

**CPAC NOMINATIONS FOR GUIDING PRINCIPLES  
FOR KAKA`AKO MAKAI PLANNING**

**RESULTS OF THE EXERCISE IN THEME AREAS**

from  
JUNE 10, 2008

**CPAC MEETING**

## KAKA'AKO MAKAI PLANNING THEME: ENVIRONMENT

### **View Planes/open space:**

1. Preserve Kaka'ako Makai's view planes of the ocean to the mountains [and other environmental elements such as natural light and prevailing winds].
2. Preserve Kaka'ako Makai's view planes of the ocean to the mountains.
3. Emphasize an expanded shoreline park in the Kaka'ako Makai master plan to help ensure every opportunity to create open space for the public health and welfare of the growing urban population.
4. Preserve, restore, improve and maintain the quality of coastal scenic and open space resources.
5. Aina is cared for, healthy and vibrant where the view is wide across land and sea.
6. Green space complements and is included both *mauka* and *makai*.
7. Significant views shall be identified, preserved and enhanced.
8. Connect the "lei of parks" along Honolulu's shoreline from Diamond Head to Aloha Tower with the open green space of Kaka'ako Makai.
9. Resource protection and development of large green space.
10. Park space—LOTS.
11. TREES—LOTS.
12. A sufficient % of public space will be dedicated to meet Kaka'ako's required acreage for parks, recreation and green space:
  - To respect dynamic interaction of people and land in Makai or Mauka;
  - To assure well-being in smart growth development.

### **Building Re-use**

13. Sustainability guidelines for new development should encourage re-use of existing buildings [rehab], recycling of materials and conservation of energy, water, raw materials.
14. Environmental contaminants shall be removed or mitigated.

### **Coastal Resources**

15. Ensure that Kewalo Basin Cove supports site-dependent *keiki* fishing education and marine conservation practices.
16. Promote the protection and use of marine and coastal resources to assure their sustainability.
17. Keep Kaka'ako Makai's coastal and ocean recreational opportunities open, free from obstruction and fully accessible to the public.

18. The Kaka'ako Makai area should be a model of preservation of Honolulu's native coastal and marine resources through use of environmentally sustainable green spaces.
19. Water and ocean-based resources [natural, cultural and recreational] shall be continued and enhanced.
20. Don't make the water dirtier.

### **Access/Paths/Trails**

21. Kaka'ako Makai should be accessible and walkable, with bike paths, walkways providing enough shade and continuity.
22. Shoreline park—with a wide enough path to accommodate bikers, runners, walkers, rollerbladers, etc. from Magic Island to Kaka'ako Park with restrooms and picnic tables along the way.
23. Access to the shoreline should be promoted for water sports, recreation and cultural and other minimal impact to the environmental activities.
24. Tree-lined streets and trails shall connect both active and passive open spaces of parks, beaches and community gathering places.
25. Multi-modal transportation options shall be integrated into the area, including streets, transit, trails, pedestrian amenities, safe streets and transfer points.
26. Heritage trails and historic interpretation opportunities shall be included throughout the area, and connecting *mauka* and along the coast.
27. The Kaka'ako Makai area should provide Honolulu residents and visitors with safe open access to shoreline resources through a walkable and bikeable green corridor along the shoreline.
28. Incorporate a shoreline promenade and bike path within and around Kaka'ako Makai's harbor, shoreline park and open space from Ala Moana Park to Kaka'ako Waterfront Park and beyond the Aloha Tower.
29. Kaka'ako Makai will provide public access to coastal open space and shoreline parks.
30. Bikeways need to be practicable not just "bike route" signs. Need Diamondhead-Ewa bike lanes or shared use paths.

### **Streets/Transit**

31. Street system shall include numerous connections and way to get around by foot, bicycle, vehicle, and transit.
32. Transit modes should be integrated with land use, preservation, and urban design goals. Consideration for at-grade or underground routes should be prioritized.
33. All streets shall include sidewalks and tree-lined pedestrian amenity zones.
34. Ala Moana Boulevard shall be a great urban street and an inviting public face for the area.
35. Bicycling needs to be part of reducing the carbon footprint.

### **Environmental Education**

36. Environmental education facilities and model features, including vegetation and build features that will teach everyone about land use ecology.

