

**KAKA'AKO MAKAI COMMUNITY PLANNING ADVISORY COUNCIL
MEETING SUMMARY
Meeting #17**

**Tuesday, August 12, 2008
John A. Burns School of Medicine, Room 301
5:30 p.m. to 7:30 p.m.**

Attachments:

- A. August 12 CPAC Meeting Attendance List
- B. September 9 Steering Committee Guiding Principle Drafts III

Facilitators: Karen Cross, Kem Lowry
Assisted by Anne Smoke

I. Welcome and Meeting Overview

- A. CPAC Chair Mark Wong welcomed the CPAC meeting participants and provided an overview of the agenda. This was followed by CPAC participant and facilitator self-introductions.
- B. Meeting Materials Distributed:
 - July 22, 2008 CPAC Meeting Summary
 - July 29, 2008 Steering Committee Meeting Summary
 - August 12 Steering Committee Re-Combined and Re-Condensed Guiding Principle Drafts II
 - July 22 Steering Committee's Combined and Condensed Guiding Principle Drafts I with CPAC Comments (posted at meeting)
 - Leading Guiding Principle Priorities Determined from CPAC Survey
 - CPAC Guiding Principle Nominations and July 8 Survey Voting Results

II. Adoption of the July 22, 2008 CPAC Meeting Summary

The July 22, 2008, CPAC Meeting Summary was adopted by consensus.

III. Draft Guiding Principles Compilation

Chair Wong described the Steering Committee's objectives to re-combine and re-condense the 32 Guiding Principle priorities determined in July into the 14 draft guiding principles provided for this meeting. He noted the variations in style and detail produced by individual Steering Committee members, and explained that the final document is intended to have consistency and clarity in form and content. He added that comments had been received questioning the dominance of certain conceptual features, and assured the CPAC that the Guiding Principles will not suggest choosing one element at the exclusion of others.

A Steering Committee member commented that CPAC participants' comments from the last meeting had been very helpful, and several were incorporated into some of the drafts.

Facilitator Lowry commended the Steering Committee members for their work in synthesizing the draft Guiding Principles. He explained that the CPAC would now have an opportunity to offer additional guidance to the Committee through any questions concerning clarity and any suggested changes. He noted that the intellectual history of the CPAC's Guiding Principle nominations and subsequent drafts was posted in the meeting room for all to review.

He then asked the CPAC participants to write their suggestions, including edits and value comments, on the adhesive notes to be posted with each draft guiding principle as reviewed by those present. Later during the discussion he encouraged the CPAC participants to provide important guidance to the Steering Committee by being explicit in any suggestions regarding style or substance.

Comments followed on each of the Steering Committee's draft guiding principles consolidated (as noted) from the 32 previous combinations:

Parks and Green Space (#1 with #2 and #3)

- Q. Will the Hawaiian name of *Leahi* be used when describing Diamond Head?
A. This can be incorporated in the text.
- Q. Is the lei of green existing, or will this be areas that are not green now?
A. Lei of parks refers to the lei of green along the shoreline, which is a common term in Honolulu planning documents. Kaka'ako Makai will add to this linkage.
- Q. To what area and population is the national level of park standards being applied?
A. This is relative to Kaka'ako Makai and the projected residential population of Kaka'ako.
A. Kaka'ako can be referenced in a footnote.
C. There are different levels of parks, from neighborhood to national
A. This standard might be comparable to a county park dedication calculation based on building density, such as Honolulu's park dedication ordinance.
A. Local urban planners use the general planning guideline of 2 to 2-1/2 acres of recreational open space per 1000 capita for urban planning. This does not relate to areas within block developments, transfer of development rights, view corridors or slots, etc., but space for the residential population to enjoy for their health and welfare.
- Q. Is the intent to expand the present waterfront park because it is insufficient?
A. This intent has been evident from the outset as reflected in HCR 30 and priority CPAC guiding principle nominations.
- C. The last 2 sentences were intended to be bulleted.

Open View Planes (#4)

- C. Total support for view planes. But the plan General Growth Properties is proposing is the antithesis to this, and the Gold Bond building doesn't help the view planes.
A. The CPAC has the opportunity to comment on such development proposals.
- C. Question the use of the term "public lands." Public lands have different definitions.
A. These guiding principles refer to the State public lands in Kaka'ako Makai.

