

# THE KAKAAKO CONNECTION

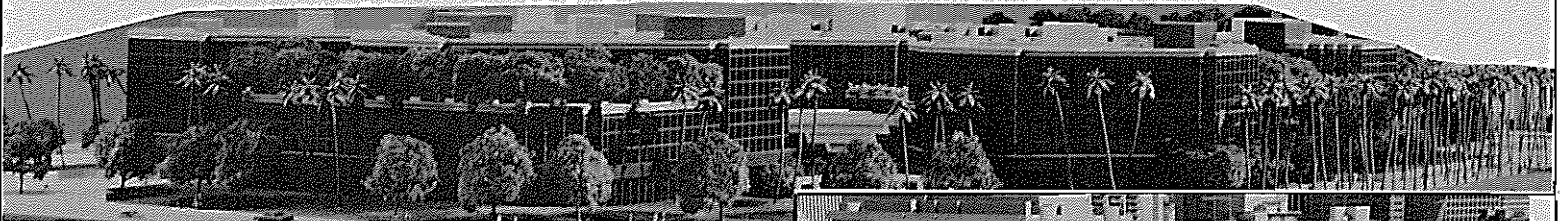


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October 1985  
**INSIDE SPOTLIGHT**  
Two New Kakaako  
Projects Approved  
Pages 3 & 4

## ONE WATERFRONT PLAZA PROJECT BREAKS GROUND



A model of the completed Plaza buildings.

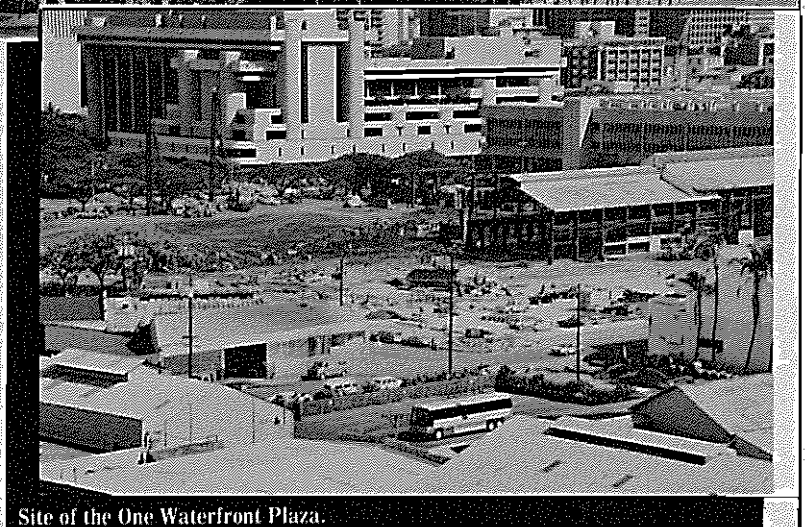
### To Offer Over 510,000 sf Office/Commercial Space

**F**oundation work has begun on Bruce Stark's One Waterfront Plaza office-retail complex on the site of the old Honolulu Iron Works.

**T**his \$105 million complex—being developed by Stark in partnership with American Telephone & Telegraph Communications Co. (AT&T) and Dillingham Construction Pacific, Ltd.—is the first major mixed-use development to break ground in the Kakaako District.

**S**even garden office and retail low rise buildings (under 65 feet in height) will comprise the One Waterfront Plaza to be built on about nine acres of land bounded by Ala Moana Boulevard, Punchbowl, Pohukaina and South Streets.

**W**hen completed, the complex will have approximately 90,000 square feet of commercial and retail space on the ground floor, 420,000 square feet of office space, and 1,150 parking stalls. The site would also contain about four acres of landscaped open space.



Site of the One Waterfront Plaza.

**T**he Stark partnership's objective is to complete construction of the One Waterfront Plaza by latter 1986, according to One Waterfront Plaza project director Jim Anderson.

### PUBLIC HEARING on HCDA'S KAKAAKO IMPROVEMENT DISTRICT 1 PROJECT FINAL ASSESSMENTS

When: November 13, 1985

Time: 7:00 p.m.

Where: State Capitol Auditorium  
Chamber Level

# From the Executive Director's Desk



The long-awaited start of construction on the One Waterfront Plaza project—more commonly known as the Iron Works project—may be the onset of the emerging, redeveloped Kakaako. Already, several low-rise commercial and industrial buildings have been built in the District, and numerous renovation projects are, or have been, occurring in Kakaako. More importantly, the One Waterfront project—and favorable market conditions—may serve as an impetus for other HCDA-approved large-scale projects to break ground. Besides the One Waterfront Plaza project, the HCDA has given its approval to three major mixed-use developments: the Pacific Park Plaza (slated to start early next year) at Cooke and Kapiolani, the Queen-Kapiolani Multi-Use Community at South Street and Kapiolani Blvd., and the 404 Piikoi Street project.

