

**DRAFT GUIDING PRINCIPLE COMMENTS
ON STEERING COMMITTEE COMBINATIONS
CPAC MEETING #17 OF AUGUST 12, 2008**

#1: Parks and Green Space

Expanded shoreline park space will connect the “lei of green” parks from Diamond Head to Aloha Tower to serve the Kaka’ako community. This use of public land will demonstrate the principles of the ahupua’a that respect the natural dynamic interaction of people, land, ocean and air, and contribute to preservation of Honolulu’s native coastal and marine resources.

- Shoreline acreage dedicated to essential park elements, such as access to grass and trees and opportunities for recreation, will contribute to the public health and welfare of Kaka’ako’s growing urban population.
- National-level park standards of at least 2 acres per 1000 people will be used as a benchmark to assure the sufficiency of park acreage needed to offset the adverse human effects of urban density, noise and pollution, resulting from “smart growth” development.

Posted Comments:

- Key concepts: lei of green ahupua’a. Add ‘Leahi’ to Diamondhead [sic]. Clarify national level park standards, geographical range, standards. Include footnote clarifying park standards and Hawaiian terms and common councils [?]
- Why national level park vs. others? Our rule supercedes HCDAs? Park vs. open space?
- Does this mean for all of Kaka’ako or just Kaka’ako Makai? What is the relationship of Kaka’ako Makai to the GGP plan and its green space?
- Shoreline park should serve the Kaka’ako community and beyond. I live in Manoa and use the area.
- Paragraph 3: is this a replacement or addition to the current/future development STDs [makai area rules] relative to open space?
- Need codification and references # of 2 acres per 1000 people—park dedication standards? Also, allow for both residents and visitors---that will be attracted to the area.
- Clarify point of ‘lei of green’—to connect D’head to Aloha Tower ONLY or also within the Kaka’ako community there should be a lei of green?
- Expanded shoreline park will connect the ‘lei of green’ parks from Leahi to Aloha Tower to contribute to preservation of native coastal and marine resources and the public health and welfare of Kaka’ako’s growing urban population.
- Too long! Specific acreage is not a guiding principle [more for planning—future].
- Should serve all communities between Diamond Head and Aloha Tower. What national standards based on what population/people applied to what area? Kaka’ako Makai, Kaka’ako, Honolulu, Oahu, Hawaii. Too vague. Does not belong in GP.

- Ahupua'a seems to refer to a sustainable mixed use community, originally. We don't want that here [no residents]. So it may be inauthentic to use it here when we don't want key parts of the ahupua'a.
- Should we call it park or open space?
- Add to the guiding principles – open space/vision plane: Kaka`ako Makai to remain 1st and foremost a place of nature – with natural sounds and scents and sights of the natural world.

#4: Open view planes

Ensure public and private planning and development safeguards to identify and document, retain and restore, protect, preserve and perpetuate Kaka`ako Makai's makai-mauka open view planes as an inherent value of the Hawaiian cultural principles of the ahupua'a, from the ocean, the shoreline and public lands of Kaka`ako Makai and Kewalo Basin harbor to the Ko`olau Mountains, Diamond Head and the Waianae Mountain Range.

Posted Comments:

- [delete 'identify'] to 'document' would involve identify—unnecessary repetitive words. The mauka-makai view plane is not the value of the Hawaiian cultural ahupua'a, but a SYMBOL of the ahupua'a Diamondhead and Waianae is the opposite of the ahupua'a concept. It would all be shoreline or Mt. nothing b/w is seen.
- Rewrite. Ensure safeguards to identify, document, retain and restore Kaka`ako Makai's view planes from the shoreline and harbor to the Ko`olau, Leahi and the Waianae. NB: 'public lands needs to be defined if included.
- Too wordy! Too many bullets! Sentence way too long!
- When Hawaiian terms are used.... When Hawaiian terms could be used... have specialists of Hawaiian culture review for proper usage of terms.
- Perpetuate KM's makai-mauka, diamondhead-Ewa open view planes.
- Add to the guiding principles – open space/vision plane: Kaka`ako Makai to remain 1st and foremost a place of nature – with natural sounds and scents and sights of the natural world.

