

KAKA'AKO MAKAI COMMUNITY PLANNING ADVISORY COUNCIL
MEETING #23 SUMMARY
Tuesday, February 17, 2008
John A. Burns School of Medicine, Room 301

Meeting Materials:

- January 6, 2009 Steering Committee Meeting Summary
- January 13, 2009 CPAC Meeting Summary
- OHA Summary of Key Points in SB 995 and HB 901
- HCDA "Kaka'ako Makai Planning Process" Flow Chart
- HCDA 5-Year Project Description and Budget Summary
- CPAC Meaningful Participation Position Statement Draft

I. Preliminary Business

A. Welcome and Introductions

CPAC Chair Wong welcomed CPAC participants.

B. Adoption of the January 13, 2009 CPAC Meeting Summary.

The January 13, 2009, CPAC Meeting Summary was adopted by consensus.

II. Presentation - Office of Hawaiian Affairs (OHA)

Land Management Hale Director Jonathan Scheuer and Trustee Oswald Stender

Director Scheuer reviewed the events leading up to the proposed 2009 legislation to compensate native Hawaiians for past monetary obligations for use of ceded lands, and this was followed by descriptions of the proposed House and Senate bills intended for this purpose. Trustee Stender contributed to the presentation during discussion, questions and comments relating to OHA's preliminary steps in forming a conceptual plan for OHA's potential use and development of Kaka'ako Makai lands for economic purposes. See Attachment A.

The OHA representatives were thanked for sharing their ideas. It was agreed that they would return to the March or April CPAC meeting to provide a visual Powerpoint presentation of OHA's conceptual plan for Kaka'ako Makai.

III. HCDA February 11 Meeting Highlights

Steering Committee member Parkinson reported on the CPAC's Annual Report he provided to the HCDA in Chair Wong's place at the February 11 HCDA board meeting. The report, prepared by Chair Wong with some refinements from the Steering Committee, summarized the CPAC's efforts in developing the Vision and Guiding Principles for Kaka'ako Makai, and expressed the CPAC's intent to meaningfully participate in the next phase of the planning process. He noted that the HCDA board had expressed appreciation for the CPAC's efforts in producing the Vision and Guiding Principles.

HCDA staff commented that the CPAC was created to develop the Vision and Guiding Principles for Kaka'ako Makai and has worked hard to achieve this; and from the outset it has been the intent of the HCDA board to use the Vision and Guiding Principles as the foundation for any plan for the Makai Area within the HCDA's jurisdiction.

Comments, questions and answers:

- Q. What would be the outcome of these efforts if the OHA bill is adopted and HCDA is no longer in the picture, and would all be for naught?
- A. To speculate, if HCDA would no longer have jurisdiction in an area the HCDA could not be of much influence, but the HCDA could provide recommendations OHA, the DLNR or any other agency with jurisdictional authority and encourage them to work with the community groups.
- C/A. Chair Wong reported that the implicit agreement with the HCDA and OHA has been that the CPAC would proceed with the status quo, and if things were to change the CPAC would respond at that time; and OHA is proceeding as if the CPAC will be advisory for this area. In response to a question Chair Wong noted that OHA had expressed this upon his inquiries on past occasions, and the proposed legislation would simply constitute a change of agency landholders. Chair Wong recommended proceeding as planned without being distracted while waiting for more information on the legislation.

IV. HCDA Project Updates

HCDA staff presented an update on pending and contemplated projects:

- Park and Harbor Improvements: HCDA is working toward improvements at the Gateway and Waterfront Parks and at Kewalo Basin. The HCDA board approved the Kewalo improvement project on February 11, and a meeting is planned for the forthcoming Friday to review the plans with Kewalo Basin stakeholders.
- Forrest Avenue Improvements: For a number of years some consideration has been given to improving Forrest Avenue because of the medical school and cancer research center development plans, and the larger plan was to extend Forrest Avenue. However, this land was transferred back to the DOT Harbors Division and it is unlikely that HCDA will receive funding for improving Forrest Avenue under current financial conditions. But this remains in HCDA's plans and federal stimulus funds could possibly assist. In response to a question whether Forrest Avenue would be extended makai to the site proposed for the OHA headquarters and office building, access to the OHA headquarters and Cancer Research Center will be from Keawe Street.
- Box Culvert Channel Repairs: The Makai box culvert channel repair project will start in early March. In response to a question about bridging the channel, to connect both sides as suggested by OHA at times is a possibility and HCDA's approach is that it could be done, but this is not currently part the plan.
- Parking Facilities: A parking facility is planned on the Forrest Avenue lot in addition to remediation and interim parking at the piano-shaped lot and other gravel-covered lots, including the KKFC site. In addition, there will be a planning and financial analysis for district-wide parking before embarking on this because parking is costly, particularly parking structures with present construction costs estimated at \$40,000 to \$50,000 per stall. JABSOM and CRC will be need approximately 2000 parking stalls which could be a \$100 million project. In response to a question, a study for potential future parking demand was conducted two years ago so there is a good idea what the demand will be for the JABSOM, CRC, and Kamehameha Schools life sciences buildings and retail uses. In response to a question on other current estimates being \$30,000 per stall, the \$40,000 to \$50,000 per stall construction cost estimate was projected for two to five years in the future.
- Master Plan for Kaka'ako Makai: This is the most important project and it will be a very involved process. This is being evaluated and will be shared with the HCDA board at their March meeting, and also with the CPAC. In response to a question, the HCDA has created a priority list of three potential lead consultants for the planning project.

- Development Projects: It has been reported that the CRC is moving forward, and the Honolulu Seawater Air Conditioning and Kamehameha Schools life sciences projects are moving forward. In response to questions, the Honolulu Seawater Air Conditioning project is independent of Kamehameha Schools but is planned to be adjacent to the makai side of the Gold Bond Building on Kamehameha Schools property.
- Homeless Situation: In response to a question, it appears that the homeless population on the streets of Kaka‘ako Makai is growing, as it is island-wide.

V. EPA Community Grant Opportunity

CPAC officers reported on the following:

- Chair Wong explained that the EPA has a Community Action for Renewed Environment (CARE) grant program which consists of two levels, the first grant level to study and identify toxic areas, and second level is to fund sustainable projects. The CARE web site is located at <http://www.epa.gov/care/>
- Secretary Matson reported that all the video streaming ports and conference call lines had been filled for the February 3 and February 24 informational conferences scheduled to assist grant preparation, and the final opportunity to participate would be on February 27. She added that interest in this opportunity had been expressed by the new DOH administrator for the Office of Hazard Evaluation and Emergency Response (HEER). She recommended that the CPAC should soon discuss with HCDA and DOH-HEER how such a potential grant award might be applied to Kaka‘ako Makai.
- Chair Wong confirmed that the grant had been briefly discussed with HCDA, and a decision is needed on whether to make a commitment.

HCDA staff asked for more details, and agreed to be involved and work with the DOH-HEER office, which has grant application expertise.

VI. CPAC Planning Participation Process and Meaningful Participation Statement

Chair Wong reported that following the HCDA’s request to provide a definition of meaningful participation for the planning process, Secretary Matson had compiled the draft Meaningful Participation Position Statement from the work of the Steering Committee. It was noted that the contributions of several Steering Committee attendees had been included in the draft.

Comments, questions and answers:

- It was suggested that CPAC participants review the draft and this could be placed on the March CPAC meeting agenda.
- A concern was stated that the HCDA board would be presented with a proposed planning process at their March 4 meeting, and the CPAC should provide the statement to HCDA staff as soon as possible.
- HCDA staff commented that they could review the draft and the HCDA board would have to agree on the process, so HCDA staff would come back to the CPAC for input.

It was agreed by consensus that the Steering Committee would proceed with finalizing the CPAC Meaningful Participation Position Statement and provide the draft to the HCDA for their consideration pending further discussion between both the CPAC and HCDA.

Chair Wong asked for as much feedback as possible from the HCDA on the position statement and the CPAC’s level of participation. HCDA staff agreed, noting that that this would be a two-way communication process.