### **Design Guidelines**

37. Design guidelines for new development shall include goals and standards for urban design for the public realm [streets, parks, plazas], block size, scale and grain, building form and massing, street facades, and materials and detailing.
38. Encourage private development *mauka* of Ilalo Street to complement the gathering place concept of Kaka'ako Makai public use area by providing landscape setbacks, open space, views through from Ala Moana to the public use areas and inviting complementary ground floor uses such as restaurants, gifts shops and other pedestrian related small businesses.
39. Building design should address all the facades, without presenting an unfinished back to any street or public vantage point.
40. Land use, transportation and urban design shall be integrated to create a comprehensive sense of place.
41. Building design should address all the facades, without presenting an unfinished back to any street or public vantage point.
42. Buildings, grounds and infrastructure exemplify LEED code or other green building standards.
43. Locate buildings so they are viewed from Waikiki and draw tourists to Makai and Mauka.

### **Historic/Cultural Environment**

44. Historic pump station shall be rehabilitated and used as a significant gateway to the area.
45. Significant historic resources shall be preserved, rehabilitated, used and celebrated.
46. Protect, preserve and restore Kaka'ako Makai's resources, sites, facilities, settings, and locations that are significant in Kaka'ako Makai's history and culture.
47. Evaluation of existing conditions shall include a survey of existing buildings for historic, cultural and architectural significance.
48. A space that inspires reflection by highlighting natural resources and promoting artistic and cultural activities.
49. Emphasize the native Hawaiian culture and traditional practices.

## **Other**

50. No more building. Out with the cars.
51. More trees and lots more trees.
52. Continue to preclude any sale of state public land and any residential/housing development in Kaka'ako.
53. Demonstrate commitment to serve the highest needs and aspirations of Hawaii's people and the long-term good of its residents and future generations to come.
54. Nature has rights. It's our job to protect them.
55. What can we do best for nature—not what nature can do for us.
56. First do no harm...to the recreational opportunities already present.
57. After hearing all the good ideas on environment that is why the Hawaii State Legislature supports the Keiki Fishing Conservancy in Kaka'ako.
58. First do no harm.
59. Know the carrying capacity first before any building or development.
60. Reclaim *ahupua'a*.
61. Water—think of how it affects a space and how the space is affected by it—BE A RAIN DROP.
62. A catchments basin for water for all roofs acting as a pond or pool.
63. Clean up all toxins in the soil otherwise it will move into the ocean.
64. Transition from mauka-makai is engineered to be seamless.
65. Sense of plenty and pure water.

## KAKA'AKO MAKAI PLANNING THEME: COMMUNITY

### **Community:**

66. The community shall be defined as all stakeholders not only owning land in the area, but all who have a stake in the area, inclusive of (nearby or faraway) residents, workers and visitors.
67. Community: Are they the eight entities that originally have “ownership” of a portion of K. Makai?
68. Uses in Kaka'ako Makai shall all reinforce and support the area as a public gathering place rather than being non-related uses.
69. KM shall remain accessible. KM in planning needs to look from the ocean to the East, West Mauka to the mountains—to see big picture
70. 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.
71. Future development in Kaka'ako Makai will take into consideration how it will benefit the overall community.
72. The community = citizens must benefit from the overall KM plan.
73. Kaka'ako Makai shall be open to all members of the community and provide recreational, educational, and cultural opportunities.
74. Light rail will be nearby. How will this affect environmental and the community?
75. Farmers Market to sell produce and seafood from local farmers and fisherman from all cultures. Connected to that would be a cultural center to accommodate the diverse cultures of Hawai'i.

### **Parking**

76. Future development in Kaka'ako will ensure 10% of parking spaces created will be for public use.
77. Parking should support multi-uses amongst synergistic (?) land uses so that parking used for medical school, office uses, etc, M – F, 9 – 5 can be re-used for parking, recreation + cultural uses during evening and weekends.

### **Open Space/Recreation**

78. Provide open space that is severely lacking among the many large condos and businesses.
79. Provide for a large variety of recreational opportunities including ocean, shoreline and park activities, both active and passive.
80. KM shall consider communities that are already present in the area: ocean recreation users, surfers, fishers, divers, swimmers, etc, park users,

- picnickers & joggers, bikers & others. Consider how they use the area & keep in mind 30K + more residents needing open/green/ocean space.
- 81. Provide shoreline promenade + bike path as a link in the lei of green conceived to extend from diamond Head to Aloha Tower.
  - 82. Kaka'ako as a vital community gathering place by providing open spaces as a venue for community events.

