

## Report of the Executive Director - Kakaako

March 1, 2023

### I. Planning & Development

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

<b>Name of Applicant:</b>	<b>Project:</b>	<b>Action:</b>
Honolulu Electronics / Clean Shot Hawaii - Christopher Braun (Pauline Masaki)	<b>KAK 22-091</b> Change in use to retail (electronics) and light industrial (firearms manufacturing)	01/13/2023
Hannah Wong (Miko Watanabe)	<b>KAK 22-093</b> Interior alteration - bathroom renovation	01/17/2023
Randall Stevens	<b>KAK 23-002</b> Repair (re-tiling) of existing pool and spa	01/19/2023
Kaa Limited Partnership / The Real Estate Resource Kakaako, LLC	<b>KAK 23-003</b> Interior alteration of office space	01/19/2023
Howard Hughes Corporation	<b>KAK 23-004</b> Interior demolition and alteration of 8,124 SF space on the third floor	01/23/2023
Kozue Ng (Piikoi Parkway)	<b>KAK 23-005</b> Installation of grease interceptor	01/23/2023

#### Developments Under-Construction

There are seven (7) major projects under construction in Kakaako:

- The 803 Waimanu project's (KAK 13-091) developer still has plans to construct enhancements to the recreation deck amenities.
- Construction for the Queen Street Retail and Storage project (KAK 18-054) is ongoing. Project completion should likely occur in the second quarter of 2023.
- Residents have moved into the Koula project (KAK 18-038). The first and second level commercial unit storefronts and interior improvements have yet to be installed.
- Victoria Place's (KAK 19-069) vertical superstructure construction is ongoing.

- The Ililani project (an HHFDC 201H Project) vertical superstructure construction is ongoing.
- The Ala Moana Pedestrian Bridge is under construction. The bridge will link Kewalo Basin Harbor to the Victoria Ward park, mauka of Ala Moana Boulevard.
- The Honolulu Authority for Rapid Transportation is relocating utilities for the Honolulu Rail Transit Project along Halekauwila Street.

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

### Reserved Housing

In February 2023, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages. Two requests for subordination were received and are pending further action. Both of those pending requests are for a second mortgage.

In February 2023, there were no requests to sell a reserved housing unit during its regulated term.

In February 2023, no Release of Unilateral Agreements were executed. Two requests for Unilateral Release were received and are pending further action.

In February 2023, there were 22 inquiries relating to Reserved Housing Rules and Regulations.

### Right of Entry Agreements

There were nine (9) active Right of Entry (ROE) and/or license agreements through January 2023. See Exhibit A.

## **III. Capital Improvements**

### Kolowalu Park Improvements

In February 2023, a professional services contract was awarded to PBR Hawaii to provide planning and design services for the installation of an off-leash dog park to be located on the mauka side of Queen Street. Portions of the design will be influenced by community input given at the January 2023 community outreach conducted by HCDA staff at Kolowalu Park.

## **Attachments**

Exhibit A: List of Right of Entry Agreements

EXHIBIT A  
 HCDA Right of Entry List  
 KAKAAKO COMMUNITY DEVELOPMENT DISTRICT

	<b>PROJECT/PARTIES</b>	<b>ROE #</b>	<b>SITE</b>	<b>START DATE</b>	<b>TERMINATION DATE</b>	<b>COMMENTS</b>	<b>FEE</b>
1	C&C Honolulu Emergency Services Ocean Safety and Lifeguards	15-15	NOAA Lot/ Harbormaster Office	2/9/16	2/8/47	For Kewalo Basin lifeguard station	none
2	Bike Share Hawaii	7-17	Kolowalu Park	6/9/17	5/31/25	Biki station	none
3	UH JABSOM	13-18	Lot C	9/1/18	8/31/23	325 parking stalls	\$32,500/ month
4	Kupu	1-19	NOAA Lot (portion)	10/1/19	9/30/24	Supplemental parking and storage	\$1,232.50/ month
5	Reuse Hawaii	7-20	Portion of Forrest Driveway	6/1/20	5/31/23	For temporary storage container	\$564.30/ month
6	Dept. of Transportation	2-21	Kewalo Basin makai landing site	3/30/22	DOT project acceptance date	For construction of Ala Moana pedestrian walkway brdige	none
7	Kewalo Makai LLC	License 21-01	Kewalo NOAA Lot and Charterboat Building	7/1/21	6/30/24	Sublease office space	\$1,900/ month
8	Grace Pacific LLC	3-22	Kakaako remnant roads	5/4/22	5/3/23	Repaving/ road reconstruction	none
9	Ward Management Development Company LLC	6-22	Queen St. (portion)	1/1/23	12/31/23	Electrical infrastructure improvements	none