

State of Hawaii · City and County of Honolulu

February 28, 2017

Chair John Whalen and Board Members
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

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AUTHORITY

Re: March 1, 2017 Kakaako Meeting Regarding Item #4, *Shall the Authority Adopt the Kakaako Makai Parks Active Use Master Plan and Direct the Executive Director to Amend the Makai Area Plan and Rules to Incorporate the Active Use Master Plan?*

Dear Chair Whalen and Members:

Thank you for the opportunity to comment on the March 1, 2017, Kakaako Business agenda item #4.

During Japanese Prime Minister Shinzo Abe’s visit to Pearl Harbor with President Obama in December 2016, the Prime Minister also laid a wreath at the Ehime Maru Memorial at Kakaako Waterfront Park on December 26, 2016. He commented how he had been Cabinet Secretary during that February 9, 2001 accident, and remembered its subsequent events with sadness.

This year’s memorial ceremony on February 9th commemorated the significant *jyuunanakaiki* (or 17th anniversary memorial), and was marked by the presence of bereaved families, Ehime prefecture dignitaries and Japanese officials. In the years following the accident, Hawaii and Japan have facilitated various cultural and educational exchange programs to heal and strengthen relations between Ehime Prefecture and Hawaii. This long-term relationship has been spearheaded locally by the Japanese American Society of Hawaii (JASH), Ehime Maru Memorial Association (EMMA) and other Japan-related organizations in Hawaii.

In light of the importance of the Ehime Maru Memorial and the relationships between Japan and Hawaii during the past 17 years, we believe that the *Kakaako Makai Parks Active User Master Plan* should re-evaluate several of the proposed active and commercial activities proposed to be in close proximity to the Memorial. For example, a commercial beer garden, concessions and ‘Adventure Zone’ may not be compatible with the level of dignity and reverence associated with the Ehime Maru Memorial. We look forward to working with the Authority to address these concerns.

Sincerely,

Ken Ito, Chair-House VMI Committee
State Representative, District 49

Carol Fukunaga
City Council, District 6

programmed activities. Activities could include plant and craft sales, dog shows, and pop-up sporting events. This space draws the public into the park complex, thus, it will be important to ensure lively, regularly programmed activities occur here.

Lei of Green

The Lei of Green is a long-running concept with strong support from the community. The objective is connectivity between public resources along the ocean. Thus, the existing promenade is proposed to be upgraded in place. Immediate expansion of the Lei of Green is proposed to extend the promenade from Kewalo Basin Park to neighboring Ala Moana Regional Park. Extension of the promenade along the west side of the park to Keawe Street and continuing to loop back to the great lawn is also proposed. Eventual connection along the shoreline to Honolulu Harbor is also envisioned.

Sports Complex

A sports complex, to be developed in at least two phases is proposed at the “Look Lab” site. Phase 1 is envisioned to include sand volleyball courts and bleachers. Subsequent phases may include a gymnasium.

Keiki Zone

Active play is encouraged within the interior of the waterfront park in close proximity to the Children’s Discovery Center and the sports complex. Artistic, unique play structures that inspire discovery and creativity are proposed at this highly visible location.

Adventure Zone

A popular activity that is proposed to be continued and augmented is impromptu sliding on the park’s grassy hills. The site of what is now the amphitheater is proposed to be repurposed with an adventure area featuring slides that take advantage of the site’s topography. The topography could also be used in creative development of rock climbing features or ropes courses.



Beach Hale

A beach hale and parking at Point Panic is proposed. The location has been chosen for views of the surf break and in acknowledgement of the site as an existing gathering place for the strong community of watersport enthusiasts that utilize this place.

Food Concessions & Biergarten

Easy to access food concession is proposed across the parking area from the great lawn extension. At the top of one of the mounds, a biergarten with panoramic views of Leahi (Diamond Head), the Waikiki skyline, surf breaks, and the sunset is proposed. Additional food concessions may also be desirable at the sports complex. It is anticipated that the concessionaires would be operated by third party vendors. The park venue is envisioned as a satellite, open-air “tap-room” for any one of Hawaii’s growing craft brewers, or craft beverage purveyors. Market analysis indicates that a biergarten between 2,000 and 3,000 square feet in size could be supported by the growing Kakaako neighborhood. It is highly encouraged that the biergarten vendor be subject to a rigorous selection process where high quality customer experience is strongly emphasized. The biergarten is proposed near the existing memorial for the Ehime Maru, which is proposed to remain.



Design considerations will be required to create a respectful relationship between the biergarten and the memorial.

Further, market analysis has identified interest in development of food concessions in the form of a truck food court with a pad site of approximately 10,000 square feet at the Kakaako Waterfront Park. In addition to providing park users a number of daily food and beverage options, the truck food court could promote a family and community friendly atmosphere as special events are held at the amphitheater and proposed sports complex.

