

**KAKA‘AKO MAKAI COMMUNITY PLANNING ADVISORY COUNCIL  
STEERING COMMITTEE MEETING SUMMARY  
August 19, 2008**

Committee Members Present: Mark Wong, Nancy Hedlund, Sara Bolduc,  
Michelle Matson, John Parkinson, Tricia Dang,  
John Thorpe, Amy Anderson, Ron Iwami  
CPAC Members Present: Scott Furushima, Lainie Tamashiro  
Facilitators Present: Karen Cross, Ken Lowry, Anne Smoke

Chair Mark Wong called the meeting to order at 5:42 p.m.

- 1. Approval of Draft CPAC Meeting Summary - Deferred.**
- 2. Presentation Requests for Future CPAC Agendas - Deferred.**
- 3. Review of Guiding Principles Drafts and CPAC Comments**

#### Format and Content Structure

The Committee discussed preferred formatting and length for the guiding principles, and reviewed some suggestions from the CPAC meeting. It was concluded from the comments submitted that there was no clear preference, and defining bullets could be used as a reasonable addition. It was pointed out that the single sentence example in #6 was too short and vague for a guiding principle.

#### Discussion on Guiding Principles Drafts and CPAC Comments

The Committee decided to take their individually drafted guiding principle iterations out of order, with the most difficult first:

# 21 “Cultural Center” – “Kaka‘ako Makai will include a cultural center serving as a gathering place where community and creativity converge. Architecturally significant, yet sensitive to the natural beauty of the waterfront open space, the center will feature a cluster of indoor and outdoor venues offering public enrichment, education, exhibition, and performance opportunities. Facilities of the center should complement each other and encourage the teaching, practicing, and showcasing of hula, theater, music, dance, and other performing and visual arts of Hawaii’s diverse ethnic communities.”

A substantive concern was raised regarding the exclusivity of this proposed guiding principle and the reduction of the CPAC’s “community gathering place” core priority solely to a specific performing arts use and cluster of buildings.

- It was pointed out that this guiding principle was intended by the Steering Committee’s original list of 32 key concepts to be a broad concept combining several CPAC priorities, with the “gathering place” core priority to include “performance center” and other conceptual priorities such as “visual”, “traditional,” museum,” and “multicultural;” but this draft had shifted the weight to a singular facility.

- It was confirmed that that #21 was derived specifically from several nominations seeking a place for performing arts, including B35, C14, B36 and E74.<sup>1</sup>
- It was alternately recommended that the CPAC's documented priority of "community gathering place"<sup>II</sup> remain as the foundation for this guiding principle, and along with performing arts this should equally include other expressed CPAC priority public uses, i.e.:
  - historic and cultural exhibits
  - indoor and outdoor performance venues and multicultural festivals
  - public cultural farmers and fish market
  - keiki fishing and marine conservation
  - historic pump station rehabilitation as a gateway feature
- It was pointed out that if a specific cluster of features used for a specific purpose is defined as "the gathering place", then every other guiding principle should include "gathering place" as well.
- In response to a question, Facilitator Cross commented on this core element being included with the vision and the guiding principles and, while all would not need to repeat it, the guiding principles should reflect "gathering place" because of the CPAC alignment on this. She suggested that the Committee think about the different elements and components, and the question of whether a specific element would leave room for other important uses.
- Chair Wong brought forth two copies of Google maps showing Carnegie Hall's 2 or 3 story footprint of restaurants and 3 theaters, and New York's Lincoln Center footprint superimposed on Kaka'ako Makai near Kewalo Basin. He noted the representation of minimal space consumed in proportion to the larger area.
- It was noted that it had been reported last year that performing arts interests were working with architects on drawings in the interest of soliciting funding for a complex of three performing arts facilities in Kaka'ako Makai.
- It was suggested that if one guiding principle is to focus on a specific facility with specific components, a fair and balanced approach would be to have a guiding principle for each of all the public use facilities supported by the CPAC, because the CPAC has not voted to prioritize facilities.
- It was pointed out that §206E-34, Hawaii Revised Statutes, provides that the HCDA shall "emphasize" the Hawaiian culture in Kaka'ako Makai, and may also generally "contemplate" performing arts, museums and other uses.
- It was agreed that the sense was this guiding principle as written was mandating a performing arts center, and it was suggested that "will include" be replaced with "may include."
- It was further recommended that this guiding principle not be exclusive to one facility, and if one type of public facility is to be included the CPAC's other priority public facilities should be as well, as previously mentioned.
- It was pointed out that a CPAC comment supported threading major concepts through the guiding principles, because this would demonstrate care in the effort to maintain integrity and consistency.
- It was noted that draft guiding principles #17, "Multiculture," is intertwined in #21 to address a multicultural gathering place and call out that Kaka'ako Makai will be a center for cultural performing arts with a multicultural focus, and there were several nominations for performing arts.

