

**KAKA'AKO MAKAI COMMUNITY PLANNING ADVISORY COUNCIL  
MEETING SUMMARY  
Meeting #15**

**Tuesday, July 8, 2008  
John A. Burns School of Medicine, Room 301  
5:30 p.m. to 7:30 p.m.**

Attachments:

- A. Attendance List
- B. June 10, 2008 CPAC Meeting Summary
- C. June 17, 2008 Steering Committee Meeting Summary
- D. CPAC Kaka'ako Makai Guiding Principles Procedure "Roadmap"
- E. CPAC Kaka'ako Makai Guiding Principles Nominations and Voting Survey
- F. DOH Remediation Notification Letter to HCDA

Facilitators: Karen Cross, Kem Lowry  
Assisted by Anne Smoke

**I. Welcome and Meeting Overview**

- A. CPAC Chair Mark Wong welcomed the CPAC meeting participants and provided an overview of the agenda. He noted that all materials are posted on [HCDAweb.org](http://HCDAweb.org). for review prior to CPAC meetings, and asked participants to ensure that the HCDA's CPAC registration list has correct email addresses for direct notification.
- B. CPAC participant and facilitator self-introductions followed.

**II. Adoption of the May 13, 2008 CPAC Meeting Summary**

*The June 10, 2008, CPAC Meeting Summary was adopted by consensus.*

**III. Kaka'ako Makai Guiding Principles Nominations Review, Deliberation and Survey**

- A. Review of Guiding Principles Survey Process

The facilitators reviewed the following:

- Previous guiding principles work under the themes for environment, community, culture, education and viability/sustainability.
- The opportunity at this meeting for brief individual comments from all participants on key nominations of importance, followed by questions and clarifications as time permits.
- All nominations received at the June meeting and since that time were listed on the nominations survey provided for this meeting.
- The nominations survey provided at this meeting can be filled out during discussion and must be turned in at the end of this meeting.
- Survey choices include a) strongly agree; b) keep for discussion; and c) drop/no opinion, which includes any nominations left blank or disagreed with.

- Chosen nominations preferably should a) be clearly stated, b) express an important value for Kaka‘ako Makai, and c) serve as guidance to the planning process.
- With the CPAC’s approval it is intended that the Steering Committee will undertake reviewing the surveys, combining similar guiding principles, and generally preparing them for discussion at the next meeting.

Questions and answers followed:

- There was a question if the revised numbering of the nominations was the same as that posted on the web site.
- Several other questions centered on whether to make a choice between each similar nomination or cast the same vote on all similar nominations.
- The facilitators explained that the objective of the survey is to reduce the list of over 200 nominations to 2-3 pages if possible, and the result of the survey will provide a preliminary list of guiding principles to be improved and discussed at the next CPAC meeting.
- Steering Committee members noted that choices should be consistent on similar nominations, and the survey should be as complete as possible to facilitate evaluation, combination and refinement of the guiding principles.

## B. CPAC Participant Comments on Key Guiding Principles Nominations

Individual comments were made by participants relative to key guiding principle nominations:

### 1. Environment

- Malama Aina, #54, #4, and #8: There is a choice of public lands being developed for shopping and paying for front-row dining to enjoy the view on the shoreline, or the land can be developed in a natural setting for community, or the choice can be both. Suggestion to enhance capabilities to care for the land and the community:
  - Imaginary line from Forrest Avenue to Ala Moana Park, separating the makai area for the community’s educational and cultural uses, and mauka of this and in the vicinity of Piers 1 and 2 can be developed with a large center for the arts, private landowner businesses, and parking.
  - Ahupua‘a principle – the park and businesses can compliment each other through the representation of the ahupua‘a and local history as presented in the modern natural environment
  - View planes over a quarter mile of the park land...
- Shoreline Park #28 – The shoreline park is important to accommodate walkers, bikers, joggers and anyone who wants to enjoy the shoreline.
  - The park will assure ocean access and open green space along the shoreline
  - It will connect Magic Island and Ala Moana Park to Kewalo Basin Park and around the harbor to Kaka‘ako Waterfront Park.
  - The recreational area will serve the increasing population of Kaka‘ako.

