

**KAKA'AKO MAKAI COMMUNITY PLANNING ADVISORY COUNCIL  
MEETING SUMMARY  
Meeting #21**

**Tuesday, December 16, 2008  
John A. Burns School of Medicine, Room 301**

Meeting Materials Posted Online and Distributed:

- November 12, 2008, CPAC Meeting Summary and Attachments
- Proposed Point Panic Memorial Site Visit Summary and Attachments
- Remaining Guiding Principles to be Adopted
- Vision Statement Recommendation

**I. Preliminary Business**

- A. Welcome and Introductions – Noting that CPAC Chair Wong was unable to attend the meeting, First Vice Chair Iwami welcomed participants, and each introduced themselves.
- B. Adoption of the November 12, 2008 CPAC Meeting Summary  
*The November 12, 2008, CPAC Meeting Summary was adopted by consensus.*
- C. Meeting Overview – First Vice Chair Iwami commented that the published agenda would be followed with the intention to keep with the 2-hour meeting time, but the meeting may be extended to complete the agenda.

**II. Presentation: HCDA Projects Proposed for Kaka‘ako Makai**

HCDA Executive Director Anthony Ching began his presentation by speaking on his expectations of the CPAC’s involvement in the master planning process.

- He quoted HCR 30, 2006, which was adopted by the State Legislature and requested that the HCDA “*immediately convene a working group of interested stakeholders, particularly the groups and individuals that have surfaced in this controversy, to meaningfully participate in the development, acceptance, and implementation of any future plans for the development of Kakaako Makai.*”
- He highlighted future expectations:
  - Upon completion of the Vision Statement and Guiding Principles as the CPAC’s device, he would take them to develop a plan.
  - The plan would then be presented to the CPAC to show what will happen to the Vision and Guiding Principles.
  - The CPAC will be offered an opportunity to comment on any plans that are developed.
- He noted that he is sensitive to constituencies, including body surfers, surfers, park users, people who work in the area, people in Kewalo, and others with interests. He also recognized the public controversy that arose from a residential development proposed for Kaka‘ako Makai, and the Legislature’s subsequent actions to preclude the sale of State land in Kaka‘ako and residential development in Kaka‘ako Makai as a clear mandate.
- He reiterated what he believed to be other clear mandates:
  - The CPAC will develop the Vision and Guiding Principles
  - The HCDA will take the CPAC’s Vision and Guiding Principles and engage a consultant to develop a plan for what might be done in terms of specific uses or types of activities for the Makai area;
  - The HCDA will provide an opportunity for the CPAC to comment, and will try to finalize the plan and move on.

- He added that during the course of developing the plan the HCDA would talk with people so planning would not be done in a back room.
- He emphasized that the plan would not include residential development or sale of State land, and his expectation was to see public spaces, parks, and possibly low-rise types of activities and other expectations that would be thoroughly vetted among interested stakeholders so HCDA knows how to proceed.
- He concluded by noting that the legislature had not provided any funding to support the CPAC's functions, but the HCDA had paid \$52,800 for facilitation of the CPAC meetings and will continue to pay for the meeting room until the CPAC finishes and the HCDA starts the plan.

Executive Director Ching then explained forthcoming projects that the HCDA would be undertaking in the near future:

- Contaminated Soil Remediation of Certain Parcels and Conversion to Parking Lots
  - The cleared sites to be remediated will include the lot behind Fisherman's Wharf Restaurant, the piano-shaped lot between Ilalo, Ohe and Ahui Streets, the GRG fish auction site at Kewalo Basin cove, and the Look Lab site.
  - The HCDA will cover these lots with 6 inches of gravel or paving per Department of Health (DOH) requirements
- Interim Parking Lots
  - The HCDA will pave the piano-shaped lot to generate revenue from parking.
    - Interim at-grade metered parking will be provided for AAFES parking overflow, relocation of medical school parking from the future Cancer Research Center site, and future Kamehameha Schools facilities parking. This parking lot will be managed by a parking concession.
    - DOH requires that this be done in terms of the remediation.
    - The capacity of the piano lot is 1000 to 1100 parking stalls and the medical school and Cancer Research Center may require 1000 parking stalls.
    - Parking is considered a good interim use until the final plan for this site is decided.