VII. 2009 Legislation Relating to Kaka‘ako Makai

Secretary Matson reported on the status of the 2009 Legislative Session’s House and Senate Bills relating to Kaka‘ako Makai, and noted that no legislative committee reports had been posted online for the bills heard in committee as of as of February 17:

Single or Companion Bills

Committee Hearings

[HB1581 Status](#)

CPAC Advisory to HCDA

WLO, FIN

[SB1069 Status](#)

CPAC Advisory to HCDA*

WTL

**The Senate committee on Water, Land, Agriculture and Hawaiian Affairs will hear SB1069 on Wednesday, February 18, at 3:30 PM in Conference Room 229*

[HB769 Status](#)

Transfers Kewalo Basin from HCDA

WLO, TRN, FIN

[HB1469 Status](#)

Hawaiian Music & Dance Museum

TCI, HAW, FIN

[SB1334 Status](#)

Hawaiian Music & Dance Museum*

EDT/TSM, WAM

**SB1334 was passed with amendments at the joint first committee hearing*

[HB1046 Status](#)

HCDA Sale of Land

FIN

[SB864 Status](#)

HCDA Sale of Land except Makai, but including TMK 2-1-14:16 (HECO power plant site)

WTL, WAM

[HB523 Status](#)

Repeals HCDA

WLO, FIN

[SB1313 Status](#)

Repeals HCDA*

WTL/TIA, WAM

**SB1313 was passed with amendments at the joint first committee hearing*

[HB901 Status](#)

Transfers Kaka‘ako Makai to OHA

HAW, WLO/JUD, FIN

**Decision making on HB901 will be on Wednesday, February 18.*

[SB995 Status](#)

Transfers Kaka‘ako Makai to OHA*

WTL, WAM

**SB995 was passed with amendments at the first committee hearing*

In response to a question, Chair Wong noted that neither the CPAC nor the Steering Committee had requested introduction of any of the bills, and he encouraged CPAC participants to provide testimony as individual citizens for or against any of these measures. He noted that the CPAC's primary purpose is to advise authorities on what the community wants to see in the Makai Area, and he encouraged the CPAC to keep that focus. He added that the bills set things in motion that the CPAC may have to dance around.

VIII. New Business/Announcements

A. Future Presentations

Chair Wong explained that the CPAC will be getting back to informational presentations concerning proposed projects for Kaka'ako Makai that were put on hold, including OHA others who have requested presentations. Such presentations would include the cancer research facility, the seawater air-conditioning project, and possibly the research bio-lab.

Secretary Matson reported that the public relations representative for the John Dominis restaurant site's new lessee, whose lease from the HCDA runs to 2042, had expressed a strong interest in discussing redevelopment plans for the restaurant. She suggested that they provide a presentation request for review by the Steering Committee.

B. Public Presentation of the Adopted Vision and Guiding Principles for Kaka'ako Makai

Vice Chair Iwami recommended moving forward with publicizing the Vision and Guiding Principles for Kaka'ako Makai.

- Chair Wong noted that this had been discussed and could be done online with a software package developed for the purpose of presenting the information and receiving comments.
- HCDA staff indicated that by the March CPAC meeting there would be a better idea on how to move forward with comprehensively presenting the Vision and Guiding Principles and the planning process as a package to the general public.
- A press release to the media was suggested.
- Chair Wong recommended that the CPAC prepare a response mechanism beforehand.
- It was recommended that public review and acceptance of the Vision and Guiding principles come before the planning process is established.
- HCDA staff commented that this is an HCDA process and HCDA will always be in the lead.
- It was recommended that the HCDA call a press conference announcing the presentation of the Vision and Guiding Principles to the public as a milestone now that this document has been formally presented to the HCDA board, and that the Steering Committee and all interested CPAC participants attend this press conference.
- A concern was stated about having to revisit the entire vision and guiding principle process once the document is released for public comment.

Secretary Matson noted that this had been discussed to a point at the Steering Committee level, and a productive and inclusive suggestion that surfaced was for all comments to be received and evaluated on a basis of comparison in the following terms:

- existing inclusion in the document
- previous elimination by consensus
- merit for constructive blending with, or addition to, the document

It was generally agreed that this would be a reasonable approach.

