/544 Ohohia St, 1,000 sf & 2,160 sf grd fl a/c ofc, restroom, free prkg, call Charlene Shiroma (B) 523-9714, Chris Okuhara (B) 523-9716, Monroe & Friedlander.
- o Halawa, Iwaena St front, free stand concrete bldg, 10,500 sf whse, 2,000 sf ofc, prkg, call Marcia Moreno (B), The Realty Group 831-5060.
- o Aiea, 2,000 sf ofc w/1,500 sf whse, prkg, may lease separate, call Marcia Moreno (B), The Realty Group 831-5060.
- o Pearl City, 425 Kamehameha Hwy, 1,528 sf ofc/ret, call Mark D. Hogue (RA) 524-3622, Cordco.
- o Pearl City, for sale/lease 1,920 sf whse w/1,800 sf imp mezz, ofc/live-in studio, call Marcia Moreno (B), The Realty Group 831-5060.
- o Waipahu, 94-295 Pupuole St, 1,765 sf grd flr whse, 1,000 sf 2nd flr ofc, \$2,765/mo nnn/offer, 3-5yrs w/opt, 5 prkg, call Phillip G. Kuchler Inc 524-7325.
- o Wai'alae, Wai'alae Ave, cst 19,000 sf ind, ideal for redevelopment, call Richard Krystoff (RA), Chaney Brooks Realty 528-0039.
- o Kaneohe, 1) 46-216 Kahuhipa St #A, 1,000 sf grd fl ret/ofc, \$1.02/sf nnn, \$0.165/sf CAM, 2-1/2 - 5yrs, 2 res prkg; 2) 46-148 Kahuhipa St, 986 sf @ \$0.99/sf nnn & 1,206 sf @ \$0.90/sf nnn ret/ofc, 1,000 sf-2,000 sf @ \$0.85-1.05/sf nnn whse w/ofc, \$0.24/sf CAM, terms open to 5yrs, 20 shared cust prkg; call Robert M. Ing (S), Phillip G. Kuchler Inc. 525-7325.

### THE KAKAAKO CONNECTION

is a publication produced by the  
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