

Report of the Executive Director – Kaka‘ako
August 6, 2025

I. Planning & Development

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

Approval Date	Name of Applicant	Project
6/17/2025	Lauren Nagao, WCIT (City & County of Honolulu)	KAK 25-010 Blaisdell Concert Hall exterior improvements
6/25/2025	Keala Kalauokaaea, Hawaii Permits	KAK 25-012 Emergency repairs to existing warehouse
7/9/2025	Jonathan Christenson, Douglas Engineering (OHA)	KAK 25-004 Install fire sprinkler monitoring panels
7/24/2025	Alexander & Baldwin	KAK 25-019 Interior renovations

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 (HART) continues to relocate utilities for the Honolulu Rail Transit Project along Halekauwila Street. HART has already removed some monkeypod trees from Halekauwila Street as well as other trees from the Coral Street right-of-way.

Kaka‘ako Makai Master Plan

In June, the goal to commence Kaka‘ako Makai Planning in July 2025, was added to the HCDA Strategic Plan. The HCDA staff completed the procurement process and contracted with the SSFM International, Inc. to assist the HCDA in facilitating community- and data-supported planning that honors community voices, preserves the area's unique coastal urban environment, and supports a vibrant and sustainable future. A kick-off meeting was held in July. Phase 1 will consist of community outreach, visioning and constraints analysis, with a board presentation near the end of 2025. Scenario development and vetting will take place in Phase 2, early 2026. Plan development, Phase 3 will be in mid-2026, and the final Phase is expected to conclude in 2027, with the finalizing of the plan and rules. This preliminary timeline is subject to change.

II. Asset/Land/Property Management

In July 2025, no Subordination of Equity Sharing Payment Agreements were executed to allow owners to refinance their mortgage.

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

In July 2025, no Release of Unilateral Agreements were executed, but one request for Unilateral Release was received and is pending further action.

In July 2025, there were 16 inquiries relating to Reserved Housing Rules and Regulations.

Kolowalu Park Improvements Mauka – Dog Park

The large dog park reopened to the public on July 9, 2025 after an eight week closure. During this time, our contractors completed the following improvements:

- Reconstructed and reinforced all entry gates
- Installed rock pavers in entry area to address high traffic and low-lying areas prone to mud
- Installed additional sprinkler heads added to address heavily trampled lawn area
- Enhanced the lawn with fertilizer, grass re-seeding, grass plugs and sod
- Installed updated park rules signage

Dog Park Groundskeeper Contract

On July 1, 2025, HCDA commenced its contract with HI Life Renovations LLC to furnish groundskeeping services for the Kolowalu Dog Park. As part of this agreement, HI Life Renovations provides supplemental on-site oversight, serving as a daily presence to support the overall cleanliness, safety, and functionality of the dog park. Within the first two weeks of the contract, HI Life Renovations identified and documented broken sprinkler heads and promptly repaired damage to the small park gate, demonstrating their proactive approach and commitment to park upkeep.

Honuakaha Senior Rental Unit Renovations

On July 21, 2025, HCDA's contractor, CC Engineering began demolition of 12 senior rental units. These units all require complete renovations and have been in various states of disrepair for over a year. Bowers + Kubota is serving as HCDA's project manager and will be on-site to review the work progress.

Right of Entry Agreements

There were 10 active Right of Entry (ROE) and/or license agreements through July 2025. See Exhibit A.

III. Capital Improvements

Kaka‘ako Street Improvements

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	HART	1-24	Queen St. and Halekauwila St. road remnants (portion)	3/28/2024	3/27/2029	AIS fieldwork (trenching) and utility relocation	none
5	Kanoa Winds LLC	2-24	Lot C	9/4/2024	9/3/2027	For wind turbine demo project	none
6	Ward Management Development Company	5-25	Queen St.	9/1/2025	8/31/2026	For HECO 25kv provisioning underground utilities	none
7	Ohana Sportfishing	License 25-01	Kewalo Charterboat Building	7/1/2021	6/30/2026	Sublease office space	\$1,855/ month
8	Dive Oahu	License 25-02	Kewalo Charterboat Building	7/1/2021	6/30/2026	Sublease office space	\$4,595/ month
9	Hawaiian Ocean Adventures R US	License 25-03	Kewalo Charterboat Building	7/2/2021	7/1/2026	Sublease office space	\$1,825/ month
10	Islands Beach Activities	License 25-04	Kewalo Charterboat Building	7/3/2021	7/2/2026	Sublease office space	\$3,855/month