

## Report of the Executive Director - Kakaako

March 6, 2019

### I. Planning

#### 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 19-003</b> Add Security Lights to Parking Area	1/31/19
Pacific Office Properties, LLC	<b>KAK 19-004</b> Interior Alterations – Demolition	2/11/19
Pacific Office Properties, LLC	<b>KAK 19-005</b> Interior Alterations – Demolition	2/11/19
Pacific Office Properties, LLC	<b>KAK 19-006</b> Interior Alterations – Demolition	2/11/19
Artspace	<b>KAK 19-007</b> Interior Alterations – Demolition	2/11/19
Elim Holdings	<b>KAK 19-008</b> Interior Alterations	2/11/19
Pacific Office Properties, LLC	<b>KAK 19-009</b> Interior Alterations – Demolition	2/12/19
Pacific Office Properties, LLC	<b>KAK 19-010</b> Interior Alterations – Demolition	2/12/19
Guss & Kopp Development, LLC	<b>KAK 19-011</b> Demolition of Metal Carport & CMU Wall	2/21/19

### Engineering

#### Repairs to Keawe Street Box Culvert

In January, the John A. Burns School of Medicine (JABSOM) notified HCDA of a possible small sinkhole on its Keawe Street driveway. Upon further investigation by JABSOM, the sinkhole was determined to be caused by gaps within the box drain sections underneath the roadway. As a temporary patch, JABSOM's contractor laid down wire mesh over the gaps, then backfilled and repaved the area. Although this would repair the sinkhole, repair of the existing drainage system will be necessary to prevent further sinkholes from possibly developing (see attached pictures). Back in 2009, HCDA had done repairs to this drainage system and it appears wear and tear to the system will necessitate further repairs at this time. This will involve an investigation to determine the extent of the problem. Staff is reviewing procurement options and the best practices to proceed with this work.

### Ala Moana Pump Station Screen House and 1940 Pump House Renovation

HCDA issued a construction Notice to Proceed to Ralph S. Inouye Co., Ltd effective October 22, 2018. The project completion date is anticipated for July 19, 2019 and work is approximately 50% complete and appears to be on schedule. The scope of work includes installation of new electrical, plumbing, and mechanical systems; restoration of windows, door, exterior stonework; replacement of broken roof tiles and gutter restoration; new restroom and kitchenette; interior painting and refinishing the concrete floors.

### Entrepreneur's Sandbox

Stanford Carr Development's (SCD) general contractor Nordic PCL Construction commenced work in May 2018 and the project was substantially complete as of February 19, 2019. The City and County of Honolulu issued a Certificate of Completion and Certificate of Occupancy. A punch list work is being completed and a blessing ceremony is scheduled for March 6, 2019.

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

### Park Permits

The HCDA continues to work with the City and County of Honolulu Department of Parks and Recreation to manage the parks and permit future events. Per City guidelines, only alcohol-free, non-commercial events held by non-profit organizations are currently allowed at the Kakaako Makai parks.

HCDA is processing the following park permits after receiving approval from the City and County:

- a. Filipino Fiesta and Flores de Mayo (May 4, 2019 at Gateway Parks)
- b. Democratic Party of Hawaii Community Clean Up (May 11, 2019 at Kakaako Waterfront Park)
- c. Friends of Kewalos 13<sup>th</sup> Annual Kewalo Basin Park Clean Up (June 1, 2019 at Kewalo Basin Park)

The following events are pending approval by the City and County:

- d. MADD 35th Anniversary Gathering (April 13, 2019 at Kakaako Waterfront Park)
- e. Easter Eggstravaganza (April 21, 2019 at Gateway Parks)

### Parking Enforcement

Due to numerous complaints of illegal parking at Kewalo Basin Park, HCDA's security contractor has been monitoring the Kewalo Basin Park parking lot daily and towing those parked illegally. Park rules require that patrons use the park while parking in the parking lot. The security contractor follows a specific protocol to enforce this rule.

In February 2019, three vehicles were towed for violating parking rules at Kewalo Basin Park. No vehicles were towed from Kakaako Waterfront Park.

Reserved Housing

In February 2019, no requests for subordination were processed.

In February 2019, no requests to sell a reserved housing unit during its regulated term were processed.

In February 2019, no Releases of Unilateral Agreement were executed.

In February 2019, there were fifteen inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were ten active Right of Entry agreements through February 2019. See Exhibit A.

Attachments:

Exhibit A: List of Right of Entry Agreements

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EXHIBIT A  
HCDA Right of Entry List

	PROJECT/PARTIES	ROE #	SITE	START DATE	TERMINATION DATE	COMMENTS	FEE
1	C&C Honolulu Emergency Services Ocean Safety and Lifeguards	15-15	NOAA Lot/ Harbormaster Office	2/9/2016	2/8/2047	For Kewalo Basin lifeguard station	None
2	Howard Hughes Corp.	8-16	NOAA Lot/ Harbormaster Office	9/1/2016	8/31/2019	Harbor Master's office for harbor management	None
3	Howard Hughes Corp.	9-16	Kewalo Basin	9/1/2016	8/31/2019	Supplemental park maintenance	None
4	Pasha Hawaii	3-18	Waste Water lot	3/1/2018	month-to-month	Car Storage	\$15,012.38/ month
5	Kupu	28-17	NOAA Lot	4/1/2018	3/30/2019	Storage space for containers around netshed, utilities, and vehicle parking in DH NOAA Lot	\$535.50/ month
6	Hawaiian Dredging Construction Co.	10-18	690 Pohukaina	5/14/2018	2/10/2019	Construction storage	\$1300/ month
7	UH JABSOM	13-18	Lot C	9/1/2018	8/31/2023	325 parking stalls	\$32,500/ month
8	Stepping Stones Academy	14-18	Kauhale Kakaako	8/1/2018	7/31/2019	student pickup 30- min parking	\$500/ month

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	PROJECT/PARTIES	ROE #	SITE	START DATE	TERMINATION DATE	COMMENTS	FEE
9	City and County of Honolulu	n/a	Kakaako Makai Parks, Non-Revenue Generating Makai Parcels, and Makai Roads	4/24/2018	3/31/2019	Enforce city park rules and ordinances	None
10	One Love Ministries	17-18	690 Pohukaina	12/1/2018	2/9/2019	For parking	\$500 monthly