#5: Public Accessibility

- Kaka‘ako Makai shall be fully accessible to the public.
- Promotes access to the shoreline for ocean sports, recreation, cultural, and other activities that have minimal impact to the environment.
- Provide wide tree lined paths to accommodate bikers, walkers, runners, and others with restrooms, picnic areas, and pedestrian amenity zones along the way.
- Ample parking at affordable rates to support the public use. Ensure that the parking for the Medical School and offices can be used during evenings and weekends.

Posted Comments:

- Incomplete. Refine and rewrite. Specifics will be provided @ SC.
- Keep in ‘ample parking at affordable rates’. Can’t there be reference to availability of all—day parking [this would be important to ocean-rec users and family picnickers].
- Access to Kaka‘ako from the ocean—how will boaters access? Should this be included?
- 4th bullet point—provide ample free parking at affordable rates. Ensure that the parking for the Medical School and offices can be used after hours.
- Fully accessible for homeless? Naturally it is public. Silly principle w/no description or spirit.
- Last bullet—delete “at affordable rates” or better yet—emphasize multi-use item B.18 & B.17
- Replace first bullet with A 21.
- Keep public parking for park access free of fees.
- Vague, open-ended 2nd incomplete. Rewrite: include all referenced combined GPS and integrity of nominations and comments. Specifics will be provided a@ SC.
- Provide wide, tree-lined...seems like a design guideline. Seems very specific.
- Do we really need to clarify the affordability of parking for the area? Only affordable for public use? What’s affordable?
- KM shall be accessible to the public through provision of shoreline access points, wide paths, restrooms, picnic areas, and ample parking at affordable rates.

#6: Coastal Resources

The coastal ecosystem in Kaka‘ako Makai will be identified, restored and maintained.

Posted Comments:

- Restored: to what degree? What is the benchmark? What is the historical context? How will context be construed?
- Avoid ‘ecosystem’ lack of symbiosis. Restored was landfill, was reef.
- Qualify ‘the coastal ecosystem’. Is the current condition acceptance—how is it measured?
- Coastal resources should include smell, and sounds—why get rid of the berms?
- More detail and clarity—specific resources identified—natural coastal, historic sites, view planes. Define ‘restore’—restore to what level and time. Maintain good community [?].

#7: Public health and safety

Kaka‘ako Makai shall be a safe place for its residents, workforce and visitors to enjoy during the day and at night. Evening performances, activities, and local eateries can assist in keeping the area alive after dark. Activities deemed potentially harmful to human and animal health and well being, as well as to the natural environment, should not be permitted in the area.

Posted Comments:

- Delete all but 1st sentence.
- Delete last sentence—opens judgment of one over another...
- Take ‘workforce’ out.
- Incomplete. Vague language where CPAC priority was specific. Missing health and safety aspects of mitigating contaminated soil. Example to be provided @ SC.
- Re-write ‘harmful’ –referred to biohazard lab.
- Odd to add ‘evening activities’ together with safety. Perhaps another sentence about evening security—could be alarm or lighting or gate systems, not just activities.
- Suggest new wording: KM development shall foster safety and security for...

#8: Design guidelines

Ensure that Kaka'ako Makai's public use facilities are compatible in synergistic placement, architectural form, and functional design, symbiotically blended with Kaka'ako Makai's expanded shoreline park landscape and open space setting to create a comprehensive Hawaiian sense of place:

