STATE OF HAWAII HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Kakaako Community Development District Honolulu, HI 96813

November 1, 2017

Chairperson and Members Hawaii Community Development Authority State of Hawaii Honolulu, Hawaii

HCDA Board Members:

SUBJECT:

Shall the Authority Adopt the Kakaako Makai Park Master Plan and Direct the Executive Director to Amend the Makai Area Plan and Rules to Incorporate the Master Plan?

AUTHORITIES:

Hawaii Revised Statues §§ 206E-4, and 206E-5, and Authority action dated January 8, 2014.

BACKGROUND:

On January 8, 2014, the Authority authorized the Executive Director to prepare an active use master plan for Kakaako Waterfront Park, Kewalo Basin Park, and Makai Gateway Park (collectively "Kakaako Makai Parks") as well as prepare an environmental impact statement ("EIS") for the proposed active uses. Between August 2014 and June 2015, the HCDA held seven separate community meetings to engage the stakeholders and general public while preparing the proposed active use master plan. Comments were also simultaneously solicited through a web-based portal and HCDA's social media resources. In addition, information on the proposed active master plan was provided during an EIS preparation pre-consultation meeting on April 16, 2015. The HCDA staff and consultants also presented the proposed draft active use master plan to the Authority on June 24, 2015. The draft EIS for the proposed active use master plan was published in the Environmental Notice on May 8, 2016. Comments from various individuals, governmental agencies, as well as the Kakaako Makai Community Planning Advisory Council were received on the draft EIS. A final EIS was published on September 8, 2016. The Governor's acceptance of the FEIS was published on December 8, 2016. The 60-day deadline to request a judicial proceeding against acceptance of the final EIS was on February 6, 2017. No request for judicial proceeding was received by the filing deadline. An electronic copy of the final EIS was provided to the Authority in September 2016. The final EIS is also available on the Office of Environmental Quality Control website at oeqc.doh.hawaii.gov.

ANALYSIS:

In May 2011, the Authority adopted the Kakaako Makai Conceptual Master Plan ("Conceptual Master Plan"). The Conceptual Master Plan is available on HCDA's website debedt.hawaii.gov/hcda. The vision statement in the Conceptual Master Plan provides that "Kakaako 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. Kakaako Makai honors, celebrates and preserves its historic sense of place, Hawaiian cultural values and our unique island lifestyle for present families and future generations." The Conceptual Master Plan establishes 14 guiding principles that support the future of Kakaako Makai. The proposed Active Use Master Plan strives to respond to the rapidly changing Kakaako neighborhood, while considering the robust community input over five years that produced the 2011 Conceptual Master Plan vision and guiding principles. The need for an active use master plan focused on improvements and promoting active uses in the Kakaako Makai Parks to address a number of interrelated events and conditions, which are:

- Recognition that the Guiding Principles developed by the community in the 2011 Conceptual Master Plan are strong organizing foundations for creating gathering places that are both lively and sustainable;
- Transfer of revenue-generating lands adjacent to the Kakaako Makai Parks from HCDA to the Office of Hawaiian Affairs (OHA) in 2012. The revenue stream from parking receipts and leases on those lands had, in part, paid for park upkeep and renovations;
- Consideration of available park development alternatives based on the public's outdoor recreation needs; public health, safety and welfare; cost; infrastructure availability; environmental impacts;
- On-going development of residential projects in the Kakaako Makai area and a need for quality public space for residents; and
- Acknowledgement that the growing transient population living within the Parks is a
 deterrent
 for recreational park users.

The purpose of the Master Plan is to provide park facilities that serve as sustainable, family-friendly, active uses and gathering places within the Kakaako Makai Parks. Specific objectives include:

- Incorporate the Guiding Principles of the 2011 Conceptual Master Plan;
- Activate the park with family-friendly outdoor recreational activities that draw people to the park without fear for personal safety;
- Create spaces that encourage lively uses and quality outdoor experiences that are found in some of best urban parks;
- Plan for uses that sustain themselves financially and provide revenues to support park operations and maintenance without compromising the community's access to recreational space; and
- Propose a phased approach to development of the Active Use Master Plan elements that is logical with respect to current needs; cost; public health, safety, and welfare; infrastructure availability; and environmental impacts.

At the March 1, 2017 meeting the Authority established a Task Force to assist staff in revising the proposed Master Plan by reorganizing the priorities and reviewing financial feasibility of some of the elements proposed in the Master Plan. Based on the deliberations at Authority meetings on March 1, 2017, July 5, 2017, and walkthrough of the Waterfront Park by the Task Force on April 18, 2017, the current draft of the Master Plan includes:

- Great lawn with Gateway features (Gateway Park into Waterfront Park)
- Plaza and water feature (Waterfront Park as an element of the Great Lawn)
- Flexible and open community space (Gateway Park and Waterfront Park)
- Lei of Green connections (Waterfront Park-west to Keawe Street; Kewalo Basin Park east to Ala Moana Regional Park)
- Waterfront Park Expansion
- Keiki zone (Waterfront Park, near Children's Discovery Center)
- Adventure zone (Waterfront Park)
- Beach Hale (Waterfront Park, near Point Panic)
- Food concessions/Farmer's Market (Waterfront Park at Adventure Zone and Look Lab)
- Food and Beverage Pavilion/Biergarten (Waterfront Park)
- Community Center (Waterfront Park)
- Re-locate and Re-configure parking (Waterfront Park)
- Comfort stations (Waterfront Park and Kewalo Basin Park)

Several elements of the Master Plan have been revised from the draft presented in March and July of 2017. These include:

- Revised phasing for various park elements.
- Food and Beverage Pavilion/Biergarten relocated to a mound different than the Ehime Maru Memorial mound, in response to House Concurrent Resolution 25.
- Relevant references to Makai Area Plan.
- Guiding Principles from 2011 Kakaako Makai Conceptual Master Plan
- Added narrative on connection to the ocean and surfing and body boarding.
- Maintaining the current Amphitheater and making improvements to it instead of considering developing a new Amphitheater.
- Waterfront Park expansion in the area that was proposed as Sports complex in the earlier draft.
- Renovating and repurposing Look Lab for farmer's market and food concessions.

A copy of the proposed draft Master Plan is provided as Exhibit-A.

RECOMMENDATION:

HCDA staff recommends that the Authority Adopt the Kakaako Makai Parks Master Plan and direct the Executive Director to amend the Makai Area Plan and Rules to incorporate the Master Plan.

Respectfully submitted,

Deepak Neupane, P.E., AIA

Director of Planning & Development

APPROVED FOR SUBMITTAL:

Jesse K. Souki, Executive Director

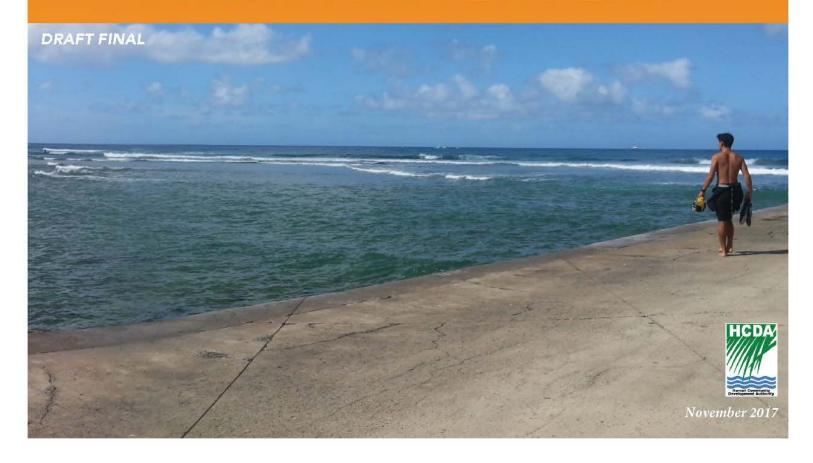
Hawaii Community Development Authority

Attachments

Exhibit A - Kakaako Makai Parks Master Plan-Proposed Draft



KAKAAKO MAKAI AREA PARKS MASTER PLAN



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Appendix A Report & Findings on the Public Participation Process

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Introduction

Kakaako Waterfront Park, Kakaako Gateway Park, and Kewalo Basin Park, (collectively referred to as the "Kakaako Makai Parks" or the "Parks" in this report) are located in the Kakaako Community Development District (KCDD) of Honolulu on the island of Oahu. The Parks total approximately 47 acres and comprise about 90 percent of the public park open space within the KCDD.

This report sets forth the Kakaako Makai Parks Master (Master Plan), a master plan for the Kakaako Makai Parks.

Purpose & Objectives

The primary purpose of the Master Plan is to upgrade and enhance park facilities forfamilyfriendly, uses and gathering places in the Kakaako Makai Parks. Specific objectives include:

- Incorporate the Guiding Principles of the 2011 Kakaako Makai Conceptual Master Plan (2011 Conceptual Plan)
- Activate the park with family-friendly outdoor recreational activities that draw people to the park without fear for personal safety.
- Create spaces that encourage lively uses and quality outdoor experiences that are akin to the world's best urban parks.
- Plan for uses that sustain themselves financially and provide revenues to support park operations and maintenance without compromising public access to recreational space.
- Propose a phased approach to implementation of the Master Plan elements that is logical with respect to current needs; cost; public health, safety, and welfare; infrastructure availability; environmental impacts; and, population growth.

Need

The need for a master plan that is focused on improvements that promote active uses in the Kakaako Makai Parks is driven by a number of interrelated events and conditions:

- Recognition that the Guiding Principles developed with community support in the 2011 Conceptual Plan are strong organizing foundations for creating gathering places that are both lively and sustainable.
- Transfer of revenue-generating lands adjacent to the Kakaako Makai Parks from HCDA to the Office of Hawaiian Affairs (OHA) in 2012. The revenue stream from parking receipts and leases on those lands had, in part, paid for park upkeep and renovations.
- Consideration of available park development alternatives based on the public's outdoor recreation needs; public health, safety and welfare; cost; infrastructure availability; environmental impacts; and population growth.
- On-going development of high density residential housing in the Kakaako District and the need for public park space and the quality of public space for future residents.

• Acknowledgement that the growing transient population within the Parks is a deterrent for recreational park users.





FIGURE 1 MASTER PLAN

KAKAAKO MAKAI PARKS

ISLAND OF OAHU





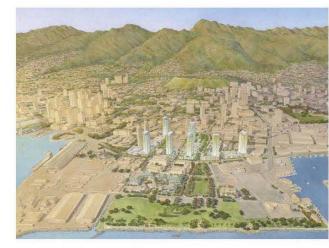
LEGEND

Kakaako Makai Parks

FIGURE 2 SURROUNDING LAND USES

LARGE LANDOWNERS







PROPOSED DEVELOPMENTS



FIGURE 3 FUTURE NEIGHBORS

OCEAN-BASED ACTIVITIES

LAND-BASED ACTIVITIES

LAND-BASED ACTIVITIES

SPECIAL EVENTS & WEEKENDS



FIGURE 4 TYPICAL PARK USE

Background

History

Oahu's original southern coastline in the vicinity of the Kakaako Makai Parks likely ran along the existing Ala Moana Boulevard. The Kakaako Makai district was at or below sea level, but a seawall was constructed between 1913 and 1927 near the current shoreline. Artificial fill material, including ash from burned municipal refuse, unburned refuse, and automobile batteries, was deposited behind the seawall. Two incinerators, one built in the 1927 and the other in the 1945, contributed ash to the fill seaward of Ahui Street until deposition of ash was banned by the City and County of Honolulu in 1971 (The Limtiaco Consulting Group and EnviroServices & Training Center, LLC, 2009). The fill process resulted in the existence of the land upon which the Kakaako Waterfront Park and Gateway Parks are now located. However, the substrate below Kewalo Basin Park was likely created from material dredged from Kewalo Harbor in the 1920s and 1940s. In 1955, workers placed dredged material along the makai side of the Harbor to form the eight-acre land section protected by a revetment, a portion of which is now Kewalo Basin Park (Young P.T., 2013). See Figure 5. Historic Park Photos.

On the Kakaako Peninsula, bordered by the Kewalo Basin and Honolulu Harbor, general leases and revocable permits were issued by the Department of Land and Natural Resources, Department of Transportation, Department of Business, Economic Development & Tourism (Hawaii Community Development Authority, 2005). The Makai Area has been used for maritime and industrial purposes, including maritime break-bulk, limited container cargo operations, ship maintenance, cruise ship facilities, and the Foreign Trade Zone warehouse and offices. Commercial use by car dealerships, recreational use at waterfront parks, research use by the Pacific Biosciences Research Center, and public use for the City and County of Honolulu, State of Hawaii Department of Health, and Ala Moana Wastewater Pump Station have occurred in the Makai Area.

In 1992, the HCDA converted approximately 34.4 acres of former landfill waste into Kakaako Waterfront Park. In later years, the HCDA also constructed the Makai Gateway Park and the Mauka Gateway Park totaling about 7.1 acres, and the nearly 5.5 acre Kewalo Basin Park.

In the years between 2007 and 2011, the HCDA conducted a community-based master planning process for Kakaako Makai. That process included preparation of an overall vision, program, alternatives, and a preferred conceptual master plan supported by 14 guiding principles.

In 2012, approximately 30 acres of revenue-generating lands adjacent to the Kakaako Makai Parks were transferred from HCDA to the Office of Hawaiian Affairs (OHA). The land transfer was unanticipated by the 2011 Conceptual Plan and it affects the parks in two ways. First, land uses anticipated in the 2011 Conceptual Plan may now be subject to a new planning process initiated by OHA. Second, loss of the revenue stream from parking receipts and leases on those lands that

KKCD MAKAI AREA PLAN LAND USE: PARK (P)

The Kakaako Makai Area Plan (2005) envisions that:

Generous park lands with direct access to the waterfront remain the centerpiece of the Plan for the Makai Area. Within this zone (P), a variety of park environments will be accommodated. The existing Kakaako Waterfront Park provides a passive park for walking, picnics, and quiet contemplation.