The realization of these four major complexes is part of the revitalized Kakaako. Together they represent over 5.3

million square feet of floor area, including 3,100 new residential units, 1.3 million square feet of commercial floor area, and 400,000 square feet of industrial floor space. In total they represent a market value of over a billion dollars.

The Authority's Improvement District Program—another catalyst for tomorrow's Kakaako—is also moving ahead. Four construction contracts will be conditionally awarded this month for the reconstruction and installation of roadways, drainage, sewers and other utilities in the Ewa end of the Kakaako District. (A public hearing will be held on November 13 to determine the final property assessments.) The ID Program will lay the groundwork for and encourage other major mixed-use developments in Kakaako.



The Mission Houses.

## MISSION HOUSES SITE RENOVATIONS APPROVED

The Hawaii Community Development Authority has approved a request by the Hawaiian Mission Children's Society to perform renovations on the Mission Houses site. The work will involve the addition of a second floor and ground floor rooms (totalling about 6,400 square feet) to the existing Library Building located behind the three historic Mission Houses structures. The renovations will also entail the demolition of a pavilion, and wood frame equipment and metal storage buildings.

Although the site is considered a national historic landmark, the Authority granted the applicant a Certificate of Appropriateness because the proposed project will not involve construction to or demolition of the three historic Mission Houses (the Chamberlain House, Printing House, and Frame House). According to the Hawaiian Mission Children's Society, the renovation work would relocate the operational functions (offices, storage and gift shop) of the Mission Houses Museum facility now located within the historical structures, and restore the structures to uses consistent with their historic value.

# RELOCATION SPACE AVAILABLE IN AND AROUND KAKAAKO DISTRICT

Following are listings of available commercial/industrial space on Oahu, and where to call for more information on them. Information for possible inclusion in this column is welcome.

## Kakaako

- 404 Piikoi St., 800 to 10,000 sf warehouse and offices from \$.45 to .80 sf/gross. Call Grant Howe at 524-2666.
- 1219 Hopaka St., 1,300 sf warehouse space, \$.80 sf/net. Call Grant Howe at 524-2666.
- 747 Queen St., 1,300 sf warehouse space, \$.95 sf/net. Call Scott Michael at 524-2666.
- Queen St. Business Center, warehouse & retail spaces (832 sf/930 sf/1,126 sf/1,340 sf/1,360 sf/1,260 sf/3,100 sf), \$.75 to \$1.05 sf/net. Call Grant Howe at 524-2666.

## Iwilei

- 22,000 sf fee simple land. Call Chris Wagner at 526-0896.
- 720 Iwilei, 500 to 6,000 sf from \$.45 sf/net. Call Scott Kagan at 524-2666.

## Halawa

- Halawa Central Park, 99-994 Iwaena St., 5,000 sf or 9,500 sf at \$.55 sf/net. Call Grant Howe at 524-2666.

## Kalihi

- 979 Robello Lane, 1,100 sf with two parking stalls and message service. \$880/mo. incl. utilities. Must be clean industry. Call Christy Kawabata at 848-2011.
- Kokea Center, various sizes of warehouse and showroom space. Call Scott Mitchell at 524-2666.
- Kotake Bldg., 5,000 sf to 7,000 sf dead storage space at \$.45 sf/net. Call Grant Howe at 524-2666.
- Kotake Bldg., 55,000 sf warehouse space at \$.75 sf/net. Call Grant Howe at 524-2666.

## Airport Area

- 2,900 sf warehouse at \$.55 sf/net. Call Chris Wagner at 526-0896.
- 1,900 sf warehouse at \$.55 sf/net. Call Chris Wagner at 526-0896.
- 359A Ualena St., 4,374 sf warehouse and 1,143 sf mezzanine at \$.60 sf/net. Call Grant Howe at 524-2666.

