

## Report of the Executive Director - Kakaako

May 4, 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>
1240 Ala Moana LLC - HHC	<b>KAK 22-015</b> Interior renovation & renovation of roof lanai	03/18/2022
OHA	<b>KAK 22-017</b> Food truck & events tent	03/21/2022
Verizon Wireless	<b>KAK 22-023</b> Modification to existing telecom equipment	03/21/2022
Clifford Lau (C&C)	<b>KAK 22-025</b> Adding trash enclosure	04/01/2022
Diane Chinn	<b>KAK 22-026</b> Interior alterations; plumbing, kitchen, bathroom	04/04/2022
Pamela Boyar	<b>KAK 22-027</b> Outdoor tents for vendors	04/01/2022
Lucia's Ward LCC	<b>KAK 22-028</b> Interior alteration (Cino Restaurant)	04/13/2022
Ike (The Harry & Jeanette Weinberg Foundation)	<b>KAK 22-029</b> Interior alteration	04/04/2022

#### Ward Neighborhood Master Plan

Notices of upcoming public hearings were published on April 21, 2022 for the Kalae Ward Village project submitted by Victoria Ward, Ltd. The Project is proposed at the former Ward Warehouse site on the southeast corner of Ward Avenue and Auahi Street. The public hearings for the HCDA development permit approval will be on June 1, 2022 and August 3, 2022.

#### Kaiaulu O Kakaako Master Plan

HCDA staff has started preliminary discussions with Kamehameha Schools and its development partners for the development of its second phase of the Kaiaulu O Kakaako Master Plan. The discussions pertain to the master plan Blocks C, G, and I.

## Developments Under-Construction

There are five (5) 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 installing front lobby security improvements and plans to construct enhancements to the recreation deck amenities.
- The Queen Street Retail and Storage project (KAK 18-054) in the final stages of enclosing the building and is proceeding with interior work.
- The Koula project's (KAK 18-038) exterior, interior and site work is ongoing.
- Victoria Place's (KAK 19-069) vertical superstructure construction has started on the fourth level.
- The Iilani project (an HHFDC 201H Project) has started grading work on site.

## Ordinance 16-21 Certification Requests

HCDA staff processed one (1) new request related to infrastructure improvements pursuant to the City and County of Honolulu's Ordinance 16-21. To date, HCDA has received and processed ten (10) Ordinance 16-21 certification requests for the calendar year.

## Mauka Area Rule Amendments

HCDA staff is working with architecture firm Hi·arch·y 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**

### Kauhale Kakaako Parking Garage

The Kauhale Kakaako parking garage has recently experienced an increase in catalytic converter thefts. Overall, catalytic converter thefts have been on the rise at parking garages and parking lots across Honolulu. As a response, our parking vendor has increased overnight security coverage at the parking garage by 33%, from nine hours per night to twelve hours per night. This is an increased garage expense of approximately \$3,000 to \$4,000 a month. Roving security service patrols continue during business hours.

### Reserved Housing

In April 2022, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages. Six requests for subordination were received and are pending further action. Two of those pending requests are for a second mortgage.

In April 2022, there were four requests to sell a reserved housing unit during its regulated term. The HCDA will exercise its first option to buyback the units through our purchasing agent, the Hawaii Housing Finance and Development Corporation (HHFDC). Should the HHFDC decline to purchase the unit, the HCDA will waive its option to buyback.

In April 2022, no Releases of Unilateral Agreement were executed. Four requests for Unilateral Release were received and are pending further action.

In April 2022, there were 71 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were 12 active Right of Entry (ROE) and/or license agreements through April 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	3/30/2022	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
12	Friends of Kewalos	2-22	NOAA Lot (portion)	6/4/2022	6/4/2022	Community clean up parking	None