Chair Wong commented that on the following:

- Part of what he wanted to convey to the HCDA was that the CPAC spent the amount of time on the Vision and Guiding Principles which ensured that the public participants did have adequate input, and that the CPAC did not simply make decisions in a few meetings, but carried these principles on and repeatedly reviewed them in a cyclical process with the intention of allowing comment over an extended period.
- The diversity of the CPAC and the range of ideas created needed extensions of time for this iterative process to work, and the ideas that floated to the top ultimately coalesced into sustained ideas in common.
- This process had been completed and the CPAC can now move on to the next phase. It was suggested that this process be documented as a model for future efforts.

C. Next Meeting Dates

Steering Committee Meeting	Tuesday, February 24, 2009
CPAC Meeting	Tuesday, March 10, 2009

The meeting was adjourned at 7:35 PM

February 17, 2009, CPAC Meeting Attendance
(and Meetings Attended)

Anderson, Amy	(19)	Miasnik, Geoff	(14)
Asfura, Constanz	(1)	O'Connor, Christian	(1)
Chartrand, Grant	(10)	Okada, Dexter	(18)
Crone, Bob	(18)	Parkinson, John	(14)
Darrah, Jennifer	(6)	Sakaguchi, Bill	(3)
Feltz, Bill	(18)	Scheuer, Jonathan	(15)
Furushima, Scott	(15)	Stender, Oz	(3)
Hagedom, Joe	(3)	Takamine, Wayne	(20)
Hedlund, Nancy	(21)	Tamashiro, Lainie	(21)
Matson, Michelle	(23)	Wong, Mark	(16)

HCDA Staff
Neupane, Deepak

Draft CPAC Meeting Summary transmitted by the CPAC Secretary to Steering Committee Members for review on February 24, 2009. Draft CPAC Meeting Summary approved for posting by the CPAC Steering Committee on March 3, 2009.

ATTACHMENT A

Office of Hawaiian Affairs Presentation Summary

- 1978 State Constitutional Convention established OHA Article XII, Sections 4, 5 and 6, Hawaii Constitution
OHA entitled to a pro-rata portion of income and proceeds generated by the State from the Public Land Trust (initially calculated by state at about \$1.5 million annually).
- 1980 §10-13.5, Hawaii Revised Statutes, entitled OHA to 20% (1/5) of “funds” generated by the State from the Public Land Trust (calculated at about \$1.5 million annually).
- 1987 OHA v. Yamasaki Decision
Hawaii Supreme Court held that §10-13.5, HRS, was ambiguous and the legislature was directed to clarify this statutory provision.
- 1990 Act 304 defined public land “revenues” and established OHA’s right to “interest.”
- 1993 OHA and the State settled most public land revenue claims for \$135.5 million; Annual revenue grew to \$15 million annually by applying Act 304.
- 1994 OHA v. State of Hawaii
OHA sought disputed revenues from the Waikiki Duty Free Store, hospitals and the Hawaii Housing Authority
- 1997 Congressional Forgiveness Act
Barred payment of airport revenues to OHA
- 2001 OHA I Case Decision
Hawaii Supreme Court held Act 304 invalid.
Governor Cayetano by Executive Order immediately stopped payments to OHA.
- 2003 Executive Order 03-03
Governor Lingle reinstated non-airport revenues (\$9 million annually)
- 2006 OHA II Case Decision
Hawaii Supreme Court reaffirmed the OHA v. Yamasaki decision that the State had breached fiduciary duties and held that the State Legislature has a constitutional obligation to fairly set the amount of past due revenues.
- 2006 Act 178
- Annual interim payment to OHA was restored to \$15.1 million.
 - Back payment of \$17.5 million to OHA was required for OHA’s pro rata portion of the public land trust not paid by the State between 2001 and 2005.
 - DLNR was required to provide an accounting of funds from the public land trust.
- 2008 OHA negotiated with Governor Lingle from 2003 to 2008 to receive the full \$200 million settlement for past revenues due.
- Legislation was proposed to convey 3 properties to OHA (Kaka’ako Makai – 18.5 acres assessed at \$92 million; Kalaelo Makai – 110-acre Campbell feed lot at \$110 million for alternative solar energy generation; Hilo Banyan Drive – 80.4 acres with a hotel at \$34 million) and \$13 million in cash.
 - OHA Trustees submitted a list of 40 choices from which the State allowed only these three choices.
 - These lands balance cultural concerns with revenue concerns in accordance with the OHA Real Estate Vision, Mission and Strategy Policy that reflects strong cultural and environmental values.
 - OHA needs revenue-generating lands to subsidize OHA properties such as Waimea Valley that do not generate revenue, yet collectively cost approximately \$1.3 to \$1.5 million annually to manage.
 - OHA would have preferred to acquire Sand Island Industrial Park because it is already developed with a revenue stream of approximately \$5 million annually, and this would not require an additional cash payment from the State.