Within the park zone, cultural and educational uses along with a variety of active recreation activities will be allowed and encouraged, to provide additional public resources.

had, in part, paid for park upkeep and renovations. Development in the Makai area has been slow and the only recent developments have been the medical school and the cancer center that do not provide twenty-four seven activities in the area. Due to lack of high level of activities in the area, the neighborhood is also experiencing an influx of homeless individuals and families.

The current effort responds to the rapidly changing Kakaako neighborhood, while upholding the principles set forth in the 2011 Conceptual Master Plan.

Existing Uses

Kakaako Waterfront Park is approximately 34.4 acres in area and includes three separate land parcels. Kakaako Gateway Park is approximately 7.1 acres in area and includes five separate land parcels. Kewalo Basin Park is approximately 5.5 acres in area and includes two land parcel. Park areas and land parcel tax map key (TMK) is provided in Table 1. All of the Kakaako Makai Parks parcels are owned by the Hawaii Community Development Authority (HCDA).

The Kakaako Makai Parks are all currently used as passive parks, which are defined as parks that are generally not

actively managed or programmed and require few or no permanent facilities or recreational equipment. Examples of passive recreation include biking, picnicking, jogging, and nature enjoyment.

Kakaako Waterfront Park is defined by its man-made topography – most notably large, grassed mounds that overlook the Pacific Ocean. The mounds are man-made caps to a former landfill that rise from 15 feet above mean sea level (MSL) to 45 feet above MSL at their peaks. Atop the prominent east mound is a memorial to the Ehime Maru incident while an amphitheater is situated at its mauka base.

The Waterfront Park has a network of trails that wind around the mounds and lead to a wide oceanfront promenade surfaced with decorative pavers situated atop a revetment that extends the length of the park's shoreline. Along the promenade are two pergolas planted with hau trees (*Hibiscus tiliaceus*) to provide shade over picnic tables.

Walking along the promenade and fishing from the revetment makai of the promenade are popular activities for park visitors. Support facilities include a 286–space asphalt parking lot located at the main vehicle entry to the park, an approximately 49 space gravel/asphalt parking lot near Point

Panic, two showers, and two comfort stations. Also within the vicinity of the park, there are parking lots with 45 spaces and 41 spaces, respectively north and east of the Children's Discover Center; resulting in a total of 421 existing spaces.

Uses within the Waterfront Park are generally not actively programmed; recreational activities are either spontaneous or organized by community members and approved by permit. The large, grassed mounds are often used for sliding. The taking of wedding photographs along the shoreline (especially near sunset time) is also a popular activity within the park. The amphitheater is used for concerts and music festivals at the rate of approximately one event per month. A grassed, flat area situated in the west side of the park adjacent to the children's museum provides an area for field sports or games, but is not actively used.

The Makai-Diamondhead corner of the Kakaako Waterfront Park, also referred to as Point Panic, is a popular bodysurfing site. The Point Panic name is derived from the rock jetty that surfers may slam into if they do not bail at the right time and is a location designated as an exclusive bodysurfing break. Surfing is popular at the three breaks Ewa of Point Panic: Flies, Incinerators, and In-Between (See Figure 7 for location). Sea steps along the Park provide surfers and swimmers access to the water.

Kakaako Gateway Park consists of two open, flat grass fields situated between Ala Moana Boulevard and Kakaako Waterfront Park. The fields are bound by Cooke Street to the west (Ewa) and Ohe Street to the east (Diamond Head). The fields are bisected by Ilalo Street. The most consistent users of this area in the past have been homeless people, with

KKCD MAKAI AREA PLAN LAND USE: PARK (P)

Although plans are subject to more detailed feasibility studies and further refinement during design development, at this point, general concepts include the following:

- An iconic mixed-use public or cultural facility within the Diamond Head portion of the Kakaako Waterfront Park.
- A large urban "green" area for active play and festivals.
- An interactive children's play area with water features and play apparatus.
- An amphitheater adjacent to the urban "green" area and interactive children's play area.
- Extensions of the current promenade around Kewalo Basin and mauka via the mauka/makai promenade.

transient encampments around the edges of the Parks. The HCDA has cleared the transient encampments and expends considerable resources in keeping the transient population from camping in the parks. The more makai field is also often used for field sports and picnicking. Onstreet parking spaces are located on Cooke, Ilalo, and Ohe Streets adjacent to the Gateway parks.

Kewalo Basin Park is a relatively small park compared to the Waterfront and Gateway parks and runs along a revetment makai of Kewalo Basin Harbor, which is a commercial small boat harbor under the jurisdiction and ownership of HCDA and managed by a private entity (Kewalo Harbor, LLC) with a lease from HCDA. It has a walking path, a comfort station, picnic tables, and a small

green area at the Diamond Head end with a statue of Saint Marianne Cope, who cared for people with Hansen's disease in Kakaako and on Molokai during the late 1800's. A former net shed building is located at the west side of the park which HCDA leases to Kupu, a non-profit community organization that provides environmental stewardship service-learning opportunities to youth. It is served by a 109 space parking lot. Surfers are the primary users of Kewalo Basin Park and as a result the relationship between the park and ocean recreation is essential in maintaining and preserving the traditional recreational activity. Surfers access a number of popular breaks just off shore of the Park and hold surf contests during the summer when the waves are larger. While the Kewalos break, located closest to the mouth of the harbor, is one of town's more popular breaks, Rennicks, Straight-outs, and Marineland are all breaks along the Kewalo Basin Park Makai edge.

Table 1 Park TMKs

Park	Park Area (Acres)	TMK(s)
Kakaako	34.4	(1) 2-1-060:008
Waterfront	acres	(1) 2-1-060:029
Park		(1) 2-1-060:030 (por.)
Kakaako	7.1	(1) 2-1-060:007
Gateway	acres	(1) 2-1-059:023
Park		(1) 2-1-059:024
		(1) 2-1-059:025
		(1) 2-1-059:026
		(1) 2-1-060:030 (por.)
Kewalo	5.5	(1) 2-1-058:137
Basin Park	acres	(2)2-1-058:136 (por.)

Plan Inputs

Public Engagement

Understanding public preferences for outdoor recreation facilities is an important step in the master planning process. To that end, several opportunities for public engagement were provided in gathering the community's opinion in preparing the Master Plan. The primary means for public engagement were through public meetings and through an on-line public engagement platform.

Between August 2014 and June 2015, public input was solicited on the Master Plan on-line and in a series of public meetings. Based on the public's contributions, the Master Plan includes invaluable insights for recreational uses in the Parks. Appendix A, Report and Findings on the Public Participation Process, contains a detailed re-cap of the public participation process and results.

Table 2 Public Meetings for the Planning Process

3.5	D	T 4:
Meeting	Date	Location
Public Open House Series 1	August 28, 2014 and	HCDA Office
rubiic Open House Series 1	,	
	September 6, 2014	461 Cooke Street
		Honolulu, HI
Public Open House Series 2	October 30, 2014 and	HCDA Office
	November 8, 2014	461 Cooke Street
		Honolulu, HI
Parks Peek Event	December 6, 2014	Kakaako Makai Gateway Park
		461 Cooke Street
		Honolulu, HI
Environmental Impact	April 16, 2015	
Statement (EIS) Kick Off		
Meeting		HCDA Office
Public Open House Series 3	June 4, 2015 and	547 Queen Street
•	June 13, 2015	Honolulu, HI
	· · · · · · · · · · · · · · · · · · ·	,
HCDA Board Meeting	June 24, 2015	

2011 Kakaako Makai Conceptual Master Plan

Considerable community effort was expended in developing the 2011 Conceptual Master Plan. While circumstances have changed since 2011, the vision statement and guiding principles in the 2011 Conceptual Master Plan still provide a valuable framework for considering recreational uses in the Makai Parks Master Plan.

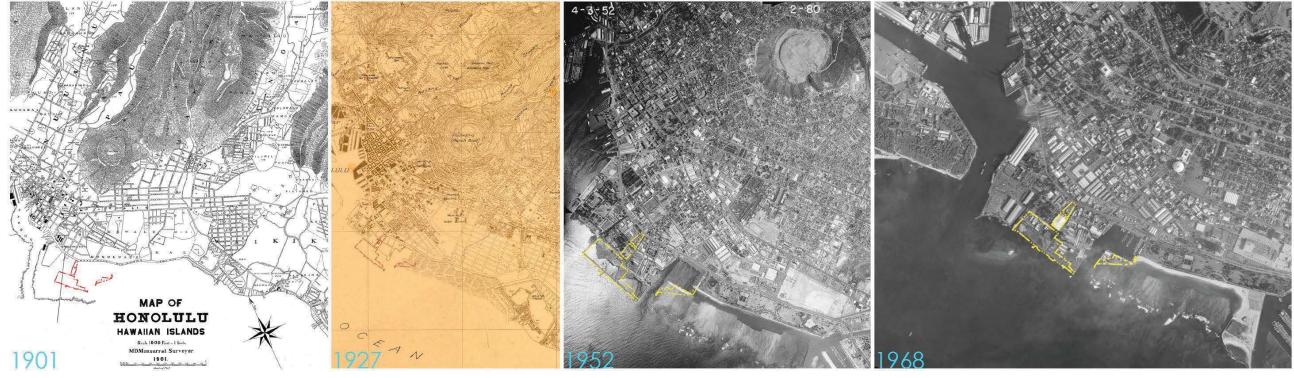
Table 3 Kakaako Makai Conceptual Master Plan – Guiding Principles Summary

Title	Description
	Description
Community Cultural Gathering Place	Establish Kakaako Makai as a gathering place where community and culture converge in response to the natural scenic beauty of the green shoreline open space.
Hawaiian Culture & Values of the Ahupuaa	Base the framework for planning, decision-making and implementation of the Kakaako Makai master plan on Native Hawaiian values and traditional and customary rights and practices protected by the State.
Open View Planes	Protect, preserve and perpetuate Kakaako Makai's open view planes from the mountains to the sea as an inherent value of the Hawaiian ahupuaa and an important public asset for residents, visitors and future generations.
Coastal and Marine Resources	Preserve, restore and maintain Kakaako Makai's valuable coastal and marine resources for present and future generations.
Expanded Park and Green Space	Ensure expansion of Kakaako Makai's shoreline parks as significant landscaped open spaces joining the lei of green parks extending from Diamond Head (Leahi) to Aloha Tower.
Public Accessibility	Provide open and full public access to recreational, cultural and educational activities within and around Kakaako Makai's parks and ocean shoreline.
Public Safety, Health & Welfare	Ensure that Kakaako Makai is a safe and secure place for residents and visitors.
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 Kakaako Makai State public lands for the greater public good.
Kewalo Basin	Ensure that the Harbor's identity is retained with continued small commercial fishing and excursion boat uses, keiki fishing, marine conservation, research and education, and accessible open space expanding the lei of green between Ala Moana Park and Kakaako Waterfront Park.
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.
Small Local Business	Apportion a limited number of small local businesses to assist in cooperatively sustaining Kakaako Makai's public use facilities.
Site Design Guidelines - A Hawaiian Sense of Place in Landscape, Setting and Design	Ensure that Kakaako Makai's public use facilities are compatible in placement, architectural form, and functional design within the landscape of the shoreline gathering place.
Community/Government Planning Partnership	The Kakaako 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.
Future Funding & Management	Assure and assist viable and sustainable operation of public uses and facilities on State public land in Kakaako Makai through public/private partnerships and 501(c)(3) non-profit management17 similar to successful park conservancies and their stewardship programs.

Existing Conditions Analysis

A wide variety of resources were consulted during the planning process. The following is a series of maps and figures that were developed for the planning team, stakeholders, and general public to help frame the context in which the parks are being planned.