- Protect, preserve, restore, improve and maintain the quality of Kaka'ako Makai's coastal scenic, cultural and recreational open space resources including such environmental elements as natural light and prevailing winds;
- Protect, preserve, restore, rehabilitate, interpret and celebrate Kaka'ako Makai's historic resources, sites, facilities, settings, and locations significant to this area's history and culture.
- Fully assess from the outset of the planning scope for the Kaka'ako Makai master plan and prior to the implementation of any proposal:
 - The open view planes from the ocean to the mountains to be retained, restored, protected, preserved and perpetuated;
 - The environmental remediation removal, relocation, or capping of soil contamination; and
 - The projected carrying capacity limits of coastal resources, water, wastewater, energy use, waste disposal, reflected surface heat, parking, internal streets and other infrastructure.
- Incorporate sustainability guidelines and green building standards for buildings, grounds and infrastructure to encourage re-use of historic buildings, recycling of materials and conservation of energy and water as examples for public environmental and cultural education.
- Maintain consistency with the community's desired design elements that include:
 - An open shoreline and expanded shoreline park with an abundance of shade trees, and picnic areas, walkways and bike paths;
 - Low rise, low density buildings to protect the open view planes and scenic beauty, and allow for adequate light and wind circulation;
 - Use of conservation technologies and restoration of historic buildings and sites;
 - Ample shared, concealed and bermed parking supporting multiple public uses in Kaka'ako Makai, with 9 am to 5 pm weekday parking reserved for recreation and cultural uses during evenings and weekends.
 - Tree-lined streets for minimum internal use with wide sidewalks, pedestrian amenities and external connections by foot, bicycle, vehicle, and public transportation to Kaka'ako Makai's community gathering place.
 - Compatibility, comprehensiveness and connectivity between all design elements

Posted Comments:

- Many or most of these points can go into other guiding principles [soil contamination—health and safety #7] [trees and greenery into #1] This #8 could just deal with construction and design of the structures.
- First part needs more vernacular type words for ‘synergistic placement,’ ‘symbiotically blended’ or just edit it out.
- Save Pump Station, but what other buildings need ‘historical preservation’?
- Too much detail and repetition of other GPs. Simplify language.
- Bullet point about view planes ---either remove it from here or use this as the view plane guiding principle.
- I would remove the word ‘comprehensive’ in front of Hawaiian sense of place---doesn’t mean anything. Recategorize bullets like environment concerns under public health and safety #7.
- Too many overlapping points with respect to other guiding principles. Delete last two bullets because these topics are covered elsewhere or are too detailed.
- Ensure that KM’s public use facilities are compatible in placement and design, blended with the area’s open space, historic resources & view planes, and incorporate green building standards.
- I think the design guidelines should be written LAST after we have agreed on all the GPs so we do not keep repeating statements. **MAYBE SHOULD** be rewritten altogether or next SC meetings.
- Sentence 1: Design = architecture + placement. Too repetitive for a principle. How about “compatible in synergistic design blended...” symbiotic = + and - benefits =. Overused: Why do we use protect, preserve, restore, perpetuate so often? Definitely cover your ass here.
- Low-rise low density should be taken out—low rise is good but high density is fine so **JUST LEAVE** low rise or similar meaning.
- Use clearer language than things like synergistic.
- Detailing assessment of planning scope is too detailed for guiding principles that is as specific as DPPs/OEQC EA detail list. Yes, it was a written suggestion, but that is ridiculous to list all these details. This is a list of objections and measurable standards.
- View planes belongs in #4. Who decides? What time period, for protect [sic]? Resource remediation belongs in #7. Look at each of these points—most belong or are addressed in other GPs.
- Too long. Architect language does not have a ‘community voice.’
- 4th bullet, eliminate. Refer to GP4. 5th bullet --eliminate. Refer to GP #7.
- This needs to be reduced to a concise “guiding principle.” Require HCDA to prepare a master plan. Require HCDA to prepare a correspondence design guidelines based on the master plan.
- 3rd button point. Change Kaka’ako Makai master plan to ‘master plan of KM.’ This is to be consistent with #12---refers to the master plan of KM.

#12: Legal

In the interests of complying with Federal, State and local laws and to establish, ensure and sustain public uses in the public interest on Kaka'ako Makai public lands for the greater public good, the master plan for Kaka'ako Makai will recognize and respect the effort and intent of the Hawaii State Legislature to uphold the greater public interest through:

- Act 317, 2006, precluding sale of public land and housing development in Kaka'ako Makai;
- HCR 30, 2006, demonstrating 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, and to establish "learn and play" public uses of public land in Kaka'ako Makai.