- It was suggested that in order to be inclusive rather than exclusive, the “community gathering place” should be the umbrella statement expressing the value under which to include the CPAC’s various contemplated priority public facilities, which would be represented in bullets under the umbrella statement as shown in the format provided by HCDA as an example.
- It was alternately suggested that cultural arts and multicultural festival arts could be stated individually in separate guiding principles.
- It was pointed out that a performing arts center structural entity is very different from Kaka’ako Makai being a center for cultural activities.
- A question was asked why “community gathering place” would be purposely excluded as a guiding principle statement while other core elements such as view planes and open green park space remain included.
- There was comment that the question may instead be about the relationship of open space and buildings, quantifying their areas, and open-ended terminology.
- Caution was expressed about quantifying a cultural center as being a complex of buildings, when the cultural center is inclusive of parks and open space. It was further noted that other recommended facilities have not been quantified.

Discussion followed about whether the term “cultural center” would be defined as a building or park space:

- In response to a question about the definition of “cultural center,” Committee members described this as being both a building and the park, with both indoor and outdoor uses.
- It was pointed out that this would constitute the concept of “community gathering place” as a guiding principle that defines the whole rather than an exclusive and limited facility.

Discussion about “gathering place” resumed with the following recommendations:

- The “gathering place” core element needs to be woven throughout the guiding principles.
- The “gathering place” is the entire area with open space predominating over a given ratio of facilities, and this protects the green space.
- Specific size and area do not need to be defined in guiding principles, which are concepts.
- A cultural and/or performing arts center should not be the exclusive “gathering place,” which this needs to be balanced with the other priority facility concepts brought forth in the guiding principle process.
- Remove defining structural terms such as “significant structure,” “cluster” and “center.” These are part of the future planning process that follows this phase of conceptual guiding principles development.

An example was presented by a Committee member:

“Kaka’ako Makai may serve as a gathering place where culture, creativity and community converge with:

- multicultural festival opportunities
- performance opportunities
- exhibition opportunities
- keiki fishing opportunities

This example was generally supported for the following reasons:

- It was agreed that “opportunities” was a good addition.

- This is not required to be achieved by building, which becomes an option. In addition, this can be coupled with predominately open space, which is a clear message that buildings are less important and open space is key.
- This separates the elements without their being relegated to one huge complex.
- This does not infringe on the other guiding principles.

Additional comments:

- One Committee member objected to “gathering place” being included, or otherwise this should be included in all the guiding principles.
- It was suggested that #21 and #17 be combined, with support for adding and retaining “multicultural,” “opportunities,” and “indoor and outdoor venues”
- A CPAC member suggested stating that Kaka’ako Makai will feature clusters of indoor and outdoor venues offering public enrichment, education, etc. in a complex.
- The idea of a contained complex superstructure was questioned. It was pointed out that parks facilities blend into the landscape to compatibly and unobtrusively work together.
- It was noted that guiding principle draft #32 provided for education anchored by a coalition capable of delivering resources, and this did not advocate building but implied that something would be built; a further comment was made that the concepts of education, culture and the arts, Hawaiian culture and multi-cultural stand separately in importance and are not bundled together in this guiding principle.
  - It was suggested that this describes abundant human activity open to interpretation, and may allow unintended inventive applications.

Chair Wong presented and twice reiterated an altered version of #21 describing a cultural and arts facility:

“Kaka’ako Makai will include a cultural center ~~servicing as a gathering place~~ where community and creativity converge. ~~Architecturally significant, yet~~ Sensitive to the natural beauty of the waterfront open space, ~~the center~~ it will feature a cluster of indoor and outdoor venues offering public enrichment, education, exhibition, and performance opportunities. Facilities ~~of the center~~ should complement each other and encourage the teaching, practicing, and showcasing of hula, theater, music, dance, and other performing and visual arts of Hawaii’s diverse ethnic communities.”

