

HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKA'IKO
Where Hospitality Meets The Sea.

1991
ANNUAL
REPORT

LETTER TO THE GOVERNOR

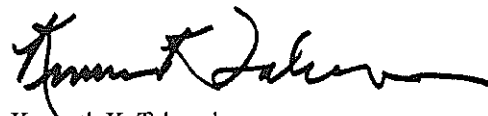
The Honorable John Waihee
Governor
State of Hawaii

With this 1991 Annual Report, we proudly present a capsulized review of the activities and accomplishments of the Hawaii Community Development Authority (HCDA). It is, indeed, a pleasure to report that the projects and undertakings of both the private and public sectors are creating a new Kakaako for all the people of Hawaii. Fortunately, for the Kakaako District, the relationship of government and the private sector is symbiotic, with each working toward a mutual goal.

On the private sector side, in the 1990-91 period we have seen the continuation of an avid interest and participation level in Kakaako's redevelopment. On the government end, the HCDA has worked closely with other State, City and Federal government agencies, with private developers and the general public to ensure a smooth transition. At this point in time, much of the necessary groundwork has been laid. Infrastructure improvements are continuing to greatly enhance and upgrade the District's roadways and utilities to meet the needs of today and the future. Affordable rental housing projects for families and the elderly are nearly completed, with more projects on the way. And the transformation of the Kakaako waterfront into a people-pleasing gathering place has well begun with the completion of the Kewalo Basin Park and the start of the first phase of the Kakaako Waterfront Park.

Although much has transpired over the past year, the job of Kakaako's renewal is hardly done. Successful revitalization of the Kakaako District will require the continued financial support of the State Legislature and the highly valuable alliance of government, the private sector and the general public in making it all happen. There are many good things in Hawaii which we must all work hard for. Kakaako's successful redevelopment is one of them.

Respectfully,



Kenneth K. Takenaka
Chairman

KAKAOKO

Where Honolulu Greet The Sea.

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A Century of Change



INTRODUCTION

During the past century, Kakaako has metamorphosed in many ways and directions. It has worn many faces and played many roles. Much of Kakaako was once a swampland submerged under water. This swampland has been filled, developed and even redeveloped over the years.

Kakaako's history book is rich with change. In the late 1800's Kakaako's Honolulu Iron Works employed about 120 people and was in the business of making sugar mills. At the Kakaako waterfront, in a site then known as Fisherman's Point, a leper hospital cared for patients before they were transferred to Molokai. By the 1920s Kakaako was one of the earliest residential neighborhoods in Honolulu, housing many—the city's poor, the working class, laborers and seamen. Stores and commercial activities burgeoned as they sprung up to serve the area. By 1940, Kakaako's residential population numbered more than 5,000 people. And with the coming of World War II, Kakaako's entire fishing fleet and tuna cannery there were taken over by the military.

Kakaako was rezoned for industrial use in the 1950s and its residential population declined rapidly as people relocated to outlying areas. Then it began to convert into an economic center, taking on an industrial and service industries character. In the 1970s Kakaako was known largely for its small businesses and urban industrial establishments. Over the years it also gained the notoriety of being a rough, run-down, and underused neighborhood, a status many agreed was accurate.

In 1976, State lawmakers decided it was time to write some new pages in Kakaako's

history book. They created the Hawaii Community Development Authority (HCDA) to bring about the redevelopment and renewal of deteriorated and underused areas in the State. Their aim was to form an innovative urban planning and redevelopment entity capable of supplementing traditional community renewal methods, an agency which would stimulate and coordinate public and private sector community development efforts.

As defined by the Legislature, the HCDA's task is to develop and implement plans and programs for development of areas which the lawmakers designate as "community development districts". Kakaako was selected as the HCDA's first community development district. (Subsequent State legislative sessions have changed the boundaries of the Kakaako District, and today it includes 670 acres of land bounded by Piikoi, King, Punchbowl Streets and Ala Moana Boulevard, including the areas makai of Ala Moana Boulevard and the stretch of waterfront from Kewalo Basin to Pier 4 in Honolulu Harbor.)

Lawmakers saw in Kakaako the means to provide more housing for all segments of Hawaii's population, and perpetuating modernized commercial and industrial facilities. In creating the HCDA, they set clear directions for Kakaako's redevelopment. They envisioned a mixed-use district where residential, commercial, industrial and public uses would coexist compatibly. They also wanted to preserve and support the present functions of Kakaako as a major economic center.

Based on these and many other directives, the HCDA undertook a comprehensive five-year planning process to formulate

the Kakaako Community Development District Plan. The Plan took effect in February, 1982 and the HCDA currently regulates and enforces development activities under the Kakaako Plan's provisions. The HCDA is also empowered to participate in actual development, such as in improving roadways and utility systems and in developing housing and public facilities such as parks, public parking garages and recreational and cultural facilities.

The HCDA is a public corporate entity attached to the Department of Business, Economic Development & Tourism. Eleven voting members from the private and public sectors comprise the Authority. Authority members establish HCDA policies and grant certain development and variance permits. There are four State department heads who are designated by law and serve as ex officio voting members. Seven members, representing the general public, are appointed by the Governor and confirmed by the State Senate. Three of these members are chosen from nominations by the Honolulu City Council. The HCDA Executive Director serves as the chief executive officer and is appointed by the Authority. The HCDA staff, also appointed by the Authority through the Executive Director, includes experienced personnel from many professional fields.

Housing in Kakaako



MEETING THE NEEDS OF HAWAII'S PEOPLE

The goal of making the Kakaako District a residential neighborhood with something for everyone leaped closer to reality during 1991, as many new private developments took form and as the HCDA made great strides in producing affordable rental housing units for families and the elderly segments of Hawaii's population.

The task of providing affordable housing is a formidable one for the State of Hawaii. It's an undeniable fact that the shortage of rental housing has become a persistent problem in Hawaii. About 39 percent of the State's families, couples and singles earn below 80 percent of the median income and must rent housing for shelter. To deal with this need, the State is using its resources and creativity to undertake the goal of developing some 2,148 rental units by the end of 1994. More than half of these units are planned for the Kakaako District.