Community Center

A flexible-space community center is suggested at Olomehani Street, flanked by the great lawn and keiki zone. The community center is envisioned to be an open, adaptive space that can be used for a variety of purposes, including cultural public market, community education, and auxiliary covered space to adjacent outdoor uses for special events. The community center is

Uehira, Leann S

From: Michelle Matson <MSMatson@hawaii.rr.com>
Sent: Tuesday, February 28, 2017 11:38 AM
To: &HCDA
Subject: 3-1-17 Testimony re. Kaka'ako Makai Parks Master Plan and Makai Area Plan and Rules, Kaka'ako Agenda III.4
Attachments: 3-1-17 Kaka'ako Parks Master Plan Testimony .pdf; KAKA'AKO MAKAI VISION and GUIDING PRINCIPLES.pdf

Attached is the corrected Testimony and attachment to be entered as testimony in place of the documents sent earlier via the HCDA web site.

Thank you!

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O'ahu Island Parks Conservancy

HAWAII COMMUNITY DEVELOPMENT AUTHORITY MEETING
KAKA'AKO AGENDA
WEDNESDAY, MARCH 1, 2017
10:00 AM

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

KAKA'AKO MAKAI PARKS MASTER PLAN and MAKAI AREA PLAN AND RULES

Aloha Chair Whalen and HCDA Board Members:

The Kaka'ako Makai Parks "Active Use" Master Plan was conceived during a previous Executive Director's oversight with intent to commercialize the Kaka'ako Waterfront park areas. Fortunately, a more reasonable and community-based approach has since prevailed. The proposed final plan before you today is basically a good plan, because it generally follows the community-based outcomes of preceding major planning efforts for Kaka'ako Makai – with TWO EXCEPTIONS.

The two deviations are of major concern, because they propose to divert vital public shoreline land slated for expanded green recreational open space to reserved areas for special interest, single purpose uses. Such monopolization of public park land does not comport with the mushrooming needs of Honolulu's growing population, especially Kaka'ako Mauka's 30,000 to 45,000 new area residents, who, in accordance with the national standard for urban recreational open space, require 2 to 2 ½ acres per 1,000 capita. Shrinking vital green recreational open space and short-shrifting future public park needs to cater to special interests veers in the wrong direction and errs with past maladies of former HCDA administrators.

Kaka'ako Waterfront Park Expansion vs Volleyball Cartel 5-Acre Sports Complex

The vital shoreline area from Kaka'ako Waterfront Park to Olomehani Street has been designated as expanded green recreational open space in the Kaka'ako Makai Master Plan as adopted by the HCDA in May, 2011, a product of a complex planning process in which the larger community engaged with the Kaka'ako Makai Community Planning Advisory Council (CPAC) and the HCDA in well-vetted Guiding Principles and Policies for the future of Kaka'ako Makai public park lands.

Comes now an organized special interest effort to consume this vital shoreline open space for a single-purpose use consuming 5 acres within Kaka'ako Waterfront Park's expanded green open space - promoted as a "sports tourism model" with 12 volleyball courts and surrounding bleachers for 40 clubs and 100 teams with 25 annual tournaments. This exclusive use flies in the face of the expressed greater public need for expanded flexible recreational open space for a variety of public park uses on the level shoreline terrain; including but not limited to family gatherings, kanikapila, and impromptu sports in a flexible recreational open space that is open to and enjoyed by all.

The long-sought expansion of shoreline park's green recreational open space is a vital addition to the more constricted Point Panic end of Kaka'ako Waterfront Park, which attracts a plethora of spontaneous recreational users, including the shoreline surfers as well as bicyclists and increasing pedestrian recreationalists who value the Kaka'ako Makai open shoreline area for walking, jogging, picnicking, and the quiet enjoyment of nature, sunsets and the dynamic ocean vista.

In light of the above, the O'ahu Island Parks Conservancy thus recommends that **"the Makai Parks plan should remain consistent with Kaka'ako Makai Master Plan, with expanded open green space and respect for the sense of place connecting the landscape with the ocean environment."**

The proposed Sports Complex, structured for volleyball or otherwise, can be located anywhere. For example, this may find compatibility within the future Kalaeloa Regional Park being pursued by the city.

The Kaka'ako Waterfront has limited recreational green open space to provide for the increasing Honolulu residential population in the greater public interest. Thus any recreational areas along Kaka'ako's public shoreline and within its park lands must be rightfully open and accessible to all, and should not be privatized or monopolized by corporate developers, permanent event contractors, or membership clubs that preclude or restrict open public use of these public lands.

