

**KAKA'AKO MAKAI COMMUNITY PLANNING ADVISORY COUNCIL
MEETING SUMMARY
Meeting #14**

**Tuesday, June 10, 2008
John A. Burns School of Medicine, Room 301
5:30 p.m. to 7:30 p.m.**

Facilitators: Karen Cross, Kem Lowry
Assisted by Anne Smoke

Attachments:

- A. Attendance List
- B. May 13, 2008 CPAC Meeting Summary
- C. May 20, 2008 Steering Committee Meeting Summary
- D. Kaka'ako Historic Place Names Maps and History Excerpts
- E. Kaka'ako Makai Area Boundaries Map
and HCR 30, 2006, Excerpts Relating to CPAC Planning
- F. CPAC Guiding Principles Development Exercise and Themes
- G. Results of the June 10 Guiding Principles Development Exercise
- H. Report on the Steering Committee Election Process

I. Welcome and Meeting Overview

- A. CPAC Chair Mark Wong welcomed the CPAC meeting participants and provided an overview of the agenda. He noted all materials for review for the meeting are posted on HCDAweb.org.
- B. Chair Wong led introductions of CPAC members and facilitators.

II. Adoption of the May 13, 2008 CPAC Meeting Summary

The May 13, 2008, CPAC Meeting Summary was adopted by consensus.

III. Review of Kaka'ako Makai Historic Place Names and Adoption of Kaka'ako Makai Area Boundaries Map

CPAC Secretary Michelle Matson presented information on the historic place names of the area and the HCDA's 2006 Kaka'ako Makai Area Boundaries Map with highlighted excerpts from HCR 30, 2006, relating to the CPAC's planning interests:

- Many people are not familiar with the present boundaries of Kaka'ako Makai, and this is needed for the CPAC to proceed.
- "Vast expanse of land between Kewalo Basin and – the land description is needed" was a timely comment related to visioning at the May meeting, and this prompted the map material, place name history and associated descriptive excerpts.

- At one time Honolulu Harbor's Piers 1 and 2 with their cargo areas and Foreign Trade Zone were part of the HCDA's development area in Kaka'ako Makai, but the State Legislature has returned their jurisdiction to the State Department of Transportation.
- The HCDA's 2006 map now shows the HCDA's Kaka'ako Makai 'ewa boundary as Forrest Avenue, on the 'ewa side of the historic Ala Moana Pump Station, with Kaka'ako Makai and Kaka'ako Mauka divided by Ala Moana Boulevard, and the diamondhead boundary of Kaka'ako Makai between Kewalo Basin and Ala Moana Park.
- HCR 30, 2006 is a Legislative advisory to HCDA to withdraw a past development plan for Kaka'ako Makai and convene the community advisory working group. A Steering Committee member recommended adding the sections of HCR 30 that relate to the CPAC's interests, and they are attached as additionally highlighted.
- Hawaiian place names for this area are described in Fragments of Hawaiian History by John Papa 'I'i. The copy of the map from 1810 shows a larger area of Kaka'ako and the shoreline, where a fishing village is mapped along with a mooring inlet in the vicinity of today's Kewalo Basin, but the shoreline was farther inland.
- Districts of that day included *Kukuluae'o*, whose 'ewa boundary ran from within today's Kewalo Basin canal and behind Fisherman's Wharf restaurant, and *Ka'akaukukui*, which included today's central Kaka'ako Mauka and Makai to Honolulu Harbor.
- Thus, yesterday's uses have in essence carried forward and are still reflected in present uses of the area.

The recommendation from the Steering Committee was that the CPAC adopt the HCDA's 2006 boundary map for the CPAC's continued planning reference purposes.

The HCDA 2006 Kaka'ako boundary map was adopted by CPAC consensus without objection.

Chair Wong noted the HCDA boundary map shows the relationship between Kaka'ako Makai and Kaka'ako Mauka, where General Growth Properties is proposing future redevelopment. He added that comments about this can be submitted online through the HCDA's website at www.hcdaweb.org (under the "Ward Neighborhood" link).

