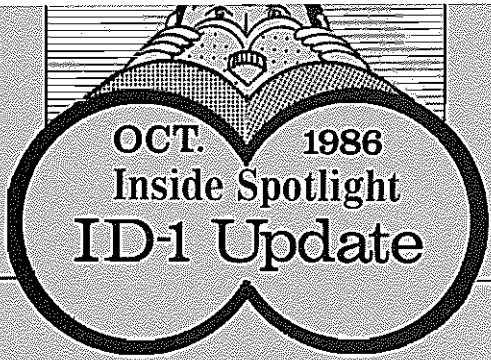


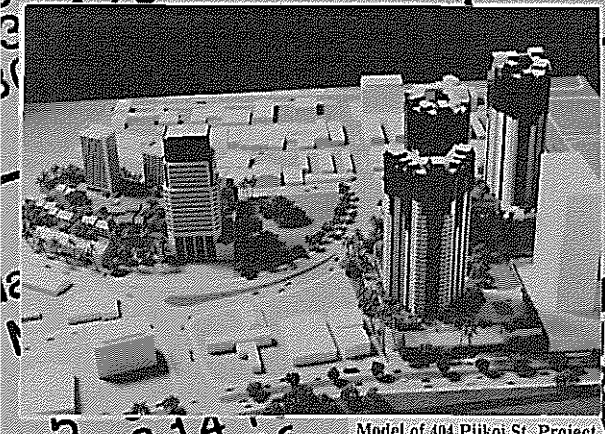
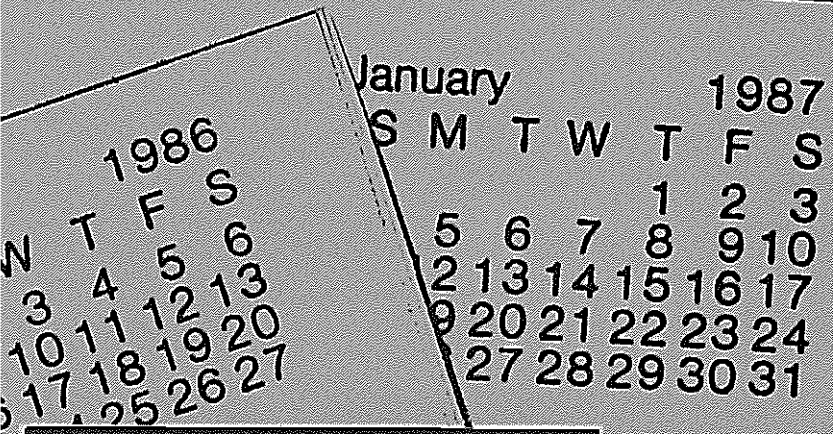
THE KAKAAKO CONNECTION

HCD A Hawaii Community Development Authority Publication / Vol. 8, No. 2

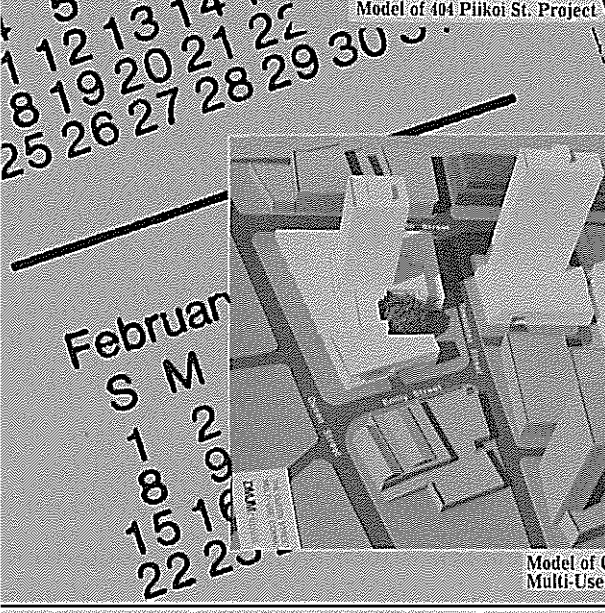


Market Cited for Delay

TWO MAJOR PROJECTS GIVEN EXTENSIONS



Model of 404 Piikoi St. Project



Model of Queen St.-Kapiolani Blvd. Multi-Use Community Project

The Hawaii Community Development Authority recently gave extensions to permit the construction of two major mixed-use developments in Kakaako. Developers of the Queen Street-Kapiolani Boulevard Multi-Use Community Project and the 404 Piikoi Street Project now have up to two years to begin construction work. Another project, the First Federal Savings & Loan's Ward Street/Kapiolani Boulevard Office Complex, was also granted a two-year extension on four variances approved in 1983.