Act 3, 2007 Special Session, restoring the site-dependent use of Kewalo Basin Cove to the Kewalo Keiki Fishing Conservancy.

Posted Comments:

- Missing is SB 1721 [2005] relating to a cultural public market. This was passed as a law by the Hawaii State Legislature.
- Is this for the public? Just kidding—"public" is said 5 times in one sentence. I think we can give up a couple of publics. That is silly and makes the principle less effective.
- Reminding HCDA to abide by the law is not necessary! Laws change! Resos aren't laws.
- Comply with federal, state, and local laws.
- This is not a guiding principle, but a demand.
- Support the intention of Act 3 re Keiki Fishing Conservancy.

#13 Hawaiian Culture

Kaka'ako Makai will be open to and actively involve a broad cross-section of people with a diversity of age, income, ethnicity and culture; however respecting Hawaiians role as the host culture of Hawaii, Native Hawaiian values, traditions, rights, and practices will be used as the framework for planning, decision making, and educational programming.

Posted Comments:

- Incomplete—only one GP reflected suggestions to be provided at SC
- Bullet points listing some Hawaiian values and traditions
 - *Malama aina* – conservation
 - Hula mound
 - Sustainable agriculture
 - Navigational arts
 - *Oli* chant
 - Etc...
- Decline:
 - Hawaiian Rights
 - Educational Programming
 - Historic Hawaiian History
 - Influence of intertwined cultures
 - Add points to clarify guidelines
- Combine 13-17 and perhaps even _____
- “Broad cross-section of ppl” = “diverse ages, incomes, ethnicities, and cultures”
 - Delete “broad cross-section of ppl.”
 - Revision: Respecting the Native Hawaiians as the host culture, through Native . . .”
- Use C.2, B.7, C.4, C.11. Delete the 1st sentence up to and including the word “however”
- “Native Hawaiian”? Be careful – do you mean post Western “Hawaiian” values and practices?
- Check previous references + restore deletions.
- #13 + #17 continue

#17 Multicultural

Kaka'ako Makai shall embrace the various intertwined cultures as a gathering place to celebrate and exhibit the culture and arts of Hawaii

Posted Comments:

- #13 + #17 continue
- Incomplete – good beginning, but missing priority elements
- Use B.11, emphasize gathering place for all Hawaii's people.
- Too short to have real meaning – not clear as to “arts,” could say: “the cultures of Hawaii and the arts of Hawaii.”
- This is important. All kinds of cultures should thrive in KM. Hawaiian culture should be especially central.
- Change. KM shall embrace the various intertwined cultures of HI.

#21 Cultural Center

Kaka'ako Makai will include a cultural center serving as a gathering place where community and creativity converge. Architecturally significant, yet sensitive to the natural beauty of the waterfront open space, the center will feature a cluster of indoor and outdoor venues offering public enrichment, education, exhibition, and performance opportunities. Facilities of the center should complement each other and encourage the teaching, practicing, and showcasing of hula, theater, music, dance, and other performing and visual arts of Hawaii's diverse ethnic communities.

Posted Comments:

- Gathering place belongs in #17
- Has specific lang: “will include,” “cult center” “arch significant” – Sounds or appears to be agreed upon - & a large project by all. Too specific of usage favoring a special interest group & not a guiding principle.
- Too specific about one facility + cluster development. This began as “Community Gathering Place” (as in general open space & public use facilities). Suggestions @ SC will illustrate “element” vs. “principle.”
- Make “gathering place” a separate GP plus include in vision.
- Revise to more general principle + take out the specifics of “cluster of multiple venues” (buildings?), which is too much for the area and too specific. Multiple performance venues will take up all the space available. Not ok.
- Cultural Center—What does architecturally significant mean? “Could a Hawaiian sense of place or something like that be included in the architectural line?”
- Well-worded. This center automatically will be a major “gathering place.” How about incorporating #17 into #21.
- “Gathering place” → “Community + creativity converge” would insinuate “gathering place.” Repetitive. Delete “serves as a gathering place.”
- Take “gathering place” out as 1) it is not the prime purpose of the cultural center and 2) It is bigger than the focus of #21.

