

Report of the Executive Director – Kaka‘ako

November 6, 2024

I. Planning & Development

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

| Approval Date | Name of Applicant | Project |
|----------------------|---|--|
| 9/19/24 | Kamehameha Schools | KAK 24-077 Kakaako Increment II off-site electrical infrastructure work. |
| 9/19/24 | Randy Trager (Nalani Kele, Unit Owner) | KAK 24-078 Bathroom and closet remodel. |
| 9/24/24 | Ramon Baguio (Courtney Dunbar) | KAK 24-056 Interior alterations for a wellness spa on 2nd floor. |
| 9/24/24 | Garrett Jalving, JPG Engineering | KAK 24-064 Lot P Garage limited concrete spall repair. |
| 9/24/24 | Jonn Serikawa, Palekana (HECO) | KAK 24-067 Convert basement storage to telecom workshop. |
| 9/24/24 | Denise Horton | KAK 24-076 Installation of EV charger for parking stall. |
| 9/26/24 | Gary Hamada (Thomas Hamada Trust) | KAK 24-080 Demolish 1-story building. |
| 9/30/24 | GD Design LLC (KQUE, LLC) | KAK 24-040 Renovation and alteration of existing two-story building and demolition of an existing one-story building and extensive site work for Interior Showplace. |
| 10/2/24 | Accredo Health Group Inc. | KAK 24-081 Renovation of existing 4th floor office space. |

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). A blessing ceremony for Victoria Place was held on November 1, 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 October 2024, two Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to obtain second mortgages, which are allowable under certain conditions. No other requests for subordination were received and are pending further action.

In October 2024, there was one request to sell a reserved housing unit during its regulated term.

In October 2024, no Release of Unilateral Agreements were executed. However, four requests for Unilateral Release were received and are pending further action.

In October 2024, there were 16 inquiries relating to Reserved Housing Rules and Regulations.

Kolowalu Park – Playground Upgrade

In October, HCDA’s contractor, Inspired Play, LLC, received the final pieces of play equipment and completed installation of the new playground. They are working to complete safety surfacing/turf and drop testing through early November and expect the playground will be ready to open to the public in the coming weeks.

Kewalo Basin Harbor – Sewer Pipe Replacement

On October 10, 2024, HCDA’s contractor, Commercial Plumbing Inc., replaced an existing 10-foot section of sewer pipe located in front of the Harbormaster office (Mauka side). This repair work was completed based on findings from an assessment of the sewer pipes by Commercial Plumbing Inc. back in February 2024, which indicated the pipe section was deteriorating due to age and needed to be replaced.

Right of Entry Agreements

There were 10 active Right of Entry (ROE) and/or license agreements through October 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 on November 13, 2024.

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 November with work 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 | 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 |
| 9 | HART | 1-24 | Queen St. and Halekauwila St. road remnants (portion) | 3/28/2024 | 3/27/2029 | AIS fieldwork (trenching) and utility relocation | none |
| 10 | Kanoa Winds LLC | 2-24 | Lot C | 9/4/2024 | 9/3/2027 | For wind turbine demonstration project | none |