Notably, the proposed consumptive sports complex cumulative development that is being promoted far exceeds the balance of mixed sports activities that blend compatibly and flexibly together and with other needed public park uses.



Figure 1, Final Kaka'ako Makai Parks Master Plan

Kewalo Basin Park Expansion vs Private Use of Existing Building

The contained waterfront park area comprising Kewalo Basin Park on the Kewalo Basin peninsula has been designated for park expansion on the HCDA Makai Area Zoning Map. However, a private non-profit organization is leasing and occupying a warehouse-type building that straddles the area slated for park expansion and the contiguous commercial area planned to be redeveloped for commercial and community use.

Honolulu residents are intrinsically drawn to the open public shoreline for their necessary healthful open-space recreational needs, and Kaka'ako Makai's shoreline comprises Honolulu's last remaining open space for open public recreation. Therefore, we urge the HCDA to ensure proper placement of such operations on leased public land *not* designated as public park green open space, and to ensure that non-profit single-interest operations, no matter how benevolent, not consume the planned expanded green public park open space within the HCDA's zoned expansion of Kewalo Basin Park.



Figure 1, Final Kaka'ako Makai Parks Master Plan

Rather than ignoring the zoned Kewalo Basin Park expansion, the proposed final Kaka'ako Makai Parks Master Plan and the Makai Plan and Rules should be cognizant of this need for the present as well as the future. To resolve this conflict, the community component of the contiguous planned commercial development should include an adequate area for the community non-profit organization, which is unrelated to public recreational park use and is presently seeking to permanently occupy the warehouse building straddling the two properties.



DATE: 8/17/2015

LEGEND	
Lease Area	Zoning
Park Improvement Area	MUZ - Mixed Use
Project Area	P - Park
	WC - Waterfront Commercial

FIGURE 6
HCDA KCDD Makai Area Zoning
KUPU GREEN JOB TRAINING CENTER

For the above reasons, the O'ahu Island Parks Conservancy recommends against allowing the present location of the private non-profit organization for a long-term lease, as this is inconsistent with the Kewalo Basin Park expansion zoning map and an inappropriate use of public park property and its shoreline connected to the ocean.

Makai Area Plan and Rules

Together with the above adjustments in the greater public interest, and as disclosed in the proposed final Kaka'ako Makai Parks Master Plan, the Makai Area Plan and Rules should also include the Kaka'ako Makai Master Plan Guiding Principles, as well-vetted in depth by the larger community and adopted by the HCDA in 2011.

The proposed final Kaka'ako Parks Plan lists the Guiding Principles for the Planning of Kaka'ako Makai as follows:

- Community Cultural Gathering Place
- Hawaiian Culture & Values of the Ahupua'a
- Open View Planes
- Coastal and Marine Resources
- Expanded Park and Green Space
- Public Accessibility
- Public Safety, Health, and Welfare
- Public-Land Use Legislation - Public Use of Public Lands in the Public Interest
- Kewalo Basin
- Cultural Facilities
- Small Local Business
- Site Design Guidelines – A Hawaiian Sense of Place in Landscape, Setting, and Design
- Community/Government Planning Partnership
- Future Funding and Management

While the above list of titles glosses over the established depth of the Guiding Principles and the intense and dedicated work of the larger community invested in planning for the future of Kaka'ako Makai between 2005 and 2011, for a greater understanding of the magnitude and meaning of this mandate, the Vision and Guiding Principles Document adopted by the CPAC in January 2009 and by the HCDA in 2011 is attached for your review and consideration.

Sincerely,

Michelle S. Matson
President, O'ahu Island Parks Conservancy

THE VISION FOR KAKA'AKO MAKAI HAWAII COMMUNITY
The Hawaiian Place of *Ka'akaukui* and *Kukuluae'o* DEVELOPMENT
AUTHORITY

Kaka'ako Makai is the community's gathering place. A safe place that welcomes all people, from keiki to kupuna, with enriching cultural, recreational and educational public uses. A special place that continues the shoreline lei of green with scenic beauty, connects panoramic vistas mauka to makai, and encourages ecological integrity of land, air and sea. Kaka'ako Makai honors, celebrates and preserves its historic sense of place, Hawaiian cultural values and our unique island lifestyle for present families and future generations.

GUIDING PRINCIPLES

Community Cultural Gathering Place

Establish Kaka'ako Makai as a gathering place where community and culture converge in response to the natural scenic beauty of the green shoreline open space.

- Celebrate the intertwined cultures of the community by ensuring a welcoming gathering place for a broad cross-section of people diverse in age, income and ethnicity.
- Provide enriching public recreational, cultural and educational opportunities for residents and visitors alike through Kaka'ako Makai's scenic coastal and marine environment, the Native Hawaiian cultural heritage, compatible facilities and activities, and historic sites and settings.

