

**KAKA‘AKO MAKAI COMMUNITY PLANNING ADVISORY COUNCIL
STEERING COMMITTEE MEETING SUMMARY
July 21, 2009**

Committee Members Present	Mark Wong, Nancy Hedlund, Michelle Matson, John Parkinson, Wayne Takamine, Bob Oda
CPAC Members Present	Bob Crone, Jennifer Darrah, Geoff Miasnik, Fumiko Wellington, Gary Dill, Bill Sakaguchi, Christian O'Connor
Guests	Kwok Fai Cheung, PhD, UH Department of Ocean and Resources Engineering Kevin Richards, State Department of Civil Defense

Tsunami Inundation Zone Update

Dr. Cheung explained that technical data relating to tsunami projections had been presented at the July 14 CPAC meeting, and this presentation of the updated tsunami inundation map was being made only to the Steering Committee because the State's updated tsunami inundation map had not been publicly released, and this release is pending official review by city agencies and their revision of related municipal tsunami evacuation maps for emergency management.

Kevin Richards commented that federal and state funds had been allocated for Dr. Cheung's research during the past 3 to 4 years. He noted that the Oahu data has been completed and research and updates for the Big Island will follow, with the goal to include all the islands. He added that this presentation was being made to the Steering Committee as community leaders in the Kaka'ako area.

Dr. Cheung presented the updated tsunami inundation map with the technical data used to develop mapping of the practical worst-case flooding conditions. He additionally reviewed the hurricane inundation map and data for those unable to attend the July 14 CPAC meeting.

Answers to questions followed.

- Building codes can mitigate damage risks in shoreline areas.
- Sea level increase is not factored into the data because the inundation maps are limited to 10 to 15-year cycles, but over time the sea level rise would be the main factor in changes to the mapping data.
- FEMA does not consider tsunamis in the on-going effort to update the Flood Insurance Rate Map (FIRM),¹ which would be the and the official map for land use planning.
- Building walls along the shoreline would direct water flow to adjacent lands.
- Storm drains would back up causing tsunami flood water to flow farther inland.
- Tsunamis can be generated by tectonic plate earthquakes, land landslides and ocean subsurface landslides.
- Tsunamis generated in Alaska can reach Hawaii shores in 5 to 6 hours, and a tsunami generated by a landslide or earthquake on the Big Island would reach Oahu in 27 minutes.
- Hurricanes generate local surges, but tsunamis may generate floods statewide.

¹ http://www.mothernature-hawaii.com/county_honolulu/flood_what_are-oahu.htm
<http://hawaii.gov/dbedt/gis/maps/dfirm.jpg>

- Hurricanes have 70-80 mph winds and are more severe events than tsunamis to facilities away from the shore.
- Tsunamis come with a short warning time but hurricanes can be detected days ahead.
- Emergency response facilities should not be built in an inundation zone even on higher ground because they will not have the necessary access for emergency response.
- Safety measures include going to a higher building or land elevation during a tsunami, and staying away from windows during a hurricane.

HCDA Planning Issues

Several projects reported by the HCDA executive director at the July 14 CPAC meeting were discussed:

- Interim Surface Parking Lots – Asphalt vs Trees and Grass
 - It was reported that The Outdoor Circle and HCDA staff had discussed a landscape proposal for the piano lot, but the Outdoor Circle determined this would be too much of a challenge due to contaminated soil.

Questions and comments followed:

Q. Was there no determination of the amount of soil needed to import and cap the site for remediation, and would this mean that there will be few trees in Kaka'ako Makai?

- If HCDA is open to proposals for the piano lot, the CPAC should be in a position to recommend improvements surpassing impermeable surfacing.
- The CPAC should propose ideas and alternatives because the HCDA appears to take the easiest solution and make quick decisions based on little information.
- The HCDA is seeking to generate revenue from the piano lot, but generating any sizable income from parking is a fallacy because the limited need would not warrant the capital investment; even lots adjacent to the federal buildings are not performing well.
- HCDA is projecting parking overflow from JABSOM and potential future developments, and has used the piano lot for auto storage by area car dealers.

Q. What can be done to make this parcel more useful for the public as an interim use?

It was recommended that realistic paving costs should be determined and better alternatives should be researched. Chair Wong made assignments of these tasks and working with the Outdoor Circle as a resource, with results to be presented at the August 11 CPAC meeting.

