

**Report of the Executive Director – Kaka‘ako**  
 March 5, 2025

**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>
11/11/2024	Brad Smith, Innovative Habitat Design	<b>KAK 24-065</b> 770 Kapiolani Blvd exterior repairs
12/4/2024	Jonn Serikawa, Palekana (Oahu Medical Group)	<b>KAK 24-075</b> Interior alterations for medical office
12/13/2024	Merly Maglaya, WJE (Nauru Tower AOA)	<b>KAK 24-073</b> Parking garage levels 3B and 4B spall and beam repair
2/18/2025	Christopher Baze	<b>KAK 25-002</b> Add yoga patio and convert parking to retail

Developments Under-Construction

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

- Construction is ongoing at The Park at Ward Village (KAK 21-002), Ulana Ward Village (KAK 21-001), and Kalae (KAK 22-024).
- Commercial tenant improvements continue at Kō‘ula (KAK 18-038).
- The 250 Ward Building at the corner of Ward Avenue and Auahi Street is being demolished.
- The Ala Moana Pedestrian Bridge and Victoria Ward Park Makai are nearing completion.
- 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 February 2025, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages. One request for subordination for a second mortgage was received and is pending further action.

In February 2025, there were no requests to sell a reserved housing unit during its regulated term.

In February 2025, no Release of Unilateral Agreements were executed, and no requests for Unilateral Release were received.

In February 2025, there were 15 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 2025. See Exhibit A.

**III. Capital Improvements**

Kolowalu Park Improvements Mauka – Dog Park

Area lawmakers and residents celebrated the grand opening of the Kolowalu Dog Park on Saturday, February 8, 2025. Chairperson Higa and Secretary Lidstone attended the grand opening.

Kaka‘ako Street Improvements

HCDA continues to provide oversight inspection of construction activity at priority project sites to ensure that stormwater best management practices are correctly implemented and effectively operated to prevent the discharge of pollutants in the HCDA’s Small MS4.

**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	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
6	Kewalo Makai LLC	License 21-01	Kewalo NOAA Lot and Charterboat Building	7/1/2021	6/30/2025	Sublease office space	\$2,185/ month
7	HART	1-24	Queen St. and Halekauwila St. road remnants (portion)	3/28/2024	3/27/2029	AIS fieldwork (trenching) and utility relocation	none
8	Kanoa Winds LLC	2-24	Lot C	9/4/2024	9/3/2027	For wind turbine demo project	none
9	Ward Management Development Company LLC	01-25	Block P-3	1/13/2025	3/31/2025	To provide maintenance services at Block P-3 property	none