Comments, questions and answers:

- Q. What is the expected annual revenue from the metered parking?
  - A. The most would be \$800 or \$900 to \$1000.
- C. This virtually constitutes a sea of cars, which the CPAC's Vision and Guiding Principles do not support.
  - A. This is not presently a permitted use but the HCDA is required to cover or cap this lot in any case. It costs approximately \$1 million to maintain the present parks and this will generate some income to help offset this expense.
- Parking Study
  - Because parking is an issue, the HCDA will commission a study for future parking in Kaka'ako Makai.
  - This study will consider parking solutions and strategies to take care of near-term and long-term uses, and how much parking might be needed given development and a plan that might ultimately be produced, including park events for 10,000 or any number of people.
- Cancer Research Center
  - A lease was recently signed for the Cancer Research Center's 5 ½-acre site.

Comments, questions and answers:

- Q. What is the term of the Cancer Research Center's lease?
  - A. 65 years.

- Seawater Air-Conditioning Pump Station
    - The Seawater Air Conditioning operators are looking for a feasible pump station site in Kaka‘ako Makai, possibly behind the Gold Bond building or closer to the water where the Next-Step facility is located.
  - Bio-Lab
    - The HCDA understands that the planned location for the PacRBL would be within the medical center’s campus, so few approvals will be needed from the HCDA.
    - The HCDA will consider whether the building follows the design guidelines in the existing rules for the area.
- Comments, questions and answers:
- Q. Has an Environmental Impact Statement been completed for the PacRBL project? There are presently questions at the national level about these facilities.
    - A. This is not HCDA’s project. HCDA will only be looking at compliance with design guidelines for buildings and has no jurisdiction over Chapter 343 compliance. If the project comes before the HCDA, the HCDA is obliged to deal with it.
- Kewalo Basin Administrative Rules
    - On November 24 the Governor approved the HCDA’s Administrative Rules for Kewalo Basin, which were duly filed with the Lt. Governor’s office.
    - The new rules govern and describe the HCDA’s authority and jurisdiction in Kewalo Basin effective November 24.
    - HCDA has entered into discussions with DOT about the harbor’s transition to the HCDA.
    - Prior to the transition, the HCDA will convene a meeting in January with all the stakeholders to let them know what is happening, provide information about forms and answer questions.
    - A feature of the transition is a stakeholder advisory committee established to provide input to the HCDA for any design, operations, repair and maintenance plans, with committee members solicited as follows:
      - 2 charter tour industry representatives
      - 2 long-line fishing industry representatives
      - 2 commercial fishing industry representatives
      - 2 excursion boating representatives
      - 1 recreational boating representative
      - 1 Kewalo Basin Park representative
      - 1 CPAC representative
      - 1 DOT Harbors member
      - 1 DLNR small boat harbors member
  - Proposed 2009 Legislation
    - The HCDA will be proposing 2009 Legislation to allow the sale of HCDA land, but only in the Kaka‘ako Mauka area above Ala Moana Boulevard, because the HCDA wants the flexibility to sell the Brewery Building and another small lot for relaxation and relief to develop other projects.
    - The proposed legislation will also allow the HCDA to sell buy-back reserved housing units or any other HCDA mauka lands, and specifically does not allow makai lands to be sold.

- Mother Marianne Cope Memorial Proposal
  - The HCDA is poised for action on this proposal at their next meeting following a previous information meeting.
  - HCDA has developed policies and guidelines with certain criteria to determine if a memorial is appropriate for the park. Major considerations include:
    - The memorial must have a connection to Kaka‘ako.
    - A commitment must be made by the sponsoring organization to care for and maintain the memorial.
  - Other memorials in the park were erected before the memorial policies were created.
  - The HCDA has determined that Mother Marianne Cope’s care for leprosy patients and introduction of sterile conditions at the Kaka‘ako Branch Receiving Station, or Leper’s Hospital, and her establishment of the Kapi‘olani Home for the children of leprosy patients on the hospital grounds followed by her notable work at Kalaupapa on Molokai, would be consistent with the policies in place.
  - The HCDA will listen to whatever the CPAC has to say, but will take action at the next meeting.

