

Moses, Kuulei N

From: Wayne Takamine <waynetakamine@hawaii.rr.com>
Sent: Wednesday, July 05, 2017 4:24 AM
To: DBEDT HCDA Contact
Subject: CPAC Testimony - Kakaako Makai Parks Active Use Master Plan
Attachments: CPAC Testimony - Kakaako Makai Parks Active Use Facilities Master Plan.pdf

Aloha HCDA,

CPAC supports many elements of the Kaka'ako Makai Active Parks Master Plan but also has strong concerns.

The volleyball sport complex encroaches on the Point Panic area that is an historic and popular ocean recreational area. CPAC find the community very concerned about the proposed International Volleyball Complex. The huge scale of this commercial based concepts will displace opportunity for other community based activities.

CPAC is also concerned about the proposed removal and modifications of the toxic berms that runs parallel to the Waterfront Park Promenade. This topic was discussed during the creation of the Kaka'ako Makai Master Plan approved by the HCDA in 2011. Removing toxic materials was found to be very expensive since disposal of the toxic materials would likely require shipping to an approved disposal landfill. Disturbing the toxic materials would also create the risk of exposure to ocean recreational park users and marine life.

Please see the attached CPAC Testimony.

Mahalo,

Wayne Takamine

CPAC Chair

Kakaako Makai Parks Active Use Facilities Master Plan

Hawai'i Community Development Authority

547 Queen Street,

Honolulu, HI 96813

June 5, 2017

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said over a public address system, "the public cannot stop this project!" 6 months later, the A & B Condominium RFP was repealed and a new law was created prohibiting residential development in Kaka'ako Makai and the sale of state land in Kaka'ako.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 that 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 chapel 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.

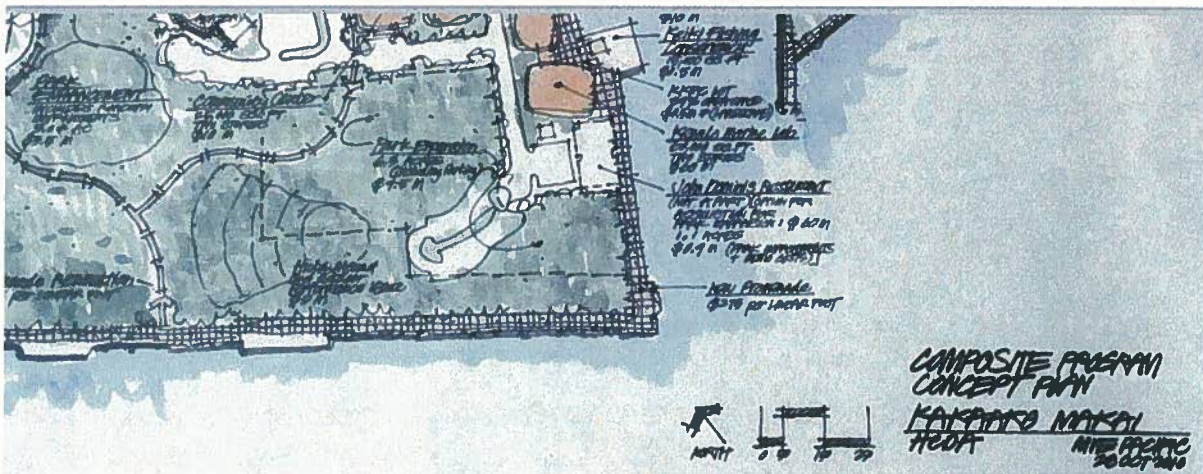
This brings us to today where we are faced with another large scaled development plan for a 5 acre, 217,800 square feet (equivalent to the size of 6 supermarkets combined) Volleyball sports complex. This is a complex that is designed on a scale to host international tournaments and a far cry from giving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

CPAC is also concerned about the proposed removal and modifications of the toxic berms the run parallel to the Waterfront Park Promenade. This topic was discussed during the creation of the Kaka'ako Makai Master Plan approved by the HCDA in 2011. Removing toxic materials was found to be very expensive since disposal of the toxic materials would likely require shipping to an approved disposal landfill. Disturbing the toxic materials would also create the risk of exposure to ocean recreational park users and marine life.

Mahalo Nui Loa,

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

Wayne Takamine
Chair

Kanekoa Crabbe
Vice-Chair

Michelle Matson
Secretary

Kaka'ako United:

Sharon Moriwaki
Chair