### **Business**

- 83. Offer opportunities for small business that reflect the culture + communities of the past.
- 84. Preserve and enable existing marine businesses and allow their co-existence.

### **Connectivity**

- 85. Provide strong linkages to the surrounding community through bike paths/transit paths/pedestrian paths/and transit.
- 86. Parking structure needs to be created to provide ample parking for the public use of the area.

### **Education**

- 87. Cultural facilities such as children's discovery center, museums, performance spaces shall be clustered together in a manner that reinforces each other.
- 88. Contemplate facilities for public enrichment performing arts and open areas for multi-ethnic festivals and gatherings.
- 89. The future of Kaka'ako Makai must recognize its past. It should invite individuals of all cultures and socio-economic groups, backgrounds, etc. Essentially it must welcome rather than exclude.
- 90. Enrich                      Recreation  
    Preserve                Cultural Resources/Education  
    Welcome               Open Space  
    Perpetuate

### **Other**

- 91. Kaka'ako Makai should be a safe place.
- 92. A reasonable amount of housing shall be provided for the Med School + other area workers in order to reduce commuting gridlock and encourage inner-city revitalization.
- 93. Housing
- 94. After hearing all these good community ideas, that is why the Hawai'i State Legislature supported the Keiki Fishing Conservancy.

## KAKA'AKO MAKAI PLANNING THEME: CULTURAL

### **Venues and Land Uses**

1. . . shall celebrate and exhibit the culture and arts of Hawai'i.
2. Cultural facilities such as Children's Discovery Center, museums, performance spaces shall be clustered together in a manner that reinforces each other.
3. Park space and built facilities should provide Hawaiian cultural land use education and cultural enrichment and provide an opportunity for all the people that live here to learn through these features.
4. Spaces & opportunities for culturally specific subsistence activities of all types – *lo'i*, *kalo*, fishing, productive gardens (if geographically possible, farmers market.
5. Kaka'ako Makai will provide space for Hawaiian cultural practices not necessarily for entertainment, but for perpetuation of the practice.
6. . . . after venues for practicing and showcasing arts (visual and performing) of the various cultures represented in Hawaii. (multicultural).
7. "Gathering place" implies that there be specific "brick & mortar" venues where all cultural interests can be displayed, performed and expressed.
8. After hearing all these good cultural ideas, that is why the Hawaii State Legislature supported a Keiki Fishing Conservancy.
9. Kaka'ako Makai shall provide the venue for the teaching and the learning of Hawaiian culture.
10. Various cultural themes contribute to the sense of place:
  - Native Hawaiian
  - Ocean and marine
  - Recreation
  - Other ethnic groups
11. Land uses should encourage interaction and opportunities for people to get to know each other, their cultures and histories.
12. Opportunities for performing arts and visual presentations shall be included.
13. A venue for presenting cultural heritage and artistic expression, designed to be interchangeable or updateable. Few static elements punctuated by many new.
14. A malleable space designed for changing cultural art exhibits.
15. Cultural themes would be appropriate to an ocean front area in Hawai'i, which would specifically include surfing, navigation, ocean gathering, sailing (voyaging).
16. Kaka'ako Makai land use will reconcile Hawaiian rights with contemporary community needs.



## **Multicultural**

17. Kaka`ako Makai shall embrace both the intertwined and the distinct cultures of Hawai`i.
18. Kaka`ako provides access and is inclusive for a broad cross-section of people, including diversity of age, income, ethnicity and culture.
19. Presence (meaning we for recreation, meeting, public, non-profit activities) + active involvement of native Hawaiians + every major ethnic group of HI (Japanese, Chinese, Filipino, Haole, Samoan, Vietnamese, Micronesian, other Pacific Island groups, other Asian, all inclusive) for ex: dance practice, *halau* meeting, use of all these groups in open space + non-profit organized activities led by non-profit cultural groups of all types.
20. "Multiculturalism" will not just relegate Hawaiian culture to a role of just one among many, but will reflect its status as Hawaii's host culture.
21. Multicultural gathering place with infrastructure that can be used for various multicultural events.
22. Too much emphasis on Hawaiian culture only. All ethnic groups should be included.