Discussion, comments, questions and answers:

- C. You spoke about HCR 30, and that the CPAC is to participate in the development and implementation of the plan....
  - A. Yes, that’s clear.
  - C. ...and what we heard was that you are going to take our guidelines and vision statement, make a plan, and then offer that plan for comments....
  - A. Yes, come back to the CPAC.
  - Q. ....So, what is the further definition of what you see as “participation,” and if it extends beyond comments?
  - A. At this point, it’s the CPAC’s process and you will come up with something. HCR 30 says “meaningfully participate” and if the CPAC chooses to define “meaningfully participate,” have at it and I will take it. The HCDA did not want to limit this by defining it.
- C. We see the HCDA’s parking lot decision as part of the planning for Kaka‘ako Makai, but we have not participated in this decision.
  - C. The DOH asked the HCDA to remediate the area by capping or covering it...
  - A. Or even paving it.
  - C. ....and the options for that are dirt, gravel, paving or lawn, with 6 inches of gravel or 18 inches of dirt fill....
  - A. One of the DOH recommendations was that paving is impermeable surfacing and will not allow water to percolate through and move the contaminants.
  - C. The process is that a remedial plan is provided to the DOH. DOH does not make recommendations on how to remediate, but requests remedies from the land owner that DOH can approve.
  - A. HCDA offered a remediation plan to DOH for paving as well as gravel surfacing.
  - C. The concern is that lawn has not been considered, and I ask that you consider this. The CPAC has advocated green open space during CPAC meetings, and the only area available for this is the piano-shaped lot. But the CPAC did not have the opportunity to participate in the actual planning or decision on paving the lot. Alternatives include the following:
    - There should be 1,000 parking spaces available in the Fisherman’s Wharf and Look Lab areas, and existing shoreline parking areas.

- The CPAC has recommended dual purposes for parking lots, and there is a large open parking lot associated with the park near the medical school.
- If the goal is to acquire 1,000 interim parking spaces, this could be done with these other areas and the piano-shaped lot could be used for needed green space at least as a preliminary part of the planning.
- A. The HCDA is somewhat overdue in the obligation to respond the DOH's remediation concerns, and DOH has responded that various forms of cover will work. We need to disregard dirt because it moves and is permeable, and coral and crushed gravel are permeable. Paving is good because it is a hard surface and could be used for dual parking purposes.
  - It is presently unknown what the plan for this area will be, and whatever is done on an interim basis might be for 1 year, 10 years, or more.
  - The HCDA is looking at what makes the most sense for the long-term environmental and community concern, and the business concern.
  - The 400-stall parking lot presently on the Cancer Research Center site will need to be relocated to make way for construction.
  - Kamehameha Schools wants to construct an Asia-Pacific research center and this will have offsite parking requirements.
  - The 385-stall parking lot adjacent to Waterfront Park is dedicated solely to park users, and the HCDA does not want to take this away.

The issues are 1) the required remediation and 2) there is a cost to everything and this appears to be the best solution to respond to the cost imbalance and remediation requirement. It is not an option.

  - Consideration was given to remedial paving of one side as a temporary required measure.
  - The long-term use will not be a parking lot. If the lot becomes a park, the HCDA will dig up the paving.
- Q. Was the cost for doing this \$4.9 million?
  - A. This will be the cost for all the lots.
- C. A really important point needs to be brought up regarding the DOH request for remedial action. DOH wants the contaminated areas covered. The concern is not remediating the contamination through the sub-surface. The reason for capping is to reduce the risk of exposure to people using the land, which is not a permeating problem. Had the HCDA proposed remediation with dirt fill and a grass cover to the DOH, this also would have been a very valid and acceptable measure to serve as a legitimate cap to reduce exposure to contamination.
  - A. I do not disagree, but for practical reasons the paving helps generate revenue to help offset rising costs for the park, which is a core public use, and the HCDA's Kaka'ako Makai business plan supports dual parking purposes.
- C. This type of rationale carries through permanently. HCDA will always need money to take care of a park.
  - A. This is an interim use and not a permanent building, and it fulfills the need for parking while generating some revenue. If the CPAC can justify that the area can be turned into grass, then this will be done with the final plan.
    - The parking study will determine the amount of possible permanent parking.
    - If parking is relocated to the Look Lab site, this would also require fencing and paving to generate \$1 per hour.

The information provided to the CPAC is to define the reason for the paved parking lot decision and the circumstances that require it, and to assure the CPAC that this is not a permanent use.

