

Kaka'ako Connection

A Publication of the
HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



Vol. 26, No. 1 Oct. 2004

QUEEN STREET EXTENSION NOW OPEN TO PUBLIC

The Queen Street Extension is now open to the public. The new roadway extends Queen Street from Kamakee Street to Waimanu Street. The thoroughfare is 76 feet wide, including 8-foot wide sidewalks, with two traffic lanes in each direction, and includes an attractively-landscaped 8-foot wide median and 21 metered parking stalls along the street curb. Construction work on the project also involved the installation of new sewer, water, drainage and underground utility systems; sidewalks, curbs and gutters; and street landscaping. A portion of Waimanu Street, between the new road and Pensacola Street, was widened. Parks on both sides of the new street will be completed in 2006.



This \$7.5 million project has created a new urban roadway that will enhance traffic circulation, make the area more accessible and safer, and add much desired public park lands. With these improvements, the area's development potential has been greatly enhanced. The extension will play a vital role in an area of Kaka'ako that is experiencing an exciting development surge. The Queen Street Extension Project is part of the Hawaii Community

"...it's (Queen St. Extension) providing an important link, a bridge, between the Victoria Ward development and the Ala Moana Shopping Center. It's creating a bridge in an area that's going to be very intensely residential on one side and with wonderful small businesses on the other." Governor Linda Lingle

Development Authority's ambitious program to dramatically rejuvenate the infrastructure system throughout Kaka'ako. The contractor on the project was Kiewit Pacific Company.

Governor Linda Lingle and HCDA Chairperson James Kometani, along with other State officials, participated in a dedication/blessing ceremony held on September 9, 2004. Governor Lingle told the audience, "I don't really think of it (Queen Street Extension) as a street as much as a bridge. It's

Continued on Page 4



Top photo: The Queen Street Extension

Below: Reverend William Kaina performs the blessing. Behind him, (from left to right): DBEDT Director Theodore Liu, Kiewit Pacific Co.'s Jamie Wisenbaker, Governor Linda Lingle, State Senator Carol Fukunaga, and HCDA Chairperson James Kometani

PUBLIC HEARINGS ON PROPOSED QUEEN STREET IMPROVEMENTS (ID-11), 909 KAPIOLANI, & WARD CENTRE AUAAHI STREET SHOPS PROJECTS SCHEDULED FOR NOVEMBER 3

The Hawaii Community Development Authority (HCDA) will conduct public hearings on the proposed 909 Kapiolani, Ward Centre Auahi Street Shops, and the Queen Street Improvements, or Improvement District 11 (ID-11) projects on November 3, 2004. The hearings will begin at 9:00 a.m. in the HCDA Conference Room 1000 at 677 Ala Moana Boulevard.

The 909 Kapiolani Project proposed by POSEC, Hawaii Inc. is a residential/commercial/industrial high-rise complex pegged for 909 Kapiolani Boulevard across the street from the Neal Blaisdell Center. The project would include a 29-story structure with 225 residential units, 9,182 square feet of commercial space, 11,634 square feet of industrial space, and 457 parking spaces.

The project would involve joint development of three parcels located along Kapiolani Boulevard, Ward Avenue and Waimanu Street totaling 73,114 square feet.



Illustration of proposed 909 Kapiolani.

To provide appropriate open space located at the corner of Kapiolani Blvd. and Ward Avenue, modification of the rules is being requested by the developer to allow: a reduced front yard along Waimanu Street; encroachments of structures into the front yard, view corridor and tower setback along Kapiolani Boulevard; additional height for the parking structure; inclusion of certain areas under storefront overhangs to be counted as open space; and reduction in the size of a loading space.

Victoria Ward, Limited is proposing to develop the Ward Center Auahi Street Shops, a conversion of a portion of an existing parking structure at Ward Center into retail shops. The project would add 10,497 square feet of commercial space. To create a pedestrian-friendly environment along the public sidewalk, a modification of the rules is proposed to allow new storefronts to have a reduced front yard along Auahi Street.



Rendering of Ward Centre Auahi St. Shops

The final public hearing on the proposed Queen Street Improvements Project (ID-11) will be on the adoption of amendments that set forth the final assessments to the properties benefiting from improvements that would be constructed in ID-11. The project would construct infrastructure improvements (such as new sidewalks, road pavement, and new water, drain, sewer and utility systems) on Queen Street between Kamakee Street and Ward Avenue. The construction would also widen this portion of Queen Street from 56 feet to 60 feet. These improvements are considered necessary and desirable to facilitate the renewal and redevelopment of Kaka'ako.