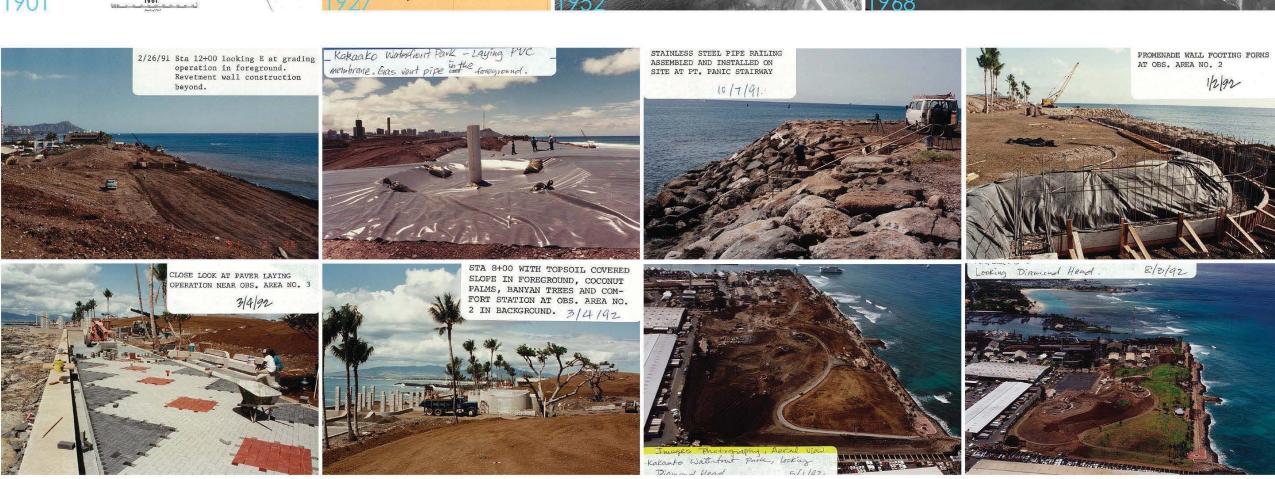


FIGURE 5 HISTORIC PHOTOS

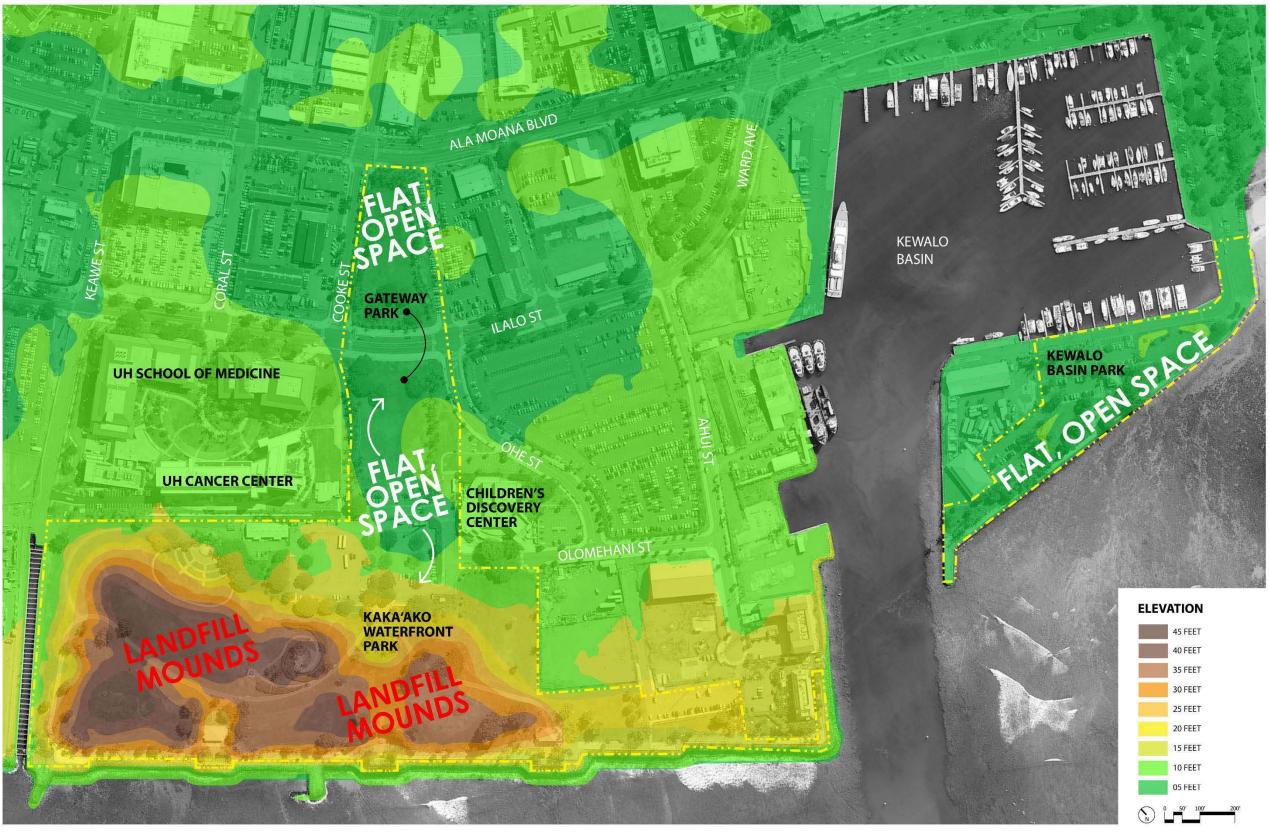
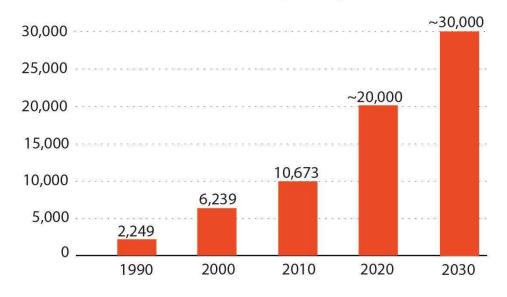


FIGURE 6 SLOPE ANALYSIS



FIGURE 7 SITE CHARACTERISTICS

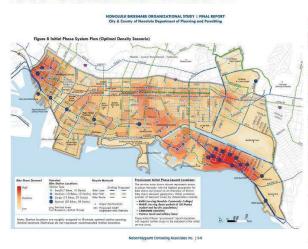
PROJECTED POPULATION GROWTH IN KAKA 'AKO (1990-2030)



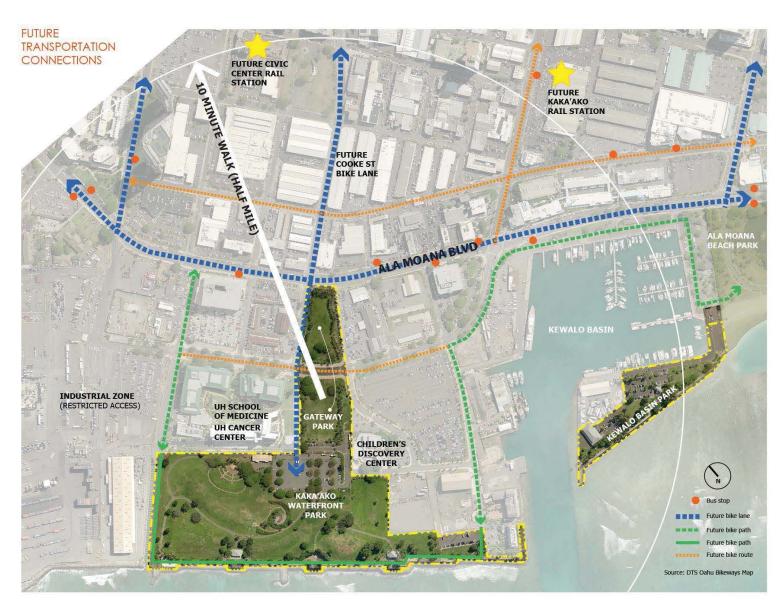
Period	Change	Change in %
1990-2000	3,990	177.4%
2000-2010	4,434	71.1%

Source: Kaka'ako, Urban Core Living | June 2014 | Research and Economic Analysis Division & Department of Business, Economic Development and Tourism

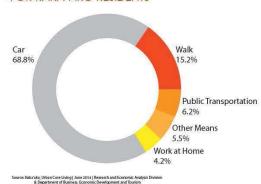
FUTURE HONOLULU BIKE-SHARE PROGRAM



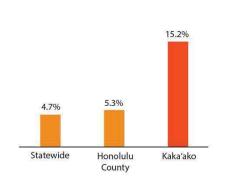




MEANS OF TRANSPORTATION FOR KAKA'AKO RESIDENTS



PERCENT OF WORKING RESIDENTS WHO WALK TO WORK



PERCENT OF WORKING RESIDENTS WITH < 20MIN. COMMUTE TIME

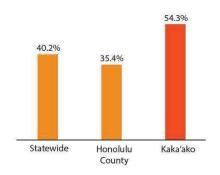


FIGURE 8 URBAN CORE OPPORTUNITIES

OPEN MAKAI VIEW PLANES













WATERFRONT PROMENADE













figure 9 Strengths

LACK OF VISUAL & PEDESTRIAN CONNECTIVITY









VANDALISM & DETERIORATION









HEALTH & SAFETY CONCERNS









HOMELESSNESS







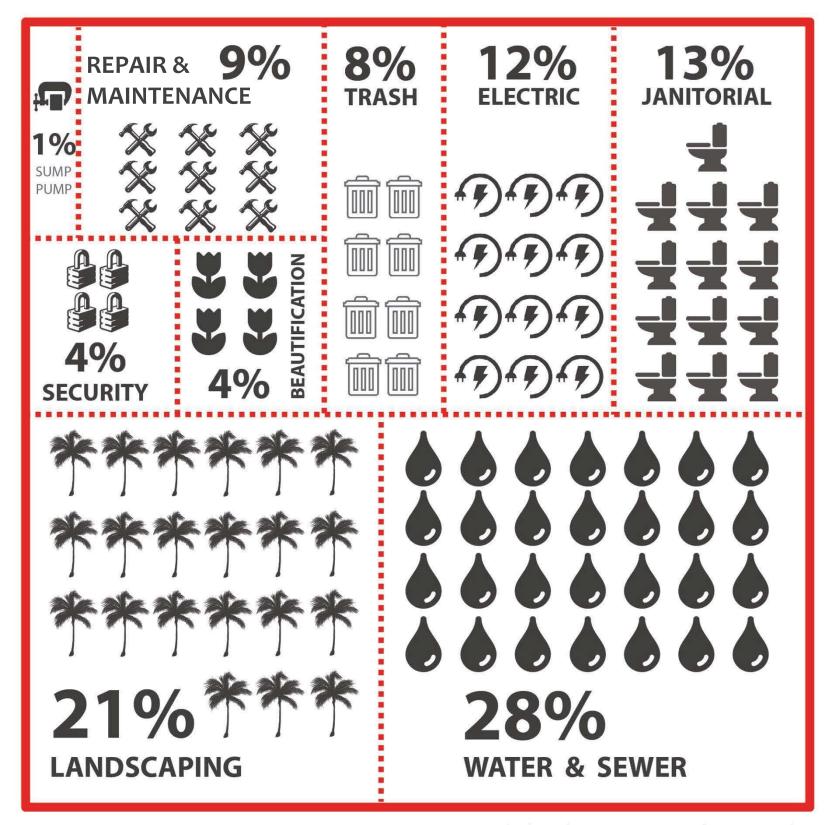


FIGURE 10 CHALLENGES

KAKA'AKO MAKAI AREA

TOTAL ANNUAL MAINTENANCE COST:

\$1 MILLION



Source: HCDA Kaka'ako Makai Common Area Fiscal Year 2015 Budget

FIGURE 11 Annual Maintenance Costs

PROGRAMMED GATHERING SPACE

INTERACTIVE WATER FEATURES

INTEGRATED PLAY AREAS

ACCESSIBLE RECREATION AREAS



FIGURE 12 ACTIVE USE EXAMPLES

FOOD CONCESSIONS & INFORMAL SEATING AREAS









PROGRAMMED NIGHT-TIME ACTIVITIES









CURATED ART INSTALLATIONS









INTERACTIVE SCULPTURAL ART









FIGURE 12 ACTIVE USE EXAMPLES



Park Planning Analysis

Trends

As Kakaako Makai redevelops, the HCDA must adapt the use of its parks to changing conditions. Population in the KCDD is projected to increase from approximately 10,673 people in 2010 to 46,181 people, by 2035 (Kakaako Community Development District, TOD Overlay Plan, Final Environmental Impact Statement, 2015). Park improvements are anticipated to address the need for quality park, open space, and recreational facilities for a growing population. Neither HCDA, nor the City and County of Honolulu Department of Parks and Recreation currently plan to construct additional parks in or near the KCDD (Hawaii Community Development Authority, 2015). Further, the limited availability of land in the KCDD will not allow for a new regional park to be built. Considering these trends, HCDA has to leverage available and existing green spaces. HCDA must focus not only on passive park space but also provide quality public space experiences by offering active recreational uses within the Parks.

Park Transformations

The Kakaako Makai Parks are situated in an urban setting surrounded by commercial and residential developments mauka of Ala Moana Boulevard and a medical school and cancer research center in the Makai area. The planning team looked to examples of other urban parks that have gone through successful recent transformations for potential upgrade and enhancement of Kakaako Makai Parks. Elements of these other parks were considered through the lens of applicability to Hawaii's climate and culture.

Bryant Park, New York City is a six-acre park next to the New York Public Library and surrounded by skyscrapers. While crime, drugs, and violence were prevalent in the park in the 1970s, today Bryant Park is a dramatic example of what can be achieved through renovation and repositioning (Gavin, 2000). The combined efforts of the Bryant Park Corporation (BPC), a not-for-profit, private management company and cooperative business improvement district of neighboring merchants and property owners, funded a four-year renovation. Construction of a café, restaurant, and kiosks generated revenues and activated the park. Through a management agreement BPC provides needed sanitation, security, restroom, and landscaping services. Programing for interests ranging from art, birding, fitness, performing arts, and seasonal festivals and events have made Bryant Park a year-round destination and safe haven for the surrounding community.

Paseo Del Rio Riverwalk, San Antonio is a three-mile trail of waterfront park, considered a green artery, lined with individual businesses, restaurants, hotels, and attractions along a downtown section of the San Antonio River. In 1921 flooding of the river resulted in 51 fatalities, causing engineers to propose paving the area. Outraged, the public demanded the area be transformed into a public park which was later made possible through a cost-sharing agreement between the city and the Works Progress Administration. While Riverwalk's design provides much needed flood control, it also serves as San Antonio's second most important tourist destination (second to the

Alamo) with 9.3 million visitors in 2014 and investments of \$2.4 billion annually that support 31,000 jobs (Nivin, 2014). With 22 restaurants,12 hotels and various commercial enterprises, Riverwalk is a center for food, entertainment, and nature and a critical part of the local economy.

Millennium Park, Chicago is a 24-acre northwest section of Grant Park, located in the Chicago central business district and established in 2004. Built on former desolate lands used for rail transportation, plans for a modest park evolved to a massive public-private collaboration where the surrounding private sector contributed \$173.5 million of the total \$475 million for the park (Chicago Public Library, 2015). A center piece of the park is the Jay Pritzker Pavilion that hosts a range of music series and annual performances, including rock, classical, and opera singers; movie screenings, as well as recreation activities like yoga. The Pavilion has an 11,000-person capacity with options of great lawn and fixed-seating. The Millennium Park has been recognized for its accessible design and includes an ice rink and theater built below ground, as well as landscaped pedestrian promenades and an iconic monument, the Cloud Gate commonly known as "the Bean." An international garden design competition contributed to the establishment of a five-acre garden that honors the City's transformation from a flat marshland to an innovative green city (Lurie Garden, 2015). Bridge-ways including the 925-foot-long, foot bridge connects Millennium Park to Maggie Daley Park and the Nicholas Bridgeway connects the park to the Art Institute. Despite negative publicity during construction, today the park is a recognized center for world-class art, music, architecture, and landscape design (DK Eyewitness, 2004).