- C. There are concerns about remediation, and many of us deal with permitting agencies, which in this case is the DOH. The underlying concern is that people do not want to have this kind of precedent set where HCDA comes back to the CPAC after decisions have been made.
  - Even if a decision is a requirement for compliance with permits, this permitting agency is being used as a trump card.
  - The HCDA may recognize the importance of the CPAC's input, but this input should not be too little and too late.
  - Government guidelines are public information. If the HCDA wants to gain public support, HCDA requirements should be shared ahead of time so the public knows what to expect and is able to provide more input on the solutions.
- C. The CPAC has been granted the position of meaningful participation. This means active participation on an ongoing basis. But today we are being told that when we finish the Vision and Guiding Principles shortly the HCDA will take it from there and will return to the CPAC for comments on the result. This was not our understanding because we expected a perpetual relationship with the HCDA in this planning effort.
- C. Interim, if this is temporary, the easiest thing to do instead of spending \$X million on a parking lot, would be to remediate with grassed fill and let people experience an expanded park in this shoreline open space.
- Executive Director Ching summarized his position:
  - It is expected that a Vision and Guiding Principles will be forthcoming from the CPAC.
  - The HCDA is obliged to take the Vision and Guiding Principles and develop a plan.
  - If the HCDA defines the CPAC's "meaningful participation" as skimpy, this would not be acceptable to the CPAC. So the CPAC is expected to provide the definition of "meaningful participation" for the next steps.
  - It is expected that the best use of the piano-shaped lot, as well as all the State's land assets in Kaka'ako Makai, will be determined during the planning process.

Concerns, questions and answers:

- Q. Will HCDA staff be at the next CPAC meeting to work with the CPAC to define the CPAC's participation level? People are now very unclear about this.
- A. The CPAC will determine this and let HCDA know what is next.
- C. What is happening right now is that HCDA decisions are being forced on the CPAC without the people being represented in these decisions, which is what happened before, and there is no timeframe for response by the people. The HCDA may desire revenue, but what about the concerns of the people?
- A. I have told the CPAC what we are doing, why it is being done, and under what circumstances. If the CPAC has a position I will listen.
- C. The decision was already made by the HCDA board at their last meeting.
- A. The CPAC was told about the parking at a previous meeting.

Executive Director Ching was thanked for his presentation and attendance at this meeting.

### III. Point Panic Memorial Proposal

Sister William Marie Eleniki, Chief Administrator for Foundation at the St. Francis Health Care System was present to represent the Sisters of St. Francis and discuss the memorial in honor of the Blessed Mother Marianne Cope proposed to be erected at Point Panic. She shared the following with the CPAC:

- St. Francis was a lover of nature and all creation, including the land and the sea, which is where we are from and where we get our nourishment. The whole environment is important.
- The Sisters of St. Francis have been in Hawaii since 1883. King Kalakaua had commissioned a search in the United States and Europe for angels of mercy to come to Hawaii to help people suffering from Hansen's disease, or leprosy, and only the Sisters of St. Francis from Syracuse, New York, responded.
- One-fifth of their community is from Hawaii, and one-fifth from mixed cultures, so they understand the culture and environment of Hawaii.
- Mother Marianne Cope was recently raised to beatification in the Church, and if there is another miracle attributed to her she will become a Saint like Father Damien.
- Mother Marianne Cope began her work on Oahu at the receiving hospital for patients in their way to Molokai. She spent 35 years improving conditions for the patients on Oahu and Molokai and her legacy continues with today's St. Francis Medical Center and High School.
- Point Panic is a beautiful place, and the Sisters know that this is where Mother would like to be with nature and beauty, looking toward Molokai and seeing the surfers.
- The Sisters of St. Francis have set aside a trust for funds dedicated to maintain the monument. The trees will not be removed because Mother Marianne recognized the importance of surrounding beauty and planted many trees.
- The Sister creating the statue traveled from Pittsburgh and exclaimed that when God closed the Garden of Eden, 75% of its beauty came to Hawaii and 25% went to the rest of the world.
- Mother Marianne Cope was an outstanding person who worked hard for the Hawaiian people. King Kalakaua gave her the top award for caring for the people, and the Sisters of St. Francis continue this legacy.