In creating the Hawaii Community Development Authority, the 1976 State Legislature directed the agency to ensure that residential development in Kakaako increase the supply of housing for residents of varying incomes, ages and family groups. Since that time the Authority has focused on providing for and facilitating the development of affordable housing. The HCDA's "reserved housing" provision of the Kakaako Plan requires private developers to provide below market priced units as a condition for development. A private developer must "reserve" 20 percent of the total number of residential units in the development for families earning between 65 percent to 140 percent of median income. Under certain conditions, the Authority may allow a developer to meet the

reserved housing requirement through various alternatives such as providing the required number of units elsewhere in Kakaako, selling the units at a negotiated price to the Authority, or providing a cash payment in lieu of providing the reserved units. In lieu funds were used to develop the first two affordable Kakaako rental housing projects (Kamakee Vista and Pohulani), both of which were substantially completed by the end of 1991. During 1991, the HCDA also began construction on the 75-unit Na Lei Hulu Kupuna Senior Housing Project, and serious planning and negotiations were underway to develop two additional affordable rental housing projects in Kakaako. When all these projects are completed a total of 1,336 affordable rental housing units will be available in the Kakaako District.

Because of the extremely high costs of land and development, and the limited availability of public funds, the delivery of affordable housing units is a tough obstacle to successfully overcome, often requiring innovative and creative financing solutions and the cooperative efforts of government agencies and the private sector. As you will see in this section, the HCDA is staunchly committed to pursue the development of the greatest number possible of affordable housing units in the Kakaako District.

KAMAKEE VISTA

A unique land exchange between the HCDA and the Atherton Family Foundation allowed the development of the Kamakee Vista family housing complex, which was constructed and ready for occupancy in late 1991. Located on land bounded by Kawaihahao, Kamakee and Queen Streets, the Kamakee Vista features 225 affordable rental apart-

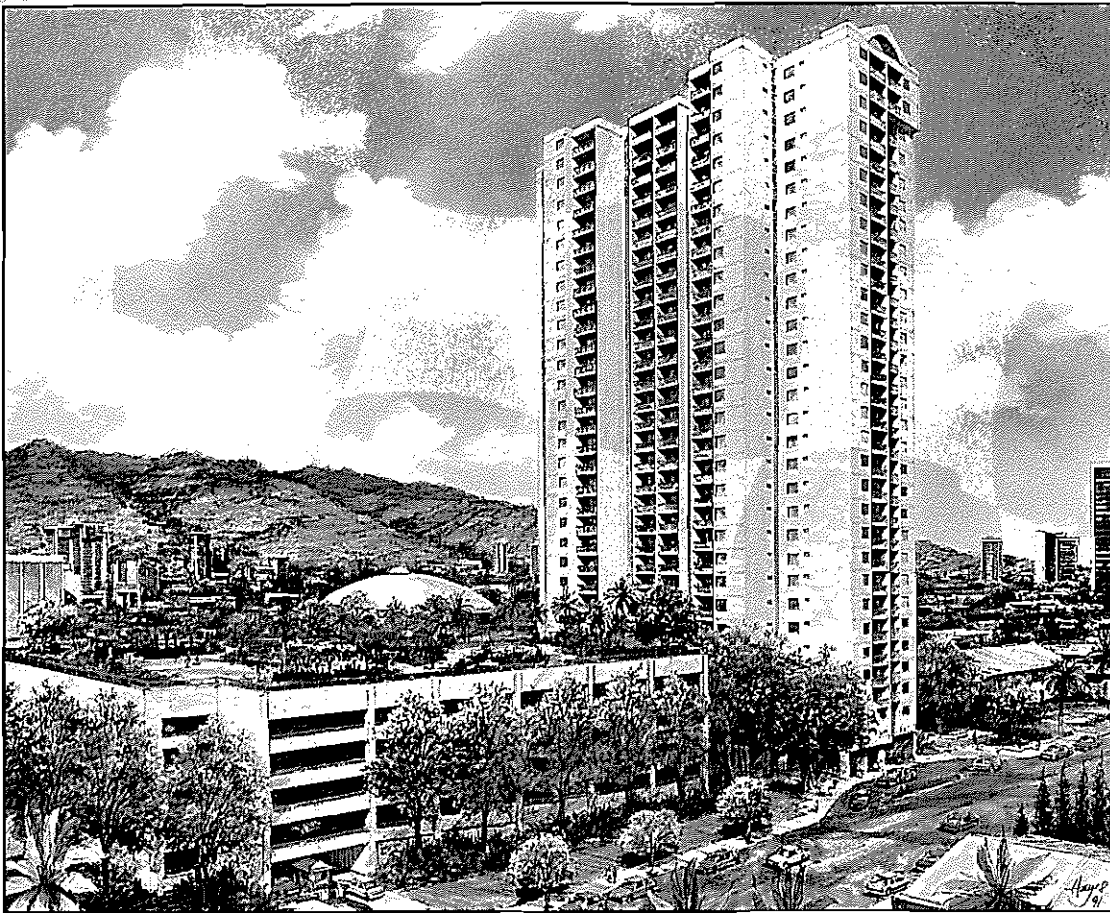
ments, a recreation deck and community area. The complex also includes the new Muriel Pre-School and 28,200 square feet of commercial space.

Under the terms of the exchange worked out with the Atherton Family Foundation, the HCDA is able to build two affordable housing projects (the Kamakee Vista and the Kauhale Kaka'ako Project), yielding a total of 493 affordable units) and a public parking facility for tenant and general public use. The Foundation, on the other hand, retained its fee simple landownership in the District and secured long-term rental income from the 35,000 square foot commercial facility developed in the Kamakee Vista to maintain its charitable endeavors.

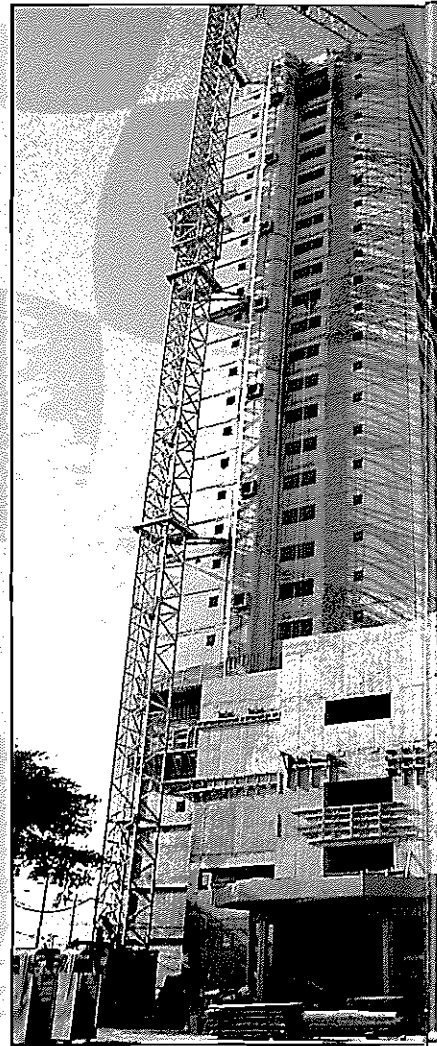
The \$35 million Kamakee Vista was funded by the State Housing Finance and Development Corporation's (HFDC) Rental Housing System and rent subsidies are provided by the HFDC's Rental Assistance Program. The HCDA provided the project site and funding for the commercial space. Under the HFDC's Rental Assistance Program, 135 units were made available to qualified persons at monthly rents starting at \$520 for one-bedroom and \$735 for two-bedroom units. The monthly rents for the remaining 90 units is approximately 10 to 15 percent below market rental rates. The apartments are partly furnished with appliances, carpets and drapes.