IV. HCDA Comments on the CPAC's Work

Chair Wong commented that during the visioning and guiding principles process to date the CPAC has been engaged in unfettered creativity without many restrictions. He noted that because the area falls under the HCDA's jurisdiction the recommendations from the CPAC will need to be accepted by the HCDA. He introduced Deepak Neupane, HCDA Director of Planning and Development, who made the following comments on the HCDA's expectations concerning the CPAC's work:

- HCDA's intention is that the CPAC discuss the planning perspective for the entire Kaka'ako Makai area

- Some projects are already in the works, such as those within JABSOM, the Cancer Research Center, and OHA's proposal. In addition, certain parcels along Ala Moana Boulevard belong to Kamehameha Schools, a private entity.
- The CPAC vision for Kaka'ako Makai needs to take into consideration existing conditions, such as not contemplating replacing the medical school with open space.
- Another consideration is that "financial viability" is high on the HCDA agenda as a "given."
- In establishing the CPAC, HCDA board consensus was to refrain from being "hands-on" so the CPAC, as an advisory group, could independently create their own process.
- HCR 30, 2006, states that the working group will convene to "meaningfully participate in the development, acceptance and implementation of any future plans for the development of Kaka'ako Makai."
- At the beginning of this process a diagram was provided showing the phases to be undertaken, including the visioning, guiding principles and then planning.
- The present work is related to visioning and guiding principles, and at a later date there will be a CPAC master planning process led by HCDA.
- However, if the CPAC presently desires a parameter to work within, the HCDA would be willing provide this if requested by the CPAC.

Questions and answers followed:

Q. What is the HCDA's definition of economic or financial viability? Is this sustainability, i.e., maintaining and perpetuating the plan elements, or the viability or feasibility of achieving these objectives?

A. All of that.

Q. Is this viability the fiscal strength of a project or its economic/financial trade or industry? Or is it support, funding, protection, stewardship, perpetuation - or exploitation?

A. The simple perspective is that whatever ideas are recommended to be implemented, such as a park or public facility, how is this paid for? If we don't get the money then we don't do the project. But if we do the project, then we have to maintain it. Presently it costs nearly \$800,000 to maintain the Kaka'ako Waterfront Park.

Q. Aren't large developments required to contribute a percentage to a fund for open spaces and parks near the high-density development?

A. Yes, we tie these to the developments and try to create them closer to the projects.

Q. Can a development collection occur in one part of Kaka'ako with the contribution going to another part of Kaka'ako?

A. This is not in terms of the physical area but in terms of the type of project. For example, there are infrastructure assessments for specific purposes.

Q. How does the HCDA's condominium payment work for park maintenance?

A. HCDA has a Waterfront Association where, if a project is within the waterfront area, an amount is paid into the association's fund based on the size of the land used.

Q. Is this only for the makai area?

A. Yes.

In the interest of time, Chair Wong deferred the discussion and summarized that HCDA wants projects to make financial sense in their creation and maintenance.

V. Guiding Principles Process and Exercise

Chair Wong noted that many ideas have been creatively produced and it was now time to organize the ideas and determine their application to guiding principles.

A question was asked if the vision statement had been completed. The facilitators explained the following:

- Six break-out groups had previously created six vision statements, and two short statements were left at the end of the last meeting to revisit.
- This meeting was for the purpose of extracting guiding principles from the previous work.
- During a conventional process information is gathered from participants by planning consultants who then write the vision and guiding principles. The present exercises allow CPAC participants to write the vision and guiding principles as an alternative to conventional expertise.
- This meeting's exercise is to balance deliberation with efficiency to make a good product. The first step is to work on ideas for guiding principles and additionally send in more ideas by the next meeting.
- To accomplish this, five common themes from the visioning exercises have been posted around the room: Environment, Community, Culture, Education, and Financial Viability/Sustainability.
- Each CPAC participant will self-select a theme and take a few ideas from the past work to draft a guiding principle, and then collectively post and group the guiding principle ideas. After 25 minutes there will be an opportunity to voluntarily move to another theme group to do the same. When all the ideas are generated, participants can go to each theme board to view them, but no discussion will be held until the next meeting.

The facilitators responded to questions as follows:

- All ideas are to be included, and grouped with like ideas together.
- Examples of guiding principles are in the theme material provided for this meeting.
- Recreation may relate to several of the theme categories.
- Other categories can be added later if there is a guiding principle idea apart from the five categories.

Following the exercise, the facilitators announced that they would collect all the guiding principle ideas and group them for posting by the following Tuesday. They asked all CPAC participants to review the posted guiding principles and determine what may be missing or needs to be better stated, and return all comments before the next meeting.