Hawaiian Culture and Values of the Ahupua'a

Base the framework for planning, decision-making and implementation of the Kaka'ako Makai master plan on Native Hawaiian values and traditional and customary rights and practices protected by the State.¹

- Emphasize the host Hawaiian culture.²
- Incorporate the *ahupua'a* concept and spirit of caring for, conserving and preserving the self-sustaining resource systems necessary for life, including the land that provides sustenance and shelter, the natural elements of air, wind and rain extending beyond the mountain peaks and streams of pure water, and the ocean from the shoreline to beyond the reef where fish are caught.
- Adopt the *ahupua'a* lifestyle of individual *kuleana* working together and contributing to the whole for a greater level of stewardship, conservation, and proper management of resources with contemporary land-use benchmarks, such as growth boundaries and carrying capacity.
- Assure that the planning of collective or individual traditional features, settings, and activities will be overseen by Hawaiian historic and cultural experts to prevent misinterpretation or exploitation.

¹ Hawaii State Constitution, Article XII, Section 7. Inform the master planning process by the principles and traditions of the ahupua'a, and inspire the master plan by the interconnected relationship of people.

² §206E-34(c)(5), Hawaii Revised Statutes. The Hawaiian host culture is emphasized as pre-eminent yet inclusive of other cultures.

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.³

- Ensure planning and development safeguards to identify, document, retain, restore and protect *makai-mauka* and *diamondhead-ewa* open view planes to the Ko'olau mountains, Diamond Head (*Leahi*) and the Waianae mountains as seen from the view vantage areas and vicinities of Kaka'ako Makai's public lands and Kewalo Basin Harbor.

Coastal and Marine Resources

Preserve, restore and maintain Kaka'ako Makai's valuable coastal and marine resources for present and future generations.

- Enable the monitoring, protection, restoration, and conservation of natural coastal and ocean resources, including reef and marine life, through responsible stewardship and sustainable practices.
- Protect and sustain the coastal environment for cultural uses including fishing, ocean gathering, surfing and ocean navigation.

Expanded Park and Green Space

Ensure expansion of Kaka'ako Makai's shoreline parks as significant landscaped open spaces⁴ joining the lei of green parks extending from Diamond Head (*Leahi*) to Aloha Tower.

- Implement the Hawaiian values of the *ahupua'a* and *malama 'aina* by preserving shoreline open space, protecting scenic coastal and marine resources, and respecting the natural interaction of people, land, ocean and air.
- Welcome residents and visitors alike with green open space, abundant shade trees and opportunities for family recreation.
- Use the established park planning standard of at least 2 acres per 1000 residents as a benchmark to assure sufficiency of park space to contribute to the health and welfare of Kaka'ako Mauka's growing population and offset increased urban density, noise and pollution.

Public Accessibility

Provide open and full public access to recreational, cultural and educational activities within and around Kaka'ako Makai's parks and ocean shoreline.

- Ensure complete public recreational access with minimal impact to the environment, including drop-off accommodation of ocean recreation equipment and connections to public transportation.
- Provide a shoreline promenade and tree-lined paths to safely and comfortably accommodate pedestrians, bicyclists and the physically impaired.

³ Significant Panoramic Views Map A-1, Honolulu Primary Urban Center Development Plan

⁴ Inclusive of Kewalo Basin Park, Kaka'ako Waterfront Park and Kaka'ako Gateway Park

- Provide sufficient shared parking complementary to the natural setting to support all uses in Kaka'ako Makai, with workplace parking available for recreational and cultural users during non-working hours.

Public Safety, Health and Welfare

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 exposure to land and ocean is environmentally safe for people and marine life by assuring timely investigation, determination, and remediation of contaminants.
- Ensure that Kaka'ako Makai remains free and clear of elements, activities and facilities that may be potentially harmful to the natural environment and public well-being, including laboratories containing and experimenting with Level 3 or higher bio-hazardous pathogens and/or biological toxins known to have the potential to pose a severe threat to public health and safety.⁵

Public Land Use Legislation – Public Use of Public Lands in the Public Interest

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.

- Preclude the sale of public land and development of housing in Kaka'ako Makai;⁶
- Demonstrate commitment to serve the highest needs and aspirations of Hawaii's people and the long-term good of Hawaii's residents and future generations through community-based planning;⁷
- Restore the site-dependent use of Kewalo Basin Cove to the Kewalo Keiki Fishing Conservancy.⁸

Kewalo Basin

Ensure that Kewalo Basin Harbor's unique identity is retained with continued small commercial fishing and excursion boat uses, *keiki* fishing and marine conservation, marine research and education, and accessible green park open space expanding the lei of green between Ala Moana Park and Kaka'ako Waterfront Park.