Crissy Field Park, San Francisco is a 28-acre, waterfront park on a former military air field, near the Golden Gate Bridge. Through community-led effort, more than \$34.4 million was raised to transform roads, buildings, and eroded beachfront into a grassy field park with 20 acres of tidal marsh, 22 acres of visitor amenities, and 30 acres of promenade and beach areas. The removal of 86,000 tons of contaminated soil allowed for restoration of ecological processes, providing habitat for flora and fauna, as well as picnic grounds, benches, restrooms, out-door showers, overlooks, boardwalks, and bike lanes for thousands of residents and visitors. One of the primary successes of Crissy Park was mobilizing the community to support on-going public education about wetlands and coastal systems (National Park Service, 2015).

Park Attractions

There are many demands on Honolulu residents' time and many competing venues for leisure-time activities. Parks must compete with alternative venues for exercise and entertainment. Based on public meeting responses, many people do not visit Kakaako Makai Parks, partly out of fear for their personal safety. Absent a beach or other attraction coupled with poor sight lines and long distances from parking, vast areas of the Kakaako Waterfront and Gateway parks go unused. Based on observations of current use, provision of green space alone is insufficient to attract people or groups to a park on a continued, regular basis. A balance is therefore sought within the Master Plan between providing open, green space and activities such as exercise, entertainment, and food. Drawing park users to the attractions on top of the mounds is essential, since the views from the

mounds sweep across the ocean from Diamond Head to Kalaeloa offering a unique, breathtaking 360 degree perspective.

Exercise

Kakaako Makai Parks can provide key exercise opportunities that complement the many available fitness centers and condominium gyms and pools. The Parks also offer a free exercise venue for those Oahu residents that cannot afford homes with yards, gyms or pools and may not have the means for membership to a fitness center. The Centers for Disease Control and Prevention has examined the connection between parks, trails, and health, concluding that walkable access to parks increases the likelihood and frequency of physical activity (Centers for Disease Control and Prevention, 2013). Meanwhile, Hawaii's State Comprehensive Outdoor Recreation Plan sets forth a goal to, "encourage physical fitness and healthy people through outdoor recreation", by treating outdoor recreation activities and areas as an essential tool in increasing physical fitness (State of Hawaii Department of Land and Natural Resources, 2015). Continuing the Lei of Green is simply the easiest, most impactful improvement that can be implemented to encourage access to the Park. Increased open green space and addition of new recreation facilities like the Keiki Zone, Adventure Zone, and Outdoor Exercise Area promote increased levels of physical activity. Inclusion of hillside slides is considered essential to celebrate a favorite Waterfront Park pastime. Figure 12 includes imagery of innovative play areas and structures that served as inspiration for the Keiki Zone, Outdoor Exercise Area, and interactive water feature.

Food

People are attracted to food and Hawaii residents enjoy outdoor eating facilities and establishments. Planning for food vendors within the Parks is therefore included within the Parks Master Plan. A food and drink concept that is seeing a resurgence in American parks is the biergarten. A biergarten (derived from the German word for beer garden) is an open-air space where beer and food are served. The concept originated as Bavarian breweries planted gardens above cellars to maintain cool conditions for the beer to ferment underground, these spaces were then used for communal gatherings (Brew York, 2012). To consider the viability of a biergarten at the Parks, Colliers International prepared a feasibility study, which is included in Appendix B.

Examples of active biergartens in parks are listed in the following table, and examples of parkbased food and beverage facilities are included in Figure 12.

Table 4 Selected Biergartens in Public Open Spaces

Biergarten		More information
Name	State	
Sea Salt Eatery	Minnehaha Park,	https://www.facebook.com/Sea-Salt-Eatery-
	Minneapolis,	105406882829148/
	MN	
Shake Shack	Madison Square	http://www.madisonsquarepark.org/things-to-do/shake-
	Park, NY, NY	shack
The Oval	Philadelphia, PA	http://www.visitphilly.com/events/philadelphia/the-oval-
	1 ,	on-the-benjamin-franklin-parkway/
Beekman Beer	Private – on	http://www.beekmanbeergarden.com/
Garden	waterfront, NY,	
	NY	
Spruce Street	Philadelphia, PA	http://www.delawareriverwaterfront.com/places/spruce-
_	i iiiaucipiiia, i A	
Garden Park		street-harbor-park

The presence of mobile food trucks at Hawaii parks and other outdoor settings has grown in popularity. In addition to providing alternatives to traditional restaurants, food trucks help meet daily food and beverage needs for customers that work, reside, or visit a given area. The diversity of offerings by food trucks and their use of social media to publicize menus and locations help generate interest and loyal patronage. The Kakaako Waterfront Park with its accessible and inviting landscape, has served as a site for food-themed events showcasing multiple food truck vendors and activating the park. Stakeholders have expressed a preference for the inclusion of food trucks as part of the Park Master Plan. As described in the Food Truck Demand Analysis included in Appendix B, there is interest in development of a 10,000 square feet truck food court at the Kakaako Waterfront Park. A truck food court can offer multiple dining options for park users within a minimal footprint, while providing opportunities for local businesses.

Entertainment

Aside from enjoying outdoor eating, Hawaii residents and visitors alike enjoy live-music, theatrical performances, as well as hula and other cultural showcases. Many local forms of entertainment utilize the favorable climate of our islands to hold music concerts and screen movies in outdoor venues, inclusive of our parks, outdoor lawns, and amphitheaters. This type of entertainment activates outdoor spaces and encourages communities to come together.

Entertainment in the form of theater, dance, art-exhibits, craft-making, evening movies, or sunrise exercises create excitement that can transform a park into a neighborhood's leading attraction (Harnik, 2010). Parks continue to be an ideal site to support such outdoor entertainment given the existing facilities, open space, and available parking. Enhancing opportunities for entertainment is an element of the Park Master Plan. Most notably modifying the existing Kakaako Waterfront Park's amphitheater, as it is underutilized and not actively marketed to event and concert promoters for rent (Colliers International, 2015). While the existing amphitheater has a capacity of 10,000, additional investment can add reserved seating, as well as upgrades for power, lighting, and

mechanical systems for staging. Appendix B includes an analysis of the demand and feasibility of investing resources in an amphitheater at the Waterfront Park. Relocating the amphitheater to Ewa, Makai side of the Waterfront Park with exposure to ocean views and flexible open use is strongly supported by the community. However, the feasibility study does not support the financial cost necessary to relocated the amphitheater. Recognizing the financial cost necessary to develop a new amphitheater, as well as recognizing the issue of environmental contamination, the Environmental Impact Assessment for the Kakaako Makai Parks Active Use Facilities Master Plan (PBR HAWAII & Associates, Inc., 2016), completed by the HCDA, acknowledges that additional study will be required to pursue new amphitheater development.

Table 5 Comparable Outdoor Amphitheaters

Amphitheater	Location	More Information	Capacity
Name			
Rotary Amphitheater	Fresno, CA	http://www.fresno.gov/Government/DepartmentDirectory/ParksandRecreation/ParksandFacilities/Regional+Parks/Ampitheater.htm	3,500
Snow Park Amphitheater	Park City, UT	http://www.deervalley.com/WhatToDo/Summer/Amphitheater	6,000
Les Schwab Amphitheater	Bend, OR	http://www.bendconcerts.com/	8,000
Red Rocks Amphitheater	Denver, CO	http://redrocksonline.com/concerts- events/concertgoers-guide	9,500
Isleta Amphitheater	Albuquerque, NM	http://www.albuquerqueamphitheater.com/	15,000
Nikon at Jones Beach Theater	Jones Beach State Park, Wantagh, NY	https://en.wikipedia.org/wiki/Nikon_at_Jones_Beach_Theater http://www.jonesbeach.com/	15,000
MidFlorida Credit Union Amphitheater	Tampa, FL	http://www.fairgroundsamphitheatre.com/	20,000
Gorge Amphitheater	George, WA	http://www.gorgeamphitheatre.net/	27,500

Maintenance

Urban parks can struggle to attract visitors if they are perceived to be unsafe or unmaintained (Harnik, 2010), and the Kakaako Makai Parks are no exception (see Figure 10, which documents some of these challenges). Cities across the country are challenged to maintain parks and their associated fixtures, playgrounds, restrooms, lawns and paved areas (Maintenance Connection, 2015). While the public realizes multiple benefits of parks that provide for exercise, enjoying the outdoors, as well as serving as a site of community events and entertainment, available funding is

often limited as the result of budget cuts and competing priorities that often exacerbate park deferred maintenance.

To address park maintenance the City and County of Honolulu's Department of Parks and Recreation's Hoa Pāka—Adopt a Park Program encourages individual and organizational volunteers during monthly, quarterly, or annual intervals to do park cleanups, painting of picnic tables and benches, and other routine service projects (City and County of Honolulu Department of Parks and Recreation, 2016). Public-private partnerships such as these address park maintenance needs, while cultivating community involvement, beautifying community parks, and helping combat vandalism, litter, graffiti, and crime.

Other cities are using public private partnerships for parks on a larger scale. The Central Park Conservancy (CPC), established in 1980 as a not-for profit organization, has a paid management agreement to maintain more than 800 acres of park on behalf of the City of New York. Further, CPC is responsible for raising 75 percent of the Park's \$67 million annual operating budget and is responsible for all Park maintenance, as well as restoration and capital improvements (Central Park Conservancy, 2015).

The San Francisco Park Alliance (SFPA) utilizes its non-profit status to generate revenue from local businesses and corporate sponsorship to provide technical assistance that empowers local coalitions and neighborhoods to improve Department of Public Works owned properties. These investments have direct positive impacts on San Francisco parks that generate \$1 billion annually in economic benefits (San Francisco Park Alliance, 2015).

Both the CPC and SFPA demonstrate how public-private partnerships led by a non-profit can focus local volunteerism, compliment work of government, and focus corporate philanthropy resources to upkeep, activate, and enhance park safety.

Parking

Per the Kakaako Makai Area Rules, off street Parking Requirements (Section 15-23-68, HAR) are differentiated by principal use. Commercial and all other use category is the primary guideline for the park space. The eating and drinking establishments category and Auditorium/Churches or Theaters category are applicable for off-street parking requirements for the food concessions and biergarten, as well as the amphitheater, respectively.

Table 6 Off-Street Parking Requirements

Use	Parking Requirement
Commercial and all other uses	1 per 400 sf of floor area
Eating and drinking establishments	1 per 300 sf of eating and drinking area plus 1
	per 400 sf of kitchen or other area
Auditoriums	1 per 300 sf of assembly area or 1 per 10 fixed
	seats, whichever is greater
Churches or theaters	1 per 5 fixed seats OR 50 sf of general
	assembly area, whichever is greater

Location of parking areas are suggested to be disbursed throughout the park rather than centralized to accommodate the accessories that most picnickers carry. Research has found that picnickers will spread lunches on the grass rather than walk 400 feet to a table (Fogg, 1990). For optimal use, parking for surf access areas should be located no further than 500 feet, maximum (Fogg, 1990). After full-build out, the total number of parking spaces at the Kakaako Makai Parks will number approximately 500, which is predicted to be adequate given the proposed active use (Kakaako Makai Parks FEIS, 2016).

Comfort Stations

Comfort stations are proposed to be sited in association with proposed use areas, with convenience and safety of park users in mind. To determine the number and location of comfort stations, a few rules of thumb were used (Fogg, 1990), (County of Los Angeles Department of Parks and Recreation Planning & Development Agency, 2014). For picnic and play areas, comfort stations within 100 feet were deemed optimal, and up to 400 feet away deemed to be acceptable. For surf areas, no more than 500 feet from the surf access point was deemed acceptable. Where picnic and play areas are near surf access areas, a single comfort station was deemed acceptable. Restroom buildings are suggested in locations with high visibility and activity so that the user does not feel isolated and vulnerable when accessing the facility. Accessibility for all should also be a consideration with each comfort station having an accessible approach and an adequate number of accessible facilities (accessibility standards will be reviewed for exact numbers at the time of design drawings).

Park planning conventions for the number of comfort stations, suggest that for every picnic or surf area designed for 100 people, there should be one toilet, one urinal, and one sink for men and two toilets and one sink for women (Fogg, 1990). Contemporary park planning suggests that individual, lockable, unisex comfort stations offer greater security and flexibility for the park users (County of Los Angeles Department of Parks and Recreation Planning & Development Agency, 2014).

Draft and Final Environmental Impact Assessment

During the process of developing a draft Master Plan, a draft Environmental Impact Statement (EIS) was prepared to consider positive and potential negative effects of the Plan. The EIS included a number of technical studies including:

- Landfill Assessment
- Sound Modeling and Prediction Report
- Preliminary Engineering Report
- Traffic Assessment Report
- Market and Economic Report
- Biological Resources Survey
- Cultural Summary Report

A 45-day public comment period on the Draft EIS allowed the opportunity for agencies and other interested parties to provide feedback on the Master Plan and environmental impacts analysis. Upon consideration of comments, the Draft EIS was revised into the Final EIS and published (PBR HAWAII & Associates, Inc., 2016). A copy of the Environmental Impact Statement can be obtained from the State of Hawaii Department of Health Office of Environmental Quality Control website at http://oeqc.doh.hawaii.gov/.

On November 4, 2016, the Governor officially accepted the Final EIS, thereby affirming the adequacy of the Final EIS under applicable state laws.



Park Master Plan

Based on the purpose, needs, and objectives detailed in the introduction of this report, the Park Master Plan elements are designed to encourage park uses such as gathering, outdoor recreation, experiential learning, nature viewing, physical activity, and water sports. The plan elements also reference the guiding principles set forth in the 2011 Conceptual Plan. The Park Master Plan is shown in Figure 1, followed by a detailed description of the major plan elements.

