

Report of the Executive Director – Kaka‘ako
June 4, 2025

I. Planning & Development

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

Approval Date	Name of Applicant	Project
5/9/25	JN Group, Inc.	KAK 25-011 Interior alterations to existing car dealership
5/14/25	Jonh Serikawa, Palekana (HECO)	KAK 25-008 Office alterations

Developments Under-Construction

There are five (5) major new buildings under construction in Kaka‘ako, in addition to other infrastructure projects.

- Construction at The Park Ward Village (KAK 21-002), Ulana Ward Village (KAK 21-001) and Kalae (KAK 22-024) continues.
- Construction at Ālia (KAK 22-042) has started.
- The Ala Moana Pedestrian Bridge, which connects Victoria Ward Park Makai with Kewalo Basin Harbor, opened on May 22, 2025.
- Construction at the Lili‘uokalani Center (KAK 21-028) is almost complete.
- 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 2025, one Subordination of Equity Sharing Payment Agreement was executed to allow a reserved housing unit owner to obtain a second mortgage, which is allowable under certain conditions. One other request for subordination for a second mortgage was received and is pending further action.

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

In May 2025, seven Release of Unilateral Agreements were executed, generating a total of \$293,288 in shared equity payments to the HCDA. No other requests for Unilateral Release were received and are pending further action.

In May 2025, there were 12 inquiries relating to Reserved Housing Rules and Regulations.

Kolowalu Park Improvements Mauka – Dog Park

Installation of the stone pavers at the entry of the large dog park has been completed. This should address that area of the lawn that is constantly muddy post-rain due to the high foot traffic. Dogs have begun digging holes near benches, so stone pavers were installed to avoid tripping hazards.

The large dog park remains temporarily closed till Monday, June 9th to allow for further rehabilitation of the lawn, and repairs to the irrigation system. Staff and HCDA's landscape contractor, Imua Landscaping, continue to monitor the situation daily.

After the reopening of the large dog park, the small dog park will be closed for maintenance. Thereafter, staff is considering periodic, shorter closures of the large and small dog parks.

Right of Entry Agreements

There were eight active Right of Entry (ROE) and/or license agreements through May 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

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	UH JABSOM	13-18	Lot C	9/1/2018	8/31/2028	325 parking stalls	\$37,700/ month
3	Kupu	1-19	NOAA Lot (portion)	10/1/2019	9/30/2026	Supplemental parking and storage	\$1,269.48/ month
4	Dept. of Transportation	2-21	Kewalo Basin makai landing site	3/30/2022	DOT project acceptance date	For construction of Ala Moana pedestrian walkway bridge	none
5	Kewalo Makai LLC	License 21-01	Kewalo NOAA Lot and Charterboat Building	7/1/2021	6/30/2025	Sublease office space	\$2,185/ month
6	HART	1-24	Queen St. and Halekauwila St. road remnants (portion)	3/28/2024	3/27/2029	AIS fieldwork (trenching) and utility relocation	none
7	Kanoa Winds LLC	2-24	Lot C	9/4/2024	9/3/2027	For wind turbine demo project	none
8	Ward Management Development Company	5-25	Queen St.	9/1/2025	8/31/2026	For HECO 25kv provisioning underground utilities	none