- C. Definition and clarity are needed for policy choices, and there are different categories of land controlled by the state. There are also issues of who has rights to them, i.e., who can access them and who has rightful ownership.
- A. The CPAC must address the here and now, and the tangibles that the CPAC is charged with as the result of the legislature’s advice. Ultimately the priorities of the entire community must be considered, even if one participant desires to say otherwise.
- A. Any ambiguities can be resolved with additional clarity for better guidance to the HCDA.
- A. Other guiding principles also serve to achieve clarity of this term when viewed as a whole. For example, a principle of “community gathering place on public lands in the public interest” where “public lands” is a general term in the guiding principles, not a territorial or restrictive term but an open and welcoming term for all people, residents and visitors alike.
- A. Using the term “State public lands” should be clear enough.
- C. Applications of Hawaiian terms in the guiding principles, such as *ahupua’a*, could be reviewed by a qualified independent practitioner.

Public Accessibility (#5 with #19).

- C. “Ample parking” and “affordable rates” are unclear terms. Simple access and parking differs from more expensive managed parking structures.
- C. “Affordable rates” should not be used as a qualifying term because affordable to some is not affordable to others.
- C. Shared parking for multiple uses should be clearly stated.
- C. The definition of access is incomplete. For example, this does not include shoreline access from the water.

Coastal Resources (#6 with #11 and #15)

- C. Too vague. This needs to be expanded.
- C. There have been several previous writings of marine and coastal issues, with 3 guiding principle drafts to be combined into this draft. However, this draft is only one sentence from one of the assigned drafts.
- C. This needs to be rewritten to include the integrity of the other associated drafts, and to reflect the CPAC’s comments and related guiding principle nominations.
- C. Preferred additional language is needed, and suggestions of what should be included would be helpful.
- Q. Question the term “restored” – restored to 1850? This is so vague it would be very frustrating.
- C. The CPAC has emphasized eco-system restoration.

Public Health and Safety (#7 with #22).

- C. Two original points are reflected: Kaka’ako Makai as a safe place and it is a place to be enjoyed day and night by residents and visitors. However, “workforce” was never in the guiding principle language and is covered by the general term “residents”; otherwise all types of residents would require definition.
- C. This guiding principle draft is missing mitigation of contaminants. Add a bullet to include mitigation specific to the public health and safety.

- C. “Hazardous activities” is too open-ended.
 - A. This appears to refer to a more defined guiding principle relating to keeping Kaka‘ako Makai clear of a proposed bio-hazard lab, a protective nomination strongly supported by the CPAC. This should be rewritten as intended.

Site Design Guidelines (#8 with #9, #10, #11 and #15)

- C. Several of the CPAC’s priority guidelines were placed under this guiding principle by the Steering Committee, and this guiding principle’s reorganization has revealed that some portions have the weight to stand alone as guiding principles themselves, such as historic preservation and others.
- C. Some portions also relate to other guiding principles, e.g., parks and green space.
 - A. Because this guiding principle provides for site design guidance, the entire area must be considered. While the majority of guiding principles reflect the CPAC’s priority concepts, this guiding principle provides operative specificity for their general implementation, e.g., assessment, incorporating parameters, maintaining consistency, and other steps prior to implementation of the planning process.
 - A. This is a different level of specificity.
- C. What does “master plan” mean?
 - A. This is the plan for Kaka‘ako Makai that the CPAC is now moving toward.

Legal (#12)

- C. “Future generations to come” is redundant.
- Q. What is the shelf life of the Resolution?
 - A. As long as the CPAC functions.
 - C. A Resolution is not a law.
- C. An attorney general’s opinion concluded that adopting Act 3 would be unconstitutional.
 - A. Legislative action resulted in an HCDA permit, not ownership. The Legislature duly considered the opinion received before the Special Session and attached to the governor’s message, and they also considered the public interest value of the measure and therefore overrode the governor’s veto.
 - C. The CPAC could support the fishing conservancy as a guiding principle.

Hawaiian Culture (#13 with #14, #18 and #24)

- C. This is incomplete. The integrity of this priority should be restored based on the CPAC’s discussion, nominations and combined guiding principles.
- C. This is only a restatement of guiding principle #18, and is absent the priorities reflected in #13 and #14 that have a Hawaiian cultural focus and were to be associated with this guiding principle.
 - A. The statement seemed complete, but it could be written with more specifics.
 - C. Delete the first portion up to and including “however.”
 - C. Specific Hawaiian cultural uses and terms should be mentioned, e.g., navigation, voyaging, etc.