Discussion, comments, questions and answers:

- C. This is somewhat of an imposing effort. Nobody disagrees that Mother Marianne Cope should be memorialized, the only objection is the specific spot chosen for the memorial because of its usage and the lack of space, and the number of body surfers, park users and photographers who congregate under the tree in the shade.
  - A You will receive many blessings because she will be watching over you.
  - C. There are different opinions about where the memorial should be, either recessed in the same area or at another location within the park, but there is agreement that the specific location is too limited in space for a memorial.
  - Q. Could you explain how that location looks at Molokai.
    - A. When you turn the corner past Diamond Head you can see Molokai.
    - C. Then this is not the right side of the island.
    - Q. You said Mother Marianne had a hospital here.
      - A. It was the Branch Hospital in Kaka'ako.
- C. This would make more sense than the view to Molokai.
  - A. It is symbolic of her journey there after working here.

- C. The small grass area covered by the tree's shade is also important to daily visitors, including elderly retirees and tourists not accustomed to the Hawaiian sun. You would take away 50% of this.
- Q. How big and how tall is the memorial? Right now there is enough space for three land photographers and their equipment.
- C. There are other areas, and there could be other trees planted and we are all for that. There would be no objection to erecting the statue under another tree, and that particular location has been the only objection.
- C. The memorial would need to be 30 feet away from the circle on the Point because of the pedestrian use and the beach shower used by the surfers.

CPAC Secretary Matson briefly highlighted the CPAC Steering Committee's December 9 Point Panic site visit report and photographs posted online, and added the following:

- Old maps from the 1800's show that the shoreline at that time was aligned with the present configuration of Ala Moana Boulevard, with fishponds and ocean beyond that point.
- The maps show the location of what was called the "Leper's Hospital" at that time, with proposed roads later drawn intersecting the hospital. According to the shoreline configuration, today this is the intersection of Ala Moana Boulevard and Ward Avenue.
- Adjacent to the hospital was the home for the children of the leprosy patients who were cared for.
- Mother Marianne carried a significant role here, and to have that expressed as part of the history of this area appears to be quite appropriate.
- Alternate locations were discussed, and some felt several other locations would be appropriate, such as the original hospital site at the landscaped corner of the Bank of Hawaii, or across Ala Moana Boulevard at the landscaped corner of Fisherman's Wharf, or with the other memorial on the Waterfront Park hill, or near the Children's Discovery Center where children would be able to learn and understand this history, or other areas in the park where trees could be planted, or the grass area under the trees just mauka of the Point Panic circle, which is in direct makai alignment with the Branch Hospital and where there would be more space around the memorial.
- Conclusions from the site visit were the following:
  - The proposed location for the memorial has existing public uses.
  - Point Panic stakeholders unanimously agreed that the memorial should not be placed at the proposed location.
  - Point Panic stakeholders and ocean users expressed a strong desire to work with the CPAC, the HCDA and the applicants to determine the most appropriate place for the memorial.

There were no objections to the memorial and people generally agreed that it would be appropriate, but not in that specific location.

Discussion, comments, questions and answers:

- Q. What comments were received on the idea to have the monument at the top of the hill?
  - A. This was one idea, but there were concerns about having a collection of monuments in a memorial park because each needs its own space to be appreciated.
  - A. Clustering the monuments would diminish their significance as focal points.
- C. The Point Panic circle is a key visual location on a walkway axis with a circle at the other end.