- Interim Kewalo Basin Yacht Slips – Yacht Marina vs Commercial Harbor
 - Concerns were reported about recent actions taken by the HCDA affecting the conditions and use of Kewalo Basin Harbor:
 - HCDA is placing new vessels on the Herringbone dock and B dock, which DOT-Harbors had condemned as unsafe to use.
 - HCDA has taken a large bus loading zone and turned it into monthly parking stalls. This was done without any notice or direction to the bus operators and affects several businesses with hundreds of passengers in large vessels.
 - A boat owner's rented flatbed truck was parked beside the owner's boat for preparation of transporting an engine which was to be hauled out by a winch, but the truck was towed without warning.

Discussion followed:

- The Kewalo Basin stakeholders' task force was convened only once by HCDA, and the stakeholders remained uninformed.
- Kewalo Basin stakeholders could organize their own meetings, document issues and develop solutions.
- Sailboats are now berthed at what is considered a commercial working harbor, and there is a question of why the commercial boats have not returned. Many of Kewalo's fishing boats have moved into Honolulu Harbor.
- There is mounting concern about the HCDA squeezing out commercial use in favor of yacht marina use. This appears to be setting a precedent for future development.

- The CPAC's concern is the long-term issue of preserving Kewalo Basin as a commercial boat harbor.
- If new precedents are moved forward by HCDA and the working commercial nature of Kewalo Basin changes, it will be too late to reverse this in the planning process. This is a precedent that will make the commercial boating future of Kewalo Basin not possible. The future cannot be planned with an agency that does not deal in good faith.
- The issue is that problems are being created and changes are being made without proper discussion, collaboration and concurrence. The stakeholders' task force must remain active to help solve the problems, and the CPAC needs to know why Kewalo Basin commercial use is being replaced with recreational use despite the priority of commercial use in the HCDA's own Rules.
- The Kewalo Basin stakeholders task force can only meet when convened by the HCDA.
- The commercial scope of the harbor is a key part of the planning discussions, and the CPAC should support the stakeholders.
- The CPAC could develop a letter of concern to the HCDA to urge them to engage in meaningful communication and planning with the Kewalo Basin task force.
- It seems many of the problems stem from the lack of transparency and failure to communicate, whether by accident or denial on HCDA's part, and this is a persistent and repetitive topic.
- The point could be made from past experience that there is intentional, not accidental, mismanagement leading toward converting Kewalo Basin from commercial to mixed use.
- HCDA is setting policy by discriminating against commercial activities in Kewalo Basin with a series of changes without the opportunity for stakeholder or CPAC comment, and this will lead to driving out the commercial uses.
- Presently communication with the HCDA is segmented and ineffective, whether from the Kewalo Basin stakeholders, the CPAC, or separate community organizations.
- As stated at the July 14 CPAC meeting, the list of problems at Kewalo Basin should be compiled by the stakeholders, and the CPAC should take this to the HCDA as brought to the CPAC, ask why there is this lapse of communication, and open avenues for communication.
- This is why the CPAC was established.

Chair Wong suggested that the CPAC become more organized by defining and enabling the stakeholders, and forming specialized CPAC sub-committees to work with them on their issues and interests between Steering Committee meetings. He added that it will be easier to communicate with HCDA through the CPAC as the point of contact, with more stakeholders involved to generate information at the sub-committee level for reports to the Steering Committee and development of a comprehensive list of issues to discuss with the HCDA.

Additional suggestions followed:

- The issues could be developed by the sub-committees and reported openly at the monthly CPAC meetings when HCDA staff is present.
- The Kewalo Basin sub-committee should include the CPAC's two Kewalo Basin task force representatives and all other interested stakeholders.
- Compiling documentation and photos of the problems will be more effective than repeated conversation.
- There will be more credibility with the stakeholder constituency being part of the planning group, and with the CPAC representing them as the voice of Makai asking for accountability from the HCDA.
- Harbor use issues lead to imminent planning issues, because they are preceding a master planning process as decisions made by the HCDA for precedent interim uses and HCDA commitments to ideas that may not be supported by the stakeholders.
- As noted during the recent Kewalo Basin presentation, the commercial history and context of Kewalo Basin Harbor are important to the symbiotic relationship of what goes on in the harbor and what happens around it.

