

Moses, Kuulei N

From: Souki, Jesse K
Sent: Tuesday, August 01, 2017 9:47 AM
To: msmatson@hawaii.rr.com
Cc: 'Sharon Moriwaki'; 'Wayne Takamine'; 'John Whalen'; 'Kanekoa Crabbe'; 'Steve Scott'; 'Jason T Okuhama'
Subject: RE: Testimony in Opposition to Kewalo Basin Long Term Lease

Aloha Michelle,

Thank you for the email. We'll pass this on to the KCDD Board as well for their information and consideration.

Mahalo,
Jesse

From: msmatson@hawaii.rr.com [mailto:msmatson@hawaii.rr.com]
Sent: Tuesday, August 1, 2017 9:45 AM
To: Souki, Jesse K <Jesse.k.souki@hawaii.gov>
Cc: 'Sharon Moriwaki' <sharonmoriwaki@gmail.com>; 'Wayne Takamine' <waynetakamine@hawaii.rr.com>; 'John Whalen' <jpwhalen@LIVE.COM>; 'Kanekoa Crabbe' <kanekoa78@hotmail.com>; 'Steve Scott' <steve@scotthawaii.com>; 'Jason T Okuhama' <jokuhama@cblending.com>
Subject: RE: Testimony in Opposition to Kewalo Basin Long Term Lease

Aloha Jesse,

Apparently the HCDA board was not informed and thus failed to consider that the Kewalo Basin Park expansion zoning IS part of the Makai Area Plan when they decided that the subject proposed development was "consistent with the purpose and intent of the Makai area plan and rules" (staff report, page 2, recommending approval of the long-term Kupu lease on August 2). Please note the Kupu Kewalo Basin zoning map exhibit provided in the subject testimony, as well as in the March 1 testimony on the Kaka'ako Makai Parks Plan under "Kewalo Basin Park Expansion vs Private Use of Existing Building" (attached).

Therefore, to remain consistent with the Makai Area Plan for park purposes in the public interest, the HCDA board should reasonably defer Wednesday's action and reconsider their approval of the long-term lease at a future meeting. A short-term Kupu lease with ensured future relocation is suggested for valid consistency with the Makai Area plan's Kewalo Basin Park expansion for park purposes in the greater public interest..

Further, an experienced, knowledgeable and affected community-based, not corporate-based, advisory group may be needed to assist HCDA staff with their perfunctory analyses of such issues of future public impact. For example, many are concerned about the illegal "development of residential projects in the Kaka'ako Makai area," as referenced in the Parks Plan "analysis" (4th bullet) submitted by HCDA staff as a recommendation for the July 5 HCDA board decision-making on same.

I further note that the June HCDA minutes for <http://dbedt.hawaii.gov/hcda/agenda-06-07-2017-kakaako/> apparently have not been made available or approved, yet the July minutes approval is listed on tomorrow's agenda. Of particular interest is the board's June 7 consideration of the staff recommendation for the controversial Bikeshare enterprise encroaching on Kolowalu Park. <https://dbedt.hawaii.gov/hcda/files/2017/06/20170607-Bikeshare-Final.pdf>. Concerns similar to tomorrow's agenda's informational attachment of a growing community petition <https://dbedt.hawaii.gov/hcda/files/2017/07/bikeshare-petition.pdf> have been expressed throughout Honolulu, including as related to Kapi'olani Park and to date denied.

Please be assured that I have already reviewed the documents you have kindly provided, as well as those posted for the July 5 HCDA meeting. Thank you for your consideration of the above matters.

Sincerely,
Michelle

From: Souki, Jesse K [<mailto:Jesse.k.souki@hawaii.gov>]

Sent: Tuesday, August 1, 2017 7:58 AM

To: msmatson@hawaii.rr.com

Cc: Sharon Moriwaki <sharonymoriwaki@gmail.com>; Wayne Takamine <waynetakamine@hawaii.rr.com>; John Whalen <jpwhalen@LIVE.COM>; Kanekoa Crabbe <kanekoa78@hotmail.com>; Steve Scott <steve@scotthawaii.com>; Jason T Okuhama <jokuhama@cblending.com>

Subject: RE: Testimony in Opposition to Kewalo Basin Long Term Lease

Aloha Michelle,

Thank you for your testimony.