- Enable continued functional commercial boating uses at Kewalo Basin Harbor⁹ and preserve the beneficial relationships between the existing small commercial fishing and excursion boat businesses and land-based maritime support service businesses.

⁵ Protection of the public health and safety is first and foremost in this area a) immediately adjacent to a shoreline recreation area and the urban population center, b) in close proximity to a regional beach park and the Waikiki primary visitor destination, and c) within the updated tsunami zone.

<http://beta.abc3340.com/news/stories/1007/460171.html> http://www.nytimes.com/2007/10/05/us/05labs.html?_r=1

⁶ §206E-31.5, Hawaii Revised Statutes.

⁷ HCR 30, 2006

⁸ Act 3, 2007, Special Session

⁹ §206E-33(2), Hawaii Revised Statutes

- Ensure that Kewalo Basin will continue as a State of Hawaii commercial harbor and valuable public facility asset by repairing, maintaining and enhancing the harbor for small commercial fishing and excursion boat use.
- Ensure the protected use of Kewalo Basin Cove for Kewalo Keiki Fishing Conservancy *keiki* fishing and marine conservation programs.
- Support Kewalo Marine Laboratory's continued valuable marine biology and ecosystems research and education in the vicinity of Kewalo Basin.
- Ensure preservation of Kewalo Basin Park, the net house and parking lot for public use, upgrade and improve existing facilities within the park, and provide green open space between Ala Moana Park and the channel frontage.¹⁰

Cultural Facilities

Offer public enrichment opportunities through both fixed and flexible cultural facilities that celebrate the diverse cultures of Hawai'i and blend compatibly with the shoreline open space.

- Contemplate compatible indoor and outdoor performance venues that encourage the teaching, practicing, and presentation of hula, theater, music, dance, and other performing and visual arts, with an outdoor multi-cultural festival space for Honolulu's diverse ethnic communities.¹¹
- Contemplate educational facilities, such as an exhibition hall with permanent, interactive and rotating exhibits, museums communicating the cultural history of the area, and places for traditional Hawaiian cultural practices.¹²
- Establish a cultural market stocked by local farmers, fishers and Hawaiian traditional craft makers to reflect the Hawaiian values of gathering and trading in the *ahupua'a* between the mountains and the sea.¹³
- Ensure a community center for local families to gather, interact and learn from each other.

Small 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, markets or other uses that will complement the recreational, cultural, harbor or other public facilities serving the community interest.¹⁴
- Encourage small local enterprises that emphasize the Hawaiian culture and support traditional local products, rather than large corporate retailing attractions.

¹⁰ Inclusive of greenbelt connections between Ala Moana Park and Kewalo Basin Park, between the Net House and Kewalo Basin Channel, and between Ala Moana Boulevard and Kewalo Basin to Point Panic.

¹¹ §206E-34(d)(3), Hawaii Revised Statutes.

¹² §206E-34(d)(5), Hawaii Revised Statutes.

¹³ §206E-34(a) and (b), Hawaii Revised Statutes.

¹⁴ §206E-34(d)(2), Hawaii Revised Statutes.

Site Design Guidelines –

A Hawaiian Sense of Place in Landscape, Setting and Design

Ensure that Kaka'ako Makai's public use facilities are compatible in placement, architectural form, and functional design within the landscape of the shoreline gathering place.¹⁵

- Provide and maintain abundant native coastal plants and trees to blend the scenic and sensory qualities of the coastal environment and create a Hawaiian sense of 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, air and prevailing winds.
- Mandate sustainability principles, conservation technologies, and green building standards for buildings, grounds and infrastructure.¹⁶

Community/Government Planning 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, the HCDA and the HCDA's planning consultants as guaranteed by government commitment to ongoing community representation and involvement throughout the master 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.

Future 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(c)(3) non-profit management¹⁷ 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 Authority (HCDA) or current oversight agency, and private contributing interests to both monitor and underwrite public use on State public land in service to the public good.¹⁸

¹⁵ Encourage 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 inviting open architecture at the street level.

¹⁶ Ensure reasonable carrying capacity with limited infrastructure for sufficient water supply, storm-water drainage and waste disposal.

¹⁷ §206E-34(c)(3), Hawaii Revised Statutes

¹⁸ A public/private community benefits agreement may be developed upon completion of the master plan to define respective responsibilities and contributions.

