

# Report of the Executive Director

## *Kakaako Report*

July 8, 2015

### I. Planning

#### A. Administration/Implementation of District Plan and Rules

Approved 13 applications that did not require HRS, Act 61, Session Laws of Hawaii 2014, hearings.

<b>Name of Applicant</b>	<b>Project</b>	<b>Action</b>
Yumiko Matsumoto	<b>KAK 15-024</b> Renovation to kitchen and bath	4/2/2015
WSP Hawaii, Inc.	<b>KAK 15-025</b> Fire Alarm System installation	4/2/2015
Clifford Planning & Architecture	<b>KAK 15-026</b> Install new AC, Buildings "A" and "E"	4/8/2015
Pacifica AOA	<b>KAK 15-027</b> Install PV system and carport roof	4/9/2015
Frederick Connolly	<b>KAK 15-028</b> Install electric vehicle charging station	4/9/2015
Franklin Wong & Assoc. Ltd.	<b>KAK 15-029</b> ADA - bathroom renovations	4/10/2015
500 Ala Moana	<b>KAK 15-031</b> Interior renovation	4/20/2015
Michael Vierra	<b>KAK 15-032</b> Demo and install bathroom	4/23/2015
Thomas H. Jones	<b>KAK 15-033</b> Interior Alteration	4/30/2015
Cutter Management Co.	<b>KAK 15-034</b> Interior and exterior renovation to existing buildings, miscellaneous site improvements (landscape, lighting and irrigation, new oil and water separator.	4/27/2015

Trinity ERD/Imperial Plaza	<b>KAK 15-035</b> Imperial Plaza Fire Safing Remediation	4/27/2015
Kazuo Totoki Ltd.	<b>KAK 15-036</b> Standard Finance Bldg. A/C Replacement	4/27/2015
Mark Lively	<b>KAK 15-038</b> Kawaiahao Church, railing retrofit	4/30/2015

- B. Summary Status of Development Permits that require public hearings in accordance with the provisions of HRS §206E-5.6 is attached (see Exhibit A).
- C. Active Use Facilities Master Plan and EIS for the Makai Area Parks

The HCDA staff is currently in the process of creating the Kakaako Makai Area Parks Active Use Facilities Master Plan and the associated Environmental Impact Statement (“EIS”). PBR Hawaii has been hired as a consultant to assist in this effort. The planning area includes the Kakaako Gateway Parks, Waterfront Park and Kewalo Basin Park.

Several series of open houses were planned in order to engage the community in the master planning process. The first series of open houses were held on Thursday, August 28, 2014 and on Saturday, September 6, 2014, both of which introduced the project, the planning schedule, and announced the opportunities for community engagement. The second series of open houses were held on Thursday, October 30, 2014 and on Saturday, November 8, 2014. At this series of open houses, HCDA staff presented the community’s ideas for the parks and several potential layouts of the uses in the parks. All material that was posted at the open house sessions is available on the HCDA website. On December 6, 2014, the “Parks Peek” event was held in the Makai Gateway Park as an additional opportunity to feature and solicit feedback for some of the active uses proposed in the parks. The third and final open house series, held on Thursday, June 4, 2015 and Saturday, June 13, 2015, PBR Hawaii presented a consolidated layout for active uses in the parks.

The EIS process recently began with the posting of the draft EIS-Preparation Notice (“EISPN”) on the Office of Environmental and Quality Control website. The EISPN was posted on the website for public comment from March 23, 2015 to April 22, 2015. On April 16th, an EIS Scoping Meeting was held at the HCDA office and was an opportunity for the public to provide input on the issues that should be disclosed in the EIS. The next step is to prepare a Draft EIS, which is expected to be complete around July 2015.

- D. Transit-Oriented Development (“TOD”) EIS

The final TOD EIS has been submitted to the governor’s office for acceptance.

The draft EIS for the TOD Overlay Plan was published in January 2015. The HCDA is responding to comments received and is expected to finalize the EIS in the second quarter of 2015. Acceptance of the EIS would be followed by promulgation of rules for the TOD Overlay Plan.

**II. Asset/Land/Property Management**

A. Kakaako Waterfront Park/Kakaako Makai Gateway Park/Kewalo Basin Park

1. Issued 9 park use permits in May 2015 compared to 10 in May 2014.
2. Issued 3 school group permits in May 2015 compared to 1 in May 2014.

<b>Organization/School Name</b>	<b>No. in Group</b>	<b>Date of Use</b>
Salt Lake Elementary School	106	5/7/15
Chuo Gakuen High School	113	5/26/15
Christian Academy	95	6/16/15

3. In May 2015, 0 vehicles were towed from the parks parking lots for illegal parking during the daytime and 15 vehicles were towed after park hours.
4. Large events are being considered on a case-by-case basis. The EIS is scheduled to be completed in late summer to early fall and is expected to identify park upgrades. Immediately after the EIS is accepted by the Authority, a solicitation will be issued to complete necessary repairs and upgrades for the parks as well as address some deferred maintenance. While the work is in progress, we anticipate closing portions of the parks. (HAR §15-210-15 – Closing of Areas).

B. Kewalo Basin Harbor

Kewalo Harbor, LLC issued a design build request for proposals (“RFP”) October 30, 2014 and Hawaii Harbors Constructors (a joint venture between Hawaiian Dredging and Healy Tibbits), Sea Engineering, Inc. (“SEI”) and Almar Management responded to the RFP. SEI was selected on February 10, 2015.

The Howard Hughes Corporation (“HHC”), is close to finalizing their design. HHC anticipates sharing the proposed design with the HCDA in accordance with the terms of their lease. Outreach soliciting comments and input by the Community and Stakeholders will be conducted prior to submittal and consideration of the project by the Authority.

### **III. Infrastructure Improvements**

#### **A. Kewalo Basin Jetty Repairs**

Our consultant SEI is proceeding with final design of the repairs and obtaining necessary preconstruction permits.

### **IV. Development**

#### **A. Ala Moana Pump Station**

NTP was issued for the project Environmental Assessment (“EA”) in August. Publication of the Final EA took place on February 24, 2015. Our Special management area permit application was approved by the Office of Planning. An archaeological inventory survey is being procured to comply with State Historic Preservation Division’s requirements. Pacific Gateway Center entered into a contract for the design and construction of this project with Nan Inc. Design and the building permit application is being submitted to DPP.

#### **B. 630 Cooke Street RFP**

The best and final offer (“BAFO”) for the RFP was received on March 16, 2015. Selection of Bronx Pro Group’s proposal was made on June 3, 2015. The Executive Director will proceed to negotiate a development agreement.

### **V. Administration**

The financial report for May 2015 is attached (see Exhibit B).

### **VI. Communications/Community Relations**

#### **HCDA Communications June 2015 Report**

HCDA planning director, Deepak Neupane, and authority member, Steven Scott, are members of the advisory working group formed by City Council Resolution 15-45 to address public infrastructure issues resulting from conflicts over private and public road ownership in the Kakaako Community. The City Council is working to coordinate and schedule the first meeting.

The HCDA Communications team produced a video describing the HCDA’s vision for activating the parks of Kakaako Makai. This video was shown at the third round of open house meetings to discuss the Kakaako Makai Area Parks Active Use Facilities Master Plan. The video is posted to the HCDA website and Facebook page, and can also be viewed on HCDA’s YouTube page here:

<https://www.youtube.com/watch?v=7L7gcDRBGcQ>

Attachments: Exhibit A - Project Activity in the Kakaako Community  
Development District  
Exhibit B - May 2015 Financial Report