Copies of the public hearing items are available for inspection during regular business hours at the HCDA office, 677 Ala Moana Boulevard, Suite 1001, Honolulu, Hawaii 96813, or will be mailed to anyone who requests a copy after payment has been made for copying and postage. At the hearing, a sign up list will be available for those who desire to present oral testimony. Speakers are requested to submit 20 copies of their statements.

HCDAPERSPECTIVESColumn

by **STEPHEN MIYAMOTO**
HCDA Project Management Engineer



I've been with the Hawaii Community Development Authority (HCDA) since 1989, coming on board in the midst of construction of the agency's second improvement district (ID) project. Unlike recent HCDA infrastructure project, these earlier IDs covered a much larger area and encompassed several streets, rather than just one or two. But throughout the years, no matter how large or small the project, the agency has always been sensitive to the concerns of the residents, businesses and landowners in the district. The public isn't always aware of it and we aren't always successful, but we do try as much as possible to lessen the impacts of construction for all who are affected.

There's one impact of construction to which, I believe, the HCDA has always been able to respond favorably. This is when burials have inadvertently been discovered in the construction area. While there are laws that dictate procedures to follow, of equal importance and on a human level, we have always been respectful and sensitive to the concerns and wishes of the descendants and the State Historic Preservation Division of the Department of Land and Natural Resources. We have done this whenever burials were found in past projects, such as IDs 1, 3, 4 and 7 and more recently, when burials were discovered during the construction of the Queen Street Extension (ID-10).

During the design phase of the Queen Street Extension, our consultant prepared an Archaeological Monitoring Plan that guided on-site archaeological monitoring and the subsequent reporting of any finds during construction. This plan, along with the project's construction plans, was sent to the State Historic Preservation Division for its approval prior to the start of construction.

During excavation work for the new roadway, an archaeologist was on site daily to monitor the work. A total of 30 burials were discovered during the monitoring of construction. Twenty-eight burials were in relatively close proximity to each other near the west end of the project, constituting a small cemetery for a family or a community. Two sets of remains were located near the Waimanu Street end of the project area. All work was immediately stopped by the archaeologist when remains were uncovered. The Historic Preservation Division and the police were then notified. Two field offices were established on site, one to respectfully store burials and one to serve as a work area for the archaeologists. A team of archaeologists made judgments as to the time periods of the burial from studying the artifacts found with the remains, and the Historic Preservation Division contacted any known cultural or lineal descendants.

Today, the 30 burials have been reinterred in two underground concrete vaults in the future Mauka portion of the park to be developed on both sides of the extension. A reinterment ceremony with the participation of invited cultural descendants was held on February 28, 2004. The final surface treatment, landscaping and inscription plans for the reinterment site will be finalized with the consultation of the State Historic Preservation Division, the Oahu Burial Council, descendants and the City Department of Parks and Recreation.

While nobody desires to disturb "*na iwi o na kâpuna*", the lesson to all is to act appropriately and respectfully. I've found that in building roads and other improvements, we can also bridge and heal community.

KAKA'AKO PUMP STATION RECEIVES A MAKEOVER



The volunteers painted over graffiti, removed broken window glass, and installed painted boards to cover missing window panes.

The historic Kaka'ako Pump Station on Ala Moana Boulevard was the recipient of a beautification effort that has noticeably improved its exterior appearance. On August 21st, members of the non-profit Hawaii Architectural Foundation (HAF), in association with the Honolulu chapter of the American Institute of Architects, and the Hawaii Community Development Authority (HCDA) volunteered their services to spruce up the deteriorating exterior of the Kaka'ako Pump Station.

The main building, constructed in 1900, is a notable example of Hawaiian cut bluestone construction in an Industrial Romanesque style. Over the years since the station ceased operations, the structure has been the victim of time and disrepair. Participants spent the day with the goal of beautifying the structure without compromising its distinctive features. The volunteers painted over graffiti, removed broken window glass, and installed painted boards to cover missing window panes.