- There should be more preparation on the issues prior to Steering Committee meetings, with background summaries provided before these meetings to facilitate decisions on any recommendations to the CPAC.
- The structure should incorporate the subject matter sub-committee chaired by an interested Steering Committee member, who will bring in the stakeholders to address the issues and develop a written report for the Steering Committee and the CPAC.
- New issues are brought up at CPAC meetings, and those presenting the issues could be asked to provide a summary to be submitted for the next Steering Committee meeting, where a decision would be made whether to include it or not at the next CPAC meeting.
- Look Lab Site – Tow and Salvage vs Public Facility
 - It was reported that the State Sherriff's department was no longer interested in the use of the Look Lab site for an annex, and that two other uses, an industrial tow and salvage operation and an undefined public use facility, were being considered by the HCDA.
Comments followed:
 - Just as for the piano lot, the CPAC should be involved in helping the HCDA determine the interim use of this parcel to keep the momentum and ideas flowing, and continue to be productive. Further, it is the Steering Committee's duty to discuss the level of importance of the issues, the best approach to the planning problems, and who might be involved in the solutions.
 - A summary of what is known about this and any options should be provided for the August 11 CPAC meeting.
- Commercial Development Proposals
 - It was reported that HCDA addressed proposals and concepts specifically listed on the July 17 CPAC agenda, but it is unknown if other concepts have been introduced to the HCDA.
Comments followed:
 - HCDA should report to the CPAC on any concepts or proposals introduced to them or inquired about, and a full summary of these should be requested at the August 11 CPAC meeting.

It was agreed that the CPAC should be presented with the idea of forming subject matter sub-committees at the August 11 CPAC meeting, where volunteers for the committees could be sought to research the issues.

A concern was brought forth that the current CPAC meeting location is restrictive to the public and attendance has been diminishing as a result.

Master Plan Process

Geoff Miasnik of MVE Pacific, the lead consultant for developing the Kaka'ako Makai Master plan, explained how the master planning process structure would be defined:

- Defining how to organize the master planning process within the next 12 months will happen within the first several months. Part of this will be to create with the community a roadmap of how to go about this process.
- Comparing the HCDA and CPAC documents and determining what may not have been included in the HCDA document would certainly be valid, and if there is anything not covered in the HCDA scope of work narrative that was a key point in CPAC discussions, this feedback should be provided.
- Most of the recommendations provided to the HCDA by the CPAC were processed-based, i.e. the "how," not the "what," and the HCDA has focused on the "what."

Comments, questions and answers:

- Q. How is the HCDA defining "sustainability." as referenced in their document for the purpose of the master planning process?
- A. This is an ongoing conversation. Sustainability has many definitions, and the question is what the consultants are being asked to focus on. As an architect, this would be sustainability of

buildings as an entire genre. Sustainability will not be an objective within the planning process other than to define the benchmarks which any future development should or should not meet.

- Q. What about the term sustainability as specified in the Guiding Principles, e.g. environment, buildings, economic, shoreline, and water?
- A. The Guiding Principles are great, and economic sustainability is a part of the program because it is a major influence in the scope.

Chair Wong stated that he and the Secretary will work on the August 11 CPAC agenda, and 20 minutes would be provided for the master planning process discussion.

Communications Committee Update

The following was reported:

- Copies of a draft of the Act 144 letter of appreciation to the governor had been circulated.
- The CPAC Press Release has been backlogged at HCDA.
- The CPAC had been informed by the HCDA that the CPAC would not be allowed to use the HCDA logo.
- The Vision and Guiding Principles had been posted on the CPAC web site and other documents could now be facilitated.
- Appointment of a Communications Committee Chair will be on the August 11 CPAC meeting agenda.

August 11 CPAC Meeting Proposed Agenda

- 1) Adoption of the July 14 Meeting Summary*
- 2) Community Concerns and Announcements
- 3) Presentation – no presentation was scheduled at this time
- 4) HCDA Staff Updates
 - a) Planning Process Update
 - b) Pending Project Updates
 - c) Any and All Development Inquiry Discussions
 - c) Kewalo Basin Slips/Tenants – Harbor/Assets Management
- 5) Piano Lot Tasks Reports *
- 6) Kewalo Basin Task Report *
- 7) New Subject-Matter Committee Structure *
 - a) Kewalo Basin
 - b) Interim Remediated Land Uses
 - c) Public Outreach
 - d) Other
- 8) Master Planning Process
 - a) Comparison of HCDA Scope of Work Narrative with CPAC Recommendations * (20 min.)
 - b) Roles and Responsibilities of Eight Consulting Firms
- 9) Communications Committee Report
 - a) CPAC Letter of Appreciation to Governor re. Act 144
 - b) CPAC Press Release *
 - c) CPAC Web Site
 - d) Communications Committee Chair Nomination and Appointment * (5 min.)
- 10) Other Business
- 11) Next Meeting Dates
 - a) Steering Committee Meeting – August 18
 - b) CPAC Meeting – September 8

The meeting adjourned at 7:51 pm.