

SUMMARY - MEETING NO. 264

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

State of Hawaii

August 7, 2002 - 9:00 a.m.

Hawaii Community Development Authority  
677 Ala Moana Boulevard, Suite 1000, Conference Room  
Honolulu, Hawaii 96813

ATTENDANCE

Members Present: James Kometani; Christine Camp; Michael Goshi; Allan Los Banos, Jr.; Gary Kondo; Lloyd Nekoba (for Stanley Shiraki); Brian Minaai; Mary Alice Evans (for Glenn Okimoto)

Members Absent: Lori Ann Lum; Patrick Kubota; Seiji Naya

Others Present: Jan Yokota; Melvin Nishimoto; Teney Takahashi; Matthew Akamu; Cal Machida; Neal Imada; Susan Tamura; Gayle Ito; Miko Dargitz; Francine Champoux (also, see Meeting Attendance Record)

I. ROLL CALL

The meeting of the Hawaii Community Development Authority was called to order on August 7, 2002 by Vice Chair James Kometani at 9:00 a.m. with the following roll call:

|                     |                      |
|---------------------|----------------------|
| Member Camp         | Present              |
| Member Goshi        | Present              |
| Member Kondo        | Present              |
| Member Los Banos    | Present              |
| Member Nekoba       | Present              |
| Vice Chair Kometani | Present              |
| Member Evans        | Arrived at 9:05 a.m. |
| Member Minaai       | Arrived at 9:15 a.m. |
| Chair Lum           | Absent               |
| Member Kubota       | Absent               |
| Member Naya         | Absent               |

## MATERIALS DISTRIBUTED

1. Agenda for August 7, 2002 Meeting;
2. Summary Minutes of July 3, 2002; and
3. Information Item: Subcommittee Report and Recommendation Regarding a Business Plan for the Waterfront.

## II. APPROVAL OF MINUTES

1. Regular Meeting of July 3, 2002.

Vice Chair Kometani asked if the Members had any corrections to the minutes.

There were none.

It was moved by Member Camp and seconded by Member Los Banos that the Regular Minutes of July 3, 2002 be approved, as written. The motion passed unanimously.

## III. REPORT OF THE EXECUTIVE DIRECTOR

Ms. Yokota highlighted portions of the Executive Director's report.

### A. Forrest Avenue Subvidision.

1. Bids for the project were opened on July 25. Hawaiian Dredging was determined to be the lowest bidder at \$4.07 million. A Notice to Proceed will be issued at the end of August and the estimated construction period should be about one year.

### B. U.H. JABSOM Site.

1. The replacement facility for the Department of Agriculture operations in Kakaako has been completed at the former Kapalama Military Reservation. The relocation process should be completed by next week. The mauka building on the JABSOM site will be vacated by the Produce Center tenants at the end of August. Some of the tenants in the mauka building will be relocated into the makai building. The schedule is basically on track.

Vice Chair Kometani noted that some of the tenants had expressed concern about the placement of the barricade between the mauka and makai buildings and

about how much room the tenants in the makai building will have during the demolition and construction activities on the mauka portion of the site.

Ms. Yokota said that staff has been working with the tenants regarding the location of the barricade. The tenants have also been made aware of the potential inconveniences due to the dust and construction activities. Dust screens will be erected to shield some of the construction activity. She noted that all of the tenants must move out of the makai building by the middle of January. Two of the tenants have already vacated the makai building. Two others have found relocation sites and will be ready to move out by January. Another tenant has found a permanent site but will move into the Foreign-Trade Zone makai warehouse for about a year pending the completion of the new site. Groundbreaking for the University of Hawaii JABSOM project is scheduled for the end of September or early October.

#### IV. ITEM FOR INFORMATION

##### 2. Subcommittee Report and Recommendation Regarding a Business Plan for the Waterfront.

Mr. Takahashi summarized the Waterfront Business Plan Outline distributed to the Authority concerning this matter.

With reference to Ala Moana Boulevard as a barrier, Member Minaai asked whether there was a strategy to integrate the mauka and makai parts of Kakaako, while keeping them separate.

Mr. Takahashi said that the solution proposed to date to integrate the two parts is to rework Ala Moana Boulevard to allow for a more comfortable pedestrian crossing and to slow the traffic to ensure safe passage for people living, working and shopping on both sides. With respect to two possibilities that have been proposed, he felt that overpasses don't work and that underpasses are a liability.

Mr. Takahashi noted that the Cooper Robertson study proposed building a median strip in the middle of Ala Moana Boulevard to permit pedestrians to stop before proceeding to the other side.

Member Minaai said that one of the challenges is connecting the Makai Area with the downtown area. He felt that this could be accomplished by constructing overpasses. He noted that DOT is considering the concept of a covered overpass to connect the second floor of the passenger cruise terminal with the second floor of the shopping center across Nimitz Highway to eliminate the psychological barrier of the roadway.

Mr. Takahashi commented that there are some situations in which overpasses work. He said that he did not intend to imply that overpasses do not work at all because there are a number of cities worldwide with workable overpasses but, in these instances, both sides of the overpasses are filled with activities and people.

Member Minaai said that he recalled that, when the proposals for the Fisherman's Wharf area were being reviewed, Victoria Ward, Limited had submitted a proposal whereby the retail areas at Fisherman's Wharf would be connected with Ward Warehouse via a pedestrian overpass.

Mr. Takahashi confirmed that discussions were held with Ward regarding the possibility of an overpass.

He also mentioned that, in the business plan, shuttles were proposed, although this kind of service is expensive to maintain and operate.

Member Goshi said that crossings work as long as they aren't constructed under the street.

Member Minaai noted that architectural design is important because the right design will encourage people to cross over.

Member Camp commented that pedestrian overpasses work in many cities including Boston, Minneapolis and Hong Kong where people are not aware that they are crossing a bridge.

Mr. Takahashi said that the most usable overpasses connect shopping areas where people don't realize they are on a crossing. The concept that might work for the waterfront in the long term is using retail as a magnet where the bridge can be lined on both sides with retail.

Member Camp reported to the Authority on behalf of the Waterfront Business Plan subcommittee consisting of

Vice Chair Kometani and Members Goshi, Kubota and herself. She said that the first draft of the business plan contained sound planning, good vision and great mission. She noted that the U.H. JABSOM project will be the impetus in moving things forward in the area and stressed the importance of having a financially viable plan to guide the HCDA. She said that the subcommittee has recommended approval of the plan by the Authority.

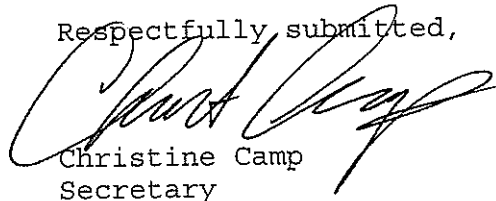
Ms. Yokota reiterated that a final draft will be distributed to the Authority at the end of September and approval of the final plan will be scheduled for the October meeting. In the meantime, any comments from Members would be appreciated.

Vice Chair Kometani requested that the record reflect that Member Evans and Member Minaai were also in attendance at the meeting.

V. ADJOURNMENT

There being no other business, it was moved by Member Camp and seconded by Member Kondo to adjourn the meeting at 9:50 a.m. The motion passed unanimously.

Respectfully submitted,



Christine Camp  
Secretary