

## Third Draft Guiding Principles with CPAC Written Comments September 9, 2008

### #01 Parks and Green Space

Expand and landscape Kaka'ako Makai's shoreline park in order to make it an integral part of the 'lei of green' linking Diamond Head to Aloha Tower.

- The park provides recreation and enjoyment and view planes of the ocean and mountains for the growing urban population of Kaka'ako community as well as Hawai'i residents and visitors. This use of public land demonstrates Hawai'i's values associated with sustainability, open spaces, and green space, values that respect the natural dynamic interaction of people, land, ocean and air, and contribute to preservation of Honolulu's native coastal and marine resources.
  - Assure sufficient park acreage in Kaka'ako to offset the adverse human effects of urban density, noise and pollution, resulting from "smart growth" development in Kaka'ako. National-level park standards provide a benchmark of at least 2 acres per 1000 people.
- Excellent. One typo: inset "of" between landscape and Kaka`ako
  - Please use Leahi when referring to Diamond Head
  - "predominant land use". Delete smart growth unless defined. "Dynamic interaction" – what is this? Dynamic can be negative.
  - "Public health & welfare" to be added back to paragraph. Add after "contribute to public health & welfare, preservation..."
  - Move thoughts expressed in first bullet point to annotated version. Beginning with "This use of public land demonstrates . . ." In other words, remove that entire last 1/2 of the bullet point. This section is more of a justification than a guiding principle.
  - Ensure expansion of Kaka`ako Makai's present shoreline park and green space to connect the lei of green parts from Diamond Head to Aloha Tower and welcome residents and visitors alike.
    - This use of public land will demonstrate Hawaii's values of respecting the natural dynamic interaction of people, land, ocean and air, and preserving Honolulu's scenic coastal and marine resources.
    - The expanded shoreline park will be dedicated to essential park elements that contribute to the health and welfare of Kaka`ako Mauka's growing population, particularly green open space, abundant shade trees and opportunities for family recreation.
    - Establish park planning standards of at least 2 acres per 1000 residents planned for Kaka`ako Makai will be used as a benchmark to assure sufficiency of park space needed to offset the adverse effects of urban density, noise, and pollution.

## #04 Open View Planes

Protect, preserve and perpetuate Kaka'ako Makai's open view planes from the mountains to the sea as an inherent value of the Hawaiian ahupua'a and an important public asset for residents, visitors and future generations.

- Ensure planning and development safeguards to identify, document, retain, restore and protect *makai-mauka* and Diamond Head-Ewa open view planes.
- Ensure that open view planes from the ocean to the mountains are retained, restored and protected from Kewalo Basin Harbor and the State public lands of Kaka'ako Makai to the Ko'olaus, Diamond Head and the Waianae range.
  - Restored? How do you restore a view plane? Knock a structure down? Cut a tree down?
  - 2 areas/issues – ambiguous. Confusion. Buildings vs. parks. Quantify. Predominant land use will be park. Range of uses/facilities should performing arts be predominant or include other – public market.
  - Delete 'ahupua'a' – used without clarity. Bullets too similar. Delete one. Move term into Hawaiian culture. Reposition #13.
  - Excellent. Suggest all Hawaiian language terms be reviewed by a specialist Kumu of Hawaii and Hawaiian culture.
  - Remove *ahupua'a* reference – from this and other principles. It's fine for us – but we're not the audience! In an overview or cover we can state that CPAC in part, directed its ideas with *ahupua'a* principles as a driving factor. Put it in vision!

## #05 Public Accessibility

Provide open and full access to ocean and park recreational and cultural activities within and around Kaka'ako Makai's gathering place and shoreline.

- Ensure public access with minimal impact to the environment.
- Provide a shoreline promenade and tree-lined paths to comfortably accommodate pedestrians, bicyclists, and those requiring mobility devices.
- Provide connections to public transportation.
- Provide ample shared and concealed [and bermed] public parking to support the public uses in Kaka'ako Makai, with weekday parking available for recreational and cultural uses during evenings and weekends.
- - Eliminate “bicyclists” insert “handicap mobility devices.”
  - Question parking. Write with restrictions or just pave it over. “Tree-lined” implies irrigation – not sustainable. Keep to natural environment.
  - Good. Last bullet – improve the meaning with respect to “concealed [and bermed] – use another term such as “complementary” to a natural setting.”

## #06 Coastal and Marine Resources

The coastal and marine ecosystem of Kaka'ako Makai will be identified, repaired and maintained using sustainable practices.