Park Master Plan Elements

Great Lawn & Gateway Features

The "Great Lawn" is conceptualized to allow unimpeded physical access from Ala Moana Boulevard to the Waterfront Park and the pedestrian promenade along the shoreline. It begins at the Gateway Park which is the primary entryway to the Parks complex. Gateway features that announce arrival and nodes that help draw park uses into the core of the park are proposed. The Gateway Park is proposed to be enlarged along the Cooke Street frontage south of Ilalo Street (in front of JABSOM). A revised drop-off for the medical school is proposed.

To continue the Great Lawn, the existing parking lot at Waterfront Park is proposed to be replaced with a plaza that will eventually include an interactive water feature in the vicinity of the Children's Discovery Center. Displaced parking stalls (discussed later in this description) are proposed to be

located Ewa of the great lawn, along Olomehani Street, and on adjacent parcels of land outside the park generating an overall gain in recreation Great Lawn The space. continues to the ocean by infilling the mound within Waterfront Park south of the plaza and the proposed water feature to create a gentle upslope which completes unimpeded physical access to



the pedestrian promenade and the ocean. The sculpture entitled "Lahui" is intended to remain in this corridor, near the ocean.

Flexible & Open Community Space

The Gateway Park's lawn between Ala Moana Boulevard and Ilalo Street is envisioned as an open space, available for impromptu use and regularly 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. In addition, establishing a community garden in the Ewa portion of the Waterfront park adjacent to the access road along the drainage channel will activate this area. Eventual connection along the shoreline to Honolulu Harbor is also envisioned.

Waterfront Park Expansion

The Kakaako Makai Conceptual Master Plan envisions expansion of the Waterfront park to include the currently unimproved areas around the Look Lab (Figure 11). Consistent with that vision the Park Master Plan proposes to improve the land next to the Look Lab as additional park space. There has also been strong support from the community for providing outdoor exercise area within the Waterfront Park. The outdoor exercise area could be located in this newly improved area. This area could also accommodate an outdoor venue for sand volleyball if there is an interest in the community to accommodate outdoor sports activities in the park.

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 slopes of the mound closest to the current parking lot could be utilized to create 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 near and adjacent to the makai area of 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. 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 should be located on a different mound than the Ehime Maru, to respect the serenity of the memorial



which is proposed to remain at the current location.

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. The existing Look Lab structure could be repurposed to provide additional venues for food concessions.

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 envisioned to have a food preparation space (non-commercial) that would include double sinks with a grease trap, counter space and electrical outlets for plugging in cooking appliances.

Amphitheater

The existing amphitheater currently serves as a performance venue. However, when the amphitheater is not being used for large concerts, the stage area should be versatile in order to accommodate a variety of other uses such as: morning yoga, an afternoon picnic for a Kakaako

daycare, or an evening JABSOM lecture.

Though there is a strong support from community to relocating the amphitheater to Ewa, Makai side of the Waterfront Park with exposure to ocean views and flexible open use, market analysis indicates that such a venue would not be financially



feasible. The lack of financial success of existing concert venues in Honolulu serves as a harsh reality of the difficulties in developing a new concert venue that could potentially become financially viable. Despite a strong level of promoter support for a larger concert/event facility (10,000+ seats), the current level of demand does not justify the cost of building a new facility.

The HCDA will focus on active marketing of the existing amphitheater facility and should that result in a healthy increase in booked events, smaller investments such as providing increased electrical power, installing flexible fixed seating, upgrading the staging and lighting equipment and putting up permanent fencing will be considered.

In the meantime, the HCDA will also put effort in staging impromptu events that can occur on the waterfront promenade and utilize the promenade as a makeshift stage. Depending on the success of these events and additional feasibility studies the HCDA will reevaluate the possibility of relocating the existing amphitheater.

Parking

Currently, the parks are served by on- and off-street parking. Off-street parking spaces number approximately 421 in Waterfront Park and 109 in Kewalo Basin Park for a total of approximately 530 spaces. An additional 70-97 parking spaces are located on Cooke and Ohe Streets adjacent to the Gateway parks and approaching Point Panic.

Parking is proposed to be decentralized to improve the park arrival experience, and to allow easier access to a variety of locations within the park (see Table 6). The central parking lot at the Waterfront Park will be reduced to allow development of a continuous park experience from the

Gateway Parks to the ocean. Although a reconfigured Ewa parking lot will have 129 parking spaces, additional parking is proposed to be added near Point Panic, resulting in a reconfigured Diamond Head parking lot with 239 spaces.

Parking at Kewalo Basin Park is not proposed to change in number, although the existing parking lot may need some reconfiguration when park community uses are developed.



In total the proposed reconfigured Parks parking lots results a total of approximately 563 spaces, compared to the existing total of 530 off-street spaces.

The Master Plan also anticipates that between 100-150 parking spaces will be available in a new structure in the Kakaako Makai area with the future development of Lot C. This will replace parking stalls lost with the reduction of the central lot, and augment it when needed for special events. After full-build out, the number of parking spaces will number approximately 500.

Table 7 Existing and Proposed Parking

Location	Existing	Proposed
Main Parking Lot Waterfront Park	286	129
Parking Lot North of Children's Discovery Center	45	45
Parking Lot East of Children's Discovery Center	41	41
Point Panic	49	239
Kewalo Basin Park	109	109
TOTAL	530	563

Kewalo Basin Park

Few new elements are proposed at Kewalo Basin Park, aside from continuing the Lei of Green to neighboring Ala Moana Beach Park. The statue honoring Saint Marianne Cope, and the sculpture entitled, "Ano Lani; Ano Honua" are intended to remain. The existing net-shed building currently can host community-supportive uses. Showers are proposed for upgrades, with attention to subsurface materials to facilitate improved drainage.

Comfort Stations

Comfort stations and beach showers are proposed in the following locations:

Table 8 New Comfort Station Locations and Proposed Sizes

Locat	ion	Number of toilets (unisex)	Number of showers
Wate	rfront Park		
1	"Adventure" concession stand	6	0
2	Biergarten	6	0
3	Waterfront Park Jetty	3	1 multi-head
4	Community Center	6	0
5	Point Panic	2	1 multi-head
Kewa	lo Basin Park		
6	Kewalo Basin Park	No change to existing	No change to existing

Special events will necessitate additional temporary facilities to accommodate large gatherings of people.

Green Infrastructure and Design

As park improvements are made, existing infrastructure will be replaced with low impact development (LID) techniques to manage stormwater flow in ways that better protects near-shore water quality from non-point source pollution. LID techniques may include installation of bioswales in parking areas, rain catchment from roof surfaces for irrigation water re-use, pervious paving, and rain gardens in landscape areas. However, specific means and methods must be determined at the time of design and construction to best accommodate site conditions such as slope, proximity to resources such as the ocean, and soil infiltration rates at the location of the proposed LID.

When designing new facilities, HCDA will implement water conservation measures (as feasible), which may include low-flow plumbing fixtures, use of non-potable water for irrigation, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, and the use of Water Sense labeled ultra-low-flow water fixtures and toilets. Further, facilities like the food concessions and biergarten will be designed to be as efficient as possible, such that water consumption increases may be offset by installation of new, efficient comfort station fixtures.

Non-potable water is currently not available at any of the Kakaako Makai Parks. However, HCDA will investigate the feasibly of using non-potable water for irrigation, such as condensate from the proposed Honolulu seawater air conditioning facility, when and if the facility is constructed and operational, or if other non-potable sources become available.

Financing Mechanisms

Currently, the HCDA spends approximately \$1 million per year maintaining the Kakaako Makai Parks, exclusive of the recent additional cost of managing illegal camping by transient population in the parks. The Active Use Master Plan recognizes that the proposed improvements will require funding from a combination of sources encompassing private and public investments. In recognition of the 2012 transfer of State revenue generating lands that previously supported the Kakaako Makai Parks, additional revenue generating enterprises are proposed to provide desired park amenities. In balancing the community's expressed desire for open-space with minimal commercial development, limited revenue generating improvements are proposed in the Master Plan. While the proposed food concessions, biergarten and amphitheater are expected to generate revenues, complimentary sources of funding will be needed for the proposed Park improvements and long-term maintenance.

The following financial mechanisms from the 2011 Conceptual Plan continue to be relevant in providing options to fund the Active Use Master Plan and are described below.

- **Property Tax Increment Financing (TIF)**: Facilitates the capture a portion of increased property taxes over a fixed "base amount" within a specified development district. The TIF can be used to sell bonds to fund or reimburse for capital improvements, Implementation of a TIF will require collaboration with the City and County of Honolulu to redirect a portion of the property taxes to support implementation of the Master Plan.
- Community Facility District (CFD): Uses tax exempt bonds to finance public facilities within a special district. The debt service of the bonds are paid by property owners within the district though a special tax or assessment above the exiting rate that benefits from low interest rates due to the tax exemption.
- Business Improvement Districts (BIDs) and Other Assessment Districts: Facilitate the collection of on-going fees from a group of property owners in a district to pay for operation and maintenance costs, and sometimes capital improvements too. Bryant Park of New York City utilized a BID to support transformation of their parks.
- Common Area Maintenance (CAM): Charge ongoing fees on property owners to pay for operation and maintenance costs for a project or area. While the majority of public improvements including street and park maintenance, security, and landscaping are paid by the State, the existing Waterfront CAM charge property owners in Kakaako Makai to support a portion of those improvements.
- Conservancies: Generally comprised by non-profit organizations dedicated to the
 implementation, operation, and maintenance of a public purpose asset, such as a park.
 Conservancies such as those in Chicago, San Francisco, and New York City have
 demonstrated their effectiveness in raising funds from individuals, corporation, and
 foundation donors, as well as competing for grants to transform and activate park spaces.

As the Kakaako Makai Parks are a public facility, HCDA will continue to pursue public funding for the Park improvements. Direct funding of the park improvements may be achieved through the State of Hawaii's Capital Improvement Program, public facilities revenue bonds issued by HCDA, and /or rental revenues generated through property leasing by HCDA (Hawaii Community Development Authority, 2005). Such public funding is sought to address major park and public activity areas and other public facilities that generate direct revenues to support bond financing. Direct charitable contributions for construction of proposed cultural and art related elements can also provide necessary funding. Encouraging such public investment brings together resources, and expertise that can bolster programming and activities that are available to park users. The proposed Community Center, Amphitheater, and Great Lawn can serve as attractive venues for events, activities, and workshops that focus on educational, cultural, and entertainment hobbies and interests.

Cost Estimates

Improvements	Order of Mag	gnitude Estimate
Phase 1 (Do Immediately & Complete in 1-3 Years)	Development	Projected Net
Park Element	Cost	Revenue to HCDA* (Annual)
Improve Gateway Park frontage at Ala Moana Blvd to attract people to the park	\$50,000	-
Initiate regular programming of Gateway Park	\$25,000	-
Lei of Green connection between Kewalo Basin Park and Ala Moana Regional Park	\$50,000	-
Regrade contours in Kewalo Basin Park to reduce mounds and improve drainage at showers	\$50,000	-
Improve landscape in Kewalo Basin Park with coastal native plants	\$25,000	-
Open park entry at Keawe Street	\$50,000	-
Lei of Green connection at Keawe Street	\$100,000	-
Repurpose Look Lab building for farmers' market/food truck/community use	\$300,000	\$84,000
Construct Beach Hale & comfort station at Point Panic	\$250,000	
Make improvements to the existing Amphitheater by installing electrical power, flexible fixed seating, upgrading the staging and lighting equipment and putting up permanent fencing	\$1,000,000	\$100,000
Repair and/or replace existing facilities in the parks (Light Poles/Fixtures, Concrete Spalling, Pavers @promenade, Drinking Water Fountains etc.)	\$2,500,000	
Total Phase 1	\$4,400,000	\$184,000
Phase 2 (3-5 Years)		
Park Element		
Waterfront Park Expansion	\$4,000,000	-
New surface parking area at Point Panic and makai of Olomehani Street	\$4,000,000	-
Construct additional parking on the current maintenance shed area	\$2,000,000	-
Once additional parking is available, reconfigure central parking area and replace majority with lawn	\$2,000,000	-
Reconfigure central mound in Waterfront Park to create a continuous green lawn from Ala Moana Boulevard to the waterfront	\$450,000	-
Realign Cooke Street along the Gateway Park frontage	\$500,000	-
Complete Kelikoi Street connection to Keawe Street	\$2,000,000	-
Install splashpad and plaza Ewa of Children's Discovery Center (former parking lot)	\$450,000	-
Add food pavilion/biergarten on the ocean side of the Great Lawn	\$2,400,000	\$152,460
Construct the Community Center adjacent to Great Lawn and accessible keiki play area	\$2,500,000	-
Install slides and play apparatus at the Keiki Adventure Zone.	\$300,000	-
Total Phase 2	\$20,600,000	\$152,460
Total Phase 1 and 2	\$25,000,000	\$336,460

^{*}Net revenue to HCDA is projected based on license/use fee or ground rent for operations of food trucks/farmer's market and biergarten and use of the amphitheater.