- The House legislation failed in the Senate committee on March 17, 2008, in part because native Hawaiian beneficiaries had expressed concerns that they had not been consulted on the settlement agreement. OHA held 45 community briefings statewide attended by 1400-1500 people, and from these meetings developed amended legislation in accordance with the major comments from OHA beneficiaries who expressed the need for cultural properties, housing, farming, etc.
 - The Kalaeloa land was withdrawn by the State for construction of an industrial park.
- 2009 House Bill 901 and Senate Bill 995 were introduced and have passed with amendments from their first committee referrals.
- The present legislation proposes land conveyance to OHA in two phases:
 - Phase I - OHA will gain title to land valued in 2009 at \$127,203,140.
 - Phase II - In 2010 the State Legislature will convey land valued at \$72,796,860.
 - The legislation provides that OHA would have the right of refusal of land deemed infeasible for development. If OHA rejects any land consequent to due diligence, additional lands of equal value will be subject to Phase II negotiations in 2010.
 - OHA is conducting due diligence on the Kaka‘ako Makai parcels to determine if the contaminated land can be used.
 - The legislation exempts these lands from HCDA zoning authority and DLNR lease regulations, which would be transferred to OHA and be similar to the planning and zoning regulatory authority of Department of Hawaiian Home lands.
 - OHA could also work in concert with neighboring land owners and zoning authorities.
 - Testimony with majority support for the House bill has been received at hearings on the neighbor islands with the exception of Hawaii Island, where testimony concerning the vulnerability of the Hilo Banyan Drive property in the tsunami zone has negated inclusion of this property in the amended House bill.
 - The House may also add a provision for OHA to hold these lands in trust for a future Hawaiian nation once it is recognized, similar to the manner in which Kaho‘olawe is held by DLNR in its statute, Chapter 6K, Section 9.
 - The Senate will also remove the Hilo Banyan Drive property and the Kaka‘ako Makai KKFC site in accordance with its legislated use, and will add valuable cultural lands including the entire Mauna Kea summit area and the Mauna Kea natural area reserve, all state-owned cultural fishponds, the He‘eia meadowlands and wetlands currently controlled by HCDA following a Kaka‘ako Makai land swap with Kamehameha Schools, and Kahana Valley and Beach Park.
 - It was noted that before the He‘eia meadowlands were transferred to HCDA, a golf course and resort were planned in this area.
 - The Senate will also be adding revenue producing properties including La Mariana on Sand Island and its submerged lands at Ke‘ehi Lagoon and an accreted peninsula bordered by Kalihi Stream and Moanalua Stream.
 - Both the Senate and House bills will provide that the lands held in Trust by OHA will be transferred to a sovereign native Hawaiian entity upon its recognition by the United States and the State of Hawaii.

The following information was provided in response to questions and comments:

Compensatory Legislation

- A table in the distributed meeting material summarized key points and related page numbers in the proposed legislation.
 - \$200 million is owed to OHA, and this will be provided by assessed land conveyance instead of cash.

