

# Report of the Executive Director – Kaka‘ako

May 1, 2024

## I. Planning & Development

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

<b>Approval Date</b>	<b>Name of Applicant</b>	<b>Project</b>
03/01/2024	1000 Auahi LLC (c/o Howard Hughes Corporation)	<b>KAK 24-018</b> Alterations to Existing Tenant Space
03/12/2024	Brad Smith (Vanguard Lofts Condo Master)	<b>KAK 24-019</b> Replace existing railings
04/09/2024	Chelsea Cao (Titus)	<b>KAK 24-020</b> Kitchen remodel (relocate sink)

### Developments Under-Construction

There are four (4) major buildings under construction in Kaka‘ako, in addition to park improvements and other community infrastructure projects.

- Construction is ongoing at Victoria Place (KAK 19-069), The Park at Ward Village (KAK 21-002), Ulana Ward Village (KAK 21-001). The parking structure at the site of Kalae (KAK 22-024) has also been demolished.
- Commercial tenant improvements also continue at Kō‘ula (KAK 18-038).
- The superstructure for the Ala Moana Pedestrian Bridge has been installed, and construction is ongoing at the Victoria Ward Park Makai.
- The Honolulu Authority for Rapid Transportation continues to relocate utilities for the Honolulu Rail Transit Project along Halekauwila Street.

### Ordinance 16-21 Certification Requests

HCDA staff processed eight (8) 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 (20) Ordinance 16-21 certification requests for the calendar year.

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

### Reserved Housing

In March 2024, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages.

In March 2024, there were no requests to sell a reserved housing unit during its regulated term.

In March 2024, one Release of Unilateral Agreement was executed, generating a total of \$132,000 in shared equity payments to the HCDA.

Five other requests for Unilateral Release were received and are pending further action.

In March 2024, there were 17 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 March 2024. See Exhibit A.

## **III. Capital Improvements**

### Kaka‘ako 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 should begin in May.

### 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 the 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 archaeological 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