Phasing Plan Table 9 Phasing Plan

Park Element Supporting Infrastructure Installo Bancers or similar features to attract people to the park Installo Bancers or similar features to attract people to the park Installo Bancers or similar features to attract people to the park Installo Bancers or similar features to attract people to the park Installo Bancers or similar features to attract people to the park Installo Bancers or similar features to attract people to the park Installo Bancers or similar features to attract people to the park Incorporate radio banners to mark the stant of the park Program examples: sports, community activities, food trucks Provide Landscape and walkway connections from Ala Moana Provide Landscape and walkway	Phase 1 (Do Immediately & Complete in 1-3 Years)		
Improve Gateway Park frontage at Ala Moana Blvd to attract people to the park Initiate regular programming of Gateway Park Lei of Green connection between Kewalo Basin Park and Ala Moana Regional Park Regrade contours in Kewalo Basin Park to reduce mounds and improve drainage at showers Improve landscape in Kewalo Basin Park with coastal native plants Open a park entry at Keawe Street Lei of Green connection at Keawe Street Lei of Green connection at Keawe Street Lei of Green connection at Keawe Street Improve landscape in Kewalo Basin Park to reduce mounds and improve drainage at showers Product and standard park with coastal native plants Open a park entry at Keawe Street Lei of Green connection at Keawe Street Lei of Green connection at Keawe Street Community garden between the maintenance access road and park walkway on the Ewa end of the Waterfront Park Repurpose Look Lab building for farmer's market/food truck/community use Construct Beach Hale & comfort station at Point Panic Make improvements to the existing Amphitheater by installing electrical power, flexible fixed seating, upgrading the staging and lighting equipment and putting up permanent fencing Repair and/or replace existing facilities in the parks Supporting Infrastructure Park Element Supporting Infrastructure Waterfront Park Eyanasion Notes Incorporate rain gardens in Kewalo Basin Park to address drainage in Incorporate and walkway on the Ewa end of the Waterfront Park wastewater lines in Ahui Street Connect to water and wastewater lines in Ahui Street Supporting Infrastructure Verterfort Park Eyanasion Notes Notes		Supporting Infrastructure	Notes
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Reconfigure central mound in Waterfront Park to create a continuous green lawn from Ala			
Moana Boulevard to the waterfront			
Realign Cooke Street along the Gateway Park frontage Complete Kelikoi Street connection to Keawe Street			
Install splashpad and plaza Ewa of Children's Discovery Center (former parking lot)			
Add food pavilion/biergarten on the ocean side of the Great Lawn			
Construct the Community Center adjacent to Great Lawn and accessible keiki play area			
Install slides and play apparatus at the Keiki Adventure Zone.			



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Appendix A:

Report & Findings on the Public Participation Process



Appendix B:





MAKAI AREA PARKS

ACTIVE USE FACILITIES MASTER PLAN

Report & Findings on the Public Participation Process

Prepared for:



Prepared by:



April 2016

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Appendices
Appendix A: Meeting Flyers, Sign-in Sheets, & Open House Series Comments

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Introduction

The purpose of this report is to document the public engagement process and to compile input and feedback received from the public during the planning process. The information herein will inform the Makai Area Parks Active Use Master Plan and its Environmental Impact Statement.

opportunities for public engagement were provided to help inform the project team. The primary means for public engagement were though public meetings and through an on-line public engagement platform. Understanding public preferences for outdoor recreation facilities is important. To that end, several

Public Participation Techniques

Public Meetings

A series of public meetings were planned to span the planning process. The purpose of the meetings was to collect information from the public and allow the community to interact, share stories, ask questions, and provide suggestions one-on-one with the project team.

Table 1 Public Meetings

Meeting	Date	Location
Public Open House—Series 1	August 28, 2014 and	HCDA Office
	September 6, 2014	461 Cooke Street
Public Open House—Series 2	October 30, 2014 and	Honolulu, HI 96813
	November 8, 2014	
Parks Peek Event	December 6, 2014	Kakaako Makai Gateway Park
		461 Cooke Street
		Honolulu, HI 96813
Environmental Impact Statement	April 16, 2015.	HCDA Office
(EIS) Kick Off Meeting		547 Queen Street
Public Open House—Series 3	June 4, 2015 and	Honolulu, HI 96813
	June 13, 2015	
HCDA Board Meeting	June 24, 2015	

Public Open House Series 1

Public engagement commenced with an open house series held on two dates, Thursday, August 28th, 2014 from Cooke Street. The meetings were informal, and guests were encouraged to view materials that were organized by topic (history, opportunities, challenges, etc.) that were posted around the room and leave comments on 5:30 p.m. to 7:30 p.m. and Saturday, September 6th, 2014 from 10:00 a.m. to Noon at the HCDA offices on

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large format paper at each topic area. HCDA and PBR HAWAII staff were on hand to talk about the materials and the planning process. The open houses also included a short video loop that documented some visible challenges in the park, a PowerPoint slideshow and a station to learn more about the on-line public engagement platform.

57 people signed-in as attendees at the public open house series (Appendix A).

Figure 1. Open House Series 1 Activities





Public Open House Series 2

Conceptual theme diagrams were presented to the public on two dates, Thursday, October 30th, 2014 from 5:30 also sheets on the tables for free form comments. HCDA and PBR HAWAII staff was on hand to talk about the comment cards: one asked the commenter to list the top ten active uses they would like to see in the park; the other asked the commenter to choose which of the five themed use diagrams they most preferred. There were process up to this second open house series. The presentation included audience polling, the results of which p.m. to 7:30 p.m. and Saturday, November 8th, 2014 from 10:00 a.m. to noon at the HCDA offices on Cooke materials and the planning process. HCDA and PBR HAWAII also gave a presentation detailing the design Street. Like the first series of open houses, the meetings were informal, and guests were encouraged to view materials that were organized by topic and posted around the room. The public was asked to complete two are detailed in the Results section.

66 people signed-in as attendees at the public open house series (Appendix A).

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Kakaako Parks Peek

On Saturday December 6, 2014 HCDA hosted the Kakaako Parks Peek. This event, which promised a "sneak peek at the future of Kakaako Makai," included food trucks, live music, a volleyball tournament, games, art, and a number community booths. HCDA and PBR HAWAII staff members ran a booth where attendees had the opportunity to learn about and comment on their preferred active uses and the conceptual theme diagrams presented at the Open House Series 2. The comment cards used at this event were the same as those used at the Open House 2.

EIS Kickoff Meeting

The EIS process was announced to the public at a 5:00 p.m. open meeting on Thursday, April 16th, 2015, at the HCDA Office on Queen Street. At the meeting, PBR Hawaii staff made a presentation about the purpose of the meeting, project background, and timeline of the EIS process. The presentation provided an overview of the planning process, which would develop an active facilities master plan for the Kakaako Parks, building on the prior 2011 Conceptual Master Plan and accounting for changes that occurred in the area since that time. Attendees could ask questions and provide their input on issues and concerns that should be addressed in the ERG.

Public Open House Series 3

Design concepts were shared with the public on two dates, Thursday, June 4th, 2015 from 5:30 p.m. to 7:00p.m and Saturday, June 13th, 2015 from 10:00 a.m. to Noon at the HCDA Office on Queen Street. The format of the meeting began with opening remarks and introduction of PBR HAWAII presenters, followed by a 10 minute HCDA video describing the Kakaako Makai Park history, past planning efforts, and park utilization concepts and opportunities for collaboration. After the video three presentations were made by BBR HAWAII staff discussed how input from the page apat 2 open house series meetings and 2014 parks peek event informed the planning process to date; alternative park concepts and notional layouts for parking, green space, art/water features, amphitheater, concession stand, community hale/pavilion, biergarten, and other areas for both active and passive activity use were reviewed; and next steps and opportunities for public participation in the Draft Environmental Impact Statement process. Then attendees were able to discuss with HCDA and PBR HAWAII staff public comments and questions. Attendees were encouraged to submit written input via comment cards and the on-line engagement project web presence.

HCDA Board Meeting

On Wednesday, June 24th, 2015, a general business meeting of the Kakaako Members of the HCDA was held from 8:30 a.m to 10:30 a.m at the HCDA Office. HCDA Executive Director reported that the HCDA had previously authorized the Environmental Impact Statement (EIS) for the Kakaako Makai Area Parks Active Use Master Plan. PBR HAWAII staff summarized the primary issues raised in the three series of Open House meetings and the Parks Peek event. Overall received positive reactions in developing the master plan, especially to prioritize connection of the Kakaako Makai Parks to Ala Moana Beach Park and have venue for food trucks and regularly programmed events. Movement of amphitheater was well received, as long as design was

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thoughtful and respected views. Coordination was a focus issue, including coordination with surrounding property owners resulting in cohesive development, avoidance of park uses conflicting with neighboring commercial development, and opportunities to coordinate as improvements are made for Ala Moana Beach Park. Varying perspectives on parking were shared, as some expressed preference in scattering parking to ease park access while others supported a single parking facility to enable more open green space overall. Strategic drop off areas may provide a compromise in addressing parking preferences.

On-line Public Engagement

With the knowledge that a mere 6.3% of Hawaii residents participate in public meetings (Corporation for National & Community Service, 2015), the HCDA and PBR HAWAII project team sought to provide alternative venues to give people who might otherwise be overlooked or overshadowed a voice in the planning process. To that end, an on-line public engagement platform was provided. The goal for on-line engagement was to find a way to reach the people who cannot or will not attend public meetings, but have important contributions to make to the planning process.

The team utilized the on-line engagement platform provided by MindMixer and established a project web presence at http://kakaakomakaiparks.mindmixer.com.

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Figure 2. Project Website



The site was launched on August 28, 2014, the same day as the first public open house.

Meeting attendees were also emailed with a link to the site and HCDA staff provided links to the site on the Notice of the site was provided to meeting attendees at the open house on August $28^{\rm th}$ and September $6^{\rm th}$. HCDA website. The website was accessible to the public through July 31, 2015.

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Results

Open House Series 1

Following is a list of comments provided by the public at the open house series. The comments are sorted by question and where comments were duplicative, a number is noted in parentheses. One participant in the public meetings provided a short white paper on "all access and abilities" playgrounds. It is included in Appendix A.

Station #1: My Memories of Kakaako Makai Parks...

- Beautiful waves, sunsets and green open space with picnics
- A place to go to unwind after a hectic day at the office. Relaxes and expands your sense as you view nature at its finest
- Green, clean and maintained (past)
- Hawaiians used to live in this area, Let's bring that back.
 - Kids sliding down the hill (2)
- It was a large green park, now it is shrinking to special interests
 - Rubbish dump
- Tuna Packers Factory
- Fishing boats
- Why not provide an interpretive signage program to recall Kakaako's rich past with an orientation center at the Historic pump station (kakaakos gateway)

Station #2: What do you treasure about Kakaako Makai Parks?

- The beautiful view of the ocean/mountain
- Public gathering, ocean and open space
- Recreational use for growing communities
- Crucial to have bike path and walking connection Kewalo Park to Waterfront Park to Ala Moana Park & Aloha Tower
- Ensure connection to Mother Waldron Park with greenway (lei of parks) on Cooke and connection to
 - Gateway Park
- Gathering Place
- Central location (2)
- Connection to the sea and surfers (2)
- Openness and Views (4)

Station #3: How do you use the park?

- Walk my dog (2)
- Used to walk my dog, but because of homeless I don't do it unless accompanied by a friend
- Morning exercise
- Family picnics (3)
- bike riding area (3)

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- Informal meetings or get togethers
 - Events/concerts
- Watch sunsets (2)
- Watch International Space Station flyovers
- Observe shoreline/waves (2)
- Community for surfers and body surfers
- Observe mountains and the sea
- Oasis in the City (2)
- We love children's discovery center, but homeless camp is a bummer
- Used to go there for the Discovery center before children grew up
- Bodysurfing, surfing, skin diving, fishing, fireworks, picnics, bicycle, jogging, meetings, picture taking, walks, sunsets, views of Waikiki, surf watching, lunches

Station #4: What challenges would you like to see resolved?

- Homeless (5)
- Need more sanitary conditions for homeless
- Give homeless more jobs. (doing a good job already) but let's do more to get them to take ownership of
 - surroundings with dignity
- Clear direction, plan, funding
- See more play in Kakaako
- Tree lined access into park -very hot to walk Public restrooms need help
- Attract the public
- Need more family friendly activities
- Urban pedestrian connectivity is needed.
- Waterfront Park is too isolated it needs a plan that "sticks"
- Pedestrian connector and biking connector between Ala Moana beach park & Kakaako Park
- Grand "via" across Ala Moana for pedestrians and bikes to connect with center of park. Needs to be at a shallow grade and as wide as a street
- Retail restaurants/bars/etc or food wagons to encourage pau hana and weekend use
- How to integrate the disparate views of stakehodlers: OHA, community, private enterprise, state,
 - city...how to create cohesive plan
- Invest in composting toiles
- Install graywater system from medical ctr bldgs. For irrigation
- Install raingutters to capture water for irrigations
- Install solar for electrical use
- Collaborate and partner with variety for stakeholders, community etc to spread costs
- Filling in the park, sidewalks and setbacks with concrete & commercial clutter is not the answer
 - OHA should be allowed to exchange Kakaako Lands with other State Lands

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Station #5: What do you think would help generate more active uses within the park?

- Family-friendly activities (2)
- Dog park (4)
- Water activity restricted (surf, fishing, etc) Need water access (beach area for children and other uses)
- Urban gardening-edible landscaping in parks, community greenhouse
- Facilities for indoor and beach volleyball (added by another writer: Not in the green open space)
- Public community centers (compilation of several comments relating to community-center type
- facilities)
- o gyms,
- basketball,
 - volleyball,
- skateboard,
- community meeting spaces
- Sports facilities to attract family and community to the park
- Outdoor spaces/places with support activities for public use (compilation of several comments relating to outdoor facilities)
- ie. skate park, cycle track,
- story telling areas
- water play area
 - fishing piers 0
- market kiosks
- all access "inclusive playground" (see Appendix A)
- canoe dragon boat halau and rowing and kayaking interactive fountains/water features with music
 - bike share station
- community garden
- mountain climbing wall at Ewa end
- sand box
- o super fun playground equipment under trees
 - regular/dependable food trucks
- More active recreation for youth and families
- Build public roadway through park (like Ala Moana Beach Park)
- The level of activity in Kakaako is skyrocketing. No other park in Hawaii sustains itself. Parks are financed through real estate taxes, general funds or a small amount of appropriate non-invasive commercial activities within the park
- Don't fill up green space with commercial clutter
- This is not the time for future planning

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- Why are the examples always from somewhere else? Aren't there good examples in other places in
- Park Activities=More annual maintenance (taxes?)

