

## Report of the Executive Director - Kakaako

July 10, 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>
Makiki Christian Church	<b>KAK 19-043</b> Repairs to existing building.	6/12/19
Pacific Sweets LLC	<b>KAK 19-044</b> Interior alterations at SALT.	6/6/19
KUPU	<b>KAK 19-045</b> Installation of EV charging station	5/21/19
Foodrim International Inc.	<b>KAK 19-046</b> Interior Alteration	5/24/19
Pacific Office Properties, LLC	<b>KAK 19-047</b> Interior Alteration	5/21/19
Pacific Office Properties, LLC	<b>KAK 19-048</b> Interior Alteration	5/21/19
Pacific Office Properties, LLC	<b>KAK 19-049</b> Replace windows and sliding door.	5/21/19
RevoluSun LLC	<b>KAK 19-050</b> Install new PV system.	5/24/19
Pacific Office Properties, LLC	<b>KAK 19-051</b> Interior Alteration	5/24/19
Pacific Office Properties, LLC	<b>KAK 19-052</b> Interior Alteration	5/24/19
Redico Management Inc.	<b>KAK 19-053</b> Interior Alteration	5/24/19
Megumi Takarai	<b>KAK 19-054</b> Interior Alteration	5/24/19
Shih Jen Si	<b>KAK 19-055</b> Roller gate and fence installation.	5/29/19
Liza Neginsky	<b>KAK 19-056</b> Interior Alteration	5/29/19
First Presbyterian Church	<b>KAK 19-057</b> Interior alteration and change in use from commercial to assembly & eating and drinking.	6/3/19
Tommaso Mastroianni	<b>KAK 19-058</b> Interior Alteration	6/3/2019
RevoluSun LLC	<b>KAK 19-059</b> Install new PV system.	6/4/19

Honuakaha Limited Partnership	KAK 19-061 Replace hot water tanks.	6/6/19
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Transit-Oriented Development Overlay Plan and Rules

HCDA last took action on the draft overlay plan on March 18, 2016. As the city expects to bid out the next section of the rail transit system soon, it is prudent for HCDA to reach out to stakeholders and begin the process of adopting rules for Transit-Oriented Development in concert with good development ideals.

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

City Land Transfer Update

The land transfer was extended from June 30, 2019 to July 31, 2019. All outstanding land and title issues have been resolved. The transaction is pending finalization/execution of conveyance documents.

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.

In June 2019, HCDA staff processed the following park permits after receiving approval from the City and County:

1. Friends of Kewalo Clean up, June 1, 2019 (Kewalo Basin Park)
2. Children’s Discovery Center Keiki Swap Meet, June 15, 2019 (Gateway Park)

There are currently no other events pending approval by the City and County.

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 June 2019, four vehicles were towed for violating parking rules at the Kewalo Basin Park parking lot. Three vehicles were towed from the Kakaako Waterfront Park parking lot.

Reserved Housing

In June 2019, three requests for subordination were received. Subordination documents are pending finalization.

In June 2019, two requests to sell a reserved housing unit during its regulated term were received.

In June 2019, one Release of Unilateral Agreement was executed.

In June 2019, there were 14 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were 13 active Right of Entry agreements through June 2019. See Exhibit A.

**Attachments**

Exhibit A: List of Right of Entry Agreements

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	UH JABSOM Stepping Stones	13-18	Lot C	9/1/2018	8/31/2023	325 parking stalls	\$32,500/ month
6	Academy	14-18	Kauhale Kakaako Kakaako Makai Parks, Non-Revenue Generating Makai Parcels, and Makai Roads	8/1/2018	7/31/2019	student pickup 30- min parking	\$500/ month
7	City and County of Honolulu	n/a		4/24/2018	<del>3/31/2019</del> extended to 6/30/19	Enforce city park rules and ordinances	None
8	UH/ JABSOM	14-19	KWP Parking Lot	5/1/2019	4/30/2024	50 stalls at KWP parking lot	\$5,000/ month
9	UH/ JABSOM	3-19	Ohe St. Parking Lot	5/1/2019	4/30/2024	45-stalls	\$4,500/ month
10	Kupu	1-19	NOAA Lot (portion)	5/2/2019	5/1/2020	Supplemental parking and storage	\$1,232.50/ month

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	PROJECT/PARTIES	ROE #	SITE	START DATE	TERMINATION DATE	COMMENTS	FEE
11	Ocean Investments	6-19	Look Lab yard	5/1/2019	4/30/2020	Portion of Look Lab lot for employee parking and storage	\$4,500/ month offset cost
12	Point Panic Productions	12-19	Look Lab	5/9/2019	5/8/2020	Magnum PI storage and baseyard	None, lessee will provide security for lot and in-kind site improvements
13	Kupu	17-19	NOAA Lot	7/9/2019	7/9/2019	One day event parking	\$200