

Report of the Executive Director – Kaka‘ako

June 7, 2023

I. Planning & Development

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

Name of Applicant:	Project:	Action:
Nori Bar Honolulu LLC (1000 Auahi LLC)	KAK 23-026 Tenant improvement of existing shell space on ground floor of Koula mauka building	04/18/2023

Developments Under-Construction

There are ten (10) major projects under construction in Kaka‘ako:

- 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 (KAK 19-069) vertical superstructure was topped off in April, and 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.
- The foundation permit for The Park at Ward Village (KAK 21-002) was approved and sitework is underway.
- Construction has commenced for Ulana Ward Village (KAK 21-001).
- The building at 250 Ward Avenue will be demolished to facilitate the construction of the Pohukaina Street extension to Auahi Street.

Ordinance 16-21 Certification Requests

HCDA staff processed no 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 eight (8) Ordinance 16-21 certification requests for the calendar year.

II. Asset/Land/Property Management

Reserved Housing

In May 2023, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages.

In May 2023, there was one request to sell a reserved housing unit during its regulated term.

In May 2023, three Release of Unilateral Agreements were executed, generating a total of \$266,204 in shared equity payments to the HCDA. Of this amount, \$40,754 represents a prepayment of shared equity, which was made possible by the June 2021 Reserved Housing Rule Amendment that allows owners to pay their shared equity without selling or transferring their unit.

No other requests for Unilateral Release were received and are pending further action.

In May 2023, there were 26 inquiries relating to Reserved Housing Rules and Regulations.

Block P

On April 24, 2023, HCDA executed a contract with Avalon Commercial LLC to provide property management services for Block P. A Notice to Proceed was issued on May 1, 2023. The contract period is 36-months from the date of the Notice to Proceed, with two (2) options to extend for an additional twelve (12) month period each.

In April, one of HCDA's new lessees at the Block P warehouse reported roof leaks and ceiling damage due to heavy rain. HCDA scheduled its contractor, Narito Sheetmetal and Mechanical Corporation, to assess the damage. Upon assessment, Narito advised a bigger downspout was needed on one side of the building, and an extension was needed for the downspout located on the other side of the building. These repairs were completed on April 26, 2023.

Right of Entry Agreements

There were 10 active Right of Entry (ROE) and/or license agreements through May 2023. See Exhibit A.

III. Capital Improvements

Kolowalu Park Improvements

Design work continues with HCDA's consultant, PBR Hawaii. See Exhibit B for details.

Kolowalu Crosswalk

Second phase of design and engineering work was initiated to install permanent crosswalk improvements on Queen Street near the intersection of Queen Street and Waimanu Street. The consultant on the project is Wilson Okamoto Corp.

Kaka‘ako Street Improvements

HCDA staff has initiated the process to acquire professional services for roadway and infrastructure improvements in Central Kaka‘ako. The services will include planning, design, and engineering of improvements on Ilaniwai Street, Kamani Street, and sections of Pohukaina Street and Halekauwila Street.

Attachments

Exhibit A: List of Right of Entry Agreements

Exhibit B: Kolowalu Park Dog Park Informational Report

EXHIBIT A
 HCDA Right of Entry List
 KAKAAKO COMMUNITY DEVELOPMENT DISTRICT

	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	5/31/2025	Biki station	none
3	UH JABSOM	13-18	Lot C	9/1/2018	8/31/2023	325 parking stalls	\$32,500/ month
4	Kupu	1-19	NOAA Lot (portion)	10/1/2019	9/30/2024	Supplemental parking and storage	\$1,232.50/ month
5	Reuse Hawaii	7-20	Portion of Forrest Driveway	6/1/2020	5/31/2023	For temporary storage container	\$564.30/ month
6	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
7	Kewalo Makai LLC	License 21-01	Kewalo NOAA Lot and Charterboat Building	7/1/2021	6/30/2024	Sublease office space	\$1,900/ month
8	Grace Pacific LLC	3-22	Kakaako remnant roads	5/4/2022	5/3/2023	Repaving/ road reconstruction	none
9	Ward Management Development Company LLC	6-22	Queen St. (portion)	1/1/2023	12/31/2023	Electrical infrastructure improvements	none
10	Komohale Kamakee Vista LLC	5-22	Kawaihaho Sidewalk	2/1/2023	1/31/2024	Replace sidewalk tile pavers	none

EXHIBIT B

FOR INFORMATION-UPDATE DESIGN OF KOLOWALU PARK DOG PARK Kaka‘ako Community Development District

I. BACKGROUND

Kolowalu Park is located at Oahu Tax Map Key 2-3-004-080, bisected by Queen Street, between Waimanu and Kamakee Streets. HCDA owns and operates Kolowalu Park. Current Kolowalu Park rules require dogs to be leashed. Strong community support was voiced for an off-leash dog park to serve Kaka‘ako residents. Therefore, the HCDA staff determined that a portion of the mauka side of Kolowalu Park should be converted into a fenced dog park with accommodation for small and large dogs.

The HCDA staff participated in an outreach event at Kolowalu Park. The event was well attended, and potential dog park users voted with stickers for amenities such as a water station, seating, and play equipment.