- It was pointed out that “indoor and outdoor venues” and “multi-cultural festivals” were absent from this version.
- Several Committee members agreed that “center” remained problematic because of the connotation of the dominant collection of buildings.
- It was noted that this would invite many interpretations of size and area consumption.
- It was suggested that “Kaka’ako Makai” is redundant.

Chair Wong called for a vote on this version. Due to abstentions and a no vote consensus was not achieved. It was decided that the Committee would move on to guiding principle #1 and revisit #21 at a later time.

#1 “Parks and Green Space” – “Expanded shoreline park space will connect the “lei of green” parks from Diamond Head to Aloha Tower to serve the Kaka‘ako community. This use of public land will demonstrate the principles of the ahupua‘a that respect the natural dynamic interaction of people, land, ocean and air, and contribute to preservation of Honolulu’s native coastal and marine resources.

- Shoreline acreage dedicated to essential park elements, such as access to grass and trees and opportunities for recreation, will contribute to the public health and welfare of Kaka‘ako’s growing urban population.
- National-level park standards of at least 2 acres per 1000 people will be used as a benchmark to assure the sufficiency of park acreage needed to offset the adverse human effects of urban density, noise and pollution, resulting from “smart growth” development.

The Committee had been provided with the August 12 CPAC Meeting Summary reflecting comments expressed by CPAC participants, however this review was led by the written comments submitted by the participants. Chair Wong noted that the written comments included terminology, questions on the level of park space, and whether the application was for local area or regional park use.

Questions, answers and comments followed on the meaning of “lei of green”:

Q. Is the CPAC responsible for the entire length of this or only connection to the other parks?

A. The area is the visual concept.

C. Guidance is needed specific to the green area.

A. The expanded shoreline park space is the connection to the lei of green. The green buffer is the extension, and this guiding principle sets the ideal for the design. There is no need for a footprint size in the guiding principle, as this would be defined during design.

A. The connectivity is from Magic Island and Ala Moana Park., and a shoreline promenade is part of the lei of green connecting all the parks.

A. The park will be expanded in the sense that more will be added to what there is now, but determining the ratio is premature at this time.

Q. What purposes will a wider and more continuous “lei of green” have?

A. It is not necessary to define all the recreational uses in this guiding principle.

C. People grappling with the use of “lei of green” do not understand the long-standing history of this concept, and using “concept” would help describe this.

C. A citation or footnote could also be used.<sup>iii</sup>

C. The intent of the “lei of green” was to keep the existing green space and add to it.

C. The idea is to achieve predominately open park space with facilities and activities.

C. More specificity would give greater guidance, such as keeping the existing green space and expanding it to Kewalo Basin.

C. One Committee member commented that some people want nothing but park, and some are fine with a wide enough shoreline promenade.

Q. If there is a big difference, as with the previous guiding principle draft, how is this resolved?

C. Facilities and park space need to work together in harmony.

C. There needs to be a balance where various elements can be interactive with each other, and this will be a gathering place.

C Defining the area served, this a community resource that should serve people outside Kaka‘ako.

A. The equation needs to also be balanced for all the people projected to live in Kaka‘ako, because the HCDA is bypassing required opportunities for parks in Kaka‘ako Mauka.

Suggestions followed for re-crafting this draft guiding principle:

- This area is the last available place to provide green space in Kaka‘ako.
- Protect this area by recognizing that this is the last space available to the community.
- Maximize the shoreline park.
- ....with a coastal lei of green.

Additional comments:

- Previous discussion brought forth the concept of the use of Kaka‘ako Makai as predominately a park with cultural performing arts, educational museums etc. for public use.
- New movements in landscape design reinterpret the park with new landscapes and without any new facilities. Instead of relying on past precedent or definition, let people invent the park.
- Some of the definition is good, including “respect the natural dynamic interaction of people, land, ocean and air, and contribute to preservation of Honolulu’s native coastal and marine resources.”
- The present park with the berms does not allow people to congregate.
- Place emphasis on removing the berms to make the park more inviting.
- Removing the berms was estimated to cost \$200 million several years ago and would be infeasible.

A discussion followed on this draft guiding principle’s stipulation of 2 acres of park space per 1000 capita, first with questions and comments:

Q. How is this defined and quantified? How will the standard be applied?

Q. Which population will be counted? Will this be in the area under HCDA’s jurisdiction or regional, and does this calculation include Ala Moana Park?

C. The formula could be misinterpreted and applied to different area populations. The priority guiding principle and primary feature is the park, and the priority is to maximize the green space. Park and green space would need to be more than half the acreage to be predominating.

