

Report of the Executive Director – Kaka‘ako
May 7, 2025

I. Planning & Development

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

Approval Date	Name of Applicant	Project
3/28/2025	Jonh Serikawa (Kamehameha Schools)	KAK 25-001 Interior Alterations

Developments Under-Construction

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

- Construction at Park at Ward Village (KAK 21-002), Ulana Ward Village (KAK 21-001) and Kalae (KAK 22-024) continues.
- Commercial tenant improvements continue at Kō‘ula (KAK 18-038).
- The Ala Moana Pedestrian Bridge is nearing completion.
- The Honolulu Authority for Rapid Transportation continues to relocate utilities for the Honolulu Rail Transit Project along Halekauwila Street.
- Construction at the Lili‘uokalani Center is nearing completion.

II. Asset/Land/Property Management

Reserved Housing

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

In April 2025, no Release of Unilateral Agreements were executed. Four requests for Unilateral Release were received and are pending further action.

In April 2025, there were 18 inquiries relating to Reserved Housing Rules and Regulations.

Kolowalu Park Improvements Mauka – Dog Park

Staff continues to monitor the health of the grass at the large and small dog parks after vandalism to the irrigation timer affected the watering schedule shortly after the park’s grand opening. There have been at least two more (known) instances of tampering with the irrigation system, include intentional damage to the irrigation heads. A police report

has been filed. The daily heavy usage and foot traffic on the grass continues to contribute to a decline in the health of the lawn.

HCDA staff and our landscape contractor are now working to procure stone pavers to be installed at the entry of the large dog park to address that area of the lawn that is constantly muddy post-rain due to the high foot traffic. Grass in this area is not expected to ever regrow sufficiently with continued high traffic and daily use.

The large dog park will close temporarily for 4 weeks to allow for the installation of the paver stones, further rehabilitation of the lawn, and repairs to the irrigation system. The public will be notified at least one week in advance of the closure once the paver stone installation start date is confirmed.

Lot C Vertical Wind Turbine Installation

On April 5, 2025, Kanoa Winds LLC completed the installation of its wind turbine pilot project at HCDA's Lot C parking lot in Kakaako Makai. The turbine technology - known as the Vertical Coaxial Contra-Rotating Twin Blades (VCCT) wind turbine - has been used throughout Japan for more than 15 years. The installation at Lot C features a 0.5-kW VCCT unit that will allow Kanoa Winds to conduct an in-depth study of its wind speed power generation, equipment load, stability tests, safety evaluation, wildlife impact, and environmental assessment. The VCCT unit is shorter than a typical streetlight and will be erected within a footprint of about 24 square feet.

Right of Entry Agreements

There were eight active Right of Entry (ROE) and/or license agreements through April 2025. See Exhibit A.

III. Capital Improvements

Kaka'ako Street Improvements

The HCDA's consultant, Wilson Okamoto Corporation (WOC), submitted the final Existing Conditions Assessment and Deficiency Report in February 2025. HCDA staff and WOC met with the City's Department of Planning and Permitting (DPP) to present conceptual plans for infrastructure improvements. A third public meeting with landowners and tenants is being planned for June 2025 to share project updates. The most recent community informational meeting was held in November 2024.

Attachments

Exhibit A: List of Right of Entry Agreements