

Report of the Executive Director – Kaka‘ako

October 2, 2024

I. Planning & Development

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

Approval Date	Name of Applicant	Project
8/26/2024	Honolulu Authority for Rapid Transportation	KAK 24-068 Kewalo 46kV and 12kV Underground Infrastructure Installation
8/26/2024	Hawaiian Electric Company	KAK 24-069 Installation of new PVC concrete encased ductline, installation of manhole, and jacketing of an existing sewerline crossing
8/27/2024	Kip Praissman, Floralia Restaurant (Mckinley Motor Service, Inc.)	KAK 24-070 Interior alteration of existing building
8/27/2024	Jesse Fines (AOUO Koula)	KAK 24-072 EV charging stations within existing parking structure for specific tenants/units within Koula
8/29/2024	1240 Ala Moana LLC – IBM Building, 6 th Floor	KAK 24-071 Interior renovation and alteration on 6th floor
9/3/2024	Kamakee Vista Commercial LLC (HHFDC)	KAK 23-084 Exterior lobby improvement & ADA ramp addition
9/4/2024	John Inamine (ABC Stores)	KAK 24-066 Partitions on 2nd floor of existing warehouse
9/6/2024	The Exchange LLC (1145 South King Street)	KAK 24-074 Interior alteration of existing commercial space and addition of grease interceptor
9/9/2024	Rocky Bustamante (BFT)	KAK 24-052 Tenant build out for a new fitness studio
9/9/2024	Cole Raven (StretchLab)	KAK 24-051 Tenant build out for a new assisted stretching fitness studio

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). Ulana Ward Village was topped off on 9/20/2024.
- 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 September 2024, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages. One second mortgage request for subordination was received and is pending further action.

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

In September 2024, three Release of Unilateral Agreements were executed, generating a total of \$123,054 in shared equity payments to the HCDA. Of this amount, \$4,000 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.

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

In September 2024, there were 10 inquiries relating to Reserved Housing Rules and Regulations.

Kolowalu Park – Playground Upgrade

In September, HCDA’s contractor, Inspired Play, LLC, leveled, prepped, and poured cement at the playground site. They then inventoried the partial delivery of the new playground equipment at Kolowalu Park and prepped the footings for installation. Once the equipment is built and installed, the new turf safety surface will be laid to complete the project. The installation work is expected to take several weeks, followed by testing.

Right of Entry Agreements

There were 11 active Right of Entry (ROE) and/or license agreements through September 2024. See Exhibit A.

III. Capital Improvements

Kaka‘ako Street Improvements

The HCDA’s consultant, Wilson Okamoto Corporation (WOC), has compiled a draft infrastructure deficiency report and rough order of magnitude (ROM) estimate for infrastructure upgrades to meet current City & County of Honolulu standards. The HCDA staff will present some of the findings of the report at a community meeting in early October.

Queen Street Crosswalk Improvements

The General Contractor, HaRon, is waiting for long-lead electrical materials 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 to extend into the beginning of November due to the 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.

Queen Street Catch Basin Repair

The HCDA has posted a solicitation for the lowest qualified bidder to repair a damaged concrete catch basin located on Queen Street next to Kolowalu Park. The solicitation is scheduled to be awarded in October with work beginning in November pending the issuance of the contract.

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	9/30/2026	Supplemental parking and storage	\$1,269.48/ 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
10	HART	1-24	Queen St. and Halekauwila St. road remnants (portion)	3/28/2024	3/27/2029	AIS fieldwork (trenching) and utility relocation	none
11	Kanoa Winds LLC	2-24	Lot C	9/4/2024	9/3/2027	For wind turbine demonstration project	none