- The land will be conveyed in two phases and will be held in trust by OHA to remain part of the public land trust deemed to be income and proceeds due.
- This would be a non-standard real estate transaction to collect on a debt that has remained uncollected for 30 years.
- The conveyed lands will be exempt from the respective control and management of HCDA or DLNR.
- Since the proprietary revenue has not yet been defined, income payments to OHA will remain at \$15.1 million annually as an expression of policy toward future claims which are yet to be settled.
- OHA has an annual budget of \$38 million, with half generated from the invested \$135 million, \$15.1 million in State compensation payments, \$3 million from the State General Fund, and federal grants that sustain OHA's interpretive development and mitigation of the H-3 corridor impacts on sacred sites and other responsibilities.
- OHA responsibilities and programs for native Hawaiians, including health, housing, education, human services, native rights protection, land acquisition, etc., exceed the revenue presently being generated.
- Q. A question was asked if there would be contributions to the Kaka'ako Makai park system subsequent to any economic development in the Makai area.
- A. OHA has worked on basic concepts for Kaka'ako Makai, and there has been some significant work on due diligence and some work on designs and values, but OHA must await the outcome of the legislation to commit more beneficiary funds to determine specific uses, revenue feasibility, and planning details.

Conceptual Plan

- Should OHA assume zoning and regulatory authority over the additional Kaka'ako Makai parcels, OHA envisions the following:
 - Six major principles emphasize Kaka'ako Makai as a historic Hawaiian place, so Hawaiian history will remain tangible and visible.
 - The adaptive design of the built property will be a balance with open space along the shoreline and along the streets, with roughly 1/3 cultural, 1/3 civic and 1/3 retail; or 1/3 public open use, 1/3 public educational use, and 1/3 commercial.
 - A shoreline promenade to provide for open access along ocean and harbor, and a promenade between the piano-shaped lot and the adjacent lot.
 - Point Panic and the Park are important to keep access open to the harbor perimeter and shoreline, which Hawaiians relate to.
 - Entertainment, educational and civic activities and places for Hawaiians and other groups to gather in large areas.
 - An open entertainment venue like the Waikiki Shell, and a Hawaiian Music Hall of Fame with concerts in the open and available to all.
 - The Kewalo Marine Lab site would be an important open space for a Hollywood Bowl type concert area.

Comments followed:

- C. It was noted that this type of amphitheater element at Point Panic was in the failed A&B plan.
- C. Consultation between OHA, the HCDA and the community was encouraged.
- C. The Kewalo Marine Lab seawater intake system has been deemed vital to their research operations, and a way should be found to combine this facility with a marine exhibition facility.
- A. This facility is compatible with OHA's objectives.

- There is proposed legislation to establish a Museum of Hawaiian Music and Dance in Kaka‘ako Makai, which could be built across from Waterfront Park on the vacant area formerly known as the Look Lab site.
 - This facility is compatible with OHA’s objectives, and OHA, as a State agency and an adjacent property owner or controlling agency, if needed could facilitate the development plan; or the governor could be asked to set aside property for this facility.
- A harbor sampan museum with KKFC as part of that mix.
 - Whether or not part of the legislation with OHA or the HCDA, OHA would not change the nominal lease or use of the KKFC site because this use is consistent with OHA’s values.
- Economic return from these lands is part of the \$200 million fiduciary claim. Prior to completion of due diligence an initial estimate for revenue generation might be \$1.1 million annually needed for beneficiary programs, and more for long-term use.
 - The theme would be Hawaiian in the shopping mall with small local businesses and a farmers market with local goods. OHA’s first experience with this at the Outrigger Beachwalk could be expanded in Kaka‘ako Makai with local restaurants of cultural diversity. This would be balanced with the adaptive design for the property, but OHA will not be able to determine how this will pencil out until there is a definitive agreement with the State.
 - C. A new participant noted that conceptual uses are interrelated with the value of the asset, and with use predicated on the asset its value would actually be worth less than its cost; thus the residual value will diminish not in its cultural value, which is very important, but in the actual economic value inherent within the asset.
 - Low-rise structures of two to three stories, not high-rise, with traditional architecture emphasizing Hawaiian cultural elements.
 - High-end residential development up to 2-to-3 stories and over shops has been contemplated by OHA, but not as an intensive use.
 - C. A new participant exclaimed that this residential use would capture value and the shoreline would be a wonderful place to live.
 - A. OHA and newcomers were reminded that residential development in Kaka‘ako Makai is prohibited by statute.
 - The John Dominis restaurant site is planned to be rebuilt and set back to allow for the shoreline promenade extension. This site is included in the proposed conveyance to OHA together with the harbor perimeter and the Fisherman’s Wharf Restaurant to Ala Moana Boulevard. This proposed conveyance does not include Kewalo Basin Harbor, Waterfront Park, Point Panic, the Kewalo Marine Lab site, or the KKFC site.
 - C. A CPAC participant noted that the remaining harbor perimeter including the Kewalo Basin Peninsula is classified as 5b ceded land, and if A&B should buy out the General Growth Properties interest in Kaka‘ako Mauka and bridge Ala Moana Boulevard from the proposed main plaza across from Kewalo Basin, the HCDA could typically authorize high-density commercial development around this portion of the working harbor perimeter, which would be lucrative for OHA at 20% of the lease revenue generated by the HCDA.
 - The HCDA’s proposed district parking facility centrally located on the piano-shaped lot beginning with a paved surface lot was mentioned as a shared facility for Kamehameha Schools and JABSOM.

