

Report of the Executive Director – Kaka‘ako

April 3, 2024

I. Planning & Development

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

Approval Date	Name of Applicant	Project
02/22/2024	REDICO	KAK 24-017 Interior Alteration of existing tenant space to add partitions, electrical, mechanical, plumbing and fire sprinkler work
3/15/2024	Wiss, Janney, Elstner Associates, Inc. (Howard Hughes Corporation)	KAK 24-021 Building façade repair and small removal

Developments Under-Construction

There are five (5) major buildings under construction in Kaka‘ako, in addition to park improvements and other community infrastructure projects.

- The developer for 803 Waimanu (KAK 13-091) has completed enhancements to the recreation deck amenities.
- Residential sales at Kō‘ula (KAK 18-038) have been completed. Several first and second level commercial unit/tenant building permits have been approved. The first tenant space has opened to the public, and other storefronts and interior improvements are ongoing.
- Construction at Victoria Place (KAK 19-069) is ongoing.
- Authority staff have signed off on the amended building permit and temporary certificate of occupancy for the Ililani project (an HHFDC 201H Project).
- Authority staff have signed off on the superstructure and foundation permits for Ālia (KAK 22-042).
- Construction is ongoing for the Victoria Ward Park-Makai and the Ala Moana Pedestrian Bridge.
- The superstructure permits for The Park at Ward Village (KAK 21-002) and Ulana Ward Village (KAK 21-001) have been approved, and construction is underway.
- Buffered bike lanes have been installed along Kamakee Street, and the road has been repaved.
- The parking structure at the site of Kalae (KAK 22-24), and the nearby building at 250 Ward Avenue, are being demolished.

- The Honolulu Authority for Rapid Transportation continues to relocate utilities for the Honolulu Rail Transit Project along Halekauwila Street. Authority staff have reviewed plans for utility work, to accommodate a two-pier extension of the guideway Koko Head of Cooke Street.

Ordinance 16-21 Certification Requests

HCDA staff processed eighteen (18) new requests related to infrastructure improvements, pursuant to the City and County of Honolulu’s Ordinance 16-21. To date, the HCDA has received and processed twenty-two (22) Ordinance 16-21 certification requests for the calendar year.

II. Asset/Land/Property Management

In February 2024, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages. No other requests for subordination were received and are pending further action.

In February 2024, there were two requests to sell a reserved housing unit during its regulated term.

In February 2024, no Release of Unilateral Agreements were executed. Four other requests for Unilateral Release were received in February 2024 and are pending further action.

In February, there were 14 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 February 2024. See Exhibit A.

III. Capital Improvements

Kakaako Street Improvements

The start of survey work along Ilaniwai Street is pending the final remaining signatures of the Right of Entry (“ROE”) agreements with the landowners. The HCDA’s consultant, Wilson Okamoto Corporation, is coordinating with the remaining landowners. Survey work may start in April.

Queen Street Crosswalk Improvements

The General Contractor, HaRon, has begun work on the permanent crosswalk improvements at the intersection of Queen Street and Waimanu Street. Work continues on the mauka and makai curb ramps, trenching for electrical utilities, and installation of new traffic signal boxes for the Rectangular Rapid Flashing Beacons (“RRFB”). HaRon has traffic control measures during all sidewalk and roadwork including an HPD Special Duty Officer.

The Howard Hughes Corp. (HHC) planned work for several archaeological survey trenches in the vicinity of the crosswalk is delayed. All HHC work will be coordinated with HCDA contractors through the HCDA construction managers, Limtiaco Group.

Kolowalu Dog Park

The HCDA's contractor, Bolton Inc., continues construction activities in the dog park. Plumbing and electrical trenching work is complete. Work continues on the construction of the rock feature walls and fencing. ASM Affiliates is contracted by the HCDA to conduct archeological observations during any ground disturbances. Construction activities are scheduled to continue through the next several months.

IV. Congressionally Directed Spending Request—Kewalo Basin Harbor

The wharf/pier at the former Fisherman's Wharf, owned by the HCDA, needs repair. The bulkhead (supporting wall), owned by the Office of Hawaiian Affairs, also needs repair. Efforts to obtain capital improvement project funds from the Legislature in the last two sessions have been unsuccessful. HCDA has submitted a \$3 million funding request to Senator Hirono's office. The funds, if received, will be used to plan and design the bulkhead and wharf/pier repairs, and could be supplemental to any plan and design funds received from the Legislature.

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	2/9/2016	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	8/31/2028	325 parking stalls	\$37,700/ 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	5/31/2025	For temporary storage container	\$615.60/ 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	Ward Management Development Company	3-23	Queen St. (portion)	11/1/2023	10/31/2024	AIS fieldwork (trenching)	none
9	Highridge Costa Development Company, LLC	2-23	690 Pohukaina St. road parcel 4	12/1/2023	11/30/2024	Road parcel access to 690 Pohukaina site (HHFDC)	none