PBR Hawaii & Associates, Inc. (“PBR”) was procured for the planning and design of the Kolowalu Park Dog Park (“Dog Park”), in accordance with prescribed design and placemaking principles.

The Dog Park is intended as a safe area for dogs to play and exercise. Designating an area for off-leash dogs would serve the community and transfer off-leash dogs away from the playground area across Queen Street. The only other off-leash dog park is located at Mother Waldron Park. The key project outcomes are summarized below:

- Barrier to keep dogs within the designated spaces;
- Signage to communicate expected protocols when utilizing the Dog Park;
- Amenities such as play equipment for dogs; and
- Amenities such as water source, trash cans, seating, and shade.

Additionally, PBR was directed to develop a community resource in a way that honors the culture of Hawai‘i by incorporating design elements that would enhance the long-term value of the park by taking a ‘long view’ of sustainability: using local materials where possible and incorporating traditional methods so that local makers and builders can perpetuate their knowledge base. Recognizing the role of maintenance as a part of park design, the HCDA staff requested a design that would allow maintenance to be an opportunity to perpetuate traditional methods of caring for resources and utilization of local materials, ultimately allowing faster replacement and repairs, and honing local skillsets.

II. DESIGN

Kolowalu Park and the Queen Street extension were previously developed by the HCDA as Queen Street Parks (2011) and Improvement District 10 (2002). Prior to the construction of the Queen Street Parks, Cultural Surveys Hawaii (“CSH”) was retained by the HCDA to deliver archaeological services. They conducted extensive historical research of the area, completing a monitoring plan and inventory survey. CSH’s research found an 1866 map which shows that the project site is located within an area formerly called Kolowalu. Another map, dated 1878, describes the same area as “a lot of fish ponds, called Kolowalu.” The area is also referred to as Kolowalu Kai in a 1929 Land Court Application map, with the title registered to Hawaiian Dredging Company. CSH’s archaeological inventory survey supports the existence of the fish ponds

“Kolowalu” was initially suggested as a name for the Queen Street Parks by the Oahu Island Burial Council (“OIBC”) when the HCDA presented a description of the project and historic information to the OIBC in 2009. Cultural descendants supported the naming of the parks “Kolowalu”.

A Hawaiian dictionary search produced the following meaning of the word Kolowalu: “Name of a law in the time of Kū-ali‘i safeguarding the rights of commoners.” It was for the safety of people to lie down in the road; it was to help the fishermen; to entertain strangers; and to feed the hungry with food. In this sense, the name “Kolowalu” may be interpreted as the expectation of care extended to others. The HCDA staff and PBR found the name and law to be congruent with this latest iteration of Kolowalu Park, as a place where the community gathers to nourish and care for their pets and each other.

The PBR consultants designed the Dog Park to reflect these cultural touch points and geographical references, while planning for long-term maintenance and to build affordability. To highlight the themes of feeding and caring in the community, there are design elements unique and relevant to this park that will also help maintenance. The entry gates are inspired by fish pond sluice gates (makaha), with the vertical pickets spaced to keep small and large dogs separated, and constructed of locally sourced wood. The rock wall entrance feature is an opportunity to perpetuate knowledge of traditional building methods, as well as serving as seating and placemaking for the site. PBR proposed a design using local rock in formation for climbing and sitting. There will be signage regarding park rules, as well as educational signage on the history specific to the location of the Dog Park. Within the Dog Park, there will be opportunities for interaction and education via the use of Quick Response (QR) codes that can link to additional information relevant to the site.

The HCDA staff have included draft concept layout and perspective drawings for review (See Attachment A). The construction of the Dog Park will be awarded via Invitation for Bid (IFB). The HCDA staff plan to procure a general contractor and start construction for the Dog Park by late summer, with plans for tentative opening by Christmas 2023.

Attachments

Attachment A - Concept Layout and Perspective Drawings

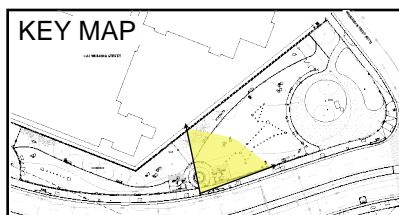


KOLOWALU BARK PARK

SCHEMATIC LANDSCAPE SITE PLAN



Renderings and depictions are conceptual only and are for reference only. They should not be relied upon as representations, express or implied, of the final detail of the Project. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion.



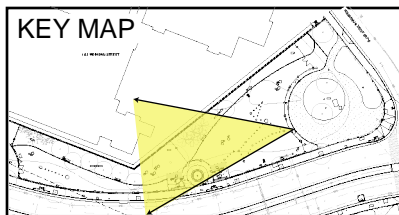
LARGE DOG PARK ENTRY CONCEPT

KOLOWALU PARK - KAKA'AKO, OAHU
BARK PARK LANDSCAPE IMPROVEMENTS
MAY 2023





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LARGE DOG PARK INTERIOR CONCEPT

KOLOWALU PARK - KAKA'AKO, OAHU
BARK PARK LANDSCAPE IMPROVEMENTS
MAY 2023