Uehira, Leann S

From: WayneTakamine <waynetakamine@hawaii.rr.com>
Sent: Wednesday, March 01, 2017 1:29 AM
To: &HCDA
Subject: Public Testimony Website Submission Kakaakko Makai Active Park Plan

Name	Wayne Takamine
Organization	Kakaako Makai CPAC
Email	waynetakamine@hawaii.rr.com
Project Name	Kakaakko Makai Active Park Plan
Comment	<p>I would first like to complement the HCDA for eliminating the homeless camps in Kaka'ako Makai! Our CPAC members are hopeful that regular park activities will be restored. It should be noted that during the planning for the Obama Library and the Kaka'ako Makai Active Parks EIS, HCDA Staff restricted activities in the parks like Fire Knife Dancers, Soccer Practices and allowed the homeless camps to fester. Now that order is being restored I am hoping for more community activities to return. I am very happy to see the community farmer's market returning to Gateway Park!</p> <p>Please see attached CPAC testimony re: the Kaka'ako Makai Active Use Plan</p>

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Uehira, Leann S

From: Wayne Takamine <waynetakamine@hawaii.rr.com>
Sent: Wednesday, March 01, 2017 1:27 AM
To: &HCDA
Cc: 'Lindsey Doi'; 'Michelle S. Matson'; 'Sharon Moriwaki'; 'Nancy L. Hedlund PhD'; 'Kanekoa Crabbe'; 'Mary Hardy'; 'Michael Kliks'
Subject: CPAC Testimony - Kakaako Makai Parks Active Use Master Plan
Attachments: CPAC Testimony - Kakaako Makai Parks Active Use Facilities Master Plan.docx

Aloha HCDA,

I would first like to complement the HCDA for eliminating the homeless camps in Kaka'ako Makai! Our CPAC members are hopeful that regular park activities will be restored. It should be noted that during the planning for the Obama Library and the Kaka'ako Makai Active Parks EIS, HCDA Staff restricted activities in the parks like Fire Knife Dancers, Soccer Practices and allowed the homeless camps to fester. Now that order is being restored I am hoping for more community activities to return. I am very happy to see the community farmer's market returning to Gateway Park!

There are good concepts and ideas within the Parks Active Use Plan but from discussions and meetings with park and ocean recreational user groups, stakeholders and environmental groups CPAC is opposed to the exclusive 5 acre Volleyball Sports Complex (see Sports Zone Below) adjacent to Point Panic.

Please see the attached CPAC Testimony.

Mahalo,

Wayne Takamine

CPAC Chair

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Kakaako Makai Parks Active Use Facilities Master Plan

Hawai'i Community Development Authority
547 Queen Street,
Honolulu, HI 96813
March 1, 2017

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Aloha HCDA Chairman John Whalen and Members of the HCDA Board,

My name is Wayne Takamine and I served as the chairman and spokesman for the Kaka'ako Makai Community Planning Advisory Council (CPAC). My involvement in community planning for Kaka'ako Makai began in late 2005 when the Kaka'ako community, stakeholders, environmental groups and ocean recreational park user groups began to understand the plans for 3 condominiums of 200 feet to be built in Kaka'ako Makai. I witness the disappointment of park users and Kaka'ako Makai stakeholders when a former HCDA Executive director said over a public address system, "the public cannot stop this project!" 6 months later, the A & B Condominium RFP was repealed and a new law was created prohibiting residential development in Kaka'ako Makai and the sale of state land in Kaka'ako.

The Legislature also created HCR 30 2006 the required the HCDA to create a community working group that became CPAC to organize, plan and implement a Master Plan for Kaka'ako Makai. 4 years later in 2010 I became the CPAC Chair and in 2011 with the support of hundreds of community participants, the HCDA Board approved the Kaka'ako Makai Master Plan.

During the master planning process, CPAC surveyed participants and found the 2 most desired priorities:

- 1) The Lei of Green or Lei of the Land
- 2) Park Expansion.

This has not changed throughout the past 10 years and when I talk to Kaka'ako Community groups, Conservancies, Environmentalists, Stakeholders and Park Users, they are all in support of the "Lei of Green" concept and Park Expansion in Kaka'ako Makai. Many envisioned Kaka'ako Makai as a reflection of Magic Island that was spared from hotel development in the 1960s to become one of the most iconic and well used park in Honolulu.

CPAC has participated in this Kaka'ako Makai Parks DEIS and many community planning participants expressed concerns with the HCDA in 2014 and 2015 began proposing a variety of large scale development projects in Kaka'ako Makai that would consume park land and replace them with commercial ventures. Planning for these projects was shrouded by a process that the former HCDA Executive Director called, "Exclusive Negotiations."

With a strong will, the Kaka'ako Makai community groups put to bed these "Exclusive Negotiation Agreements that included a 50,000sf wedding chapels in Kewalo Basin, 9.2 acre LED Light Park for 25 year lease in Waterfront Park and the 150,000sf Presidential Library on the Point Panic shoreline.