- Water supply, waste disposal, reef and marine life, native vegetation, air quality will be monitored as indicators of environmental health.
- Protect and sustain the coastal environment for cultural uses including fishing and ocean gathering, surfing and ocean navigation.
- Ensure that Kewalo Basin will continue as a valuable community asset by repairing, maintaining and enhancing the harbor and its support services for small commercial and fishing boat use.
- Preserve the beneficial relationship between Kewalo Basin Harbor's existing fishing and small commercial boating businesses, maritime support businesses, and marine conservation and research uses.
  - Excellent. Last two bullets as own GP. Place last bullet first, 2<sup>nd</sup> to last bullet second. Re: juxtapose the last two bullets as a complete guiding principle.
  - Eliminate bullet #1.
  - Move 3<sup>rd</sup> bullet point. Make separate principle for Kewalo Basin.
  - Delete this item or incorporate into #21.
  - Final phrase: ". . . marine . . . and research uses." Is the UH Ocean Research facility going to stay? If not, is this needed?
  - Preserve, restore and maintain Kaka'ako Makai's valuable coastal and cultural marine resources for future generations.
    - Protect, restore, conserve and enhance coastal and ocean resources using sustainable practices.
    - Protect and sustain the coastal environment for cultural uses including fishing and ocean gathering, surfing, and ocean navigation.
  - Coastal Marine Resources
    - Monitor water supplies . . .  
It is not HCDA's job to do this and would cost a fortune for it to contract for these. There are numerous overlapping regulatory and resource management agencies whose specific job is to do these things.
  - Kewalo GP -- see submittal
  - Under "Kewalo Basin Harbor" ("Coastal and Marine Resources"), add bullet:
    - Integrate transitions with adjacent land uses Ewa, Diamond Head, and *makai*.

## #07 Public Health and Safety

Ensure that Kaka'ako Makai is a safe and secure place for residents and visitors.

- Keep public use areas safe day and night for public comfort and enjoyment.
- Ensure that Kaka'ako Makai remains free and clear of activities that may be harmful to health, well-being, or the natural environment.
- Assure removal or safe mitigation of environmental contaminants in the soil.
  - Eliminate "day and night".
  - Very good. Last bullet---add assure "investigation". Last bullet – delete "in the soil" for example, possible contaminants in harbor sediments and leaching of contaminants from the Medical Center require investigation.
  - Ensure that Kaka`ako Makai is a safe and secure place for residents and visitors.
    - Keep public use areas safe day and night for public comfort and enjoyment.
    - Ensure that Kaka`ako Makai remains free and clear of bio-hazard laboratories experimenting with virulent diseases on animals or otherwise.
    - Assure removal or safe mitigation of environmental contaminants in the soil.

## #8 Design Guidelines

Ensure that Kaka'ako Makai's public use facilities are compatible in placement, architectural form, and functional design within the landscape of the community gathering place.

- Identify, protect, preserve, restore, rehabilitate, interpret and celebrate Kaka'ako Makai's historic sites, facilities, settings, and locations.
- Maintain the quality of coastal environmental elements including natural light and prevailing winds;
- Incorporate sustainability guidelines, conservation technologies, and green building standards for buildings, grounds and infrastructure.
- Provide and maintain abundant native coastal plants and trees to blend the scenic qualities and fragrances of the shoreline environment and create a Hawaiian sense of place.
  - Bullet #2: eliminate "including natural light and prevailing winds."
  - What is compatible?
  - Very good – excellent
  - Bio hazard lab - remain in principles  
Existing Kaka`ako facility should be phased out and removed.
  - Re: "restore" -- I feel a new comprehensive design is needed. What's to restore except pumphouse?
  - Second bullet – How will "natural light" be met when this area will have to be well lit for safety.

## **#12 Legal / Use of Public Lands**

Recognize and respect the effort and intent of the Hawaii State Legislature to uphold the greater public interest by ensuring and sustaining public uses on Kaka'ako Makai State public lands for the greater public good, 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 Hawaii's residents and future generations.
- Act 3, 2007 Special Session, restoring the site-dependent use of Kewalo Basin Cove to the Kewalo Keiki Fishing Conservancy.
  - Very good. Excellent.
  - Statement: eliminate "for the greater public good..."
  - Include a bullet to identify Kewalo Basin as a state of Hawaii commercial harbor [legal reference] due to its unique and specific use as a public facility

## **#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.

- Move to higher place and include *ahupua'a* clarification.
- Refer only to opportunity for Hawaiian culture as an enhancement and guidance to planning and use and philosophy for the public land use. Remove references to broad and diverse that infers multi-culture.

## **#17 Multicultural [Respect]**

Kaka'ako Makai shall embrace the intertwined cultures of Hawaii and celebrate its diversity.