- It was noted that the construction cost of such a facility and its operations and maintenance could be shared by OHA and also used as public needed parking for OHA's commercial and public facilities.
- HCDA staff explained that the piano-shaped lot was slated for interim surface parking, and a long-term central parking facility would be needed for the JABSOM, the Cancer Research Center, and Kamehameha Schools Life Science development project on the west side, which could include the OHA headquarters office building as well.

OHA Headquarters Office Building and Cultural Center

- Apart from the proposed compensatory legislation, OHA has asked the HCDA for a renewed negotiating agreement to be reviewed for the ewa Kaka'ako Makai shoreline site designated by the Trustees for the planned OHA headquarters. It was noted that while the Kewalo Basin vicinity would lend itself to revenue production, the headquarters site would lend itself to the OHA mission.
 - Although separated geographically by the Park, there is an important relationship between the OHA headquarters planned on the ewa side of Kaka'ako Makai and the central area contemplated for high income.
 - The idea of OHA having a headquarters in their own permanent space is symbolic and important to the Hawaiians, and there is a desire to tie these two areas together either with design or mobility.
 - The OHA headquarters building will be integrated in the larger design, but will also stand alone at its chosen location.
 - The cultural component of the headquarters is important for halau and smaller gatherings that want access at any time, and a small lo'i would be part of this landing place.

Accountability of Authority

- If the Kaka'ako Makai parcels are independently controlled and regulated by OHA, the structures of authority and accountability in terms of how the lands are used would be the Trustees as the ultimate authority.
 - The ultimate accountability of the Trustees is that they are elected, not appointed, officials, and can be voted out.
 - The processes or mechanisms put in place in terms of accountability to the beneficiaries and the general public would be public meetings as the main avenue of accountability, and the Trustees have made a commitment that they will not go into a final design stage without engaging with the broader community and the neighborhood.
 - A CPAC participant expressed appreciation that OHA would not want to be subject to the regulatory control of other agencies, but expressed concern about the idea of Kaka'ako Makai public lands being segmented between different authorities. It was noted that this would compromise comprehensive and efficient long-range planning.
 - The Department of Hawaiian Home Lands (DHHL) was given as an example of a larger land owner that has worked with surrounding landowners and regulatory agencies in planning developments that blend with the larger area.
 - A second example was given as the unseen boundary between the HCDA's zoning jurisdiction and the adjacent zoning jurisdiction of the City and County.
 - A CPAC participant noted previous mention of a casino in Kaka'ako Makai and expressed concern that the Akaka Bill revision again leaves Hawaii open for gambling.
 - It was noted that Hawaii State law presently prohibits gambling.
 - OHA has been approached about this many times, but the present Trustees believe gambling would not be good for Hawaii.