- Dedication of Park Recreation and Green Space, #16 - This summarizes many of the positive effects of the other Environment nominations. The health of Kaka‘ako residents, working people and visitors will be advanced by the adherence to the Hawaiian principles of the ahupua‘a that respect the dynamic interaction of people, land, ocean and air, and the view planes therein by:
  - Dedicating all available acres to green space and parks;
  - Creating and sustaining the lei of green parks around Oahu;
  - Meeting public health and welfare standards for 2 to 5 acres of park space per 1000 people (thus assuring that the expected 35,000 children, women and men in the Kaka‘ako urban population will have the park and recreation space they will need to survive the health risks associated with the density, noise and pollution caused by smart growth).
- Seaport Value of Kewalo Basin, #26: Kewalo Basin is a valuable commercial and seaport lifestyle asset, and we need to enhance the visibility and earning capacity of the commercial boats. This guiding principle should stop here, and is important because:
  - Visitors are attracted to Kewalo Basin and are very interested in seeing the fishing boats and other vessels that operate in and out of the harbor and how they work.
  - Visitors are interested in coming to the harbor to participate because it’s a different kind of visitor activity.
  - This eco-tourism activity takes people out offshore, and shows them why it is important to preserve the ocean and coast line, what it is that makes this special, and why they want to have a part in it and have it continue to be there.
- Carrying Capacity, #55 and #72: The present American lifestyle takes 12 acres per person to stay within carrying capacity, and to respect the environment this would be only 5 people on the Kaka‘ako Makai planning site. Recommend the following:
  - Giving more teeth to environmental guiding principles by analytically and rigorously addressing the carrying capacity of the site, because referring simply to open space and green space is no longer sufficient to deal with present pressing environmental issues.
  - Gathering and documenting data on the projected increased population growth and associated increased water usage, waste production, and heat in Kaka‘ako and the entire ahupua‘a.
  - HCDA, as the state agency with oversight for this area, is in a significant position to ask for this type of principle to be enacted. This can put responsible pressure on Kamehameha Schools, the UH medical school, and General Growth Properties.
  - The time has come for this to take place, and there is an extraordinary opportunity for this grassroots group to make the case for this concern.
- Current sewage infrastructure does not meet existing capacity, and the Sand Island waste treatment plant does not meet federal EPA regulations. Any proposed development needs to take these limits into consideration.

- Q. Will Kamehameha Schools be required to comply with the adopted guiding principles and vision?
    - A. The HCDA will need to respond to that.
2. Viability/Sustainability:
- Community Gathering Place, #47 and #68: Uses on public lands should emphasize the public good; uses on adjacent private lands should be economically viable uses that compliment and reinforce the public uses and concepts of a public gathering place.
    - This is the summary of the overall objective.  
Encouraging private development *mauka* of Ilalo Street to compliment the gathering place concept of the Kaka‘ako Makai public use area on public lands by providing landscaped set-backs and open, inviting ground floor public uses.
    - The Gathering Place attracts people with open spaces and cultural activities.
    - Uses on adjacent private property, e.g., that of Kamehameha Schools, should be special ground floor compliments of the public uses.
  - Public/Private Partnerships and Non-Profit Management, #34 and #35: Insuring viability and sustainability of public uses on public land in Kaka‘ako Makai through public/ private partnerships and 501-c-3 non-profit management, and encouraging these for the development and sustainable operation of Kaka‘ako Makai’s public areas and facilities will be important for coastal, cultural and public uses.
3. Culture
- A cultural center will be very compatible with the acclaimed ocean access and park open green space. Examples include San Francisco’s Golden Gate Park with museums, science centers, and educational centers; New York’s Central Park with the Metropolitan Museum; and Sydney Harbor’s park, ocean activity and performing arts center. Find the space and way for an integrated plan.
  - The State of Hawaii has dedicated facilities for recreation, conventions, sports, and transportation, but there is no dedicated facility for performing arts and the closest is on Maui.
    - The single city-owned facility has accessibility issues and no elevators, gives preference to mainland for-profit productions, and is not located near restaurants and other complimentary facilities.
    - Numerous cities have built performing arts centers on or near their waterfront, extending the attraction of these sites beyond daylight hours.
    - Seattle and Sidney have demonstrated that clustering farmers markets, waterfront parks, restaurants, aquariums, art museums and performing arts centers result in a vibrant destination that contributes substantially to the economy. The Sidney Opera House is the top attraction in a country known for the Great Barrier Reef, surfing, sailing and an aboriginal culture dating back over 100,000 thousand years.