POHULANI

Translated as "Heavenly Calm", the Pohulani Elderly Rental Housing Project will provide an affordable and attractive living environment for our community's valued se-



Rendering of the Kauhale Kaka'ako



nior citizens: Pohulani—being constructed on land bounded by Queen, Coral and Keawe Streets—is conveniently located near downtown Honolulu, major health care, shopping, recreational, cultural and the bus facilities. Pohulani is a 25-story structure which will include 128 studio units with lanais and 134 one-bedroom units. Residents will be able to use the landscaped recreation deck (containing a lap pool, jogging path and garden plots), secured entrance and emergency call system in each unit. Each apartment will be furnished with a refrigerator, range, carpets and drapes.

The \$35.7 million Pohulani is another joint HCDA/HFDC undertaking. Using the HFDC's Rental Assistance Program (which allows up to \$250 subsidy per unit), qualified elderly persons will be able to rent studios starting at \$325 per month and one-bedroom units starting at \$445 per month.

Seniors may also qualify for the Department of Housing and Urban Development's Section 8 certificate program which can further reduce rents for some applicants to as low as 30 percent of the resident's gross income. The Pohulani will be completed in May 1992.

NA LEI HULU KUPUNA

The alliance of the HCDA, HFDC, the City and County of Honolulu and the Bank of Hawaii (BoH) has made possible the development of another Kaka'ako affordable elderly rental housing project, for which construction began in October 1991. The low-rise Na Lei Hulu Kupuna (Our Elders, the Cherished Ones), currently being built at Coral, Cooke and Halekauwila Streets, is a 75-studio unit project which will help to meet the urgent need for affordable rental housing for Hawaii's senior citizens.

The land on which the Na Lei Hulu Kupuna is being constructed is owned by the State of Hawaii and the City, while the BoH is providing \$7.92 million in equity (about 99 percent of the project's development and construction cost). The BoH will receive roughly \$9.4 million dollars in tax credit from the State and Federal government over the course of the project. HFDC will provide monthly rental assistance of up to \$325 a month per unit.

The 75 studio apartments are designated for single elderly persons with annual incomes as low as \$13,000. Each 340-square foot unit will contain living room furniture, a television set, microwave oven and other kitchen appliances. Electricity and sewer costs will be included in the rent. Construction is scheduled for completion in October 1992.



Governor John Waihee and residents of the Kamakee Vista untie the maile.

Pohulani

KAUHALE KAKA'AKO

The land exchange worked out with the Atherton Family Foundation also allowed the HCDA to proceed with another affordable family housing project, called Kauhale Kaka'ako (translates as cluster of buildings in Kakaako). Construction on this project will begin in February 1992. The Kauhale Kaka'ako will provide 268 affordable rental units in a 29-story complex on 71,614 square feet of land located between Ilaniwai and Halekauwila Streets, from Kamani Street toward Cooke Street. Approximately 11,000 square feet of industrial and commercial space, and a 698-stall parking facility will be included in the project. Five hundred parking spaces will be available for public use.

The Kauhale Kaka'ako is patterned after the highly successful HCDA-HFDC partnership projects. When construction is

completed in August 1993, 116 one-bedroom and 152 two-bedroom units will be available to qualified families at below market rents. With HFDC program subsidies, one- and two-bedroom units will have rents starting about \$560 and \$800 per month, respectively. The HFDC is providing approximately \$42.5 million of financing through a bond issue and the HCDA will provide the balance of the projected \$60 million project cost.

HALE KEWALO

During 1991, the HCDA/HFDC alliance took on another partner, the University of Hawaii, to plan for a mixed-use rental housing development on the former Kapiolani Community College (KCC) campus site, located at the intersection of Pensacola Street and Kapiolani Boulevard. Although negotiations continued till the end of 1991, preliminary plans for the Hale Kewalo call for the

development of two 28-story concrete towers adjacent to a five-story, 650-stall parking garage. One tower is to be designated for faculty housing for the University of Hawaii, and the other tower would contain affordable rental units for the general public. A total of approximately 530 units are proposed. The affordable units would include 81 studio units with subsidized rents at \$525 per month, 202 one-bedroom units with subsidized rents at \$575 per month, and 241 two-bedroom units with subsidized rents at \$825 per month. Six three-bedroom units are also proposed. The project would also include a 20,088 square foot facility for the UH Employment Training Opportunity office. Construction is estimated to start in November 1992.

Improvement District



THE LONG, HARD ROAD TO A BETTER KAKAAKO

T

he ironic thing about improvement districts—a systematic and effective program set up to accomplish massive and costly improvements to roadways and utility systems—is that nobody really appreciates them until they're completed. Understandably, merchants and businesses abhor and fear the onerous discomforts and inconveniences caused by construction outside their doors. And visitors to the improvement area must fend off detours, torn up streets, often totally avoiding the site.

However, everyone tends to temper their possible ill feelings about improvement districts with the gleaming certainty that the rejuvenated and enhanced system of roadways and utilities will be very beneficial for all when completed.