Multicultural (#17 with #18)

- Q. What is meant by “arts”?
 - A. “Arts” is a broad spectrum, e.g., ceremony, rituals, costume, textiles, music, dance, theater, sculpture, painting; “art” tends to define visual art.

- Q. What is the definition of “arts of Hawaii”? This is vague.
- C. “Arts of Hawaii” and “multicultural” are diametrically opposed.
- C. This guiding principle includes all cultures.

Cultural Center (#16 with #21)

- C. The term “gathering place” should stand apart as the priority guiding principle.
- C. This new version has more to do with creating a center with named spaces and uses within it, and “gathering place” is a larger principle. Linking “gathering place” with only one thing confuses the issue of what the gathering place is and how it serves.
- C. Community gathering place relates to the previous guiding principle.
- C. Combine #21 with #17.
- C. This guiding principle began with the “community gathering place” priority guiding principle as one of the mainstays in the CPAC discussions, but the “community gathering place” guiding principle priority was somehow eliminated in this process and the need to restore this was brought up at the Steering Committee meeting.
- C. The “community gathering place” is not just one facility or a cluster of facilities for a specific purpose. The cultural center described is specific to a performing arts cultural center development and a complex of buildings serving the performing arts. Specifying a certain type of building and its areas of uses is too specific for a guiding principle.
- Q. Are the guiding principles now prescribing a certain type of facility?
 - A. Prescription would be a concert hall, dance studio, rehearsal hall, museum, etc.
- C. A performing arts center or cultural center would be a gathering place, and a park would be a gathering place.
- C. “Gathering place” has been mentioned as a vision.
- C. The “community gathering place” is as high a priority as “view planes”, which is also a guiding principle, and should carry the same weight as a guiding principle.
- C. This is a work in progress that has come from a distillation of comments that included gathering place, community center, cultural etc.
- C. The original principle was more general, but this presently reads as if it is specifying a dedicated complex of facilities.

Community/Government Partnership (#23)

- C. Guiding principles can be foreseen to outlive the CPAC, so it is odd to have a guiding principle that describes how the CPAC will operate.
 - A. The CPAC partnership principle was requested by the HCDA. This addresses the CPAC’s relationship with HCDA, with the greater good of the community first and foremost.
- Q. What will happen after the plan is completed? Will the CPAC sunset?
 - A. There is another guiding principle that outlines the perpetuation and stewardship of the plan for Kaka‘ako Makai.
- C. Would like clarification from HCDA on their intent.
 - A. (HCDA staff) The HCDA’s suggestion for partnership came early on as a statement of commitment from both sides, and it would be optional to put this in

writing. So far the working commitment has been doing fairly well as a partnership, and writing this is not for HCDA to suggest.

- A. HCDA planning staff stated that HCDA would like to see a guiding principle about partnership between the CPAC and the HCDA.

Funding and Management (#25 with #28)

No comments or requests for clarifications.

Small and Local Business (#26 with #29, #30 and #31)

- C. This appears open-ended and should be modified. It reads like there is going to be a carpet of restaurants, shops, green markets and other pedestrian uses day and night. Although the intent was to emphasize small local businesses instead of high-density redundant commercial retail development, it should also be emphasized that these uses should be ancillary to the public uses and facilities, not attractions unto themselves, e.g., a strip mall of small local businesses.
- C.. Major conglomerates provide more revenue, and small local business may be a handicap.
 - A. There is another guiding principle that suggests ways to sustain Kaka‘ako Makai, and these do not require creeping commercialization and domination of public uses by private interests. The CPAC must be very careful with this.
- C. Suggest “traditional local products” instead of “local and traditional products.”
- Q. Is there a definition of “small businesses?” For example would the CPAC oppose a fast-food drive-in, but be supportive of a similar stand-alone business? The underlying policy issues should be addressed.
 - C. “Diverse” could substitute “small.”
- C. Small businesses are being displaced by redevelopment in Kaka‘ako Mauka, and this is not really happening in Kaka‘ako Makai.
 - A. The reality is that small businesses in Kewalo Basin are under threat of being displaced, and Kewalo Basin is part of Kaka‘ako Makai.