Copies of your testimony will be provided to the Kakaako Community Development District (KCDD) Board for their consideration.

Note that the KCDD Board approved leasing the property at its April 5, 2017 meeting. At tomorrow's meeting, the KCDD Board will be considering the terms of the lease based on their direction to staff in April.

For your convenience, the following information may be useful:

- April 5, 2017, Agenda and Board packet, <http://dbedt.hawaii.gov/hcda/april-5-2017-kakaako-meeting-agenda/>.
- April 5, 2017, Minutes, <https://dbedt.hawaii.gov/hcda/files/2017/06/04.05.2017-KAKAAKO-Minutes.pdf> (approved by the KCDD Board on June 7, 2017).

Mahalo,
Jesse K. Souki
Executive Director/CEO
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813
Direct: (808) 594-0320 | Mobile: (808) 824-0392

From: msmatson@hawaii.rr.com [<mailto:msmatson@hawaii.rr.com>]

Sent: Monday, July 31, 2017 9:42 PM

To: John Whalen <jpwhalen@LIVE.COM>; Souki, Jesse K <Jesse.k.souki@hawaii.gov>; Steve Scott <steve@scotthawaii.com>; Jason T Okuhama <jokuhama@cblending.com>

Cc: Sharon Moriwaki <sharonymoriwaki@gmail.com>; Wayne Takamine <waynetakamine@hawaii.rr.com>; Kanekoa Crabbe <kanekoa78@hotmail.com>

Subject: Testimony in Opposition to Kewalo Basin Long Term Lease

Aloha,

Please see the attached testimony respecting item III.2 on Wednesday's HCDA Kaka'ako Business Agenda.

Mahalo,
Michelle

Moses, Kuulei N

From: Souki, Jesse K
Sent: Tuesday, August 01, 2017 7:47 AM
To: Soares, Tommilyn; Moses, Kuulei N
Cc: Leaverton, Lindsey Doi
Subject: FW: Testimony in Opposition to Kewalo Basin Long Term Lease
Attachments: 8-2-17 Testimony re. Long-Term Kewalo Basin Park Lease.pdf

Kuulei: Please make copies for the board.

Lindsey: Please send copy to Kupu, FYI.

Mahalo,
Jesse

From: msmatson@hawaii.rr.com [mailto:msmatson@hawaii.rr.com]
Sent: Monday, July 31, 2017 9:42 PM
To: John Whalen <jpwhalen@LIVE.COM>; Souki, Jesse K <Jesse.k.souki@hawaii.gov>; Steve Scott <steve@scotthawaii.com>; Jason T Okuhama <jokuhama@cblending.com>
Cc: Sharon Moriwaki <sharonymoriwaki@gmail.com>; Wayne Takamine <waynetakamine@hawaii.rr.com>; Kanekoa Crabbe <kanekoa78@hotmail.com>
Subject: Testimony in Opposition to Kewalo Basin Long Term Lease

Aloha,

Please see the attached testimony respecting item III.2 on Wednesday's HCDA Kaka'ako Business Agenda.

Mahalo,
Michelle

O'ahu Island Parks Conservancy

HAWAII COMMUNITY DEVELOPMENT AUTHORITY MEETING
KAKA'AKO AGENDA
WEDNESDAY, AUGUST 2, 2017
10:00 AM

Zoned Kewalo Basin Park Expansion vs Private Use of Existing Building:

The Proposed Long-Term KUPU Lease

Sets a Dangerous Precedent for Vital Kaka'ako Makai Park Expansions

Including Kaka'ako Waterfront Park

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.



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

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 HCDA 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 HHC 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 zoned for expanded park use and harbor-front commercial use, respectively.

Moreover, the proposed use of zoned public park land by a private non-profit organization unrelated to park use sets a very dangerous precedent for other Kaka'ako Makai park areas. If this non-profit organization sincerely intends to offer their space "for use as an educational, cultural and community center," they should engage in a public-private partnership with HCDA to manage the functions of the Kaka'ako Makai Community Center advocated in the community-based Kaka'ako Makai Master Plan adopted by the HCDA in 2011 and made part of the Kaka'ako Makai Parks Plan and EIS.

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

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