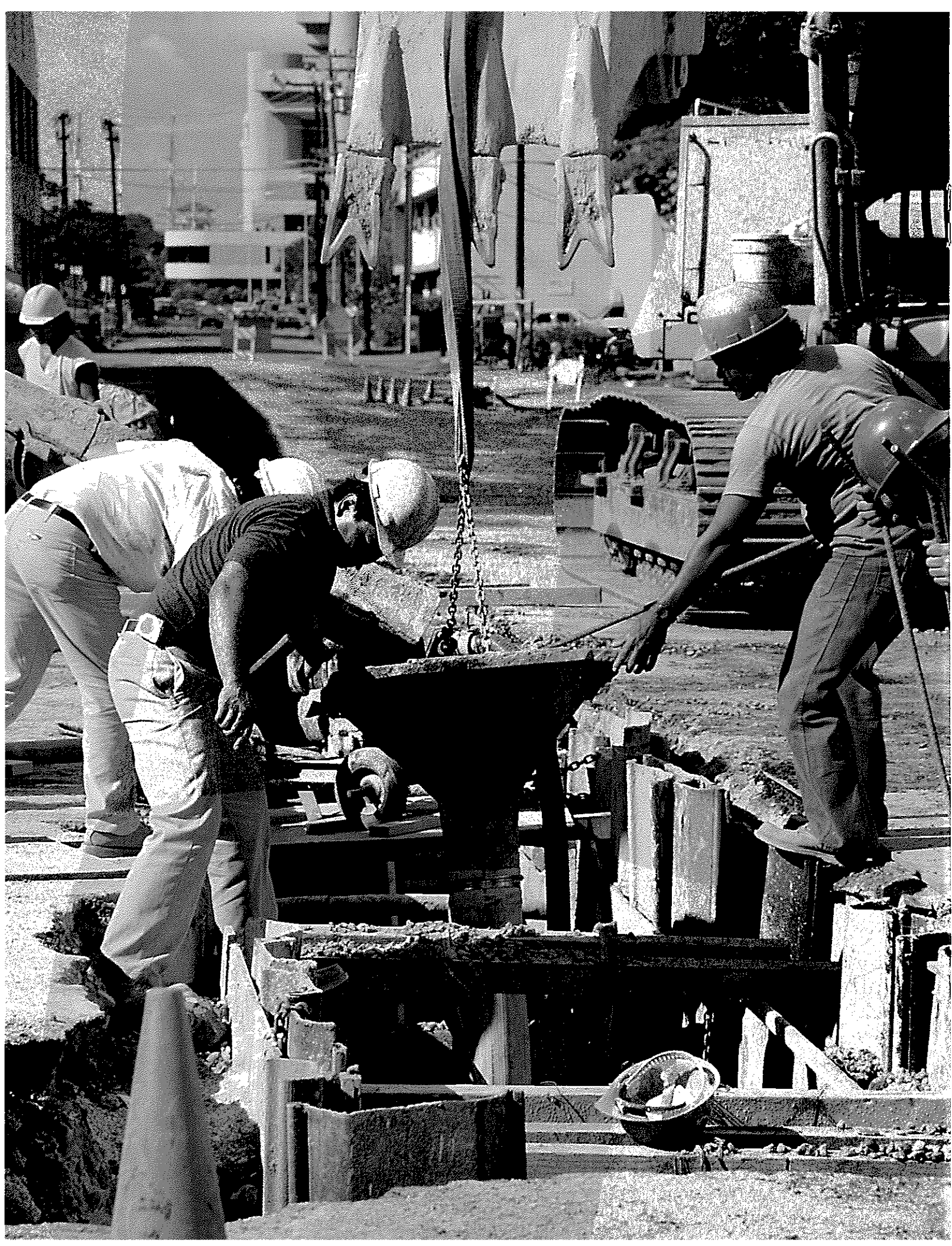
And that has, fortunately, been the scenario faced by the Hawaii Community Development Authority (HCDA), which since its inception has been tasked with upgrading the infrastructure in the Kakaako District. HCDA began the formidable job of making infrastructure improvements in 1986 with the Improvement District I Project. As the agency now smoothly proceeds through the midpoint of its third improvement district, it is well aware and appreciative of the large and positive role played by the improvement areas' businesses and landowners who have helped the projects to attain fruition successfully. As construction continued in 1991, the support of the merchants in the ID-3 area allowed the work to go a little smoother and faster.

What Are Improvement Districts?

In the case of Kakaako, the Improvement District (ID) Program is being used to make improvements to the District's obsolete and deteriorating streets and utilities. For many years, Kakaako has been plagued with an inadequate infrastructure, much of it put in place sixty to seventy years ago. Streets are narrow and prone to serious flooding. Some roadways lack pedestrian walkways and are clogged with haphazardly parked cars. Existing overhead utility poles, cables and equipment are unsightly clutter in the Kakaako environment. And many areas just do not have the capacities to entertain further development.

Under the ID Program, Kakaako's streets are being reconstructed or widened with new curbs, gutters and pavement. Utilities such as drainage, sewer and water systems are being improved and expanded. Also, telephone, electric and cable television lines are being expanded and moved underground to improve the District's appearance and services. The cost of each improvement district is shared by State government, the public utility companies and by landowners who realize special benefits from the improvements. To provide financing for property owners who are being assessed for the improvements, the HCDA has arranged the sale of assessment area bonds. With this arrangement, landowners are allowed to pay their assessed amounts in installments over a period of up to 20 years, together with interest.





Construction on the HCDA's \$35.2 million ID-1 Project was completed in September 1988, vastly improving the infrastructure and appearance in the area generally bounded by Punchbowl, King, Cooke, Queen, South and Auahi Streets and Ala Moana Boulevard. The HCDA's ID-2 Project, after an equally rigid two-year construction schedule, was successfully completed by the close of 1990. This project's area was generally bounded by Keawe, Auahi, Coral, Pohukaina, Cooke and Ilalo Streets to the ocean.

The Third Time Around

The HCDA began its third improvement district (ID-3) in late 1990 and construction activities continued through 1991. The ongoing ID-3 involves roadway and utility system improvements on the following streets: Cooke Street (from Pohukaina to King Streets), Kapiolani Boulevard (from King to Dreier Streets), Halekauwila Street (from South to Koula Streets), Keawe and Coral Streets (from Auahi to Queen Streets), Victoria Street (from King to Young Streets), and Curtis Street. As with the former two ID projects, the construction is of a large magnitude, involving the installation of drainage, water, sewer and roadway systems and the undergrounding of overhead utility lines.

Simply stated, the intent of the HCDA is to get the infrastructure improvements completed quickly, while minimizing the unavoidable inconveniences to merchants and the public and maintaining public safety in the area. To help mitigate the loss of on-street parking spaces due to the construction, the HCDA expanded its temporary parking lot at the former Pohukaina School site to accommodate a total of 315 cars. The HCDA's

parking lot stalls are offered on a first-come, first-served basis, with employees of businesses most impacted by the ID-3 construction given priority into the lot. Upon request, these employees are issued parking permits which allow early access to the lot.

While the ID-3 contractor and the area's businesses and visitors undoubtedly agree that undertaking the improvements is no small feat, they recognize the benefits to be had by all. Many of the improvements are underground and not readily visible to the eye, but as demonstrated by the ID-1 and ID-2 Projects, streets will be safer, more conducive to traffic and pedestrian flow. More sidewalks, curbs, signage and fire hydrants will augment roadways where once there were none. Streets that were flooded under normal rainfall conditions will no longer hamper daily activities. And most important, the functioning of utilities will be drastically improved.