- C. Point Panic is already a crowded space with stairs to the water, a shower, the observation circle under the tree, and the signs. But having the memorial mauka of the circle seems naturally fitting with the alignment to the historic hospital site. The alternatives need to be explored.
- C. Thinking about history and culture, the CPAC Vision Statement is wonderful. One of the things about Kaka‘ako’s history is that before Statehood Gabby Pahinui grew up in Kaka‘ako. He learned slack-key music from Herman Keawe in a house possibly in the area of today’s car dealerships. There could also be a memorial dedicated to this older teacher and a young Gabby Pahinui. I have worked at Kalaupapa, and I think about where Mother Marianne would want to be and that she would appreciate the honor of a memorial in itself. We have to do our best to work with each other for the best for everyone.
- C. There may be a good compromise within the area. One thing that surfaced from all the different options was the space in the grove of coconut trees between Kewalo Marine Lab and the paved area, where the memorial would remain at Point Panic looking toward Molokai but would be away from the circular planter where there is a conflict. Assuming this is a viable alternative, the discussion could consider the users concerns and the importance of Point Panic to the Sisters of St. Francis. From a planning and architectural point of view this could work just as well.
- Q. The tree has many roots, and with excavation and footing for a statue the roots would need to be cut, which could damage the tree or affect its growth. Has a landscape architect or arborist been consulted on this proposal from a technical perspective?
- Q. Is there decision deadline for this project? When is the statuary expected to be completed?
  - A. In about a year.
  - Q Who would make the decision?
  - A. We would have to think about it and I don’t want to talk about it now.
  - Q. Who makes the decision in terms of the land?
  - A. The HCDA, and their decision will be at their next meeting on January 7. HCDA deferred their decision to provide the CPAC with the opportunity to make a recommendation, and this is why we accelerated a site visit and discussion of the proposal on this agenda.
- C. I would support having the monument on the grass area away from the circle.
- C. This space is also heavily used in the summer by the surfers. The landscape plan had spider lilies planted here, but they were overcome by the sea-grape tree growth and died.
- C. We have generated two very important sources of information about this for consideration: 1) the CPAC site survey report and 2) this meeting’s minutes will reflect that there is a very strong social feeling about this area to a whole community of people who love this area, who have powerful feelings about it, and who would want these sentiments to be very seriously considered. I move that we request HCDA to defer their decision in January to either February or March, and we allow the time for this information to be considered and reflected upon, and for the CPAC have another round of discussion in January.
- C. An alternative noted at the HCDA meeting would be to support the memorial and defer decision on its location.

- A. The motion could be that we request the HCDA to defer the decision on the location of the memorial until there is time for full consideration of the CPAC report generated from the site visit and this meeting’s minutes, which will reflect a powerful sentiment and feeling in a community of people about this place. It is a sense of place. It is a sense of place that is not recorded anywhere except now in these minutes, but otherwise this is carried orally by those who care about this place, and oral traditions matter to people in Hawaii.

***It was moved and seconded by four that the CPAC ask the HCDA to defer the decision on the memorial’s location until February or March.***

Discussion:

- The motion allows more time for discussion and review of the information that the CPAC is generating.
- The CPAC could schedule another site visit to look at the alternative locations for placement of the memorial.
- The CPAC could determine six locations and discuss their merits to decide on a recommendation to the HCDA.
- An important point is that those who attended the site visit expressed the desire to work with the HCDA and the Sisters of St. Francis toward a solution that everyone could feel comfortable with. The CPAC needs to extend this invitation and hopes that the HCDA will allow us to do that.
- Looking at the CPAC’s vision, this new information falls under the historic sense of place and education, and maybe something better can be done where people can learn about Kaka’ako in this way. This is bigger than just a statue.
- This is one of the prime locations in the entire Makai area, and it is premature for anyone to discuss the placement of a permanent fixture in one of the prime areas, regardless of the subject. The CPAC is about planning what will go into the park and offering to the HCDA our input. For that reason we need to support the motion on the floor. We support in concept the idea of the memorial, but we need to put off discussion on where it might go until we have decided many things that are equal, if not greater, in magnitude.
- Q. Can we ask the HCDA and Sisters after hearing this discussion if they are receptive to the motion and willing to defer the January 7 decision?  
A. I will take back whatever you decide, and the Chair will direct me as to the agenda.

***The motion was unanimously adopted by consensus as restated: that the CPAC ask the HCDA to defer decision on the location of the memorial until February or March so the information generated by the CPAC can be considered by all the parties involved.***

#### **IV. Review and Adoption of Three Remaining Guiding Principles**

Secretary Matson summarized the eleven Guiding Principles adopted by consensus at the November 12 CPAC meeting, and led the review of the three CPAC Guiding Principles that remained to be adopted, as follows:

- Hawaiian Culture and Values of the Ahupua’a
  - Update: Discussion evolved over several Steering Committee meetings on Hawaiian Culture and Values of the Ahupua’a as one of the leading Guiding Principles, and the term “legal rights” being made part of this Guiding Principle. At the November 18 Steering Committee meeting it was acknowledged that the purpose of this guiding principle is to convey the

importance of the Hawaiian culture by emphasizing the Hawaiian culture, as guided by the existing statute for Kaka‘ako Makai, and that this guiding principle’s purpose and intent should be maintained without adding weight of often active legal issues. The Steering Committee also noted that traditional and customary rights and practices are supported by the State Constitution, and to maintain the cultural tenor of this guiding principle recommended that the lead sentence be revised to read “*Base the framework for the planning, decision-making and implementation of the Kaka‘ako Makai master plan on Native Hawaiian values and traditional and customary rights and practices protected by the State.*”

