

**Report of the Interim Executive Director**  
**Kakaako Report**  
 March 7, 2018

**I. Planning**

A. Approved permit applications that did not require HRS § 206E-5.6 hearings.

<b>Name of Applicant:</b>	<b>Project:</b>	<b>Action:</b>
HECO	<b>KAK 18-005</b> Installation of charging station	1/29/18
Seal Masters of Hawaii	<b>KAK 18-006</b> Building Repairs	1/29/18
Russell Ryan	<b>KAK 18-007</b> Installation of PV Panels	1/29/18
Tony Hawaii Automotive Group	<b>KAK 18-008</b> CUVL Permit for parking facility	1/31/18
TT International	<b>KAK 18-009</b> Interior Alterations	2/16/18
Mark Shigei	<b>KAK 18-011</b> Interior Alterations	2/7/18
Frank Gombar	<b>KAK 18-012</b> Interior Alterations	2/7/18
Bao Lee	<b>KAK 18-013</b> Interior Alterations	2/20/18
DAGS	<b>KAK 18-014</b> Upgrade Elevators	2/20/18

B. Mauka Area Rule Amendment: Planning staff is reviewing the current Mauka Area Rules for amendments as directed by the Authority in 2014. The amendments will address certain housekeeping matters such as Visual Light Transmission requirements and permit process for renovations and small project such as the Hale Pili project for Hawaiian Mission Houses. As part of the amendment, planning staff is also exploring options to encourage more affordable housing production, enhancing urban form and pedestrian environment, improving and expanding public facilities, and addressing climate sensitive design. Staff is working on forming an advisory group consisting of landowners and residents of Kakaako, planning and design professionals, state and county officials and real estate development and construction professionals to assist and advise staff in the Mauka Area Rule amendment process.

## II. Asset/Land/Property Management

### A. Kakaako Waterfront Park/Kakaako Makai Gateway Park/Kewalo Basin Park – January 2018 updates.

1. There were six park permits issued.
2. There were no vehicles towed during normal park hours for violating parking rules and none towed after park hours.

### B. Reserved Housing – January 2018

1. There were no subordination approvals granted to refinance reserved housing units.
2. There was one reserved housing unit buy back request, (during its regulated term).
3. There were no approved Release of Unilateral Agreement (allows a Reserved Housing unit owner to pay off its shared equity to HCDA upon the sale of a unit outside of its regulated term).
4. There were 11 inquiries relating to Reserved Housing Rules and Regulations.

### C. Right of Entry Agreements - January 2018

There are nine active Right of Entry agreements. See Exhibit A.

### D. Park Updates

Kakaako Waterfront Park and Kakaako Gateway Mauka and Makai Park re-opened on January 8, 2018, after extensive health and safety repairs. Repairs were made to irrigation systems, electrical systems, landscaping, comfort stations, and the Waterfront Park parking lot.

Recently, HCDA staff received a report of unauthorized tapping of the electrical system in the center trellis area at Kakaako Waterfront Park. Upon further investigation, HCDA staff learned the wire was old and did not allow electrical access, as all power was shut off at this trellis when the latest round of repairs were made. Crews have been directed to remove the wire immediately.

Additional repairs include work on the sewer pump system at Kewalo Basin Park and the installation of a quick coupler at the Ehime Maru Memorial. The quick coupler allows for the hose bib to be removed, when not in use, thereby preventing the unauthorized abuse of water at the Ehime Maru Memorial. Volunteers who maintain the Memorial have been briefed on how to

successfully use the coupler to access the water connection. They expressed gratitude for this solution in hopes it will prevent the hose bib from being used as a shower and other vandalism in the area.

HCDA's security contractor continues to patrol Kakaako Waterfront Park, both Gateway Parks, Kewalo Basin Park, and Kolowalu Park 24 hours a day, 7 days a week. Security staff continue to clear the parks nightly at 10 p.m. with no incident.

Attachments:  
Exhibit A: List of Right of Entry Agreements

EXHIBIT A  
HCDA Right of Entry List

	ROE #	PROJECT/PARTIES	SITE	ROE START DATE	ROE TERMINATION DATE	COMMENTS	FEE
1	15-15	C&C Honolulu Emergency Services Ocean Safety and Lifeguards	NOAA Lot/ Harbormaster Office	2/9/2016	2/8/2047	For Kewalo Basin lifeguard station	None
2	4-16	JABSOM	Ohe St. Lot	9/7/2016	8/31/2018	Ohe St. JABSOM parking	\$2,250/month
3	8-16	Howard Hughes Corp.	NOAA Lot/ Harbormaster Office	9/1/2016	8/31/2019	Harbor Master's office for harbor management	None
4	9-16	Howard Hughes Corp.	Kewalo Basin	9/1/2016	8/31/2019	Supplemental park maintenance	None
5	4-17	Pasha Hawaii	Waste Water lot	3/1/2017	3/30/2018	Car Storage	\$13,965/month
6	6-17	Honolulu Towing	Look Lab Warehouse	4/13/2017	4/12/2018	Car Storage	\$900/ month
7	10-16	Stepping Stones Academy	Kauhale Kakaako	8/1/2017	7/31/2018	Allow 30 min. grace period for parents to pickup/dropoff kids	\$500/month
8	20-17	Strategic Services Group	690 Pohukaina	8/1/2017	7/31/2018	Site investigation work for EA	None
9	26-17	One Love Ministries	690 Pohukaina	12/1/2017	11/30/2018	Parking and maintenance ROE	\$500/month