- Act 231 calls for proposals that include theaters, stages and arenas designed to showcase cultural and community performing arts, exhibition spaces for art, and other educational facilities focusing on the history and cultures of the various ethnic groups within Hawaii, including Hawaiian history.
- An ideal area for this use is between the park land and the medical school, and the low-rise profile of revenue-producing buildings like performance halls, museums, and restaurants will preserve the views of mountain and ocean while providing a gathering place for residents and visitors, the young and the old, the morning person and night owl, and people from all walks of life.

CPAC participants noted that the volume of nominated guiding principles was overwhelming, and expressed the need for more time to review the survey content. A concern was that constricting time needed for making critical choices would compromise this significant task. It was agreed that 20-30 minutes would be allotted for individual review and choosing nominations on survey. This needed break was followed by additional comments on the following:

#### 4. Community

- Community Education, #34 and #35: These nominations support a cultural arts center venue in Kaka‘ako Makai.
  - The Hawaii Arts Alliance is comprised of many arts groups, and many environmental groups recognize how arts groups can help convey their messages deeper into the community with education and outreach. There is a national movement to combine such efforts through community arts service to the community.
  - This could be manifested in a Kaka‘ako Makai performing arts center.
- Related to a proposed cultural center, attention needs to be given to underserved populations. There should be opportunities for activities that do not generate revenue, like a free library or free day at a museum, so people who are otherwise not included can use these facilities. There is too much enriching people who are already rich in Hawaii, which is sad because other important populations are left out.

#### 5. Culture and Viability/Sustainability

- Cultural Venues and Land Uses, #15 and Sustainable Operation #24: Cultural themes appropriate for the ocean front would specifically include surfing, navigation, ocean gathering, sailing (voyaging) and ocean sports, including boating and boating activities, together with emphasizing and establishing public uses on public land in Kaka‘ako Makai that are in the public interest and for the greater public good.
  - During the 4<sup>th</sup> of July weekend 30,000 people gathered at a Maile Beach Park event, and it was described as Waikiki with barbecues. But where can we go in Waikiki with barbecues? Let’s not make the same mistake

made in Waikiki, where a beautiful oceanfront asset was destroyed by development.

## 6. Community, Education, and Environment

- Community #9, 42 and #43; Education #4; and Environment #79: Public uses of public land in the overriding public interests of recreation, culture and education.
  - Contrary to this would be private interests promoting housing or other personal or corporate uses of this site.
  - Also contrary to this would be the planting of a Level 3 Bio-Hazard facility adjacent to the public recreational, cultural and educational area, and on the shoreline of the primary urban area and Hawaii's premier visitor destination.
  - Search online to see the risks and mistakes associated with Bio-Hazard laboratories on the mainland.
  - Say yes to Public Uses on Public Land in the Public Interests of recreation, culture and education, and no to housing, big development and the Bio-Hazard lab.

### Comments, questions and answers:

- Q. Development of large green spaces under Environment #13 appears contradictory.
  - A. Large buildings could be plowed under to develop a large green space.
  - A. The intent appears to be creation of green space.
- Restrictions have not been identified. Good planning principles encourage appropriate uses and discourage inappropriate uses.
- Q. There are numerous duplicates in the guiding principle nominations.
  - A. (Facilitators) Vote for it if it is important. The Steering Committee can be authorized by the CPAC to assess the survey results, group or combine like ideas when clear intent is apparent, and return to the next CPAC meeting with a shorter list. There will be opportunities to identify anything missing in the reduction, and choices will need to be made if there are conflicts in uses.
- Steering Committee members noted the following:
  - An audit trail is intended to identify any combined individual guiding principles.
  - The Steering Committee will continue to rely on the CPAC for guidance in the compilation.
- The full intent and meaning of each nomination should be retained when combined with another.
- Review of the surveys will clarify the guiding principles which are clearly advocated, and those that need more discussion. The end result cannot satisfy individual wishes and whims.
- Q. There is some concern about the HCDA's expressed need for the area to be financially self-sustaining, especially if green space is the priority. Will HCDA find compromises and answers to move this forward?
  - Q. Is financial sustainability a requirement or a goal?