"The wonderful job done by the volunteers can easily be seen in the appearance of the Pump Station," said HCDA Executive Director Daniel

Dinell. "This is such an important historic asset for the people of Hawaii and we are extremely grateful for the generous contribution of time, money and effort of the volunteers."

Janine Clifford, HAF Vice President and event organizer, said, "We (members of the HAF) were discussing community service projects that would fit in with the mission of the HAF to promote the awareness of architecture in the community and Joe Ferraro, AIA, suggested the Kaka'ako Pump Station. The Station is one of the most visible historic structures in Honolulu that we agreed is in need of community attention." Clifford added, "Over 50 concerned citizens and volunteers donated their time, expertise, supplies, and funds. The HAF was able to not only pay for materials and equipment, but also was able to add several thousand dollars to its architectural studies scholarship endowment fund. Without the assistance of our building industry corporate sponsors (Allied Builders System, Painters' Warehouse Inc., and Pacific Preferred Contractors Corp.), this work party would not have been as successful or as much fun for all."



◀ *Before the beautification effort.*

After The result of the beautification effort. ▶



THE KAKA'AKO CONNECTION

is a publication produced by the
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Linda Lingle
Governor

James Kometani
Chairperson

Members

William J. Aila, Jr.*

Eric Crispin*

Michael Goshi

Rodney Haraga

Micah Kane*

Georgina K. Kawamura

Paul Kimura

Gary I. Kondo

Jonathan W. Y. Lai

Theodore E. Liu

Allan Los Banos, Jr.

Russ Saito

Evelyn Souza*

Maeda Timson*

Warren F. Wegesend, Jr.

Daniel Dinell
Executive Director

*Kalaeloa Member



HAWAII COMMUNITY DEVELOPMENT AUTHORITY

677 Ala Moana Blvd., Suite 1001
Honolulu, Hawaii 96813
Telephone: (808) 587-2870
Fax: (808) 587-8150
e-mail: contact@HCDAweb.org

PRESORTED
STANDARD
U.S. POSTAGE
PAID
Honolulu, Hawaii
Permit No. 1223

4/Kaka'ako Connection

NEW CRUISE SHIP TERMINAL FACILITY TO BE DEVELOPED ON PIER 2

The State Department of Transportation (DOT) is planning the development on a new cruise ship terminal facility on the Kaka'ako Waterfront. The cruise terminal project involves the renovation of the existing Pier 2 shed to create a modern, full-service passenger terminal facility. The finished terminal will accommodate up to 2,500 passengers from a single cruise ship using an elevated concourse and gangway system.

The cruise terminal facility project has been separated into two phases. Phase One of the terminal will include a security system and related improvements, cargo and baggage handling areas, bus staging and passenger loading areas, parking, restrooms, and other improvements to meet our cus-

tomers' operational needs. Phase One also includes all necessary infrastructure improvements, such as water, sewer, electrical, communications, and fire protection. Phase Two, which the DOT anticipates starting construction in March 2005, will include inspection areas, office spaces, and related facilities for The Department of Homeland Security, Bureau of Customs and Border Protection.

The Office of Planning, Hawaii Coastal Zone Management Program, will hold a public hearing on DOT's Special Management Area Use permit application for the cruise terminal facility on October 29.

QUEEN STREET EXTENSION NOW OPEN TO PUBLIC

Continued from Page 1

not a bridge in a traditional sense but in a real sense, it's providing an important link, a bridge, between the Victoria Ward development and the Ala Moana Shopping Center. It's creating a bridge in an area that's going to be very intensely residential on one side and with wonderful small businesses on the other."

"This bridge is an important one because it provides an alternative to Ala Moana Boulevard," she added.

HCDA Chairperson James Kometani said, "This is one of only a few new streets that have actually been built in urban Honolulu over the past few years. Four years ago, the HCDA also developed another new roadway—the Ward Avenue Extension. That street has established a convenient connection between the Mauka and Makai portions of Kaka'ako, and it provides a convenient way into Kaka'ako's Makai Area which we expect to be the hot spot for development in the coming years. We are also expecting great things from the Queen Street Extension. This new roadway is a crucial part of accommodating the exciting residential and commercial developments coming out of the ground and planned for the area."



The Queen Street Extension will accommodate existing and future residential and commercial developments.

(Visit the HCDA web site: <http://www.HCDAweb.org>)