## **Traditional Culture**

23. Although there are many cultures represented in Hawai`i, KM should be dedicated to celebrating "revitalizing" the "Host Culture." To that end a Hawaiian Cultural Park that provides education to locals and visitors alike, geared to perpetuating all things Hawai`i (language-music-dance-food etc.)
24. Cultural connection design elements, space for families to fish, exchange resources with Mauka.
25. Networks of cultural responsibilities
26. Maintain relationship with people Mauka
27. Village for which traditional Hawaiian culture can be practiced for purposes of education and research.
28. Preserve tradition ala Kaala Farms
29. Design Principle: authentic pre-contact agriculture (e.g. Kaala Farm) only this would be *makai*, not *mauka*, but it could connect to *mauka* pre-contact *kanaka maoli* did not make that distinction *ahupua`a* encompassed huge tracts of land-perhaps we would like to communicate what *ahupua`a* Kaka`ako Makai is part of-and what the entire *ahupua`a* was like in pre-contact times. Let's preserve some land for that purpose – without "worrying" about whether it will make money!
30. Fishing village, *hale wa`a*, whatever *makai* activities might be appropriate (surfing, body surfing too).
31. I don't know what Kaka`ako Makai was like circa 1787, but that might be a starting point.
32. We could see the changes we've made over the last 220 years. It might be a model for life after peak oil & global warming & the collapse of civilization Aloki (sp?)

### **Historical**

- 33. Heritage Education Center and historic interpretation should contribute to the enjoyment of the area.
- 34. The area shall include opportunities for preserving, using, and celebrating historic resources.
- 35. A cultural theme of Hawai'i through history with separate areas for each.
- 36. Heritage trails, sites, and gathering places shall be included.

### **Other concepts**

- 37. Culture can be preserved but not pickled
- 38. Culture can be reclaimed, but also can evolve it in a hybrid dynamic reflection of community.
- 39. Do not let culture overwhelm environment.
- 40. Culture can be revealed by action, does not have to be imbedded in building.

## **KAKA'AKO MAKAI PLANNING THEME: EDUCATION**

### **Existing Institutions and Landholders**

1. JABSOM is already here and should be supported.
2. JABSOM is already here and should be supported.
3. Higher education at JABSON, Cancer Research Center, technical research centers.
4. Kaka`ako Makai will support the educational endeavors of JABSOM, which may include student/faculty housing.
5. Kaka`ako Makai planning will respect both the educational resources here and the economic value of Kamehameha Schools lands that fund education statewide.

### **Environmental**

6. Kaka`ako Makai provides cultural and environmental education opportunities through experience of Native Hawaiian coastal environment and use of sustainable practices (water conservation, etc.)
7. Environmental Education facilities and model features, including vegetation and built features, that will teach everyone about land use ecology.
8. After seeing all the good ideas on education, that is why the state legislature supported a Keiki Fishing Conservancy in Kakaako Makai.

### **Historical**

9. Educational facilities that will create the need for Hawaiian historic and cultural experts to share our rich history for locals and visitors.

### **Audience**

10. Allow for scheduled, but variable, educational exhibitions for both the benefit of the public and tourists, as well as designated school groups.

### **How to offer education**

11. Kaka`ako Makai will emphasize place-based education over other educational uses.
12. State & educational institutions-would be offered an opportunity to teach ocean-related and cultural courses that all schools would recognize.
13. Don't duplicate existing educational resources.
14. 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).

## **KAKA'AKO MAKAI PLANNING THEME: FINANCIAL VIABILITY/SUSTAINABILITY**

### **Revenue Generating Features**

1. ...shall include revenue generating features like restaurants, cafés, shops, green markets, performance venues creating both daytime and nighttime use by the community.
2. A zone designated for commercial transactions, so as to preserve green or artful spaces, but encourage related and supporting cultural business
3. . . . shall support and promote culture and arts activities know to create economic ripple effects.
4. Types of viable uses? Must provide AM/PM uses for locals and visitors. Must generate \$.
5. Kaka`ako Makai will be committed to housing a farmer's market.
6. Act 231: State Cultural Public market pretty much sums up economic possibility
7. Encourage museums and other educational facilities for historic and cultural exhibits, cultural demonstrations and recollections (these facilities will generate revenue)
8. Kaka`ako Makai plan will consider limiting/controlling the growth of recreation business usage in Kaka`ako Makai.
9. Does Kaka`ako Makai need to generate \$ revenue or sustain itself? > There is a difference!
10. Kaka`ako Makai must limit commercialism – Don't overkill with development, shops/Rest!!
11. Limited ocean recreation concession businesses.
12. Create specific destination oriented to Hawaiian Cultural Theme Park, entertainment, crafts, food, art, etc. Language.