- Public Safety, Health and Welfare

- Update on second bullet: Concern was brought forth at the November 12 CPAC meeting about the lack of definition of bio-hazards. This led to refinement of the second bullet to read:

*“Ensure that Kaka‘ako Makai remains free and clear of elements, activities and facilities that may be potentially harmful to the natural environment and public well-being, including laboratories containing and experimenting with Level 3 or higher bio-hazardous pathogens and/or biological toxins known to have the potential to pose a severe threat to public health and safety.”*

This concern was strongly supported by the CPAC from the outset given Kaka‘ako Makai’s shoreline location within a tsunami zone and adjacent to a regional park, the primary visitor destination center, and the primary urban center.

- Update on third bullet: Examples of refined language were submitted to the Steering Committee and condensed to read:

*“Ensure that that exposure to land and ocean is environmentally safe for people and marine life.”*

Discussion:

- This bullet is now very similar to the lead statement. The second proposal noted has more definition for the purpose and function of this bullet.
- The second and third bullet should be reversed.
- More definition is needed for protection from contaminants, and compliance with environmental laws is not included.

***It was moved and seconded that the notated version be used and reversed in order with the second bullet.***

Discussion:

- It is not necessary to include following the law.
- The term remediation should replace mitigation.
- Remediation covers all measures for any contaminants.

***The motion carried to replace the third bullet with the notated version as the second bullet, to read: “Ensure that exposure to land and ocean is environmentally safe for people and marine life by assuring timely investigation, determination, and remediation of contaminants.”***

One CPAC participant voted to retain the Steering Committee’s shorter version.

- Future Funding and Management

- Update: The Steering Committee considered a CPAC participant’s written recommendation to include developing a public/private community benefits agreement stating each party’s contributions to the area, and it was agreed that this would be a separate document that could be noted to be developed at a later date. The intent is a partnership of public and private entities with interests in Kaka‘ako

that would contribute toward the development and sustainability of Kaka‘ako Makai’s public use areas

Discussion:

- It is important to educate ourselves, the community and the HCDA board because we do not have a well known history of these conservancies. An example is the New York Central Park Conservancy, which has become a viable entity that has given life to that park.

***It was moved and seconded that the public/private partnership community benefits agreement become part of this Guiding Principle as a footnote for a future separate document. The motion carried by consensus.***

***It was moved and seconded that, like the Guiding Principles adopted at the previous CPAC meeting, the three remaining amended Guiding Principles be approved. The motion carried by consensus. It was then declared that all CPAC Guiding Principles for Kaka‘ako Makai had been adopted by consensus.***

## V. Review and Discussion of Final Vision Statement Recommendations

It was requested that CPAC participant Sorensen facilitate the Vision Statement discussion as she had done at the December 2 Steering Committee meeting. She explained that the process used to refine the recommended Vision Statement was very similar to the process used for the Guiding Principles, and the common terms from the vision statement examples contributed previously were consolidated and used as a foundation to build the statement into a summary of the Guiding Principles for Kaka‘ako Makai. Upon request, she read the draft statement aloud:

*Kaka‘ako Makai is the community’s gathering place. A place that welcomes all people from keiki to kupuna and provides enriching cultural, recreational and educational public uses. A place that continues the shoreline lei of green, connects the mountains to the ocean and encourages ecological integrity of land, air and sea. Kaka‘ako Makai honors, celebrates and preserves its historic sense of place, Hawaiian cultural values and panoramic Mauka-Makai vistas for present families and future generations.*

Secretary Matson explained that the CPAC policy for the Vision Statement has been that it should convey the sense of the Guiding Principles in two to three sentences, and the second version shown used the same language foundation as the original in two sentences through different punctuation. In addition, at their December 2 meeting the Steering Committee had left some work to be done in addressing a way to convey “local lifestyle,” and some additional suggestions were presented at the December 9 meeting. Upon request, Vice Chair Iwami read the second version aloud:

*Kaka‘ako Makai is the community’s gathering place; the place that welcomes all people, from keiki to kupuna, and provides enriching cultural, recreational and educational public uses and scenic beauty; the place that continues the shoreline lei of green, connects panoramic vistas mauka and makai, and encourages ecological integrity of land, air and sea. Kaka‘ako Makai honors, celebrates and preserves its historic sense of place, Hawaiian cultural values and our peaceful island lifestyle for present families and future generations.*

Comments, questions and answers:

- The outcome of this work has wonderful flow.