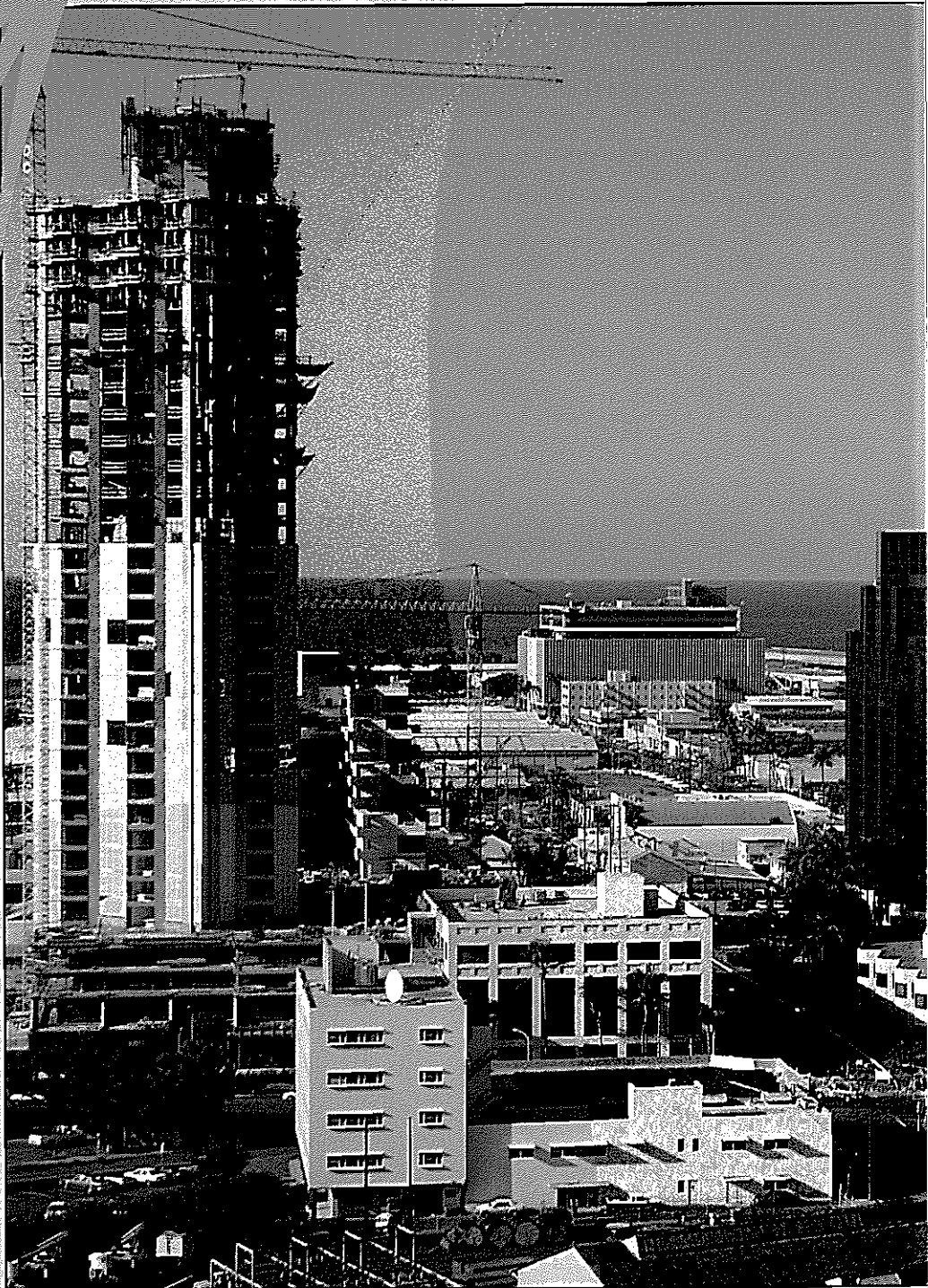
Paving the Way To Completion

Construction on Improvement District 3 will continue into early 1993, but the HCDA is preparing design plans for two projects for future improvement district. One project would involve infrastructure improvements in the waterfront area now undergoing a major transformation. The other project would entail upgrading the roadway and utility systems along Queen Street (from Cooke to Pensacola Streets), Kamakee Street (from Kapiolani to Ala Moana Boulevards) and Waimanu Street (from Pensacola to Piikoi Streets). Which project is initiated first will depend on the development of the mauka and

makai areas. If legislative funding is granted, construction is estimated to start in the 1993 Fiscal Year.

The three improvement district projects undertaken to date represent costs of about \$113 million, and completion of approximately 150 acres or one-third of infrastructure improvements within the mauka area portion of the District. Projects currently under design will assure the continued implementation of improvement district projects to be able to meet future redevelopment efforts. Besides making Kakaako safer and more attractive, the improvement district projects are encouraging development to occur in Kakaako.

Private Developments



INTEREST IN KAKAAKO CONTINUES

During the 1990-91 Fiscal Year, several large scale mixed-use development (what the HCDA terms "Planned Developments") were under construction and two new projects were approved by the Authority.

By the end of 1991, The Nauru Tower residential complex on Ala Moana Boulevard next to KITV-4 and the 1350 Ala Moana condominium was being readied for tenant occupancy. A project of the Nauru Phosphate Royalties Trust, The Nauru Tower includes 304 one- and two-bedroom units and approximately 73,000 square feet of retail space at the street level. The Nauru Tower is just the first phase of the developer's 404 Piikoi Project, which will eventually include a total of 1,400 studio, one- and two-bedroom and penthouse units, 280 affordable housing units, 327,544 square feet of commercial space and 225,500 square feet of industrial area. Construction on the second phase will commence in 1992.

