

## Report of the Executive Director – Kaka‘ako

July 3, 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>
4/24/2024	Geoffrey Lewis (Dr. David Yew)	<b>KAK 24-024</b> Commercial tenant improvement of Unit C-101 at Imperial Plaza for Aesthetics Hawaii
4/26/2024	Bob Luersen (American Savings Bank)	<b>KAK 24-023</b> Replace marble cladding on exterior columns
5/16/2024	Nancy Wallace	<b>KAK 24-030</b> Interior improvements: remove existing wall and construct new; relocate electrical
5/16/2024	Darren Suzuki	<b>KAK 24-034</b> Install New EV Charging Station
5/31/2024	Allen Kang (ILOQUE, Inc.)	<b>KAK 24-031</b> Demolition of existing 890-square-foot storage area and convert to surface parking
6/6/2024	The Howard Hughes Corporation	<b>KAK 24-032</b> Blocks D&E sales office relocation; AV/IT room interior alterations
6/6/2024	677 Ala Moana, Lucky Sails Drug	<b>KAK 24-033</b> Interior alterations to existing space
6/6/2024	Eon Kyu Joo (JDI Autobody)	<b>KAK 24-037</b> Alterations to existing building; add paint booth
6/12/2024	Liliuokalani Trust	<b>KAK 21-041</b> 7th Floor Renovation

### 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), and Kalae (KAK 22-024).
- 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.

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

### Reserved Housing

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

In May 2024, there was one request to sell a reserved housing unit during its regulated term. HCDA staff are currently processing this request and will forward to our buyback agent for future action.

In May 2024, no Release of Unilateral Agreements were executed; however, three (3) requests for Release were received and are pending further action.

In May 2024, there were 11 inquiries relating to Reserved Housing Rules and Regulations.

### Kolowalu Park – Playground Upgrade

The HCDA has executed a contract with Inspired Play, LLC to replace the existing playground equipment on the Makai side of Kolowalu Park. The contract is worth up to \$570,335 and includes a five-year maintenance plan. The new playground equipment will include accessible and inclusive elements for children aged 2-5 years old and 5-12 years old. The equipment is currently being manufactured and is anticipated to be installed this fall.

### Right of Entry Agreements

There were nine active Right of Entry (ROE) and/or license agreements through May 2024. See Exhibit A.

### **III. Capital Improvements**

#### Kaka‘ako Street Improvements

The HCDA’s consultant, Wilson Okamoto Corporation (WOC), has compiled a preliminary topographic survey with the utility survey. WOC completed a Preliminary Deficiency Report. The HCDA staff is reviewing the report. The next community meeting will be scheduled after the draft Deficiency Report is approved by the HCDA staff.

#### Queen Street Crosswalk Improvements

The General Contractor, HaRon, has completed the majority of the permanent crosswalk improvements at the intersection of Queen Street and Waimanu Street. HaRon is waiting for long-lead materials, Rectangular Rapid Flashing Beacons (“RRFB”) and electrical apparatus to be delivered, to complete the crosswalk improvements.

#### Kolowalu Park Improvements Mauka – Dog Park

The HCDA’s contractor, Bolton Inc., continues construction activities in the dog park. Construction activities are scheduled at least through the end of July, pending delivery of long-lead materials. Upon completion of the major construction work, the grass and landscaping will need time to grow in before the dog park can be opened to the public.

#### 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	6/30/2025	Sublease office space	\$2,185/ 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