

**KAKA'AKO MAKAI COMMUNITY PLANNING ADVISORY COUNCIL
MEETING SUMMARY
Meeting #11**

**Tuesday, March 11, 2008
John A. Burns School of Medicine, Room 301
5:30 p.m. to 7:30 p.m.**

Facilitators: Karen Cross, Kem Lowry
Recorder: Anne Smoke

Attachments:

- A. Attendance List
- B. Final CPAC Meeting Summary for February 12, 2008
- C. Steering Committee Recommendations
 - 1) CPAC Meeting Decorum Rule
 - 2) Steering Committee Transition Structure
- D. OHA Presentation PowerPoint
- E. Kaka'ako Makai Vision Statement
 - 1) Visioning Methodology
 - 2) Vision Examples
 - 3) January 15 Preliminary Vision Comments
 - 4) March 11 "Givens" and "Opportunities" Worksheet
 - 5) March 11 Vision Exercise Results
 - 6) **CPAC Vision Preparation Worksheets for April 8 CPAC Meeting**

I. Welcome and Overview

Kem welcomed CPAC members and other meeting participants and reviewed the CPAC's immediate objectives to create the vision and guiding principles for planning Kaka'ako Makai, which began in January. He also acknowledged the CPAC's progress in organizational procedure and electing operations officers.

Kem reviewed the meeting ground rules. The Steering Committee proposed the following CPAC Meeting Decorum Rule, which the CPAC unanimously adopted by consensus:

All CPAC participating members need to do their part in a positive manner by being respectful of each other's efforts, and by being constructive and supportive in order to move forward together.

II. Introductions

Those present introduced themselves and provided their affiliations.

III. Verification of CPAC Election Results

The Steering Committee reported that the election results had been reviewed and verified. The results will also be made available as public information at the HCDA offices.

IV. Approval of the February 12, 2008, CPAC Meeting Summary

The CPAC unanimously adopted the February 12, 2008, Meeting Summary, amended and corrected as follows:

- A participant requested an alteration to the record under the Q & A section following the People’s Plan presentation on page 9, as follows:
Q: A participant... posed a question whether there was any proposal within Kamehameha Schools’, OHA’s, HCDA’s, or the People’s plans for rental and other residential support for people working at the medical and research center campus.
Altered to read:
Q. A participant.... posed a question whether there was any proposal for residential support for people working for the medical school campus.
- A CPAC member noted that the question on page 9 under the Q & A section following the People’s Plan presentation should read as follows:
Q: A participant asked about the surfing spots used regularly along the shoreline area, commenting that that Oahu serves an estimated 300,000 surfers.

V. Visioning Exercise

CPAC members were instructed by the meeting facilitators to form break-out groups to discuss Kaka`ako Makai “givens” (e.g., geographic features, environmental characteristics) that would be difficult or impossible to change in the next 25 years; and “opportunities” (e.g., specific parcel and area uses, including non-use) as potential area assets for planning purposes. Results from the various groups were posted on the wall.

Deepak Neupane summarized HCDA’s basic vision parameters for the Kaka`ako Makai area: A gathering place; preservation of the natural environment and Hawaiian lifestyle; public access to the shoreline and ocean; and economic viability.

Each break-out group briefly summarized their “givens,” “opportunities,” and any “disagreements,” with some noting that the “givens” submitted outnumbered envisioned “opportunities” because not enough time had been allotted to complete the exercise. The facilitators will summarize the results for the next meeting.

VI. OHA Presentation and Q & A

Kem introduced Jonathan Likelike Scheuer, Office of Hawaiian Affairs (OHA) Land Management Hale Director. Jonathan also introduced OHA Administrator Clyde Namu‘o, who was present to answer any questions.

Jonathan summarized the presentation information as the following three issues-in-one:

- A recap of Hawaiian ceded lands;
- The proposed settlement between OHA and the State; and
- A description of the OHA headquarters project in Kaka‘ako Makai.

Highlights:

- There is a mismatch between OHA's responsibilities and resources, where OHA's kuleana is much larger than the resources they have to fulfill it.
- In 1994 the State was going to make an historic sale of Hawaiian ceded lands to private developers; \$5.5 million was offered to OHA, and OHA refused despite their dire financial situation.
- OHA is a Hawai'i state agency, and the OHA Trustees believe that only a native Hawaiian entity can settle the ownership claims to ceded lands.
- If Act 304 were in place today and had not been not superseded by the federal forgiveness act restricting state airport revenue, \$1.2 billion might be owed to OHA for three disputed properties.
- The dilemma OHA faces in real estate is that if they pursue real estate solely for financial returns then they lose their focus on the cultural protection component; and if they think only of culture, they won't have the resources to protect cultural resources in line with OHA's mission.
- OHA's real estate vision, mission and strategy will guide OHA's involvement in Kaka'ako Makai.
- \$56 million is needed for OHA's Kaka'ako Makai building, and this is 1/8 of trust's entire assets.
- \$136 million is what is owed to OHA, without the interest, for the proposed \$200 million settlement.
- OHA Trustees have gone on record that they are committed to working with Hawaiians and other stakeholders to find mutually beneficial solutions in planning for the future use of the lands to be transferred to OHA under the agreement.

The PowerPoint presentation is posted on the HCDA web site.

Questions and Answers

Kem asked if there were any urgent questions, and Jonathan responded to the following:

- Q: If OHA acquires the Kaka'ako Makai property will they develop it in a culturally appropriate way?
A. OHA's real estate vision, mission and strategy is one that wants to maximize and balance both the cultural history and values of the land and have something that is financially viable.
- Q: What is OHA's vision for the land at Kewalo basin?
A: OHA has no specific plans, and is not trying to do anything to alter the CPAC process or take land out of control of the HCDA.
- Q. Is there any planning information from OHA and KS regarding Kaka'ako Makai?
A. We will not know anything about the settlement determination until July 1. OHA and KS have been talking about commercial and land assets, and OHA shares similar values with KS as well as with most of the people at this meeting.

- Q: It seems difficult to see a resolution between the cultural values of the Hawaiian sense of place and of the oceanfront vs. the value of the commercial profits intended to be made. How can OHA overcome this contradiction in alignment of values?
 - A. This is a good point. This is not easy to reconcile and there are not many examples.
 - One example is the Royal Hawaiian center in Waikiki, recently redeveloped with representation of the historic royal grove and the introduction of cultural activity, which is making a record income.
 - Waimea is another example of taking care of the cultural resource and producing income from the attraction.

The long-term challenge is how to take care of the land and honor our traditions if we don't have the financial resources to take care of the cultural resources.

VII. Steering Committee Transition Structure

In September, the CPAC endorsed a six-month interim Steering Committee tasked with coordinating CPAC operations and developing recommendations for consideration by the CPAC. Subsequently, the Steering Committee was established as a CPAC standing committee, the four operations officers were elected, and two ex-officio Steering Committee positions were created for OHA and KS appointees. Additionally, the Steering Committee formulated the following recommendation for this meeting:

In addition to the four officers and two ex-officio Steering Committee members, there could be three, five or seven elected, at-large community voting members of the Committee.

Discussion resulted in the following points:

- The present size of the Committee with ten members had worked well, and having eleven members of the Committee also would be workable.
- The intent of suggesting seven at-large members was to provide more community representation on the Committee.
- At-large Committee members would not be required to attend the HCDA Board meetings since the CPAC officers would have this responsibility.

Karen polled the meeting participants on the options of a) five at-large members (20 in favor and 1 opposed); b) three at-large members (1 in favor); c) seven at-large members (3 in favor).

The CPAC agreed by consensus that the Steering Committee transition structure and voting membership would be comprised of the four elected CPAC officers, two appointed ex-officio members, and five elected at-large CPAC community members.

VIII. Next Meeting Steps

A. Next Meeting Dates

- Steering Committee meeting on Wednesday, March 19, location to be determined.

- **CPAC meetings are on the second Tuesday of each month, and the next three meetings will be on April 8, May 13 and June 10 from 5:30 p.m. to 7:30 p.m. at the John A. Burns School of Medicine, Room 301.**

B. Requested Presentations

- Kewalo Keiki Fishing Conservancy (requested in October)
- Kewalo Individual Boater's Presentation (requested in February)
- HCDA purchase of software to increase community involvement (new request)

Discussion resulted in the following points:

- Previous presentations educated the CPAC about certain things that were planned or already in place, and the CPAC has allocated time for the presentations that build knowledge in preparation for the visioning process
- Individual proposals would take up CPAC meeting time needed for the present visioning priority
- To help the CPAC move forward with the visioning and planning, an end date could be set for the presentation phase to include the presentations listed.
- Interest was expressed in future presentations on the lei of green, bicycle path, cultural center, etc. within the context of visioning.

C. CPAC Tasks

- **Draft Vision Statement**
A Draft Vision Statement is a broad statement of the concept for an area, while the guiding principles are the objectives and guidelines used in the subsequent planning process. Townscape defined this process during their workshop presentation to the HCDA and this information could be posted on the HCDA web site. To begin the work on the vision, the results of the visioning exercise will be compiled and used to draft vision statements for the next meeting. The "givens" don't appear to be a vision, and the "opportunities" appear to need more work to contribute to the vision to address the larger picture. In addition, the preliminary comments gathered from the January CPAC meeting should be considered, and these also include some guiding principles.
- **Draft Guiding Principles**
A suggestion was made to have hands-on visual charettes instead of verbal presentations and dialog. This prompted a facilitator's response that the facilitators' present contract product is a set of guiding principles and not a plan.
- **Additional Suggestions**
Additional suggestions were invited for the Steering Committee to review for developing the April meeting agenda, and there was general agreement that visioning should have more time at the CPAC meetings. **It was suggested that the visioning process for the next meeting should be posted ahead of the meeting to allow adequate time for CPAC member preparation.**

The facilitators adjourned the meeting at 7:40 pm.

Meeting notations submitted by Anne Smoke on March 21, 2008 and revised per the meeting recording by the CPAC Secretary on March 24, 2008.

Draft Meeting Summary Approved by the Steering Committee on March 31, 2008

March 11, 2008 CPAC Meeting Attendance List

CPAC Members

Anderson, Amy
Cristofori, Marilyn
Dang, Mike
Faulkner, Kiersten
Feltz, William
Hedlund, Nancy
Howe, Jim
Iwami, Ron
Jaffe, Michelle
Kadowaki, Jay
Killeen, Kevin
Lizama, David
Matson, Michelle
Miasnik, Geoff
Musick, Marla
Nalua'I, Solomon
Okada, Dexter
Scheuer, Jonathan
Takamine, Wayne
Tamashiro, Elaine
Thorpe, John
Tsuchida, Bruce
Wong, Mark

Cross, Karen (Facilitator)
Lowry, Kem (Facilitator)
Smoke, Anne (Recorder)

Guests and Other Participants

Namu'o, Clyde (OHA)
Oda, Robert (KS)
Arakawa, Reid
Bidari, Keshav
Bolduc, Sara
Browning, Chad
Burgess, Kawika
Chartrand, Grant
Cunningham, Corrin
Darrah, Jennifer
DeMent, Gwen
Hagedom, Joe
Hebert, Doug
Hebert, Virginia
Hetrick, Willow
Hubbard, Klouldil
Kaneshiro, Kylan
Kuo, Kathleen
Lee, Kaimana
Muldoon, Patrick
Nakaishi, Lian
Parkinson, John
Pearson, Chuck
Phlegar, Chelsea
Plottier, Maria
Takahashi, Gina
Williams, Luke
Wong, Melanie
Zupic, Danica