#23 Community/Government Partnership

The Kaka'ako Makai Community Planning Advisory Council places the public interest first and foremost, and will strive to uphold the greater good of the community in partnership with the HCDA as the public oversight agency by:

- openly communicating and working with the community and the HCDA throughout the continuous planning process respecting its progress, defined priorities and any concerns that evolve;
- openly communicating with the State Legislature and other elected public officials on the planning process, including its progress, results, priorities, needs and concerns relating to Kaka'ako Makai;
- committing the time and effort required to meet the goals and objectives of the Kaka'ako Makai planning process, from establishing the vision to be achieved by these guiding principles to the approval, adoption and implementation of the Kaka'ako Makai Master Plan as the official planning document, notwithstanding any premature or conflicting proposals or plans.
- seeking and sharing information with the community and the HCDA with the guarantee of government commitment to public input and dialog in an ongoing community involvement process; and advocating responsibly in the public interest both collectively and individually.

Posted Comments:

- Delete CPAC – is pau after GPs and vision are done.
- Could this be rewritten and be set apart from the other GPs? As an attachment or disclaimer?
- Vague ideals. Doesn't provide any real guidance. States the obvious. What is HCDA's intent in asking for this GP?
- The HCDA CPAC partnership is defined in #25/#28. Delete #23.
- The planning process std. include state and council members. This bullet is a given as these safeguards are already in place.
- Not needed. Delete this guideline.
- "Its progress, results ..." clarify if it excludes property management.
- We (CPAC) should make a commitment + state these ways of working together.

#25/#28 Funding and Management

Funding and Management. The viability and sustainable operation of public uses and facilities on public land in Kaka`ako Makai will be assured through a public/private partnership and 501-c(3) non-profit management similar to successful park conservancies and their stewardship programs. The community land conservancy will be essential in determining safeguards to restore, protect and perpetuate Kaka`ako Makai's natural shoreline resources and view planes, historic and recreational resources, and public uses on public lands in the public interest as a quality of life benchmark.

- This conservancy will be a public/private partnership of the Kaka`ako Makai Community Planning Advisory Council (CPAC), the Hawaii Community Development Corporation (HCDA) or current oversight agency, and private interests to both monitor and underwrite public use on public land in service to the public good.
- Financial support for transformation of Kaka'ako Makai into a vital community gathering place is a regional endeavor of reciprocity within the ahupua`a tradition.
- Clear mechanisms to ensure the co-existence of Kaka`ako Makai's public land benefits with compatible adjacent private uses will be a key responsibility of the land conservancy through open discussion and decision making between the local community, private businesses and the public oversight agency.

Posted Comments:

- Are we mandating that KM will be managed by a 501c(3) nonprofit? CPAC should suggest this and not mandate it. As written it sounds-1.
- Rewrite. The viable operation of public facilities will be assisted by a public/private partnership similar to successful park conservancies and their stewardship programs.
- Bullet 2: "Financial support is a regional endeavor" → What does region entail? Kakaako? Ala Moana? Urban Honolulu? Oahu? Who (indiv. Biz. Groups) would be directly responsible for this support.
- Funding and Management #25/#28 and #23 Community/Government Partnerships could be combined and certainly shortened into PARTNERSHIP.

#26 Small and Local Business

Recreational and cultural facilities in Kaka'ako Makai should be complemented by revenue-generating small and local businesses like restaurants, cafés, shops, green markets and other pedestrian oriented uses serving the community during both day and night. Whenever possible, these establishments should emphasize local and traditional products from farmers, fishermen, and other small businesses in Hawaii. The symbiotic and beneficial relationship between fishing, recreational and marine businesses in Kewalo Basin and Kaka'ako Makai should be preserved.