- Eliminate entirely – mention if vision statement or create a bullet point in #2

## **#21 Cultural Center**

Kaka'ako Makai will include a cultural center where community and creativity converge.

- Offer public enrichment, education, exhibition, and performance opportunities while showing sensitivity to the natural beauty of the waterfront open space.
- Provide facilities that 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.

- Needs work. KM will have public use facilities where community, commerce, creativity converge. Offering public enrichment, etc.
- Clarify facilities – just performance arts or others just as public market
- Provide for a flexible community performance/exhibition area – avoid fixed structures and permanently enclosed spaces. Maximize the outdoor performance experience.
- Performing Arts venues do not need to be empty during daytime. They can and should be educational centers, drawing buses of *keiki* and youth for ed. Services during the weekdays.
- Please don't use the pejorative term "exclusive" in connection with performing arts. Places like Waikiki Shell, Blaisdale, Hawaii Theatre are "inclusive" in that they draw a wide spectrum of population.
- Community and Cultural Gathering Place (Cultural Center).  
SEE SUBMITTAL ABSENT FROM THIS LIST! (Why was this deleted??)

## **#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 working with the community and the HCDA with the guarantee of government commitment to ongoing community representation and involvement throughout the continuous planning process;
  - Openly communicating with the State Legislature and other elected public officials;
  - Committing the time and effort required to meet the goals and objectives of the Kaka'ako Makai planning process, and advocating responsibly in the public interest both collectively and individually, notwithstanding premature or conflicting proposals to the contrary.
- Needs work. Delete bullet #2. This is a task statement – not a partnership/relationship statement. Bullet 1&3 are too complex. After a few readings it is still difficult to understand. Incorporate #32 to 23. Expand #23 to incorporate #26.
  - Kaka'ako Makai and Mauka are interconnected. Example: GGP's project will increase density and traffic so it will affect KM.
  - May need to not specify "HCDA" in the case that different oversight agency is responsible for Kaka'ako Makai [ex-OHA]. Similar to #25/28 where it states 'or current oversight agency'
  - #23 end with . . . responsibly in the public interest. Delete notwithstanding premature . . .

## #25/#28 Funding and Management

Assure and assist viable and sustainable operation of public uses and facilities on State public land in Kaka'ako Makai through public/private partnerships and 501©(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 State public lands in the public interest as a quality of life benchmark.
- This conservancy may 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 contributory interests to both monitor and underwrite public use on State public land in service to the public good.
  - Eliminate: "and 501(c)(3)"
  - Strongly object to 2<sup>nd</sup> bullet

## #26 Small and Local Business

Apportion a limited number of small local businesses to assist in cooperatively sustaining Kaka'ako Makai's public use facilities.

- Ancillary small businesses may include diverse local restaurants, cafés, small shops, green markets or other uses that will complement the recreational, cultural, harbor or other public facilities serving the community interest.
- Encourage small local enterprises that emphasize the Hawaiian culture and support traditional local products, rather than large corporate retailing attractions.
  - Bullet #1 – eliminate "small shops" & "green markets". Need to be more specific – don't want it be another Waikiki or Ala Moana shopping mall shops or stores.
  - Word such that it is clear that this is public land and the small businesses are a supplement and should not be solely responsible for the financial viability of the park, harbor, and common areas.
  - Should lead. Public market – take out small and local business. Take out 'ancillary'. Keep second bullet point. Add 'farmers market' where local farmers can sell goods, produce and fish.
  - Comment re: public market. If HCDA is mandated [law] to include a public market in KM. Should we include GPS to help determine/guide HCDA's planning of such?

## **#32 Education**

Provide enriching and valuable public educational benefits and opportunities to residents and visitors alike through Kaka’ako Makai’s coastal and marine environment; Hawaiian cultural heritage and practices; recreational, educational and performance exhibitions; and historic sites and settings.

- ADD as a separate guiding principle:
- Kewalo Basin Harbor [from Aug. 12 comments] this is due to the HCDA reference to keep this as a guiding principle and its integral part of Kaka’ako Makai, yet it is a separate entity. It deserves specific attention. There is currently an entirely separate process underway to establish new rules for Kewalo Basin including public hearings that emphasizes the importance and need to not “lose” the unique identity within the whole of Kaka’ako Makai.
- Incorporate this comment #23.
- Awkward: “performance exhibitions”

Better: “educational, performance and exhibition activities; and historic sites and settings.

### **GENERAL COMMENT:**

When defining KM, how can we clarify that Kewalo Basin + park [Kewalo Basin Park] is included in the KM GPs.