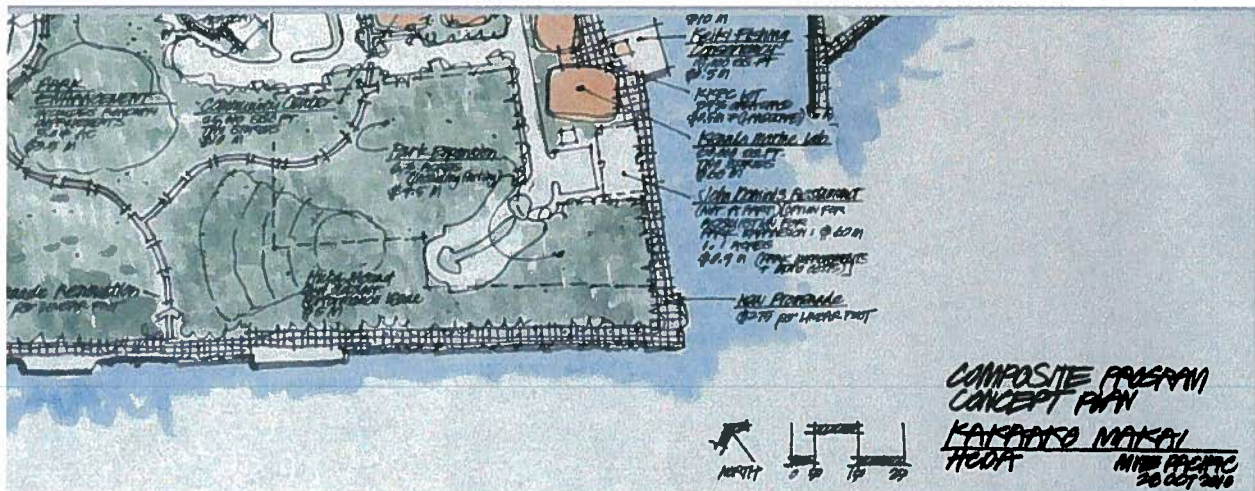
This brings us to today where we are faced with another large scaled development plan for a 5 acre, 217,800 square feet (equivalent to the size of 6 supermarkets combined) Volleyball sports complex. This is a complex that is designed on a scale to host international tournaments and a far cry from giving the local family a place to gather and relax after work or after a hard week.

This 5 acre volleyball sports complex consisting of 6 outdoor volleyball courts and 12 indoor volleyball courts will consume shoreline green open space that was advocated as park expansion in the community-based Kaka'ako Makai Master Plan and adopted by HCDA in 2011. This complex appears far too

excessive in taking public park land when local weekend tournaments would normally only require 2 to 3 courts. (Appendix G)



This development will preclude the intended flexible public park uses open to all, including needed Park pavilions and picnic areas, and flies in the face of the greater public's use and enjoyment of this needed park open space to the detriment and restriction of present and future Kaka'ako Makai park users. Notably, the DEIS Cultural Surveys Report highlights the traditional local importance of the Kaka'ako Makai Parks for "a variety of recreational activities including fishing, swimming and surfing as well as a gathering place for family picnics, barbecues and parties," also local kanikapila. (Appendix I, p. 9)



But according to Colliers International, this sports complex is projected to be a revenue-generating cash cow intended to be used as a "sports tourism model" with 12 sand volleyball courts and surrounding bleachers for 40 clubs and 100 teams with 25 tournaments per year, with each court rented at \$100 per hour. Groundbreaking is targeted for "sometime in 2016" with development costs estimated at \$22 million.

(Figure 1, p. 36, and Appendix G)

The DEIS discloses that approximately 500 parking spaces are planned for Kaka'ako Makai Parks users. But if the proposed sports complex launches 6 sand volleyball courts with bleachers and 12 courts in a 50,000 square-foot gymnasium to accommodate large tournaments, a parking structure on this side of Kaka'ako Waterfront Park in the Point Panic area will be required to accommodate an additional 500 vehicles for the sports complex. (p. 38 and Appendix G)

Recently the volleyball cartel teamed up with the NFL to close off a large stretch of open public beach from Waikiki Beach to Queen's Beach in Kapiolani Park during an entire weekend for promotional purposes. Exploitation of open public spaces is contrary to the public interest in the planning and operating of Honolulu's parks and beaches intended to be freely accessible and open to the larger public.