### **Sustainable Operation**

13. Encourage sustainable operation and maintenance of Kaka`ako's public areas and facilities and their uses under a tax exempt non-profit structure similar to a successful park conservancy and stewardship program.
14. Ensure synergistic shared parking for public use, especially during evenings and weekends.
15. Ensure that Kakaako Makai's public use facilities are compatible in placement, design, and architecture.
16. Assure sustainability or small businesses.
17. Sustainability: After observing good ideas on sustainability (of natural resources) , that is why the Hawaii State Legislature supports a Keiki Fishing Conservancy in Kaka`ako Makai.
18. Look for compatible businesses to help support the open areas.
19. Kaka`ako Makai area products should be "Made in Hawai'i"

## **Funding Mechanisms**

20. Funding for Kaka`ako Makai shall include multiple sources or means = taxpayer, revenue from commercial entities (ex. Farmers Market)
21. Encourage public/private partnerships and 501 (c) (3) non-profit management for the development and sustainable operation of Kaka`ako Makai's public areas and facilities.
22. Partnership models between non-profits/gov't/private should be incorporated.
23. Educational facilities that can be supported through national foundations and endowments.
24. Public land uses for parks, recreation + green spaces are made economically viable through public private parks conservancy (combining tax \$, contributions from econ. Development & business, limited amenities that generate revenue.
25. Proximity to Waikiki—request funding from FOREIGN or US Hotel (Trump) owners for support. Their “hotel” guests need another Hawaiian experience.
26. Revenue via concessions in green space
27. Government incentives
28. Public/private partnerships
29. Government contributes
30. Facilitate rule flexibility
31. Encourage public private partnerships that can survive in this location-compatible with the area
32. Revenue from performance arena partnerships
33. Encourage private development *mauka* of Ilalo Street to complement the gathering place concept of the Kaka`ako Makai public use area on public lands by providing landscaped set-backs and open, inviting ground-floor public uses.
34. Revenue via business enterprise.
35. Polluters pay
36. Cut back HCDA's administrative costs and Mauka area subsidy for Makai.
37. 501 © 3 – non-profit grants and funding
38. Each entity that participates must have an approved business plan
39. Bio-remediation of Soil: Lead & Arsenic—Grant funds to UH/educational component to clean soil.
40. Kaka`ako Makai reverts back to State or County for continuation of Ala Moana Park

## **Beneficiaries**

41. Contemplate only as necessary for the public comfort and enjoyment ancillary uses associated with Kaka`ako Makai's public use facilities, such as ethnic restaurants, refreshment concessions, non-profit gift shops, wharf shops to support the working harbor and other enterprises specifically serving the public need.
42. Kaka`ako Makai planning should include commercial activities that Benefits Hawaii Citizens!!
43. This area's revenue shall not be generated by solely or primarily from the visitor industry or aimed at exploiting the Hawaiian culture for profits.
44. . . . shall contribute to attracting more culturally aware visitors
45. . . . shall encourage activities that appeal to residents and visitors alike.
46. Kaka`ako Makai public land serves the people of all of Kaka`ako and beyond. As such, the economic viability of *makai* is founded on a larger base of support than just the public land itself.

## **Uses**

47. Ensure continued fishing and commercial boating uses at Kewalo Basin Harbor.
48. Ensure continued fishing, commercial boating, and *keiki* water education continues as at present.
49. Functional and profitable commercial harbor
50. Avoid gentrification. Give preference to mom 'n pops vs. deep-pocketed retailers.
51. Uses on public lands should emphasize public good. Uses on adjacent private lands should be economically viable uses that couple ?\_\_\_ + reinforce the public uses and concept of community gathering place.
52. Emphasize the Hawaiian culture in a cultural public market stocked by local farmers, fishers and traditional craft makers to reflect the Hawaiian value of trading in the *ahupua`a* between the mountains and the sea.
53. An exquisitely designed multi-cultural center that features performance and art venues that are a must-see and be-seen at area for all residents and island visitors.
54. Tourists drawn to Makai by park architecture-shop + play in Kewalo/Mauka area.
55. Businesses that support Hawaii's cultural and educational exhibitions and supports Hawaiian branding + tourism worldwide.
56. Capitalize on location in relationship to proposed railway stop
57. Performance venues for a variety of uses
58. Devices to bring tourists from Waikiki to Makai Area
59. Educational and experiential-related business activity
60. Land recreation concession businesses.