Open House Series 2 and Kakaako Parks Peek

This section provides a summary of the public input from the second open house series and the Kakaako Parks Peek. For the complete results, see Appendix A.

commenter to list the top ten active uses they would like to see in the park; the other asked the commenter to Comment Cards. Both the Open House and Parks Peek utilized two comment cards. One asked the choose which of the five themed use diagrams they most preferred.

The following is a summary of the responses to the active uses comment cards.

Table 2 Open House Responses: Preferred Activities

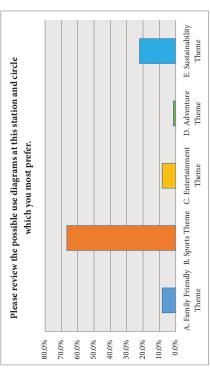
	Top Uses by Number of Responses		Top Uses by Mean Ranking
1.	1. volleyball	1.	1. volleyball
2.	2. farmers market	2.	stormwater collection
3.	3. outdoor concert	3.	3. basketball
4.	4. outdoor shaded food court	4.	4. climbing wall
5.	outdoor movie	5.	workout stations
9.	6. workout stations	.9	6. storytelling
7.	7. amphitheater	7.	7. light display (Illuminage)
∞.	giant slide park + light tunnel	×.	playground + sandbox
.6	9. basketball	.6	9. baseball
10.	10. semi-permanent themed food trucks	10.	10. trampoline park

The following is a summary of responses to the themed use diagrams. No one completed these comment cards at the first meeting (October 30, 2014).

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Figure 3 Open House Responses: Park Theme Preferences



The use diagram comment card also had a space for respondents to suggest elements they want to combine from different use diagrams. These comments are listed below:

- 1. The parks need to have the ability to generate funds to support maintaining the park. Run leased to
- private company. B, A

 - The family and sports could be combined.
- Should incorporate family friendly zone and convert one open space for sports:)
- I do like the family friendly theme too with the parking garage with rooftop beer garden. Incorporated those with the sustainability theme would be awesome!
- Play fields (sports), entertainment area, obstacle course
- Sports + entertainment
- Family and sports
- 10. Add family friendly element to sustainability. Make sure to have enough parking.
 - 11. Sus, with sports theme
- 12. E + stormwater filtration garden and sustainable gardens
 - 13. Praise and worship retreats/events
- 14. I would like to see the bridge from the adventure theme added to C. entertainment theme.
 - 15. A, B+C
- Sports + Family + Entertainment
 Pieces of each combined where multiple things can be done maybe seasonally. Diagram 5.
- 18. There are elements of each one of the diagram that I would love to see combined but mostly a sports/family theme. Thank you!

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- 19. Get rid of tents around the Park
- 20. Sports/entertainment themes a transition from day to night from sports to entertainment.
- 21. Sports and family
- 22. Sports and entertainment themes with sustainability (commercial and food trucks, etc.)
- 24. Sports/family/entertainment

23. Sustainability and sports

- 25. Entertainment and garden
- 26. Mainly B but add part of A. family friendly
 - 27. Prefer B. Possibly combine with C.
- 28. I prefer sports theme but believe it could be combined with family friendly, entertainment and sustainability.
- 29. I would prefer the sports theme but I think you could combine the family friendly and entertainment theme with it also.
- 30. C seems to provide the best blend of recreation for all ages.
- - 31. B/C
- 32. B and C
- 33. B and C 34. A,C,D
- 35. Sports/adventure themes ideal for daytime uses. Entertainment food for evening use.

informational presentation. The results shown below are the combined results from the Thursday, October 30^{th} Audience Polling. Only the Open Houses had audience polling, which was conducted at the end of the meeting and the Saturday, November 8th meeting.

How often do you use Kewalo Basin Park, Waterfront Park, and/or the Gateway Park?

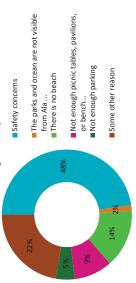


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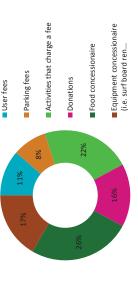
What time of day do you most often use the parks?



What is the main thing that keeps you from recreating in these parks?



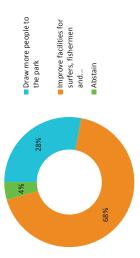
Would you support any of the following ways to help pay for park operations and maintenance?



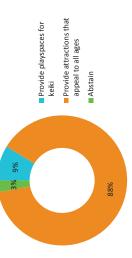
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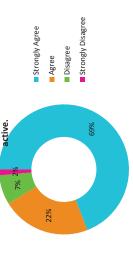
At Kewalo Basin Park, I feel it is more important to:



At the Waterfront Park, I feel it is more important to:



At the Waterfront and Gateway Parks, regularly programmed events are essential to keep the parks



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If there were programmed events that included local food vendors every two weeks at Waterfront and Gateway Parks, would you be interested in going?



Of these two uses, which do you prefer at Kewalo Basin Park?



Building a slide park into or on the mounds at Waterfront Park is a creative idea worth exploring.



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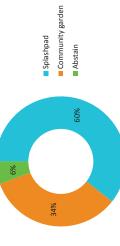
Which do you prefer in the Gateway and/or



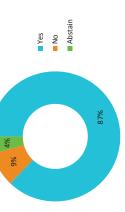


If you had to choose one, which would you prefer to





Do you prefer an indoor volleyball center over an indoor trampoline park in the Kakaako Makai Parks?



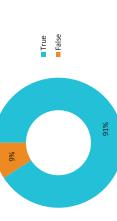
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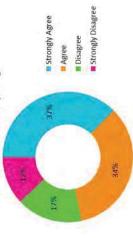
Do you prefer an outdoor volleyball court over outdoor basketball court in the Kakaako Makai Abstain Along with other uses, would you favor a Beer Garden in the park? Yes No Parks? 3%



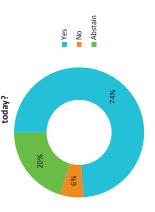
Connecting the Waterfront Park to Kewalo Basin Park for pedestrians is important.



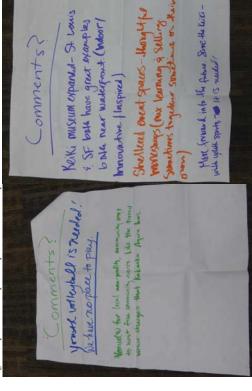
Connecting the Waterfront Park to Kewalo Basin Park with a pedestrian bridge over the water is a creative idea worth exploring.



Are your ideas reflected in the materials shown



Several people also left comments on the blank paper made available for open comments: Figure 4 Open House Response: Open Comment Examples



York to Have! VolumBalle -Indoor and Dutdoor Volleybull facilities.

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On-Line Engagement Participation & Comments

As of the date of this report, activity at the Kakaako Makai Parks website has included 634 unique site visitors with over 2,707 page views.

Figure 5. Project Website Activity Summary

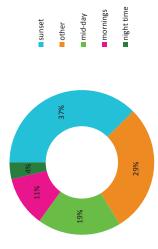


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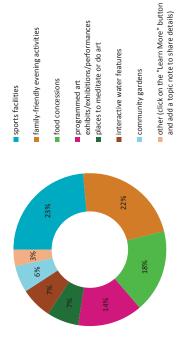
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The Kakaako Makai Parks website has several ways to provide comments. The following charts are summaries of the responses to several questions on the website.

What time of day do you most often use Kakaako Makai Parks?

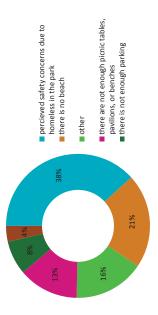


What uses would you favor to activate the Kakaako Makai Parks?

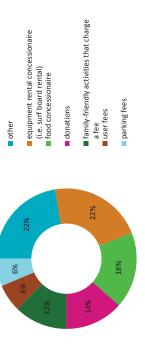


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What keeps you from recreating at Kakaako Makai Parks?



Would you support any of the following ways to help pay for park operations and maintenance? (choose all that you support)



Participants can also provide "ideas" on the website. Ideas to date are provided in the following table.

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Sep 22, 2014	Nov 18, 2014	139746	Kakaako Makai - Strengths	A Volleyball Facility that	It is centrally located with beautiful ocean views, perfect venue for an activity center. The Makai areas are not pleasant	Jeanine M	0
15:45:12	07:40:33			could also host community	nor safe with the upkeep and homeless. It would be great to have a volleyball facility that could host community events -		
				events.	bring the community to Kakaako. This would allow average Hawaii citizens and families to have access to an area that		
					has been mostly beneficial to Land Developers and the wealthy who could afford million dollar condos.		
Aug 31, 2014	Nov 18, 2014	135646	Kakaako Makai - Strengths	A place for the community to	We should have a site that brings the community to Kakaako. Right now it just seems like its for the developers, the	Kevin W	0
18:52:42	07:40:33			be active and play in Kakaako	rich, and the international condo buyers. Where are the Hawaiians? Where are the kids? Why don't the locals get any		
					benefit on all the billions of dollars being spent and made in Kakaako.		
Sep 10, 2014	Nov 18, 2014	137601	Kakaako Makai - Strengths	It would be great to have some	There is a shortage of sand volleyball courts and even indoor courtsthe activity has a lot of families involved and we	Shirlene O	0
18:27:33	07:40:33			volleyball courts!	need more space as the interest expands.		
Sep 09, 2014	Nov 18, 2014	137396	Kakaako Makai - Strengths	Sand Volleyball courts for the	Sand Volleyball is gaining popularity and this is a great sport for all ages.	Ian G	0
23:14:02	07:40:33			community			
Sep 05, 2014	Nov 18, 2014	136676	Kakaako Makai - Strengths	The parks are centrally	and a great layout. The Makai areas are dangerous and have issues with the upkeep and homeless. It would be great to	gayle M	0
19:28:59	07:40:33			located with Ocean views	have a volleyball facility that could also host community events. This would bring the community back to Kakaako.		
Sep 04, 2014	Nov 18, 2014	136342	Kakaako Makai - Strengths	The views	The most valuable aspect of Kakaako Makai Parks are the impeccable views of Honolulu, the Koolaus and the ocean.	David L	0
09:38:13	07:40:33				Also, the Amphitheater is under utilized and its use should not be restricted. It is a fantastic venue and needs upgrades		
					to formalize it as performance space.		
Sep 22, 2014	Nov 18, 2014	139729	Kakaako Makai - Strengths	Volleyball!	We feel that the parks are centrally located, with ocean views, but there isn't a catalyst for activity in the area. The Makai	Malulani K	0
07:58:54	07:40:33				areas are dangerous and have issues with upkeep and the homeless. It would be great to have a volleyball facility that		
					could host community events. This would bring the community back to Kakaako. This would allow normal Hawaii		
					citizens and their ohana access to an area that has been mostly beneficial to Land Developers, Land Owners, and the		
					richest of the rich who can afford million dollar condos.		
Sep 22, 2014	Nov 18, 2014	139773	Kakaako Makai - Strengths	Volleyball Courts	Would love to see some Sand Volleyball courts.	Jalene H	0
20:30:34	07:40:33						
Aug 29, 2014	Nov 18, 2014	135417	Kakaako Makai - Strengths	Open, beautiful views, plenty	I go to Kakaako Park because I know I can find parking and I will have plenty of room to do the activities I like to do.	Matt J	0
05:14:18	07:40:33			of parking, quiet, great surf!	Its quiet, peaceful, and enjoyable place to be. Excellent, not super crowded surf spots.		
Sep 07, 2014	Nov 18, 2014	136839	Kakaako Makai - Strengths	OASIS in the midst of town!!!	Immediate reconnect w Ocean once U see it!!! Accessible & fun surf spots; ewa side has swimming and snorkeling area	Lisa M	0
23:27:34	07:40:33			Close, deep water/ocean	for kids; great bike promenade for kids & adults. Big stones/boulders keep us warm on chilly days; shade trees keep us		
				access	cool on hot days. Great place for picnics & sunsets. A towny spot to reconnect w nature Everybody in a good		
					moodfriendly atmosphere. Hawaiians & Surfers are Happy Here!!! Beautiful views of DH to Waianae's. Showers,		
					plenty parking & open space. Fun to see & hear laughter of kids sliding down hills! LAID BACK! Many from offices		
					come for lunch break. Views from Kewalos & magic island at city lights are epic as well!!!		
Sep 23, 2014	Nov 18, 2014	140046	Kakaako Makai - Strengths	It's on the water and in central	easy access in an urban center.	Glenn H	0
21:45:03	07:40:33			Honolulu			
Sep 22, 2014	Nov 18, 2014	139802	Kakaako Makai - Strengths	Arena	The area needs to be cleaned up and cleared out. If an arena is installed in the area, with ample parking, the area can	Malia E	0
23:17:23	07:40:33				host family-friendly events - either music, sporting, theater, to draw users to the area. Infrastructure would help as well,		
					with food concessions, rentals, and ample restroooms.		
Sep 23, 2014	Nov 18, 2014	140036	Kakaako Makai - Strengths	We feel that there are	We feel that there are problems with safety and homelessness, there is no beach, and that an "other" problem could be a	VIOLET B	0
21:24:19	07:40:33			problems with safety and	lack of facilities and active uses for the park.		
	1			homelessness			