Education (#32 with #15, #20 and #31)

- C. The intent is admirable and reflects the combination of educational priorities in several previous combinations, but the militant structure could be softened.

At the conclusion of this CPAC review, Facilitator Lowry commented that the Steering Committee had assumed a major undertaking, and will again try to reflect the quality of the discussion and the ideas provided to finalize a product that has consistency in form and content. He then asked for further guidance for the Steering Committee’s work, and how to affirm the revision of the guiding principles when completed by the Steering Committee by either considering the package as a whole, making separate decisions on individual principles, or another appropriate process that reflects the work of the CPAC.

Recommendations from CPAC participants followed:

- C. The guiding principles are interwoven, and they should remain whole instead of broken apart.
- C. Agree that there is inter-dependency between the principles. This came from a holistic process with the principles gradually converging from a larger whole.

- C. The guiding principles work better as a package that reinforces a singular collective voice.
- Q. Request clarity to be provided on the structure of the guiding principles.
 - A. A concise introductory paragraph with bulleted specifics and examples.
- C. Agree that the guiding principles should be viewed as a whole, but each principle must be unique instead of repetitive.
- C. Suggest each guiding principle be considered separately in the context of the others and then as a package, because there could be full agreement on some and marginal agreement on others.
 - A. The intention is that before the next CPAC meeting the Steering Committee will eliminate redundancies and clarify the issues brought forth at this meeting to achieve consistency and agreement for the highest and best work possible.
 - A. Many guiding principles have shared topics, and separation may compromise the intent of how the ideas came forward and that they really do belong. The Steering Committee should put the guiding principles together as a group instead of doing piecemeal work.
- C. Common threads are important to show harmony among the guiding principles, and this will show remarkable care.
- C. Distilling continues from the same source of material, and it will take another iteration to eliminate redundancies from the common content and achieve the final result.
- C. This process has been successful in taking individual ideas and condensing them into 32 drafts, and now 14 drafts where they can be refined into statements with bullet points. A good team can carefully and critically compile the full final draft in consideration of the CPAC's comments to provide a format with refined points, and also look at the guiding principle subjects to see if they are adequate and appropriate.

Facilitator Lowry suggested that the CPAC aspire to present a guiding principle package as a whole, and that this aspiration would drive the Steering Committee's work.

Additional comments:

- C. There are guidelines for the site and landscape, but none for sounds, fragrances and other senses.
 - A. Now would be a good time to find ways to express and address these other things of importance.
- C. The biggest hurdle is style. There is a need for a sense from the CPAC whether the guiding principle form should be broad, or long and detailed, or something in between.
 - A. Each CPAC participant could indicate on notes submitted to the Steering Committee which style among the drafts would be preferable.
 - A. Identify 2-3 principles written in the style that best convey the CPAC's intent and can be persuasive to the HCDA.
 - A. Example #5, Public Accessibility. The first sentence could be used as the guiding principle statement with the remainder as bullets.

The CPAC meeting adjourned at 7:33 PM.

August 12, 2008, CPAC Meeting Attendance List
(and Meetings Attended)

1. Sara Bolduc	(7)	14. Miasnik, Geoff	(8)
2. Chartrand, Grant	(8)	15. Musick, Marla	(10)
3. Dang, Mike	(13)	16. Parkinson, John	(9)
4. Dang, Tricia	(3)	17. Scheuer, Jonathan	(11)
5. DeRego, Mike	(2)	18. Takamine, Wayne	(14)
6. Feltz, William	(13)	19. Tamashiro, Lainie	(16)
7. Forenson, Lynn	(2)	20. Thorpe, John	(16)
8. Furushima, Scott	(11)	21. Wellington, Fumiko	(7)
9. Hedlund, Nancy	(16)	22. Wong, Mark	(13)
10. Iwami, Ron	(14)		
11. Killeen, Kevin	(12)	Canopin, Al (Councilmember Rod Tam)	
12. Lizama, David	(10)	Cross, Karen (Facilitator)	
13. Matson, Michelle	(17)	Lowry, Kem (Facilitator)	
		Anne Smoke (Facilitator Assistant)	

Draft CPAC Meeting Summary developed and transmitted by CPAC Secretary to Steering Committee Members for review on August 16, 2008.

Draft CPAC Meeting Summary approved by Steering Committee for posting on August 27, 2008.