- A. (HCDA Staff) Many ideas will come forth, but at the end of the day the taxpayers will have to pay, and if there is no money nothing will be accomplished.
- The CPAC does not have the financial viability to put the project together, but there are ways to do this. For example, big people, big money and big efforts have formed a trust to restore the Washington Mall, and there is a hope that the HCDA can be visionary and think big also, because this is an important piece of shoreline property even if relatively small.
  - Efforts have been made across the nation to establish park conservancies that attract corporate and individual contributions in partnership to ensure the success of major public interest efforts. Redevelopment of Kaka'ako Mauka will be a contributing factor in usage of the makai area, and mauka development should in turn financially contribute to the shoreline area's sustainability.
  - There is ongoing serious concern about the repeated thrusts to promote workforce housing on the makai side, and this is seen as a transparent attempt to transfer development rights and place required affordable housing on the makai side so luxury developments and revenue generating towers can be built on the mauka side. Great care must be taken with what is happening here, how it is being done, and who is orchestrating it.
  - The value of the makai shoreline goes beyond the mauka side and immediate area. It is intended that this shoreline area is to serve the greater public good, and the benefits are much greater to the larger community than the cost of maintaining it. Unlike big business, government does not make a profit on benefiting the public interest.
  - Q. What are areas of conflict that the Steering Committee can be attentive to?
    - A. Sustainable funding for creating and maintaining park and green open space
      - HCDA reports that it presently costs \$800,000 to maintain the area.
    - A. Whether public funds will be used for remediation of environmental damage or for the creation of a sustainable ecological space.
    - A. Whether revenue will be generated from residents or visitors. Hanauma Bay is an example where visitors generate revenue and residents can't go.
    - A. First and foremost, legislation has been enacted to direct that no housing will be built in Kaka'ako Makai, and the CPAC needs to take care to heed this.
      - Housing should be taken off the list of potential conflicts because it is not legal in Kaka'ako Makai, just as gambling casinos, underage drinking facilities, prostitution rings, or drug houses are not recommended. Debating about allowing illegal activities makes the CPAC look foolish.
      - Take housing in Kaka'ako Makai off the list for discussion because it is prohibited by enactment of state law, or clearly state "no housing" in Kaka'ako Makai without a question mark.
      - Young people need housing to return to Hawaii.
      - Kaka'ako Mauka is supposed to support reserved affordable housing and this can be for those who want to return to Hawaii and be productive. Kamehameha Schools has property in Kaka'ako Mauka where this can be built in accordance with HCDA rules.

A. Potential conflicts are often not visible when there are plans for many uses for open space and its facilities. The question that arises is how open will the open space be?

- Culture guiding principle #16 refers to malleable exhibit space for temporary exhibits without the need for permanent facilities.

C. Authorization for Steering Committee Compilation of Survey Results

***Authorization for the Steering Committee to compile the survey results and combine guiding principles nominations was approved by CPAC consensus.***

#### **IV. New Business**

A. Announcements

1. HCDA Staff informed the CPAC of the following:

- The HCDA is obligated to follow enacted legislation, and copies of this legislation were provided to the CPAC at earlier meetings. As the CPAC deliberates, the HCDA is obligated to move forward with certain projects, including the keiki fishing site.
- Similarly the HCDA may be required to implement the public cultural market under Act 231, which the HCDA will be reviewing in the future.
- Forthcoming legislation may include a shared parking facility of 1800 to 2000 stalls for the various facilities and complexes in Kaka‘ako Makai as well public use, and this is in the preliminary planning phase.
- The HCDA is also presently moving forward with Kaka‘ako Makai waterfront park and seawall repairs.
- The DOH has requested the HCDA to initiate remediation of contaminated soil in Kaka‘ako Makai with surface capping, and the HCDA plans to cover makai parcels with gravel or asphalt paving to provide temporary surface parking facilities until the final plan is defined.

Comments, questions and answers followed:

- Both the keiki fishing project and a public cultural market, emphasizing the Hawaiian ahupua‘a with a farmers and fish market, were nominated to be included in the CPAC’s guiding principles for the Kaka‘ako Makai plan.
- Q. The UH previously presented their own planned parking structure for the medical school. Is the HCDA now expected build the medical school’s parking facilities?  
A. The HCDA has been asked to plan and pay for this.
- Q. If the HCDA is obligated to implement enacted legislation that guides Kaka‘ako Makai projects, would it be safe to say that the HCDA is also obligated to abide by the enacted *prohibitions* on housing development and sale of state land Kaka‘ako Makai?  
A. HCDA must abide by all the laws in the books.
- Clarification was requested on any present HCDA parking requirements in the Kaka‘ako Makai area, and the HCDA’s intent to place surface parking in the planned open space park area as an interim revenue advantage. It was pointed out that DOH



determined that gravel, blacktop or 2 feet of fill could remediate the park area, as reflected in the DOT presentation to the CPAC and in their recent letter to the HCDA requesting surface remediation capping. The HCDA was urged to envision and implement the green space together with the remediation, and relocate any surface parking adjacent to or on the ewa side of the medical school.

- Q. If the CPAC should desire a sustainability or feasibility study for the public cultural market or another project, would the CPAC request this from the HCDA or from the Legislature?  
A. It was unknown at this time whether the HCDA can entertain an unsolicited proposal under the procurement regulations.

HCDA Staff concluded by informing the CPAC that the HCDA is presently considering funding the next CPAC planning phase, and emphasized that it is imperative that the CPAC complete the visioning and guiding principles as soon as possible in order to move forward with the planning process.

2. Chair Wong noted the previous concerns about the Steering Committee at-large member election voting process, and announced that the Steering Committee decided to leave the elections as they stand and that new procedures would be developed for future elections.

## V. Next Meeting Dates

**Steering Committee Meeting - Tuesday, July 15, 5:30 p.m.**

Review and compilation of Guiding Principles Survey Results

**CPAC Meeting – Tuesday, July 22 at 5:30 p.m.**

Refinement of Guiding Principles

Chair Wong asked all CPAC participants to be sure to review all meeting materials for the July 22 meeting at least one week prior to the meeting. This material will be posted on the HCDA web site at [www.hcdaweb.org](http://www.hcdaweb.org).

Draft CPAC Meeting Summary transmitted by CPAC Secretary to Steering Committee Members for review on July 14, 2008.

Draft CPAC Meeting Summary approved by Steering Committee for posting on July 15, 2008.

**July 8, 2008, CPAC Meeting Attendance List**  
(and Meetings Attended)

Akana, Keola	(1)	Matson, Michelle	(15)
Anderson, Amy	(14)	Musik, Marla	(9)
Chartrand, Grant	(6)	Nalau'I, Solomon	(12)
Chillingworth, Mele	(4)	Okada, Dexter	(14)
Cristofori, Marilyn	(7)	Parkinson, John	(7)
Crone, Bob	(12)	Parrish, Jonathan	(4)
Dang, Mike	(11)	Pearson, Chuck	(7)
Faulkner, Kiersten	(8)	Shimokawa, Brian	(2)
Feltz, William	(11)	Takamine, Wayne	(13)
Hedlund, Nancy	(14)	Tamashiro, Lainie	(14)
Howe, Jim	(9)	Wellington, Fumiko	(5)
Iwami, Ron	(12)	White, Reg	(5)
Jaffe, Michelle	(9)	Wong, Mark	(11)
Karasuda, Blair	(1)		
Lizama, David	(8)	Cross, Karen (Facilitator)	
Low, Raymond	(1)	Lowry, Kem (Facilitator)	
Loy, Bob	(10)	Anne Smoke (Facilitator Assistant)	