Posted Comments:

- Shops etc. ancillary to public uses – not attractions unto themselves. Example will be provided @ SC.
- “Although the major KM uses will be greenery, recreation, and cultural, ancillary + supporting businesses, such as cafes, shops, and green markets should, where possible, emphasize local + trad. Products, incl. seafood.” Keep the last sentence in.
- Emphasize traditional local products instead of local and traditional.
- Kewalo Basin is a commercial state harbor and its existing tenants provide a mix of commercial activities. These small businesses should not be harmed or displaced by attempts to convert Kewalo Basin to other than public use.
- Needs wording to limit extent of small + local businesses, only to what is needed, but not as the attraction itself. Also, no big business or restaurant is needed to support the cultural center, which will need its own business plan.
- Rewrite. Facilities in Kaka`ako Makai should be complimented by revenue-generating local businesses, emphasizing local products, serving the community.
- What is small? Define small.
- Kewalo Basin and the businesses operated there are an integral part of Kaka'ako Makai and deserve more than a passing remark. Please do not forget Kewalo Basin.

#32 Education

Kaka'ako Makai will anchor an educational coalition of government and private resources capabilities to deliver an educational program that will benefit the citizens and visitors of Hawaii. Focus will be on the essence of costal and marine environments as well as the historic surroundings and culture heritage of Hawaii and other island cultures. Those organizations currently providing education opportunities for the public shall continue and be integrated into the educational coalition. Educational resources should reinforce one another and be organized to optimize delivery of services to the public. Lead for heading the coalition will be rotational between resource providers and receive oversight from HCDA and CPAC.

Posted Comments:

- The topic of education did not get high vote numbers. Suggest education be addressed primarily as “cultural education.”
- Refine
- Citizens?
- Public Private Partnership with PCC? Their boathouse looks great and they already turn out crowds with great marketing.
- Education will be a school (bricks and mortar) or open use for groups to use natural area for education purposes. Suggestion: On a smaller scale – the “Net House” @ Kewalo basin (Diamond Head of J. Dominis Rest. Could be converted to an educ. Center for classes of all types-including marine & cultural.
- Educational nominations from cultural, traditional, Hawaiian, multicultural etc.. to be added to the GP.

CPAC General Posted Comments

- Retain #1, #2, #12, #23, and #25/#28 as is.
- Missing – add to GPs. Remain first a place of nature with natural sounds and scents and sights of the natural world.
- If a similar point is made in more than one GP, please try to word it differently. (“Tree-lined wide paths” could also be worded “shaded pedestrian walkways”)

CPAC Guidance to the Steering Committee about Process and Style:

- Affirm the package as a whole.
- Desire for a singular voice
- Create concise statements with bullets
- Make sure principles are not redundant.
- Test to be sure – Do we have a set of principles to guide us over years?
- Common threads are a strength
- Aspire to a package that can be supported by all.
- Process: Consider defining some terms as they are used in common or local usage, so we don’t have to get into such debates on how “literal” some phrase is to be taken to mean—Example is “lei of green” parks which has a usage meaning that is accepted . . .
- Biggest obstacle is on style.
 - Style: 1) List the main point in sentence form 2) Bullet point to support the main idea.
 - Style: See #5. Use 1st line as the overall GP followed by the other points as bullets.
 - Good examples of GPs = #5, #7, and #13 and #26.
 - Preferred styles: #6, #7, #13.
 - Preference for style #01, #25/#28. Not 06-too short. Not 08 too complicated.
 - Prefer #32, #21, #01.
 - Good GP – keep as written Good Examples: #21, #13, #32.
 - Preferred Style: #23, #25/#28, #12, #8 – all give good guidance.
 - Prefer #6, #7, #13
 - GP Styles favored: #04, #05, #21
 - GP Style: #25+#28 – good format. #01 had statement with bullets. Many draft GPs have a good statement, however need clarification that maybe done through bullet points.
 - Like #1 – One statement plus 2 or more bullets or one statement only. #8-1st paragraph and 1st two bullets only. #21, #25/#28.