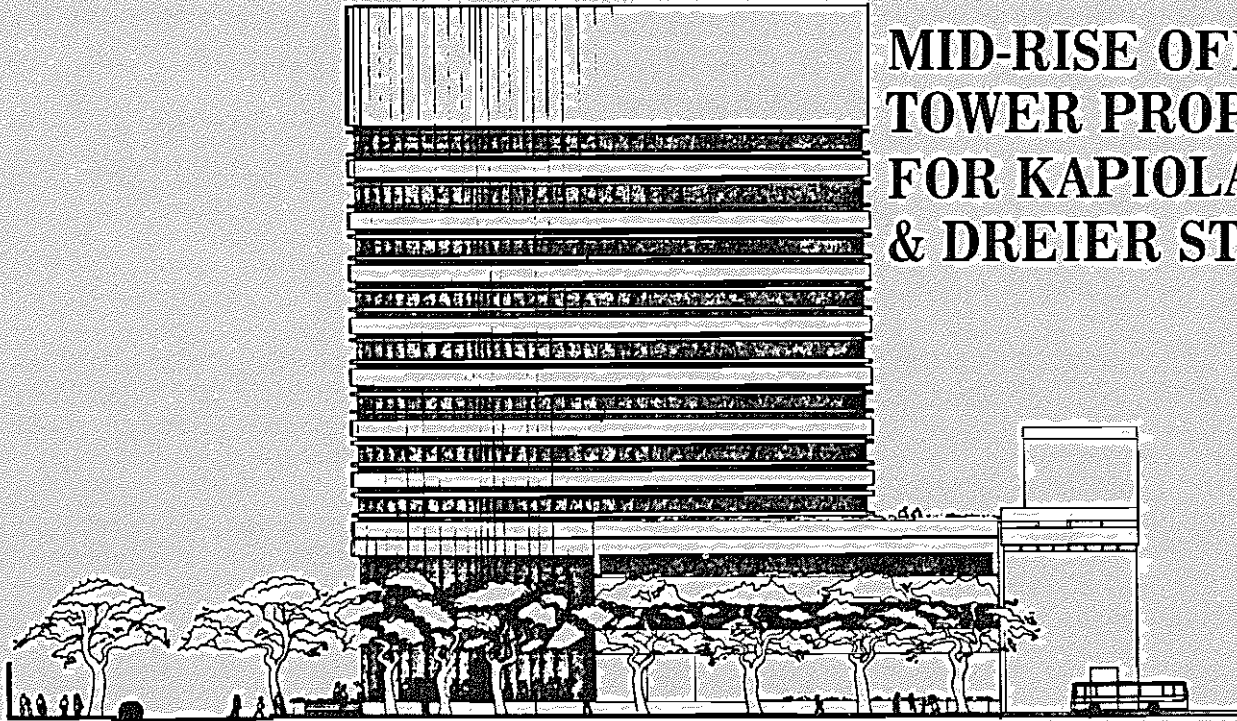
## Public Hearing Set on Improvement District

The HCDA will hold its second and final public hearing on the Kakaako Improvement District 1 Project Rules on November 13, 1985 at 7:00 p.m. in the State Capitol Auditorium, Chamber Level. An Improvement District (ID) for the implementation of roadway and utility systems improvements in Kakaako is being established by the HCDA. The Rules set forth the assessment to be charged each real property in the District specially benefiting from these improvements. The assessment area district is generally bounded by Punchbowl, King, Cooke, Queen, South, Auahi Streets and Ala Moana Boulevard. The properties to be assessed and portions of the properties to be acquired for



street widening purposes are listed in the October 23, 1985 issue of the Honolulu Advertiser, Legal Notice section.

Copies of the proposed ID Rules are available for inspection at the office of the HCDA, 677 Ala Moana Blvd., Suite 1012. Those wishing to comment on the Rules should do so in writing before the hearing or at the time of the hearing.



DREIER STREET

KAPIOLANI BOULEVARD

A rendering of the Dreier St. Project.

# MID-RISE OFFICE TOWER PROPOSED FOR KAPIOLANI BLVD. & DREIER ST.

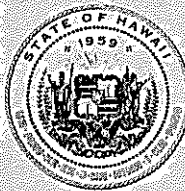
**T**he Hawaii Community Development Authority has given its preliminary approval to a proposal to construct an eight-story commercial industrial complex at the intersection of Kapiolani Boulevard and Dreier Street. No public comments were given at a public hearing held on the Dreier Street Project on October 9.

Dreier Street. The Authority recently approved the relocation of Dreier Street to the Diamond Head portion of the site.

**S**hamrock Holdings, Inc., a California-based conglomerate, is proposing to build the mid-rise office tower on 1.2 acres now occupied by the Dreier Block building and

**T**he eight-story tower, containing about 96,000 square feet of commercial area, would be located atop of a 45-foot deck structure. The deck would contain 63,794 square feet of industrial space and 317 parking stalls. If final Authority approval is given, Shamrock Holdings plans to begin construction in the second quarter of 1986.

The Kakaako Connection is a publication produced by the Hawaii Community Development Authority  
 George R. Ariyoshi  
 Governor  
 Kenneth K. Takenaka  
 Chairman  
 Vance C. Cannon  
 Eric S. Fukunaga  
 Jensen Hee  
 Kent M. Keith  
 Ivan M. Lui-Kwan  
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 Thomas Itagaki  
 Franklin Y.K. Sunn  
 George Nitta  
 Helen Wiegert  
 Rex D. Johnson  
 Executive Director



HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
 677 Ala Moana Blvd., Suite 1001  
 Honolulu, Hawaii 96813  
 Telephone: 548-7180

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