

**Report of the Executive Director – Kaka‘ako**  
July 2, 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>
6/9/25	Wesley Prater, Swinerton (Johnerson Lin)	<b>KAK 25-005</b> Remove existing burnt structure and rebuild new warehouse building
6/13/25	Jayna Yeager, Oahu Permits (AOAO of Keola Lai)	<b>KAK 24-060</b> Repair and renovate recreation deck and facilities
6/23/25	Coral Acquisition, LLC	<b>KAK 25-014</b> Alterations to existing unit space
6/23/25	Scott Plater	<b>KAK 25-015</b> Tenant Improvements

Developments Under-Construction

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

- Construction is ongoing at The Park Ward Village (KAK 21-002), Ulana Ward Village (KAK 21-001), Kalae (KAK 22-024), and Ālia (KAK 22-042).
- 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 June 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. No other requests for subordination were received and are pending further action.

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

In June 2025, no Release of Unilateral Agreements were executed, and there are no requests for Unilateral Release pending further action.

In June 2025, there were three requests to transfer reserved housing units to revocable trusts. The HCDA approved and processed one such request.

In June 2025, there were 15 inquiries relating to Reserved Housing Rules and Regulations.

#### Kolowalu Park Improvements Mauka – Dog Park

The large dog park remains temporarily closed until further notice to allow more time to rehabilitate the lawn and repair the irrigation system. The lawn has responded well to treatment and additional grass seeding. Staff and HCDA's landscape contractor, Imua Landscaping, continue to monitor the situation daily and adjust the watering schedule as needed.

Installation of new and updated park signage was completed in early June.

#### Right of Entry Agreements

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

### **III. Capital Improvements**

#### Kaka'ako Street Improvements

Wilson Okamoto Corporation (WOC), the HCDA's consultant, held the third public informational meeting on June 5, 2025, to provide updates on the project. Next steps include continued coordination between HCDA, WOC, and the City's Department of Planning and Permitting (DPP), including the Subdivision and Traffic Review Branches, and the Department of Transportation Services (DTS) to refine and finalize design concepts. HCDA anticipates completion of the Final Roadway Design Plan by Q3 2025. HCDA anticipates holding a final stakeholder and landowner meeting in Q3 to allow for further community input prior to final design submission and progression into the permitting and implementation phases. Environmental documentation efforts are scheduled to begin in Q4.

#### 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	Kewalo Makai LLC	License 21-01	Kewalo NOAA Lot and Charterboat Building	7/1/2021	6/30/2025	Sublease office space	\$2,185/ month
5	HART	1-24	Queen St. and Halekauwila St. road remnants (portion)	3/28/2024	3/27/2029	AIS fieldwork (trenching) and utility relocation	none
6	Kanoa Winds LLC	2-24	Lot C	9/4/2024	9/3/2027	For wind turbine demo project	none
7	Ward Management Development Company	5-25	Queen St.	9/1/2025	8/31/2026	For HECO 25kv provisioning underground utilities	none