Several committee members agreed that the green park space should be the predominant feature in Kaka‘ako Makai, as reflected in the guiding principle nominations. Individual comments followed:

- There were multiple terms being used for this: green space, park space and open space, and the intent is that park space be the predominant feature of Kaka‘ako Makai.
- The intent is that this be mostly green, not a huge cluster of buildings or a medical complex.

The OHA representative questioned this and defined predominant as a strong shoreline path for walking along the ocean or Kewalo Basin to Ala Moana Park, not having 50% or more of the area as a park.

Discussion followed:

- While bike path and pedestrian paths have been emphasized, the “lei of green” was not envisioned merely as a path or promenade along the water.
  - Park standards<sup>IV</sup> surfaced during a previous era of conflict at the Legislature and arguments against development on the shoreline, and the present emphasis is to encourage green space without any new construction on the Kaka‘ako Makai shoreline.
- The OHA representative was asked what OHA would determine green space to preclude. He noted the desire for the predominance of 50% of the available acres as green space, that the CPAC is merely advisory, and the credibility and utility of the CPAC would relate to what is realistic given the community’s concerns and HCDA’s fulfillment of their statute.

Comments followed:

- It was noted that a) KS has proposed to maximize development on their makai land, b) the medical school plans to expand and take a larger piece, and c) OHA has plans for Kaka‘ako Makai lands.
- It was recommended that the available lands under HCDA jurisdiction should be predominately green open space, and the adjacent lands should be encouraged to be compatible with this.
- It was noted that the HCDA had previously attempted to bypass the community in favor of big development.
- In response to direct questions, the OHA representative replied that OHA has looked at the land from Fisherman’s Wharf to, and including, John Dominis, and the piano-shaped lot for economic development, but not the Point Panic parcel; this would not be for exclusivity or to be 200 feet tall, or without linear access to the shoreline, and OHA does not have a secret plan.
- It was pointed out that OHA had plans to build and generate a profitable income stream similar to that of the Royal Hawaiian Shopping Center, and this would not be a park.
- In response to a question, the OHA representative replied that the piano-shaped lot had not been discussed as a parking structure.
- It was again recommended that the guiding principle should reflect the dominant feature of Kaka‘ako Makai as being the park and green space.
- It was further suggested that lacking quantification, it would be important to associate the park and green space with its reason: the public health and welfare.
- It was concluded that the CPAC should be proceeding with the highest hopes for Kaka‘ako Makai and the highest hopes for funding with community support.

Chair Wong announced that this meeting had been the last chance to resolve the guiding principles, and the Committee had taken on two of the most difficult. He asked those remaining at the meeting to briefly summarize their ideas for the remaining guiding principles. Individual comments followed:

- Condense #8 into the first paragraph with the remainder deleted, and succinctly state #12 to honor the legislative intent of 206E Part 2, the Kaka‘ako district legislation, and HCR30.
- Consistent formatting is needed with less redundancy overall to achieve conciseness. There is a question about the term “Hawaiian rights,” which needs to be defined. Later comment: The concepts of other facilities concepts and the multicultural concept may need to be reviewed and combined with cultural center.

- Favor brief as opposed to lengthy guiding principles. Prefer Hawaiian terms for place names. Question a Hawaiian type of place and undefined Hawaiian concepts and principles of Hawaiian ahupua'a. There are differences between multicultural and Hawaiian culture first plus other cultures. Could condense #8 to the first sentence, and comply with state and federal laws and legislative intent for the area in #12. The park conservancy is an issue as a private group if it has control of the use of the area.
- Differences with some of the previous views: Agree that the Hawaiian culture should be given prominence, but fully support the park conservancy and understand its success, and the guiding principle must convey the option to do this right. Laws are not to simply suggest intent but are required to be followed.
- Support is needed for the keiki fishing conservancy, as this identifies with the coastal resources guiding principle.
- If the guiding principles are brief and to the point it will be easier to reach consensus. Express the principles in one sentence and support them with bullet points. Any questions can be met with examples, and the rest can come later in the planning process.
- Guiding principles should be more succinct, some should be shored up and some including #23 reduced.
- More attention to integration of the Hawaiian into this document is needed. Make the guiding principles succinct with 3 sentences as a goal, even if long sentences.
- More work was done on #6 to make this specific to natural resources: substituted "repaired" for "restored," listed several indicators to be monitored, human activities were addressed elsewhere.
- Problems with acreage numbers for parks, length and terms in #8. Funding and management should be less specific. Education is noble but guidance in #32 is lacking.