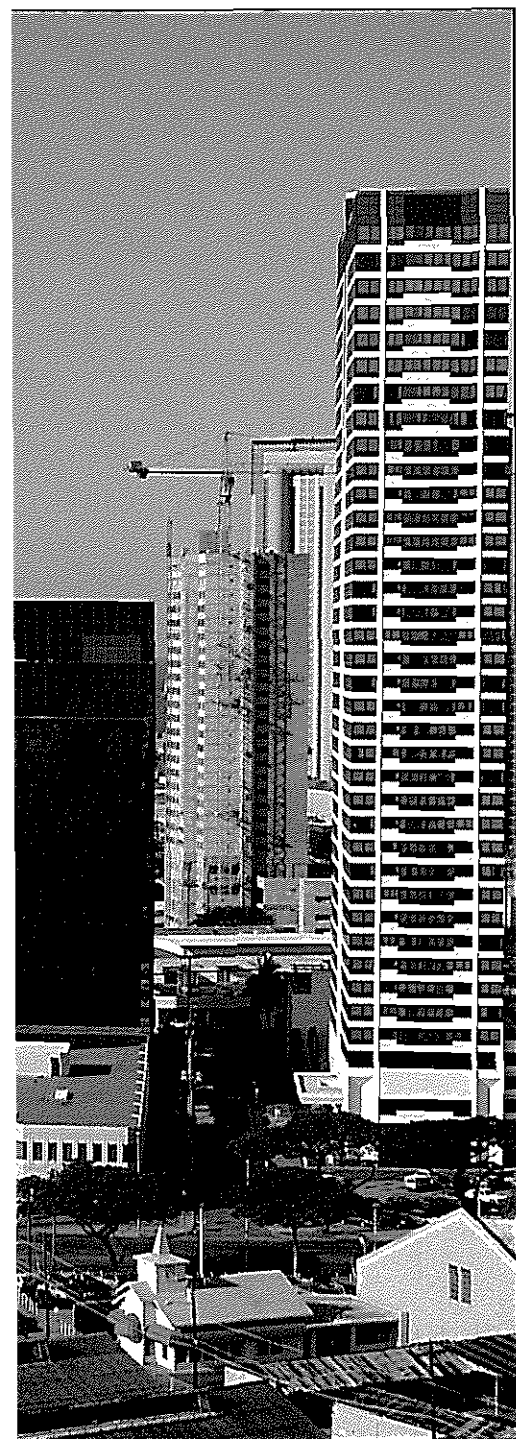
The Imperial Plaza, another large scale mixed use project, was under construction in 1990-91 on land bounded by Cooke, Halekauwila and Dreier Streets and Kapiolani Boulevard—which real estate experts are predicting will experience a multitude of commercial development in the years ahead. A project of Business Investment, Ltd., The Imperial Plaza will be composed a mid-rise structure containing approximately 45,336 square feet of commercial space and 38,064 square feet of space for relocated Kakaako businesses. The Imperial Tower will contain 221 two- and three-bedroom units. The developer also was allowed to provide an esti-

mated \$3 million to the HCDA in lieu of the required reserved housing units.

Business Investment, Ltd. also received another Planned Development Permit in January, 1991 to construct The Majestic Plaza on a site bounded by Kamakee, Waimanu and Kawaiahao Streets and Kapiolani Boulevard. As proposed this complex would include two residential towers containing a total of 310 two-bedroom market units and 62 two-bedroom affordable housing units. The Majestic Plaza would also provide 47,824 square feet of space for relocation of existing Kakaako businesses.

The Queen Emmalani Tower was another large scale mixed-use development approved in 1991. Proposed to be built on 117,340 square feet of land bounded by South, Kawaiahao, Emily and Queen Streets, this 400 foot tall structure would offer 320 two-bedroom condominiums, including 53 affordable units. Approximately 37,152 square feet of industrial space is also proposed.

While large scale developments commanded more public attention by virtue of their scale, over 180 basic permits (for projects of a smaller scale) were processed by the HCDA in the 1990-91 period. These involved a wide range of projects, from construction of low-rise structures to simple building renovations, alternations or additions.



Waterfront Reawakening



A BIG OPPORTUNITY FOR HAWAII'S PEOPLE

Perhaps it's just a basic human instinct but the waterfront has always held a fascination for most people. The place where the ocean joins land offers a feeling of calm, a spirit of man meeting nature. It also bequeaths the promise of recreation, entertainment and relaxation in an unobstructed, serene mecca, a rare find in this age of urban sprawl.

Recognizing the Honolulu waterfront as a remarkable resource with vast unrealized potential, the State administration in 1987 embarked on an effort to develop and improve the entire six-mile coastal stretch of the Honolulu Waterfront from the Ala Wai Canal to the Honolulu International Airport. The HCDA participated in this concerted effort, and after the Master Plan for the Honolulu waterfront was completed, the HCDA in 1990 adopted its Kakaako Makai Area Plan, which regulates the renewal of the area makai of Ala Moana Boulevard down to the Kakaako waterfront shoreline (spanning from Kewalo Basin up to Pier 4 in Honolulu Harbor).

Taking its directions from the State's waterfront Master Plan, the Kakaako Makai Area Plan's *raison d'être* is to accommodate the ever increasing recreational, cultural, com-

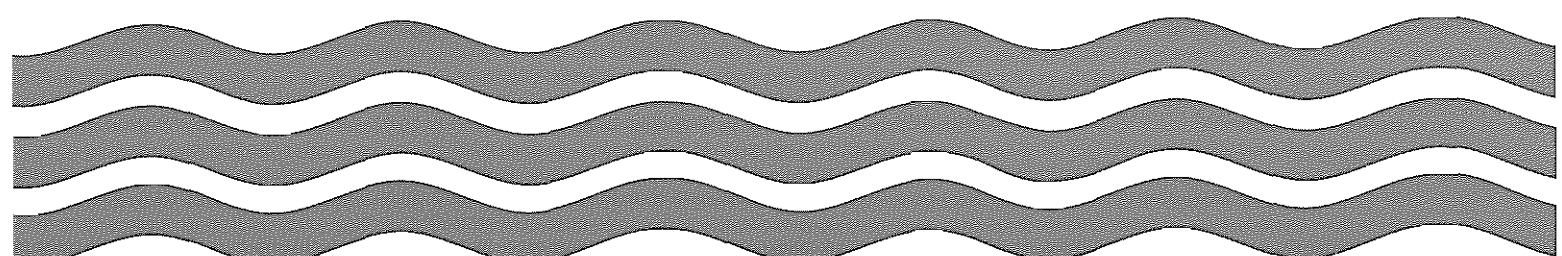
mercial and maritime needs of Honolulu's population. Intrinsic to the goals of the Plan is the importance of attracting Hawaii's residents back to the waterfront by reviving and transforming the area into a vibrant people-oriented gathering place, an exciting and convenient site where people can enjoy recreation, entertainment and cultural activities in a park-like setting.

A Vision of the Future

The Makai Area Plan is an ambitious and visionary undertaking which directs the creation of a "lei of green", a picturesque system of great parks with continuity provided by a series of linear parkways. When fully developed, the Kakaako Peninsula will offer more than 87 acres of new public parklands and approximately 7.5 million square feet of space for commercial office and retail activities. Under the Makai Area Plan, inland waterways and streets and sidewalks will physically and visually link the major open areas.

