

Report of the Executive Director – Kaka‘ako

July 5, 2023

I. Planning & Development

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

Name of Applicant:	Project:	Action:
City and County of Honolulu, Dept. of Design and Construction	KAK 23-028 Interior renovations to Neal Blaisdell Center for dressing rooms and the back-of-house	05/10/2023
Coral Acquisition LLC (Ala Moana Property Owner LLC)	KAK 23-029 Interior Alterations of existing office space	05/10//2023
La Tour Kakaako LLC (Howard Hughes Corporation)	KAK 23-030 Interior Alterations (Planted)	05/12/2023
John Senior and Juliet Magoon Trust	KAK 23-031 Exterior spall repairs to concrete roof of Lex Brodie	05/10/2023
JPB Engineering, Inc. (American Savings Bank)	KAK 23-032 Limited concrete/masonry spall repair to exposed exterior surfaces	05/15/2023
(STG Hawaii, Inc.) Harry & Jeanette Weinberg Foundation Inc.	KAK 23-033 Interior renovation of Suite 300	05/22/2023
Asia Pacific Plastic Surgery, Inc.	KAK 23-034 Interior renovation of existing clinic space - 4th floor	05/22/2023
AOAO Royal Capitol Plaza	KAK 23-035 Replace standby generator along rear of the property line	05/26/2023

Name of Applicant:	Project:	Action:
Hawaii USA Federal Credit Union	KAK 23-036 Tenant improvement of existing shell space on ground floor of ‘A‘ali‘i	06/05/2023
RM Architects (The Harry & Jeanette Weinberg Foundation, LLC)	KAK 23-039 Upgrade to existing fire alarm system in commercial office space Suite #975	06/05/2023
Wiss, Janney, Elstner Associates, Inc.	KAK 23-041 Parking structure repair - concrete, post tension, and new traffic coating	06/05/2023
Brad Ladwig (Julie A. Ng & Bradley T. Ladwig Trust)	KAK 23-042 Interior bathroom renovation	06/15/2023
1350 Ala Moana AOA - Charles Knight, Treasurer	KAK 23-043 Interior security desk renovation	06/16/2023

Developments Under-Construction

There are ten (10) 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.
- The Queen Street Retail and Storage project (KAK 18-054) is requesting an amended improvement permit to modify some of the interior spaces. Construction is ongoing and should be completed later in 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

In June 2023, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages. One request for a second mortgage subordination was received and is pending further action.

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

In June 2023, one Release of Unilateral Agreement was executed, generating a total of \$132,711 in shared equity payment to the HCDA.

One other request for Unilateral Release was received and is pending further action.

In June 2023, there were 23 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

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

III. Capital Improvements

Kolowalu Park Improvements

Design work continues with HCDA's consultant, PBR Hawaii.

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.

Kakaako Street Improvements

HCDA staff has initiated the process to acquire professional services for roadway and infrastructure improvements in Central Kakaako. 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 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	2/9/16	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	5/31/25	For temporary storage container	\$615.60/ 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	Ward Management Development Company LLC	6-22	Queen St. (portion)	1/1/23	12/31/23	Electrical infrastructure improvements	none
9	Komohale Kamakee Vista LLC	5-22	Kawaiahao Sidewalk	2/1/23	1/31/24	Replace sidewalk tile pavers	none