VII. New Business and Announcements

A. Report on the Steering Committee Election Process

Secretary Matson reported on the following:

Election ballots were emailed or faxed to eligible CPAC participants on April 25 to fill five At-Large member positions on the CPAC Steering Committee. However, of the 59 participants only 27 returned their ballots, and a majority of 32 (55%) did not vote. Subsequently by simple majority five candidates were determined to have prevailed. However, because of the shortfall, the following resulted:

- No candidates received votes from a 50%-plus-one majority of eligible voters (29.5+1=31).
- One candidate received votes from 2/3 of those voting (18).
- Two candidates received votes from 50%-plus-one majority of those voting (13.5+1=15)
- The remaining three candidates received votes from less than 50%-plus-one of those voting, but two votes more than the next candidate.

Following receipt of the information at the May 20 Steering Committee meeting, the CPAC Secretary contacted those CPAC participants who had not returned their ballots to determine if they had received their ballots, if they had intended to vote, or otherwise if they declined to vote or were represented by another participant. It was found that 15 eligible CPAC participants requested ballots and the opportunity to vote; 4 felt it was inappropriate to vote because they were affiliated with an agency or other entity; and the remainder had various reasons for not voting.

This report was constructed for Steering Committee consideration to determine any necessary and/or equitable remedies that might be offered to CPAC participants who desired to vote in this election but did not have the opportunity to do so.

B. Announcements

1. UH will have a presentation on the proposed Regional Bio-Safety Lab at JABSOM on June 25 at 5:30 p.m. CPAC participants are encouraged to attend.
2. The Cancer Research Center plans are presently moving forward. Additional information may be posted at www.hawaii.edu/PacRBL
3. The Kewalo Keiki Fishing Conservancy presentation at the June HCDA meeting was very informative and well received by HCDA, with State Senators and others providing testimony in favor of the popular program's return to the Kewalo Basin cove.
4. General Growth has submitted a master plan for redevelopment in Kaka'ako Mauka, but more information is needed before the 200-day review process by HCDA begins. Discussion followed:
 - HCDA is presently taking public comments, and may make a determination as early as in September.

- General Growth claims to have included a bike route to connect with Kaka‘ako Makai, but there are only signs and no bike path.
- Comments should be submitted through the “Ward Neighborhood” link on the HCDA web site at www.hcdaweb.org
- Concern was expressed that the comment period regarding the redevelopment of this neighboring area will end on June 30.
(See <http://pbrhawaii-consult.limehouse.com/portal> and <http://www.wardneighborhood.com/Proposals.aspx>)
- The CPAC should become familiar with HCDA’s new interactive comment software as it may be used for CPAC outreach.

There was no additional New Business.

VIII. Next Meeting Dates

Steering Committee Meetings -	Tuesday, June 17, at 5:30 p.m.
	Tuesday, July 15, at 5:30 p.m.
July CPAC Meetings –	Tuesday, July 8 at 5:30 p.m.
	Tuesday, July 22 at 5:30 p.m.

Chair Wong asked all CPAC participants to be sure to review all meeting materials for the July 8 meeting prior to the meeting. This material will be posted on the HCDA web site at www.hcdaweb.org.

Draft CPAC Meeting Summary approved by Steering Committee for posting on June 17, 2008.
Draft CPAC Meeting Summary transmitted to Steering Committee Members for review on June 11, 2008.

June 10, 2008, CPAC Meeting Attendance List

Anderson, Amy	(13)	Morisato, Neal	(9)
Bolduc, Sara	(5)	Nagai, Natalie Y.	(2)
Chartrand, Grant	(5)	Oda, Robert	(6)
Chillingworth, Mele	(3)	Okada, Dexter	(13)
Ching, Randy	(8)	Padula, Darin	(2)
Crone, Bob	(11)	Parrish, Jonathan	(3)
Darrah, Jennifer	(4)	Pearson, Chuck	(6)
Eckmann, Bruse	(2)	Quinn, Richard	(6)
Faulkner, Kiersten	(7)	Scheuer, Jonathan	(10)
Furushima, Scott	(9)	Shelton, Tina	(1)
Hamada, Jack	(4)	Takamine, Wayne	(12)
Hedlund, Nancy	(13)	Tamashiro, Lainie	(13)
Howe, Jim	(8)	Thorpe, John	(14)
Iwami, Ron	(11)	White, Connie	(3)
Jaffe, Michelle	(8)	White, Reg	(4)
Kileen, Kevin	(11)	Wong, Mark	(10)
Lizama, David	(7)	Yajima, Loretta	(8)
Martelet, Agnes	(1)		
Matson, Michelle	(14)	Cross, Karen (Facilitator)	
Miasnik, Geoff	(7)	Lowry, Kem (Facilitator)	
Miura, Glenn	(1)	Anne Smoke (Facilitator Assistant)	