Specific improvements proposed by the Makai Area Plan include:

- a major 87-acre public Waterfront Park which will include a waterfront promenade and shoreline park extending from Ala Moana Beach Park to a proposed waterway at Fort Armstrong;





- an new amphitheater to house concerts, shows and special events in a beautiful and convenient location;
- a performing arts center and museum complex;
- a new 17-acre beach park to be created on filled land adjacent to Fort Armstrong;
- a major new park entrance between Cooke and Ohe Streets;
- a 16-acre major privately-developed urban park within Fort Armstrong and the Pier 1 area. It will feature entertainment, commercial, recreational, cultural and educational activities for people to enjoy during the day and nighttime.

The Makai Area Plan also seeks to encourage maritime and commercial activities. It delineates six physically distinct zones which allow certain land uses. For example, the "waterfront commercial" zone encourages significant commercial redevelopment along the Ewa edge of Kewalo Basin and between

Piers 1 and 2, integrating these activities with the existing fishing and maritime service currently located there. The "waterfront service" zone allows only those uses which support the marine activities and facilities within the Kewalo Basin and Honolulu Harbor. And the "commercial" zone permits a wide range of commercial activities. To identify land reserved for public requirements such as open space, public facilities and the preservation of historic resources, a "public" zone is designated.

Into the Lei of Green

By the end of 1990, the HCDA had set its waterfront transformation effort in high gear. The Kewalo Basin Park was completed, regenerating the triangular peninsula into an attractive passive park with a scenic pedestrian promenade, observation areas and com-

fort station. By the end of 1990 and during 1991 the HCDA was at work on the first phase of the Kakaako Waterfront Park, which, when completed, will encompass 30 acres of passive recreational park space, including landscaped mounds, a pedestrian promenade and walkways, comfort stations and picnic areas. Construction on the \$23.6 million first phase will span into the last quarter of 1992 because of the large scope of the project. The HCDA is literally resculpting the massive landfill mound at the shore's end of the Kakaako Peninsula into an aesthetically pleasing and usable park. For Hawaii, this will be one of the first shoreline parks which is contoured with rolling hills.

Because the Kakaako Waterfront Park is being built on land which was once used as a landfill for incinerator residue, the HCDA is taking the necessary steps to insure public safety. During construction, 23,367 square yards of PVC (polyvinyl chloride)



An aerial view of the Kakaako Waterfront Park now under construction.

membrane were laid over about five acres of land within the park site. The PVC membrane, part of a passive gas collecting and venting system, was used to contain the possible generation of methane gas caused by the decomposition of organic materials. The membrane was then covered by layers of fill material and top soil, to be followed by landscaping as construction continues into 1992. About 2,500 feet of revetment is being reconstructed in place, from Point Panic to the open drainage channel at Fort Armstrong. To facilitate public access to the ocean for surfers and others, the HCDA created two water access points, one at Point Panic and the other in the middle of the Park. During 1991, the scenic promenade began to take shape. The promenade, a broad walkway 20 feet wide with a seat wall that runs the entire length of the park, will link the five specially designed observation areas which front the ocean.

The Kakaako Waterfront Park will truly be a place for both relaxation and stimulation. It is designed not only to be a Park of resplendence and tranquility, but also as a gathering place where Honolulu's people can walk and enjoy their waterfront. It will be an attractive area to gather for a picnic, to take a leisurely stroll to see the ships sail by or watch the setting sun.

On the Waterfront's Horizon

While work on the first phase of the Kakaako Waterfront Park will continue in the coming months, the HCDA will also be performing the preliminary design and permitting work for the proposed 17-acre Kakaako Waterfront Beach Park makai of Fort Armstrong. The Authority will also design the further integration of Kewalo Basin Park into Ala Moana Beach Park, including the extension

of the promenade around the basin and fronting Ala Moana Boulevard. The feasibility of the inland waterway concept will be studied more closely, and the HCDA will be planning for later phases of the Kakaako Waterfront Park, including the sizing, phasing and financing for planned public facilities such as the amphitheater, performing arts center and museum.

The HCDA is very cognizant of the fact that the Kakaako waterfront is a unique mother lode of treasures waiting to be tapped by Hawaii's residents. The HCDA will work to realize the great potential the waterfront contains for enriching our lives with the beauty, livelihood and varied recreational and cultural activities it can offer.

Financial Section

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Statement of Appropriations, Expenditures, Encumbrances and Balances

For Fiscal Year Ended June 30, 1991

	Prior Year Available Funds 7/1/90	Appropriations	Transfers
OPERATING FUNDS			
Act 316, SLH 1989, as amended by Act 299, SLH 1990	—	\$ 227,217	\$ 19,353
PROJECT FUNDS			
KAKAAKO COMMUNITY DEVELOPMENT DISTRICT			
Act 264, SLH 1982	\$ 26,464	—	—
Act 301, SLH 1983	19,118	—	—
Act 300, SLH 1985	134,590	—	—
Act 216, SLH 1987	2,012,208	—	—
Act 316, SLH 1989	20,565,206	—	—
Act 299, SLH 1990	—	30,341,000	—
Delegations	—	—	2,550,000
IMPROVEMENT DISTRICT BOND FUNDS			
	7,543,484	—	—
REVOLVING FUND			
	10,174,250	6,437,412 ^{1/}	—
	<u>\$ 40,475,320</u>	<u>\$ 37,005,629</u>	<u>\$ 2,569,353</u>

^{1/}Variance, dedication fees, assessment fees, etc., collected.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Statement of Expenditures

For the Fiscal Years Ending

June 30, 1990 and June 30, 1991

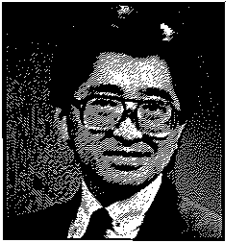
	Operating Funds
Personal Services	\$ 245,262
Other Current Expenses	
Equipment	
TOTAL EXPENDITURES	<u>\$ 245,262</u>

Expenditures	Encumbrances	Allotments	Appropriations	Funds	Lapsed
246,570	—	—	—	—	—
3,648	\$ 22,816	—	—	—	—
—	19,118	—	—	—	—
50,121	84,469	—	—	—	—
1,271,781	740,427	—	—	—	—
8,092,982	8,695,969	\$ 3,381,985	\$ 394,270	—	—
6,341,732	20,867,448	1,097,930	2,033,891	—	—
283,989	2,203,852	62,159	—	—	—
2,776,567	3,417,894	1,349,023	—	—	—
3,601,969	—	—	—	\$ 13,009,693	—
<u>22,669,359</u>	<u>\$ 36,051,993</u>	<u>\$ 5,891,097</u>	<u>\$ 2,428,161</u>	<u>\$ 13,009,693</u>	<u>—</u>

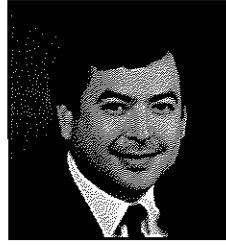
June 30, 1991	Total Expenditures	June 30, 1990
Project Funds	Total Expenditures	Total Expenditures
1,135,413	\$ 1,380,675	\$ 1,054,060
18,562,348	18,562,348	31,548,690
56,459	56,459	163,705
<u>19,754,220</u>	<u>\$ 19,999,482</u>	<u>\$ 32,766,455</u>

AUTHORITY MEMBERS

July 1, 1990 - June 30, 1991



Chairman
KENNETH K. TAKENAKA
Attorney



Vice Chairman
GARY L. CAUFIELD
Vice President



Secretary
STANLEY K. KAWAGUCHI
Vice President
Parsons Brinckerhoff
Quade & Douglas, Inc.