The extensions were granted because no changes have been proposed to the original terms and conditions of the permits, and because there were no material changes in circumstances regarding the projects. Developers of the three projects have cited market conditions as the main reason for not proceeding with their developments.

The Queen St.-Kapiolani Blvd. Project, to be located on 6.5 acres along South St., between Kapiolani Blvd. and Queen St., will consist of three towers and the current Hawaii Newspaper Building. This \$150 million development will provide about 1 million square feet of new floor area and 806 residential units.

The 404 Piikoi St. Project, being developed by the Nauru Phosphates Royalties Trust, will be built on approximately 17 acres of land across the Ala Moana Shopping Center. This \$500 million complex will include 1,759 residential units and 2.6 million square feet of floor area.

First Federal's four-story commercial office complex is proposed for the corner of Ward Avenue and Kapiolani Blvd. The \$4.8 million complex will offer 41,260 square feet of leasable commercial space and 4,675 square feet of space for industrial activities. ■

IMPROVEMENT DISTRICT 1 PROJECT

CONSTRUCTION UPDATE



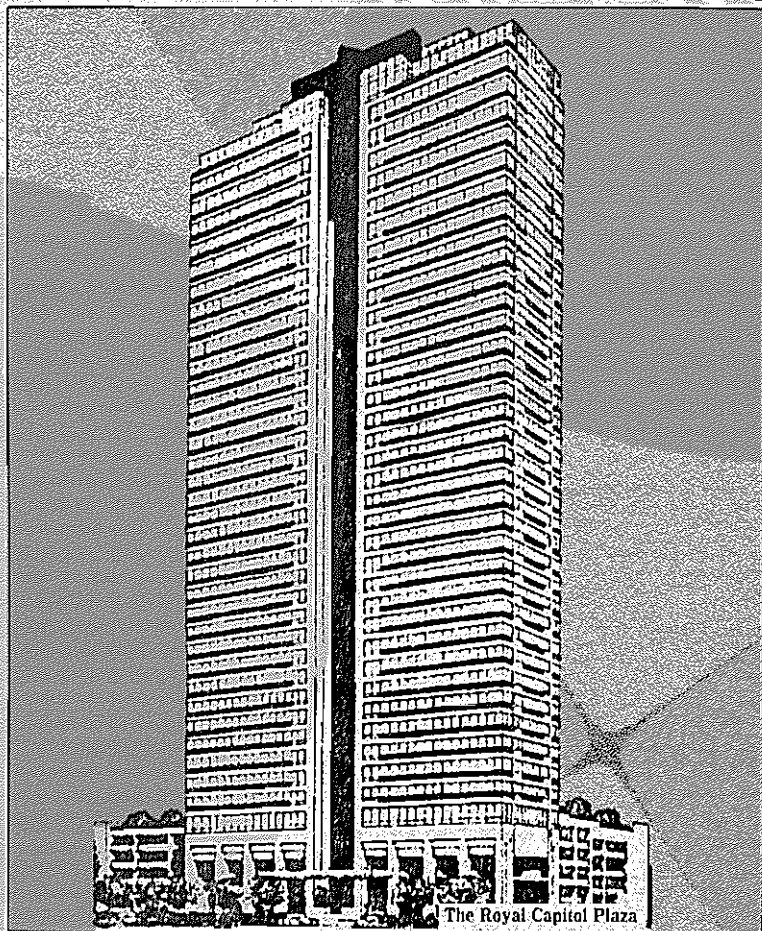
Above, the series of photos depict the installation of 10' x 9' drain boxes along the makai side of Ala Moana Boulevard.

Construction work on the Improvement District 1 project is proceeding on schedule on several of Kakaako's roadways. The public's continued patience and indulgence of the unavoidable inconveniences is asked. Following is a listing of the locations and types of construction activities currently taking place.

- South Street (from Auahi to Kawaiahao Sts.)—Drainage, sewer, water, electrical and telephone line installation work is occurring on various segments of this artery. At least one lane of traffic is kept open at all times.
- Ala Moana (makai side from Coast Guard Bldg. to Channel St.)—Box drain installation is in progress. Vehicular traffic is virtually uninterrupted and all traffic lanes are open during the day. Pedestrian traffic is being routed on the mauka side of the street.
- Kawaiahao Street (between South and Cooke Sts.)—Drainage and electrical work is proceeding.
- Auahi Street (between South and Keawe Sts.)—New curbs, gutters and pavement are being installed. Sidewalks will follow.
- King Street (between Punchbowl St. and Mission Lane)—drain lines are being installed; the bulk of work is being performed at night. ■

ROYAL CAPITOL PLAZA

One- & Two-Bedroom and Penthouse Units for Sale



The Royal Capitol Plaza

Marketing of The Royal Capitol Plaza—the first HCDA-approved residential development to be constructed in the Kakaako District—is continuing at Business Investment, Ltd.'s sales office at 876 Curtis Street (corner of Curtis and Kawaiahao Streets). Condominium units now being sold include: one-bedroom apartments from \$91,900 to \$137,900; two-bedroom units from \$135,900 to \$197,900; and penthouses from \$338,900 to \$369,900. One- and two-bedroom "reserved housing" or affordable units are still available for prices ranging from \$62,400 to \$119,700.

According to the advertisements for The Royal Capitol Plaza, each of the one- and two-bedroom condominiums offer wall-to-wall carpeting, window-to-window draperies, fully-equipped kitchens and ceramic tile baths. Penthouses are also complete with bidets and Roman tubs. Amenities include a 26,000-square foot recreation deck (with a swimming pool, whirlpool hot tub and barbeque), activity and community rooms, showers and saunas.

The sales office for The Royal Capitol Plaza is open every day from 10 a.m. to 6 p.m. For more information, call 538-6906. ■

CONSTRUCTION STARTS ON 5-STORY PARKING GARAGE



Illustration of the Makai Garage

Off-street parking for public offices nearby the Judiciary Building will be provided in the Makai Garage, now being constructed on the corner of Punchbowl and Halekauwila Streets. When constructed, the 5-story garage will contain 419 parking stalls. The parking structure will be open to the public, and will serve State employees and agencies. This \$5.3 million garage, being developed by the State Depart-

ment of Accounting and General Services (DAGS), will be completed in about one year.

Another DAGS parking structure—the Judiciary Complex Parking Garage—was completed in September, 1986. This 8-story, 538 stall garage, also providing employee and public parking, is located adjacent to the Judiciary Building on South and Pohukaina Streets. ■

RELOCATION SPACE AVAILABLE IN AND AROUND KAKAAKO DISTRICT



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

Kakaako

- 1152 Waimanu St., 900 sf office/showroom, 2nd floor, \$.90/sf net. Call Alan Brown at 533-4126.
- 1008 Kawaiahao St., 1,200 sf, 2nd floor, \$.40/sf net. Also, 700 sf, ground floor. Call Paul or Rick at 537-2187.
- Queen St. Business Center, 1,693 sf, frontage, rear truck entrance, reserved parking, \$.85/sf net. Call Mark Ambard at 524-2666.
- 404 Piikoi St., 1,500 sf loading dock, covered parking, electricity, alarm, easy access at \$.80/sf gross. Call Jordan Wong or Mark Ambard at 524-2666.
- 999 Waimanu St (Halfhill Electric Bldg.), two-story, hollow-tile bldg for lease. 3,420 sf on each floor, 4,486 sf industrial, 1,570 sf office, common areas. Fenced w/2 gates, 15 parking spaces. Lease 10 yrs. at \$5,500/net per month for entire property, fixed for 2 yrs. Call Jack Irvine at 531-4202.
- Kaplolani/Cooke St. (former brewery), perfect for office/light manufacturing, 500, 1,200, 1,450, 2,850, and 2,800 sf. Lease \$1 - \$1.35/sf monthly. Call Karl Pasten at 531-4202.
- 754 Iianiwal St., office w/2 parking stalls, rent at \$.75/sf plus approx. \$.10/sf. Call Paulette Wray at 531-4202.
- 350 Ward Ave., two office suites, good location, 842 and 1,368 sf, rent at \$.95/sf plus \$.32/sf operating expenses, 3-5 years term. Call Paulette Wray at 531-4202.
- Cooke St., 3,200 sf warehouse, plus 2,600 sf office. Call Chris Wagner at 526-0896.

Sand Island

- Puuhale Rd., 5,600 sf warehouse plus 2,500 sf office. Excellent for manufacturing or wholesaling. Call Chris Wagner at 526-0896.

Kalihi

- Dillingham Blvd., 6,000 sf high cube warehouse, plus 2,500 sf additional warehouse to be combined or separate. Call Chris Wagner at 526-0896.
- 1419 Colburn St., 2,480 sf space at \$.75/sf modified gross, roll-up, good visibility, 4 parking spaces. Call Mark Ambard at 524-2666.
- 1375 Dillingham Blvd., 3,869 sf, a/c, extensive electrical for garment industry at \$.55/sf net. Call Mark Ambard at 524-2666.

Mapunapuna

- 808 Ahua St., 5,760 sf, open warehouse, all or part, parking, overhead crane, \$.65/sf net. Call Malie Griffith or Mark Ambard at 524-2666.
- Shafter Flats, 17,000 sf high cube warehouse, 800 sf chill box, 1,800 sf food preparation room, 4,000 sf office at \$.55/sf net. Call Cy Carey at 531-4202.

Halawa

- Central Park Halawa, new warehouse, 1,500 to 5,000 sf, available early 1987. Call Scott Mitchell at 524-2666.
- Central Park Halawa, 7,900 sf w/mezzanine office of 928 sf, 5 parking stalls, attractive, \$.55/sf triple net, 3-10 years term. Call Steve Sofos at 544-1621 or Dale Finlay at 487-0005.

Airport

- Airport area warehouse, 4,300 sf - 33,000 sf for lease. High cube, 5,000 sf freezer, 3,000 sf refrigerator, loading docks, clean. Call Rick Krystoff at 531-4202.

Waipahu

- 2,500 sf warehouse at \$.45/sf; or 5,500 sf warehouse at \$.45/sf; or 8,500 sf warehouse and office plus 9,000 sf yard, beautiful concrete bldg. Call Chris Wagner at 526-0896.

ONE WATERFRONT TOWERS PUBLIC HEARING SET

The Hawaii Community Development Authority will hold a public hearing on a request for a variance, modification, and design changes to the One Waterfront Plaza and Tower (Ironworks) project, the first phase of which is being erected along Punchbowl and Auahi Streets. The hearing will be held on Wednesday, November 12, 1986 at 9:15 a.m. at 677 Ala Moana Blvd. (Gold Bond Bldg.), Suite 208.

The Kakaako Venture, developer of the project, has requested approval to change its plans from a one-tower to a residential two-tower complex. The change would entail a net decrease of 9,866 square feet of floor area, and an increase in the number of dwelling units from 258 to 310. The number of parking stalls proposed has also increased from 1,580 to 1,740. The applicant is also asking to pay a cash-in-lieu fee instead of providing the required reserved housing units; a variance from building height requirements; and a modification from view corridor requirements.



Rendering of the proposed One Waterfront Towers

Copies of the request are available for inspection at the HCDA office, 677 Ala Moana, Suite 1003. Those wishing to submit written comments can do so at the HCDA office on or before the date of the public hearing. Anyone wishing to present oral testimony at the public hearing should sign up by calling 548-2200. Speakers may also sign up at the time of the hearing. All speakers are asked to submit 15 copies of their statement. ■

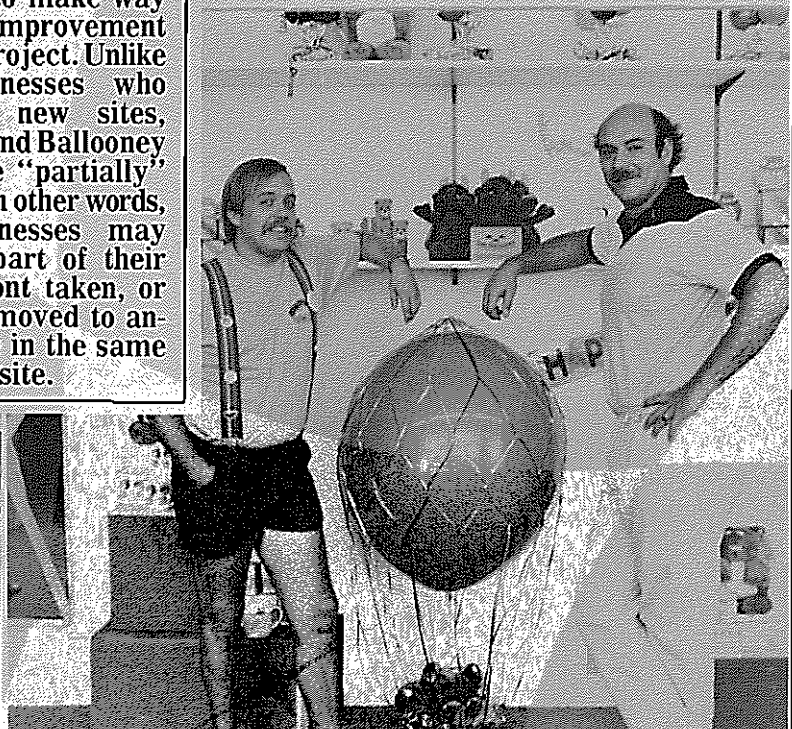
LAST IN THE SERIES:
IS THERE LIFE AFTER RELOCATION?



STILL "LUCKY"
AFTER ALL
THESE YEARS

This is the final installment in our series of profiles on businesses who were recently assisted by the HCDA in their relocation to make way for the Improvement District 1 Project. Unlike other businesses who moved to new sites, Lucky Inn and Ballooney Tunes were "partially" relocated. In other words, these businesses may have had part of their building front taken, or may have moved to another space in the same building or site.

CAN'T KEEP
A GOOD
BALLOON DOWN



Lucky Inn proprietors Edmund and Junet Wong.

Ballooney Tunes' Jamie Jeffryes (l) and Rocky Toomey.

The main thing the owners of Lucky Inn want the public to know is that they are open for business and still serving their delicious specialties. A breakfast- and lunch-hour diner, Lucky Inn has been in business since 1951, first on Punchbowl Street and for the past 19 years at 709 South Street in Kakaako.

Continued on Page 6

Ballooney Tunes, the largest balloon specialty company in Hawaii, expanded its floor area during the alteration of its space at 711 South Street. Ballooney Tunes owners Rocky Toomey and Jamie Jeffryes started the business six years ago out of their closet and van. Today, they have a retail balloon shop on South Street.

Continued on Page 6

LIFE AFTER RELOCATION . . .

STILL "LUCKY"
AFTER ALL THESE YEARS

Continued from Page 5

Because of the widening of South Street, proprietors Edmund Wong and his mother, Junet Wong, lost some booth and lunch counter spaces within the restaurant. Also, Dept. of Health regulation necessitated that the eatery close down for about 4 1/2 months while the building was cut and refaced.

The diner, which specializes in sandwiches, oxtail soup and other local specialties, is "slowly" regaining the level of business it had prior to the construction. Says Edmund Wong, "People are beginning to realize that we're open now. We put a small ad in the paper and a lot of people have been calling us to ask." According to Wong, the restaurant's steady customers include employees of government and the Hawaii Newspaper Building, as well as one loyal man who has been frequenting Lucky Inn each day for the past 35 years.

Although the diner, which is open Mondays through Saturdays, has lost some floor area, Junet Wong relates, "So far things are working out fine. People tend to find places to sit down. It hasn't affected us that much." ■

CAN'T KEEP A GOOD
BALLOON DOWN

Continued from Page 5

and also offer balloon deliveries, singing telegrams and messages, and balloon decorating services.

"When they refaced the building, we were without a store for two months, so it did hinder us for a while since we had to work out of the side door," says Rocky Toomey. He adds, "(A redeveloped Kakaako) will be great. It's been needed for a long time and I think once this is all done, it will look terrific.

"It's going to be much better for business once it's all done. Sure, we're going to have to go through a transition period. Sure, we have to go through some headaches until it's all done, but once it's done, it will be an extension of downtown, and one of the best business areas."

Toomey explains that he would like to keep his firm in Kakaako. "Where we're at right now, it's a great location and people will come to find us. We have a unique business that people will search us out. It's better to be in an area where people see you, and South and Queen Streets are heavily travelled. It's very good for us." ■



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

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Development Authority
George R. Ariyoshi
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Kenneth K. Takenaka
Chairman
Vance C. Cannon
Gary L. Caulfield
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