The DEIS infers that developing a special-interest sports complex consuming needed shoreline park open space is somehow a trade-off for the community's desire for open space and objection to commercial development in the Park. (p. 71)

The DEIS claims that "significant revenue can be generated but the cost of doing business can be high" and estimates that the HCDA could net approximately \$66,000 toward its \$1,000,000 park maintenance costs annually by allowing this development. (p. 42 and Appendix G)

The Colliers International report then concludes: "However, considering the breakeven/subsidized operating income of city/county operated sports recreational facilities on the mainland, the development of a new facility by the HCDA is not likely to be financially feasible" and "a privately-developed and operated facility would alleviate the risk and financial burden for the HCDA." (Appendix G)

But there is no mention of the risk and public impact of losing 5 acres of rightfully expanded shoreline open space to this type of irreversible cumulative development that consumes needed public park space and precludes its open use by the larger public.

As recognized at the 2015 DEIS Open House meeting, "The Parks are an amenity and given the neighboring residential developments could charge maintenance and association dues," which was noted as also recognized by the HCDA as being possible. Otherwise, Honolulu's public parks are maintained and supported by Honolulu taxpayer contributions to the State and City coffers.

Apart from the overbearing consumption of public shoreline park lands, this sports complex will cause increased traffic and parking congestion. The traffic analysis report shows PM peak traffic level of service (LOS) along Ala Moana Boulevard at intersections fronting Kaka'ako Makai at "LOS D" (Appendix F). This will not only impact regular park users but also regular commuters later in the day due to the proposed magnitude of the sports complex used daily for team training and club practices.

CPAC urges the HCDA Board to work with PBR to focus on the main priority for the community which is the expansion of the Kaka'ako Makai public park lands in coordination with the "Lei of Green" shoreline parks in Honolulu.

Our recommendations for the promising concepts that are included in the Kaka'ako Makai parks DEIS are as follows:

Kewalo Basin Park and Peninsula

- Landscaped Promenade Extension to Ala Moana Park – strongly support
- Renovated Landscaping, Trellis and Seating and Comfort Station - strongly support
- Kewalo Basin Park Expansion to Conform with Zoning Map - strongly support
- Existing Community Building – reduce size to accommodate park expansion or demolish and incorporate existing uses into adjacent harbor redevelopment.
- Existing Parking – strongly support retaining existing parking capacity for park users

Kaka'ako Waterfront Park, Diamondhead

- Kaka'ako Waterfront Green Open Space Expansion to Olomehani and Ahui Streets – strongly support this prominent expansion of the Lei of Green intended for flexible and open recreational space(20)

- Perimeter Parking Extending to Point Panic - strongly support this landscaped central parking solution serving the diamondhead side of Kaka'ako Waterfront Park.
- Park Pavilion and Comfort Station – strongly support, with the addition of more park pavilions together with picnic areas.
- Point Panic Beach Hale and Comfort Station – strongly support beach hale addition for traditional shoreline users with integration of the comfort station facility in the same footprint.
- **Sports Zone** – oppose this multi-acre monopolization of park open space for proposed for exclusive use of a special-interest sports and private training facility. (See Sports Complex Issues, below)
- Play Area – strongly support this visible Park venue for keiki across from the Children's Discovery Center. (37)
- Community Center – strongly support as a community/cultural venue with relocation to diamondhead/makai side.

Kaka'ako Gateway Park

- Retention of Green Coconut-Grove Framed Open Space for Flexible Recreational Use– strongly support.
- Extension of Green Open Space Axis Seaward – strongly support.
- Gateway Features Lending Prominence to Each Block – support
- BikeShare Station –concern that this 40-foot docking station enterprise with commercial signage is visually obstructive in the Gateway green axis line of sight and view plane (25); conditionally support for recreational purposes if this is relocated to the 'ewa drop-off area.
- Hardscape Plaza – concern that this is misplaced in the Lei of Green, uncomfortably heat-retentive, and more in keeping with the concrete features of Kaka'ako Mauka.
- Splash Pad – support as a symbolic Gateway axis feature and useful within proximity to the Play Area.

Kaka'ako Waterfront Park, 'Ewa

- New Drop-Off Area – support
- Relocated Central Parking Landscaped with Shade Trees – strongly support to accommodate extended Gateway axis within the Lei of Green.
- Concessions and Comfort Station – support as being centrally located within the relocated parking area.
- Hillside Slides – strongly support as traditional impromptu recreational use that takes advantage of the site's topography - if blended unobtrusively with the existing grassy terrain (46).
- Beer Garden – conditionally support at this unique view location if designed to minimize adverse visual impacts (24), and with HCDA assurance of security and protection for recreational Park users.
- New 'Ewa Park Entry at Keawe Street – strongly support together with Promenade extension for public access and exposure to this unused end of the Park.
- Relocated Grass-Terraced Amphitheater and Stage – strongly support this location with exposure to ocean views and flexible open use.

Mahalo Nui Loa,

The Kaka'ako Makai Community Planning Advisory Council Executive Officers:

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