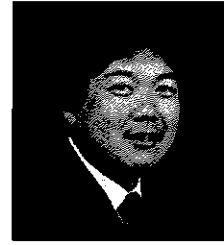
RICHARD B. F. CHOY
President
Paradise Optical Co.



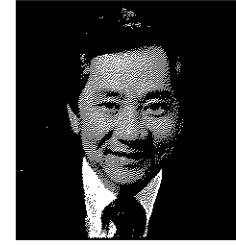
EDWARD Y. HIRATA
Director, State Dept.
of Transportation



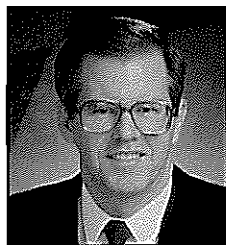
DUK HEE MURABAYASHI
President,
DHM Planners, Inc.
(Resigned 4/91)



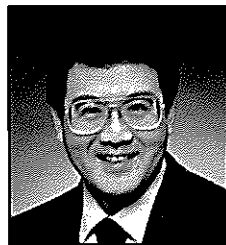
RUSSELL NAGATA
State Comptroller,
Dept. of Accounting
& General Services



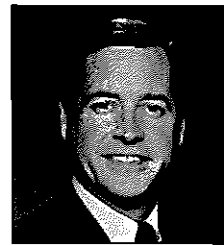
YUKIO TAKEMOTO
Director, State Dept.
of Budget & Finance



MURRAY E. TOWILL
Director, State Dept.
of Business, Economic
Development & Tourism



R. BRIAN TSUJIMURA
Attorney &
Real Estate Developer



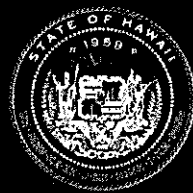
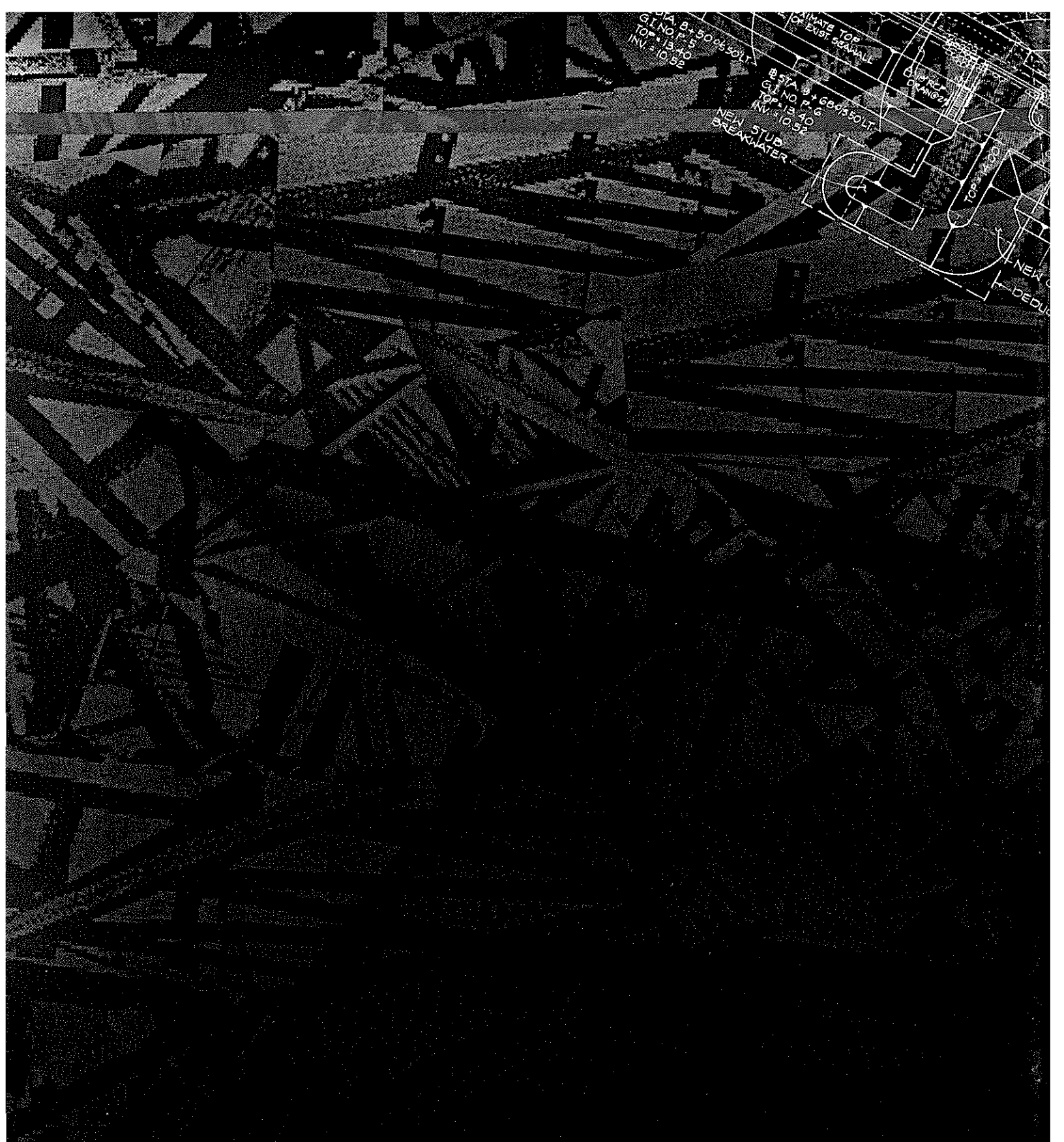
ROGER ULVELING
Director, State Dept.
of Business, Economic
Development & Tourism



GREGG YAMANAKA
Executive Vice President
Resco



REX D. JOHNSON
Executive Director,
Hawaii Community
Development Authority



STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY