

**KAKA'AKO MAKAI COMMUNITY PLANNING ADVISORY COUNCIL
STEERING COMMITTEE MEETING SUMMARY
May 20, 2008**

Committee Members Present: Mark Wong, Wayne Takamine, Sara Bolduc,
John Thorpe Michelle Matson, John Parkinson,
Ron Iwami, Mike Dang, Amy Anderson

Facilitators Present: Karen Cross, Kem Lowry, Anne Smoke

CPAC Chair Mark Wong called the meeting to order with a quorum present at 5:45 p.m. He explained for the benefit of two new Committee members that the Steering Committee develops CPAC meeting agendas and reviews and approves CPAC Meeting Summaries prior to posting.

1. Approval of Draft CPAC Meeting Summary
(Attachment A)

The draft CPAC Meeting Summary for May 13, 2008, was reviewed and approved by consensus for posting.

It was noted that the KKFC presentation video should be posted with the May Meeting Summary.

2. Presentation Requests for Future CPAC Agendas

The following presentation requests and opportunities were discussed:

- UH Pacific Regional Biosafety Lab (PacRBL). A presentation was previously requested relating to the UH PacRBL. UH was subsequently informed about the Steering Committee's need to discuss the scheduling with them but there has been no further communication to date.
- Cancer Research Center. The CRC is now moving ahead to finalize their plans, but without a major partner, which may alter the scope of the project.
 - Additional comments:
 - Groundbreaking is anticipated in 2009.
 - KS and CRC representatives have been discussing with the HCDA parking requirements for their planned developments in Kaka'ako Makai.
- General Growth Properties. A public review "open house" is scheduled for May 28 from 4:30-7:30 pm to introduce GGPs "Neighborhood Plan," a proposed revamping of Kaka'ako Mauka that includes a series of building towers along Ala Moana Boulevard. GGP has a 200-day timeline for HCDA review and potential approval or denial of the proposal. Simultaneously the community-based Kaka'ako Mauka plan is undergoing an environmental review and approval process, and calls for lower height limits. GGP has asked the CPAC for a 20-minute time slot to provide a presentation on their proposal.
 - Discussion points:
 - The CPAC has deferred this presentation because of the need to move forward with the visioning and guiding principles process.

- The relationships of connections to neighboring areas are important to the Kaka‘ako Makai vision and guiding principles.
- The GGP proposal cites redevelopment adjacent to the CPAC’s planning jurisdiction, and clarification is needed on how decisions made for neighboring areas will impact Kaka‘ako Makai.
- The CPAC has a right to comment on this, and should weigh in on preserving mauka-makai views and the cultural relationship of the mountains to the shoreline.
- GGP’s proposed increased building heights conflict with the community-based Kaka‘ako Mauka plan’s reduction of height limits along Ala Moana Boulevard.
- GGP’s proposed demolition of the architecturally-significant IBM building is also controversial.
- A new boulevard proposed by GGP to be cut through the Farmer’s Market site has a direct axis to Kewalo Basin.
- The GGP proposal will unquestionably have a significant impact on Kaka‘ako Makai.

It was agreed that the Steering Committee would send out through HCDA an important message to all CPAC participants urging them to attend the GGP’s forthcoming public review meeting on this proposal, along with the HCDA web site link to the proposed development’s description.

- City and County Ocean Safety Substation. Presently the City Council is deliberating a \$40,000 appropriation for a site search to relocate the Ocean Safety Division’s lifeguard substation from the Waikiki Natatorium. The Division’s District 1 runs from Hawaii Kai to Pearl Harbor, and the Division is seeking a centrally-located site for a new low-density substation of approximately 2,000 square feet. Relocation sites at Queen’s Beach, Waikiki Beach, and/or near Ala Moana Park and Kewalo Basin may be contemplated, and a short preliminary presentation or discussion would be informative regarding this public facility project’s need and scope.
 - Comments:
 - The Kewalo Marine Mammal Lab was recently demolished near the boundary between Ala Moana Park and Kewalo Basin, and this might be a good location.
 - A low-rise facility serving the public by covering the Ala Moana Beach swimming area and Kewalo surf sites would be a compatible public use.
 - Public benefits should be provided, i.e., CPR and lifesaving courses.
 - The presence of the facility would be beneficial by providing additional daytime security given the migration of the homeless population into the area, but it would not be open at night.

Conclusions:

- A one-page description of the merits of any proposed project and its anticipated scope and planning timeline would be helpful to have for the Committee’s consideration of the need and prioritization of proposed presentations.
- There is also a need for regular updates on the status the UH BioLab and CRC projects proposed for the Kaka‘ako Makai area.
- A sub-committee established by the CPAC to report regularly on these and other adjacent proposals, such as GGP’s proposed redevelopment plan and any ocean safety facility, may be useful to assist the Committee.

- Alternatively HCDA should monitor and regularly report on these proposals.
- There may be other proposals of interest to the CPAC but not under HCDA's jurisdiction.
- All proposals relating to or affecting the Kaka'ako Makai area should be brought before the Committee and the CPAC.

3. Kaka'ako Makai Area Boundaries and Place Names

(Attachments B, C and D)

- Hawaiian Place Names. Committee research produced information on original Hawaiian place names surrounding what is known today as Kaka'ako Makai. The makai area was once an offshore reef and shoreline fishing ground, and circa 1891 the makai area in the district of *Ka'akaukui* ran from what is now Keawe Street to the Kewalo Channel, and Kewalo Basin was within the adjacent district of *Kukuiuae'o*. In addition, an earlier 1810 map shows *Kaka'ako* as a larger area with an extensive fishing village on the shoreline.
- Kaka'ako Makai Area Boundaries. The HCDA map of the Kaka'ako Community Development District shows HCDA's jurisdiction divided by Ala Moana Boulevard into Kaka'ako Mauka and Kaka'ako Makai. Ala Moana, after which the today's boulevard is named, was the name of the original beach road in the early 1800's. The east and west boundaries of Kaka'ako Makai are the Kewalo Basin boundary at Ala Moana Park, and Forrest Avenue on the 'ewa side of the historic Ala Moana Pump Station. The State Legislature legally refers to Kaka'ako Makai as the Kaka'ako "makai area" in associated legislation for enactment.

Discussion points:

- It is important to recognize Hawaiian place names in the CPAC's work, and perhaps refer to them in the vision.
- The HCDA's district boundary map is an important tool to help people identify with the Kaka'ako Makai planning area between Kewalo Basin and Forrest Avenue.
- The HCDA map also identifies Kaka'ako Makai's Ala Moana Boulevard boundary and the makai area's relationship with adjacent Kaka'ako Mauka development areas.
- The Kaka'ako Makai boundaries have been officially established as illustrated on the Kaka'ako district boundary map found on the HCDA web site.
- The planning area under HCDA referred to in HCR 30, 2006, is the "makai area" of Kaka'ako shown by the boundary map. This does not include the pier and cargo area removed from HCDA jurisdiction and returned to DOT Harbors by enactment of 2006 legislation.

It was proposed and agreed that the Committee would recommend to the CPAC adoption of the HCDA's official "Map of Kaka'ako District Boundaries" dated July 2006

(<http://hcdaweb.org/kakaako/plans-rules/Boundary%20Map.jpg/view>), which defines the Kaka'ako Makai planning area.

4. Kaka'ako Makai Planning Process

(Attachment E)

- Townscape Contract Deliverables: Roles, Responsibilities, Procedures: Townscape was contracted by HCDA in October 2006 for Phase I of the advisory group planning process, where they worked on community outreach to identify stakeholders and potential members of the advisory working group for Kaka'ako Makai per HCR 30, 2006, interviewed them

regarding their ideas and concepts for Kaka‘ako Makai, and conducted a workshop for the HCDA to better understand the community-based planning process and the roles of the HCDA and the advisory working group. In addition, Townscape provided the Phase II sequence where the advisory working group would become organized and engage in preliminary planning steps, as follows:

1. Developing the Vision of the planning area;
2. Developing the Guiding Principles, i.e., guidelines to achieve the implementation of the vision; and
3. Developing the Action Plan, a detailed approach to achieve the Vision through the Guiding Principles.

The products of these steps will comprise the strategic plan to be submitted to the HCDA for consideration and approval, followed by the advisory group continuing to advise the HCDA on the detailed planning, design and development of the future master plan for Kaka‘ako Makai, and its acceptance and implementation per HCR 30, 2006.

- UH Matsunaga Center Contract Deliverables: The present facilitators have been contracted by HCDA to lead community consensus building in developing the Vision of the planning area and the Guiding Principles to achieve the implementation of the Vision.

5. Review of the Vision and Guiding Principles Process

- Review and Discussion of the May Vision Process
 - Polarized ideas exist within the CPAC, which makes the process toward completion challenging, and progress has been difficult.
 - The CPAC has progressed in gathering ideas and forming vision statements, but returned to opening up repeated discussion at the last meeting when more new people came in.
 - The CPAC needs to move forward rather than backward, and take on the task by becoming more focused in moving toward the goal.
 - A fundamental policy choice needs to be made between a long and short vision statement. A shorter vision statement is more memorable.
 - Presently guiding principles are mixed in with the vision statements.
 - It would be useful to pull out the guiding principles and then go back to the vision statement.
 - People have very different conceptions about what Kaka‘ako Makai should be, and this creates polarization, so the process needs to confront these differences.
 - People don’t need to see all their ideas in the vision statement, but want to see them continue to be under consideration.
 - We are doing one step at a time with all ideas, but the ideas should be grouped and organized into broad categories and sub-categories, such as environment, culture, etc. so people can see where hot topics fall in the overall scheme of things.
 - Some participants have agreed on a list of “givens” that will be considered with guiding principles.
 - Ultimately three vision themes were expressed at the last CPAC meeting:
 - a community gathering place (e.g., educational exhibits, performing arts, multicultural festivals, etc.)

- physical attributes (e.g., continuing the lei of green parks, open space, connection of the mountains to the sea, access to the shoreline, lei of the land promenade and bikeway, etc.)
 - Hawaiian cultural and spiritual values (e.g., a Hawaiian place, traditional practices, stewardship of the land and sea, etc.)
- We need to simplify this process. There have been several sessions of developing word lists and details, and one very productive session developing 6 vision statements, the majority of which were similar.
- Synthesizing all this work may result in something much shorter and simpler than these 6 statements, not a haiku but bringing it all together to be general enough and comfortable enough to begin to develop the guiding principles to achieve this vision.
- Facilitators pushing short statements will generate short statements. But when looking at the larger picture, as one CPAC participant did, common elements are gathered from all the vision statements.
- Progress was made at the last meeting by moving from a big statement to a short statement, adding different words to it, and agreeing it was not perfect but would be worked on again.
- The free-for-all process was similar to what had already been done, and the ideas on the board were repetitious and without organization.
- Discussion on Process Organization for the June Meeting
 - Synthesize the present vision ideas.
 - The myriad terms need to be grouped into categories.
 - Focus the discussion on a category rather than the entire scope, and filter it down.
 - Take the free-form thoughts about the vision statements and group them under 3 or 4 main categories.
 - Talk about what is going to inform the final vision statement.
 - Let the two vision statements sit and make the groupings under the guiding principles.
 - The “givens” and “opportunities” are organized sets.
 - Organization of terms can be done under the three themes.
 - Put aside the vision and organize the guiding principles around the three themes to avoid loading the vision statement; review the guiding principles and go back to the vision.
 - Once guiding principles are clear then the vision will be easy, but right now there are guiding principles in the visions.
 - The 6 vision statements have many terms in common that can be placed under certain categories, and the plan for the last meeting was to remove guiding principles from the 6 vision statements. This would result in less volume and a more refined statement with broad terms.
 - Without doing the guiding principles first the vision leaves loopholes for unwanted guiding principles. A top level vision statement is difficult with so many unconnected issues.
 - How do you get to the end product?
 - Hard choices will need to be made.
 - Organize around the strongest principles with prompts around the guiding principles to think about view planes and other issues.

- Ask the CPAC to define broad categories first and move the words and terms to the appropriate category.
- Broad categories are needed for the purpose of discussion to contain related terms and words:
 - Environment (e.g., connecting the lei of green, preserving open space)
 - Cultural (e.g., Hawaiian sense of place)
 - Community (e.g., gathering place, recreation, education, safety)
 - Sustainability (how the public use area will be maintained and financially supported)
- First place all the terms under broad categories that apply to both the vision and guiding principles, and then separate the guiding principles and vision terms.
- Harvest the guiding principles and go back to the vision.
- Just categorize all the terms first.
- Focus on terms that have consensus and put others aside.
- Take the areas of agreement as the low hanging fruit and look for areas with agreement to craft guiding principles, and then look at the terms with tension.
- There are many duplicates on many lists, and the facilitators could generally organize the words and terms from “opportunities”, “givens” and other lists with the lists from the last meeting.
- To move forward, a comprehensive list should be compiled for the CPAC to work on.
- The categories established could also serve to develop future focus groups to engage in planning work.
- The following process was derived from the discussion:
 - The facilitators will remove duplicate terms and words and will consolidate similar terms and words from all the work developed to date.
 - The Steering Committee will review this compilation prior to distribution to the CPAC for preparation for the June meeting
 - The exercise for the June CPAC meeting will be to determine broad categories for like terms and words for both the Vision and Guiding Principles.
 - This will be followed by determining the easily supported terms and words in each category, and putting the terms and words with tension aside to work on later.
 - This will be followed by separating the Vision and Guiding Principle terms and words under each category and any sub-category.
 - If time remains, Guiding Principles can be developed from the terms and words supported by consensus and the Vision can be revisited.

6. CPAC Agenda for June 10, 2008

Attachments:

May 13, 2008, Meeting Summary and Attachments

Kaka‘ako Makai Area Boundaries Map

Kaka‘ako Historic Place Names Maps

Compilation of Vision and Guiding Principle Words and Terms

Collection of Guiding Principle Examples

(continued on next page)

- A. Welcome and overview
- B. Approval of CPAC May 13, 2008, Meeting Summary
- C. Review of Kaka‘ako Makai Area Boundaries Map and Place Names
Adoption of Kaka‘ako Makai Boundaries Map
- D. Review of May Vision Results
- F. Organization of Words and Terms for Vision and Guiding Principles (1 hr. 40 min.)
 - 1. Review compilation of all words and terms produced by the CPAC
 - 2. Decide on broad categories for the words and terms and place them under the appropriate categories
 - 3. Review category contents for any appropriate sub-categories
 - 4. Determine easily supported terms and words and put tension words and terms aside
 - 5. Review collection of Guiding Principles examples
 - 6. Separate Vision and Guiding Principle terms and words under each category
 - 7. Develop some Guiding Principles from words and terms supported by consensus in each category
 - 8. Revisit Vision statements
- G. Announcements
 - 1. Evaluation of Steering Committee Election Process and Results
 - 2. June 25, 5:30 to 7:30 pm. - UH Pacific Bio Lab presentation at JABSOM
 - 3. Other
- H. Additional instructions, information and comments
 - 1. Review Meeting Summary and material for next meeting
 - 2. Other
- I. Steering Committee and other referrals
- J. Next Meeting Dates
 - 1. June Steering Committee Meeting – June 17th
 - 2. Two July CPAC Meetings - July 8th and July 29th (or 22nd)
 - 3. July Steering Committee Meeting – July 15th

Additional comments:

- Facilitators should ensure that all preparation materials are posted well in advance of the June CPAC meeting, with full notice given to review materials prior to the meeting.
- It would be helpful to add known sites to the Kaka‘ako Makai jurisdiction map
- Add to the Kaka‘ako Makai jurisdiction map the language from HCR 30, 2006, relative to the CPAC.
- The present facilitation contract ends in September, and it would be advisable to have two meetings in July.
- The HCDA wants to review the CPAC’s Vision and Guiding Principles before advancing to the Action Plan and completion of Phase II of the CPAC planning process.

The Steering Committee meeting was adjourned at 7:40 pm.

Following the meeting the facilitators provided the CPAC Secretary with the election material for further evaluation.