Several CPAC participants supported the flow of the first version.

Several CPAC participants supported the words in the second version.

- The words are more important than the flow.
- “Peaceful island lifestyle” is an important statement.
- The use of “the” for “a” in the second version connotes exclusivity.
- It was noted during the Steering Committee meeting that connecting the “mountains to the ocean” and “panoramic mauka-makai vistas” were similar and might be combined.
- “Welcomes all people” and “from keiki to kupuna” is redundant.

Several CPAC participants supported the use of Hawaiian words and “from keiki to kupuna” as being representative of the Hawaiian culture.

- Q. What is peaceful?
  - A. This conveys tranquility, as in watching the ocean. It is part of the sense of place that is more open and flowing.
  - A. Given all the high-rises, our yearning is a peaceful island lifestyle.
- C. Use “*Hawaiian cultural values and our island lifestyle for present families and future generations.*”
- C. The panoramic experience of mountain and ocean views is important to public shoreline users. Kaka‘ako Makai can physically connect the mountains to the ocean because of its position in the middle, but it is the panoramic experience that is culturally important. It clarifies the intent of what so many people have expressed during all these meetings.
  - C. Both connecting the mountains to the ocean and the panoramic viewplanes are important, but they seem different because the connection can be ecological integrity as well as social or cultural connection, not just views. So use both.
- C. Replace “for present families and future generations” with “shared for many generations.”
  - C. “Shared by present families and future generations.”
- C. Something important has been forgotten, and that is that Kaka‘ako Makai is “*a safe place that welcomes all people.*” This was one of the most strongly supported nominations.

Several CPAC participants supported adding “safe” to the second sentence of the Vision Statement. It was also suggested that “a place that safely welcomes people” would maintain the consistency and rhythm of the second and third sentences.

- C. “Scenic beauty” was supported in several of the Vision examples and could be added after “public uses.”
- C. The Vision needs to have correct Hawaiian characters.
- C. A writer was previously suggested, but this Vision Statement now has flow and rhythm, and a way that sounds good and evokes an image when said out loud.

It was agreed that the Steering Committee would review the final suggestions for the Vision Statement and recommend a refined final Vision Statement for the January 13 CPAC meeting.

## VI. Next Meeting Dates

Next Steering Committee Meeting - Tuesday, January 6, 2009

Next CPAC Meeting – Tuesday, January 13, 2009.

The meeting was adjourned at 7:50 PM

**December 16, 2008, CPAC Meeting Attendance**  
(and Meetings Attended)

Balderama, Al	(1)	Loy, Bob	(12)
Balderama, Raymond	(1)	Matson, Michelle	(21)
Crabbe, Kanekoa	(1)	Medeiros, Gordon	(1)
Crone, Bob	(16)	Miasnik, Geoff	(12)
Dang, Mike	(15)	Morisato, Neal	(10)
Darrah, Jennifer	(5)	Nakasato, Jason	(1)
Du Plessis, Sanja	(1)	Okada, Dexter	(17)
Feltz, Bill	(16)	Palama, Doug	(1)
Hedlund, Nancy	(19)	Reis, Kimo	(1)
Iwami, Ronald	(18)	Sakaguchi, Bill	(1)
Jack, Nicole	(1)	Sorensen, Lynn	(5)
Jerome, Craig	(1)	Stenger, Andrew	(1)
Jiryao, Kamaka	(1)	Takamine, Wayne	(18)
Kapela, Steven	(1)	Tamashiro, Lainie	(20)
Kastner, Katie	(2)	White , Reg	(7)
Lizama, David	(13)		

Eleniki, Sr. William Marie

HCDA Staff

Ching, Anthony  
Neupane, Deepak  
Takahashi, Teney  
Nakamoto, Craig

Draft CPAC Meeting Summary developed and transmitted by CPAC Secretary to Steering Committee Members for review on December 22, 2008. Draft CPAC Meeting Summary approved for posting on December 29, 2008, by Steering Committee members present at this meeting.