

## Report of the Executive Director - Kakaako

April 6, 2022

### I. Planning & Development

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

<b>Name of Applicant:</b>	<b>Project:</b>	<b>Action:</b>
HHFDC	<b>KAK 22-003</b> Install new dryer exhaust fan and exterior exhaust hood	02/17/2022
Unlimited Construction Services LLC (UCSI LLC)	<b>KAK 22-011</b> Removal of existing vinyl fence	03/07/2022
Koo Electrical Service	<b>KAK 22-013</b> Electrical panel relocation	02/18/2022
CEI LLC, Kathy Loui-Yasui	<b>KAK 22-014</b> Interior renovation of sub-leased commercial unit	03/04/2022
Cori Fleming (CADE Engineers)	<b>KAK 22-018</b> Electrical equip HECO	03/14/2022
Desiree Loperifido	<b>KAK 22-020</b> Electrical, lighting, and CCTV improvements. Addition of AC outdoor units and cutoff panels at the back of the parcel	03/18/2022
Kamehameha Schools	<b>KAK 22-022</b> Sidewalk repair	03/18/2022

#### Ward Neighborhood Master Plan

HCDA staff has started discussions with Victoria Ward, Ltd on a new project at the former Ward Warehouse site on the corner of Ward Avenue and Auahi Street. The public hearings for the HCDA development permit approval are expected to start mid-2022.

#### Kaiaulu O Kakaako Master Plan

HCDA is in early discussions with Kamehameha Schools and their development partners for the development of its second phase of the Kaiaulu O Kakaako Master Plan.

#### Developments Under-Construction

There are four (4) major projects under construction in Kakaako.

- Residents at 803 Waimanu project (KAK 13-091) started moving into the building early this year, however, the developer is still working on front lobby security improvements and enhancements to the recreation deck amenities.
- The Queen Street Retail and Storage project (KAK 18-054) has exterior enclosure and mechanical work underway.
- The Koula project (KAK 18-038) glazing is ongoing with exterior painting and interior work underway.
- Victoria Place (KAK 19-069) vertical superstructure construction has started on the first and second levels.

#### Ordinance 16-21 Certification Requests

HCDA staff processed five (5) new requests related to infrastructure improvements pursuant to the City and County of Honolulu's Ordinance 16-21. To date, HCDA has received and processed nine (9) Ordinance 16-21 certification requests for the calendar year.

#### Mauka Area Rule Amendments

HCDA staff is working with architecture firm Hi·archy to assist in amending the Kakaako Mauka Area Rules (HAR Ch. 15-217). An initial draft of the amended rules is anticipated in the Spring 2022.

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

#### Queen Street Kolowalu Park Crosswalk

HCDA staff has received numerous complaints from area residents regarding the removal of a crosswalk on Queen and Waimanu Streets, which connects Kolowalu Mauka and Makai parks. A rally with media coverage was organized by area residents for March 12<sup>th</sup> to urge HCDA, elected officials, and the City to restore the crosswalk. Prior to the rally, HCDA staff worked with elected officials, City Department of Transportation Services, and the City Complete Streets program to find a solution acceptable to citizens. The temporary and permanent solution was announced by elected officials to the rally attendees.

#### Reserved Housing

In March 2022, four subordinations of equity sharing payment agreements were executed to allow reserved housing unit owners to refinance their mortgages. This includes two approvals for second mortgages, which are allowable under certain conditions. Seven other requests for subordination were received and are pending further action. Two of those pending requests are for a second mortgage.

In March 2022, there was one request to sell a reserved housing unit during its regulated term.

In March 2022, one Release of Unilateral Agreement was executed, generating a total of \$44,700 in shared equity payments to the HCDA.

No other requests for Unilateral Release were received.

In March 2022, there were 80 inquiries relating to Reserved Housing Rules and Regulations.

### Ulana Ward Village Application Review

Asset Management staff completed its review of the 879 applications collected by the Ward Village Sales Team for the Ulana project. The project includes 697 HCDA Reserved Housing Units which are were sold via lottery starting on March 1, 2022. Over 80 applicants signed contracts to purchase units on the first two days of unit selection alone.

### Right of Entry Agreements

There were 11 active Right of Entry (ROE) and/or license agreements through March 2022. 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	Bike Share Hawaii	7-17	Kolowalu Park	6/9/2017	5/31/2022	Biki station	none
3	UH JABSOM	13-18	Lot C	9/1/2018	8/31/2023	325 parking stalls	\$32,500/ month
4	KHLF	7-19	Kalaeloa Parcel 13073D	5/18/2019	11/17/2022	For maintenance of Heritage Park	none
5	Kupu	1-19	NOAA Lot (portion)	10/1/2019	9/30/2022	Supplemental parking and storage	\$1,232.50/ month
6	Reuse Hawaii	7-20	Portion of Forrest Driveway	6/1/2020	5/31/2023	For temporary storage container	\$564.30/ month
7	HK Management	1-21	Kalaeloa Lot 13073-C	5/1/2021	10/31/2022	For due diligence for development of Honokea Surf Village	none
8	Dept. of Transportation	2-21	Kewalo Basin makai landing site	DOT NTP date	DOT project acceptance date	For construction of Ala Moana pedestrian walkway brdige	none
9	Kewalo Makai LLC	License 21-01	Kewalo NOAA Lot and Charterboat Building	7/1/2021	6/30/2022	Sublease office space	\$1,900/ month
10	DLNR DOFAW	5-21	Kalaeloa Heritage Park	12/15/2021	12/14/2022	Endangered seed collection	none
11	Department of Transportation	6-21	Kalaeloa Fort Barrette Road portion	12/1/2021	11/30/2023	Traffic light installation	none