Chair Wong reviewed the next steps in the guiding principle review process:

- Four Committee members left during the meeting and instructions will be emailed to all Committee members:
  - Submit by email to the Chair individually succinct and refined rewrites for individual areas of concern.
  - The different versions will be presented for review possibly as a block, possibly by email, and possibly to prepare for another meeting.

The meeting was adjourned at 8:30 pm

Draft Steering Committee Meeting Summary transmitted by CPAC Secretary to Steering Committee Members for review on August 24, 2008.  
 CPAC Steering Committee Meeting Summary approved for posting by Steering Committee on August 28, 2008.



## ENDNOTES:

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I

### Performing Arts:

**B.35** Contemplate facilities for public enrichment **performing arts** and open areas for multi-ethnic festivals and gatherings. 17 5 2 21

**C.14** Opportunities for **performing arts** and visual presentations shall be included. 14 1 21

**C.3** (and B.34) Cultural facilities such as Children's Discovery Center, museums, performance spaces shall be clustered together in a manner that reinforces each other." 11 6 4 21 32

**E.74** **Performance venues** for a variety of uses 11 2 6 21

**B.36** **Performing arts center** can include a diversity of educational learning activities, in both indoor and outdoor rehearsal spaces. 10 5 4 21

II

### Community Gathering Place:

**B.10** Identify sites for public recreational, cultural and educational uses within the **community gathering place** of Kaka`ako Makai. 12 3 1 01 26 32

**B.27** Kaka'ako as a vital **community gathering place** by providing open spaces as a venue for community events. 12 5 2 01

**B.3** Uses in Kaka'ako Makai shall all reinforce and support the area as a **public gathering place** rather than being non-related uses. 12 4 3

**E.68** Uses on public lands should emphasize public good. Uses on adjacent private lands should be economically viable uses that compliment and reinforce the public uses and concept of **community gathering place.** 12 3 3 21

**B.6** Become the **cultural gathering place for the entire Honolulu community**, including passive and active recreational and cultural facilities similar to **central gathering place** in certain other American cities, **i.e. the community's focus.** 11 8 3 01 13 17 26 32

**C.2** Ensure that the **gathering place** of Kaka`ako Makai embraces traditional cultural values and uses that reflect the history and meaning of the ahupua'a 11 4 4 01 13 17

**C.3** Cultural facilities such as Children's Discovery Center, museums, performance spaces shall be clustered together in a manner that reinforce each other." 11 6 4 21 32

**D.21** Complementary educational activities to existing facilities like Children's Discovery Center, Med School, especially museum gallery exhibits, performance and rehearsal space for students of hula, theater, music. 9 8 4 13 21 32

III

"Lei of parks" is defined in the Honolulu Primary Urban Center Development Plan as the parks comprising the shoreline green open spaces from Diamond Head to Downtown.

See: HPUC-DP online, page 3-56 - "Lei of Parks" concept in the Honolulu Bicycle Master Plan: a series of priority park links connecting the City's major regional parks (Keehi Lagoon Park, Kakaako Waterfront Park, Ala Moana Beach Park, Kapiolani Park and Diamond Head Monument).

See: HBMP online, pages 31, 32: "The Lei of Parks project, which connects our major parks together, is a prime candidate to coordinate with park redevelopment improvement plans. Additional revenues can be raised through the implementation of Community Facilities Districts, tax increment financing districts, and

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traditional improvement district mechanisms. Developer funding may be appropriate for some segments. Small projects could be adopted by a community group or nonprofit organization and funded through private charitable grants.”

”Lei of Parks” (CCH) / “Lei of Green”(Outdoor Circle) is an established planning concept for the Honolulu shoreline.

IV

See: Kakaako Mauka Draft Supplemental Environmental Assessment by Community/Plan Pacific/EDAW 2.5.1 Parks and Open Space:

The Mauka Area contains approximately nine acres of existing park space, five acres are public and four acres are private park areas. At present, the area of land committed to public park designation falls short of the City and County of Honolulu’s Parks and Recreation planning standards, which require two acres of park space to be provided for every 1,000 residents of an area.

Executive Summary @ ES-3:

Population may increase from 6,180 residents (2000 Census) to 30,253 residents by 2030.

Correspondingly, housing units are expected to increase from 4,253 (2000) to 20,667 housing units by year 2030.

(Emphasis added)