ACTIVE USE FACILITIES MASTER PLAN

Report on Public Participation Process

Table	3.	Online	Ideas,	Compiled

		ID	Topic Name	Idea Title	Idea Summary	Author	Second
Aug 31, 2014	Nov 18, 2014	ov 18, 2014 135647 Kakaako Makai - Strengths A community hub with youth A community hub for the youth of Hawaii featuring beach volleyball courts, indoor courts, and multi-use community		Sherry H	0		
19:06:03	07:40:33			beach and indoor volleyball.	areas. There are no permanent courts anywhere on this island for youth to play and volleyball is Hawaii's sport!		
Sep 05, 2014	Nov 18, 2014	136540	Kakaako Makai - Strengths	A community center would	An activity oriented Community Center would benefit the people from Honolulu. I imagine a place that could hold	Peeve E	0
2:37:48	07:40:33			benefit the people of	Youth sporting events, particularly things like Hula and Sand Volley Ball. Currently, this 'park' is a waste of space to		
				Honolulu.	most of the community due to lack of upkeep and the homeless who have found this a easy habitat. We were so		
					optimistic when the Children's Museum arrived there, but they are fighting a losing battle due to the aforementioned		
					problems. Normal Hawaii citizens should have the benefit of such a wonderful space that until now has only been		
					beneficial to wealthy condo owners and land developers. Growing up in Hilo, I remember a civic center that was well		
					loved and well used for many years by all of the local community and it was a happy place.		
Sep 03, 2014	Nov 18, 2014	136049	Kakaako Makai - Strengths	Community center with	The parks would benefit by a "gathering place" for family activities, namely volleyball and other sports facilities. The	Stephanie	0
00:56:36	07:40:33			family-oriented activities	area needs more parking and venues to attract local people to the area. But they also need to feel safe. In addition, the	N	
				(gathering)	area's beautiful views may attract national and international sports events to be featured there to boost tourism. A		
					community center or gathering place for arts/cultural events and youth programs after school will attract families there		
					and introduce them to a healthy productive lifestyle.		
Sep 09, 2014	Nov 18, 2014	137024	Kakaako Makai - Strengths	Build a large multi-purpose	The parks' waterfront location in urban Honolulu is central and ideal. It remains a sleeping giant, as the potential to	JS	0
08:56:25	07:40:33			community center	transform the area into a vibrant and productive component of our community is yet untapped.		
Sep 09, 2014	Nov 18, 2014	137319	Kakaako Makai - Strengths	Indoor and outdoor (sand)	Indoor and outdoor (sand) volleyball center	Maureen S	0
20:06:16	07:40:33			volleyball center			
Sep 22, 2014	Nov 18, 2014	139728	Kakaako Makai - Strengths	Location and views	I overheard an idea for a community center where they could have volleyball (indoor and beach). This is one of the	Rex S	0
07:40:10	07:40:33				fastest growing sports for all ages. We could have tournaments and picnics at the same time. Let's have a place for		
					Hawaii people to enjoy besides Ala Moana Beach Park and Kapiolani Park.		
Aug 29, 2014	Nov 18, 2014	135556	Kakaako Makai - Strengths	The elevated views from on	I also enjoy the mixed-use paths where I can ride my bike right along the edge of the water. I wish there was a place to	Carson S	0
22:30:08	07:40:33			top of the grass mounds.	hang my hammock, because apparently I'm not suppose to hang them from the palms. More waterfront/promenade		
					bike parking would be nice too. Community accessible sand volleyball courts would be great. It would be awesome and		
					unique if there were courts elevated on top of one of the mounds so we could access some of the parks breathtaking		
					views while playing. However, wind should be considered, as strong winds can significantly impact play.		
Sep 04, 2014	Nov 18, 2014	136423	Kakaako Makai - Strengths	Family friendly space for all	This is a centrally located area that could service all of our Hawaii citizens with family friendly activities that could spurr	Amalia H	0
16:46:09	07:40:33			income levels	food concessions, live music, movies and beach activities. Currently there is a huge shortage of beach volleyball courts		
					that our families could enjoy		
Sep 11, 2014	Nov 18, 2014	137749	Kakaako Makai - Strengths	great location! located in the	Due to the lack of park users for decades, the park has turned into a homeless community. The parks is underutilized	Nishimura	0
02:43:07	07:40:33			center of Honolulu	and to reduce the homeless problem, we should make the park more active and incorporate family friendly activities	M	
					and make it more welcoming to park users such as the light park. The light park will not be building permanent		
					structures that will change the landscape of the park. All the lights are temporary and can be taken down whenever		
					necessary. Give a reason for people to come to the park!	1	1

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ACTIVE USE FACILITIES MASTER PLAN Report on Public Participation Process

Page 26

Sep 22, 2014	Nov 18, 2014	139764	Kakaako Makai - Strengths	My family enjoys the location,	We treasure the centralized location and physical beauty of the park. We love that it is available for individual and	J A	0
18:44:00	07:40:33			beauty, and functionality.	group use and provides lots of parking.		
Oct 01, 2014	Nov 18, 2014	141504	Kakaako Makai - Strengths	Add Tennis Courts, Subtract	Not enough tennis courts on Oahu. Haven't been there for awhile but the last time I was there the cat and homeless		0
00:57:27	07:40:33			stray cats and homeless.	ituation was a turn off.		
Nov 08, 2014	Nov 18, 2014	148661	Kakaako Makai - Strengths	Bodysurfing Point Panic.	Started bodysurfing at Point Panic in 1971 when it was just a dump, with only the Aku boats, and Bumble Bee tuna	Ernest M	0
20:45:33 07:40:33			packers as the core business there. Over the years the changes have seen the full gamut of what is good and bad of				
					development. The Waterfront Park is good for all to have access the ocean for everyone, the bad is that it can become		
					only an exclusive area for only a select few , those seeking exclusivity and status.		
Oct 15, 2014	Nov 18, 2014	144464	Review Others' Ideas	A place for youth volleyball.	Honor Kakaako's rich history while looking towards the future. Create a space for beach and indoor youth volleyball for		0
04:00:54	07:40:33				the community. This will be great for many reasons! Beach Volleyball was invented here in Hawaii and indoor		
					volleyball is one of the most popular sports. The children can use this as a platform to further their education through		
					potential scholarships. Most importantly a community based program where children and families can come together		
1					would be amazing. The state of Hawaii needs this for our keiki's future!		
Sep 26, 2014	Nov 18, 2014	140520	Review Others' Ideas	Bring people to the park!	Kakaako Waterfront Park's biggest problem is lack of people coming to enjoy it. It needs something to draw locals and	Riki S	0
06:58:13	07:40:33				tourists to come and use the park. Having a night-time family activity at the park will not only be great for Kakaako, it		
					will be great for Hawaii. The light display park being discussed is a great idea with a new concept that will bring		
					everyone from young and old, local or tourist, family or couples all with the same desire: a break from reality where we		
					can all be amazed and enjoy. I saw the smiles of the thousands of people who were walking around the light park in		
					Japan with me. And I know I will see that if there was a light park here too!		
Sep 26, 2014	Nov 18, 2014	140500	Review Others' Ideas	Light Display Park	While in Japan, I came across some parks with beautiful light displays akin to their famous ice sculpture display. It is	Sam A	0
02:11:17	07:40:33				breath taking. Kaka'ako Park would be the perfect location for such a unique display. If done right it could become an		
					attraction center not unlike those found in Japan that tourists would center their trip around. It is something for local		
					families to enjoy as well. It could me a money maker if done right through admission fees. It would allow for activities		
					there at night where it would normally not be used. Disney makes a parade out of lights that attract thousands. Google		
					light parks to see what is possible at kaka`ako.		
Nov 04, 2014	Nov 18, 2014	147831	Review Others' Ideas	Surfrider would like to see	Ocean Friendly Gardens (OFG) revive our watersheds and oceans by applying CPR - Conservation, Permability and	Aydee B	0
19:22:40	07:40:33			some Ocean Friendly Gardens	Retention. Read more @		
					http://www.surfrider.org/programs/entry/ocean-friendly-gardens		
Oct 24, 2014	Nov 18, 2014	146096	Meeting Announcement	COVE Volleyball Center	I would love to have the COVE volleyball center in Kakaako. We need places in town where the kids can play sports	Kelly B	0
20:26:23	07:40:33				and participate in other community activities. There is a lot of talk about shops and restaurants, but we need places for		
					the kids to play games and sports. The volleyball gym would be fantastic since volleyball is so popular in Hawaii. The		
					kids can develop skills that can lead to college scholarships, and it will keep them involved in a healthy activity and in		
					school. There's nothing in Kakaako now that would make me go there, but I would if the volleyball center was built.		
Oct 23, 2014	Nov 18, 2014	145932	Meeting Announcement	Create a small football/soccer	Aloha Stadium is too big and too far from the urban core. By creating a small stadium with a parking structure, sports	Mary L	0
19:21:36	07:40:33		-	stadium	museum and meeting halls, you would create a gathering center for Kakaako and East Honolulu. The field could be		
					used for college and high school football events, concerts, high school soccer and other large events. Buy creating a		
					parking structure you would cut down on tailgating before events which usually is the cause of over drinking and rowdy		
					behavior before sporting events. The facility/banquet halls could be used for weddings, 1st birthdays, small expos and		
					other local events. The sports museum highlighting all Hawaii sports and athletes, would ensure a stead visitor floor and		
					revenue source. Green Bay's stadium utilizes this same concept on a larger scale.	1	

References
Corporation for National & Community Service. (2015, December). Volunteering & Civic Engagement in
Hawaii. Retrieved from Volunteering & Civic Life in America.

ON J0026/2654.11 HCDA-Kakaako Makai MP-EIS/Master Plan Report/Report on Public Participation Process/Report on Public Participation Process@6.docx

Appendix A:
Meeting Flyers,
Sign-in Sheets, &
Open House Series Comments

SIGN-IN SHEET KAKA'AKO MAKAI ACTIVE USE FACILITIES MASTER PLAN KAKA'AKO WATERFRONT PARK | GATEWAY PARK | KEWALO BASIN PARK | EIS SCOPING MEETING APRIL 16, 2015

NAME	AFFILIATION/AGENCY	PHONE	E-MAIL
TOM MCLANGHLIN	HCDA BORED / ALA MONNA KAKAAHO N. BOARD	294-3370	tjniela yhlino gmail. On
Bobbie Lau	Howard Hughes Corp.	791-2987	bobbie lay Chowardhughes. com
mayor Wishimus	K4 (s	321-1197	Mishimura morina@
Michelle Matson	CPAC	222-3936	Ms Matson & hawaii - rr. con
Steve Scott	+60 of 740 AUD	147113	1
Jackie Sott	<u></u>		
WAYNE TAKAMINE	CPAC	7944099	Waynetakamine Q
Shannon Ward	WAA		
Mule Hawasu	Collids	523-9792	nule@ colliers/pouzir.com

Environmental Impact Statement (EIS) Scoping Meeting HCDA will accept public comments on the issues you feel should be disclosed in the EIS.

Where:

Honolulu, HI 96813 547 Queen St

April 16th, 2015 5:00 p.m.

When:

For More information please contact:

Lindsey Doi

Preparation Notice can www.hcdaweb.org A copy of the EIS our website at be found on





Community Outreach Officer Compliance Assurance and lindsey.doi@hcdaweb.org 808.594.0328

FORMATHIA MAKAH PARELES FIS SCOPING MEETING AGENTAL (TO ITAID ST?) What do you mean in denus of "sately" concerns? MM: Els is lossically a disclosure document Grout agencie > state, county or teslend? Thurny for alvan operacy will see Els? Coly agencie > state, county or teslend? Thurny for alvan operacy will see Els? Coly agencie of alvan operacy will see Els? Solumble change as sea level rise will be Induded in summer? (July/Arg) Draft will be out in summer? (July/Arg)
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vvnat issues or concerns snould be addressed in the Naka ako iviakal Fairs Active Use Facilities Master Plan Environmental Impact Statement?

What issues or concerns should be addressed in the Kaka'ako Makai Parks Active Use Facilities Master Plan Environmental Impact Statement?

planding to the national whan planding the space : 2 - 2 th actes 1000 capita. 2 - 2 th actes 1000 capita. 2 - 2 th actes 1000 capita. 2 - 2 th actes 1000 capita.	Dublic de chea Hanal fauilithes An a park sexting chemitalials. Think "Must be postmerked by April 22, 2015 Golden Gate Park KAKAAKO WATERFRONT PARK KEWALO BASIN PARK
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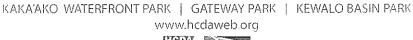




What issues or concerns should be addressed in the Kaka ako Makai Parks Active Use Facilities Master Plan Environmental Impact Statement?

Economic of Public Safety Impact -
Relocate homeless to sand Island "Safe Brea" camp.
"Safe Brea" camp.
This is long overdue
·
,

Your comment card must be postmarked by April 22, 2015



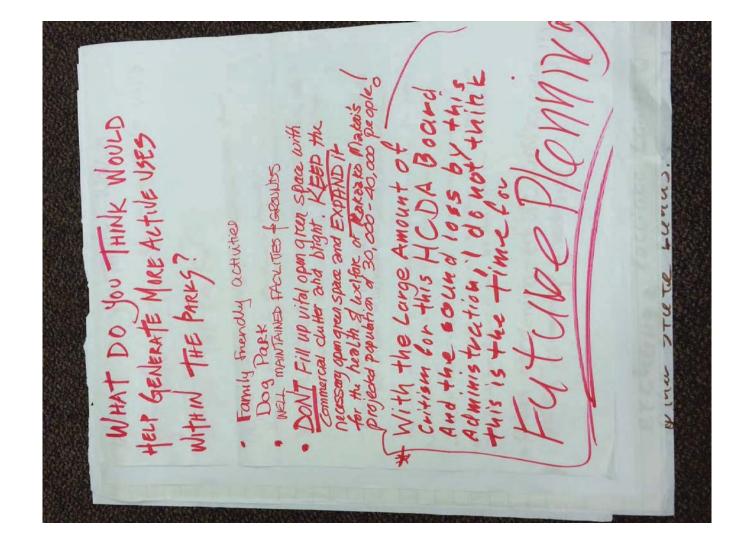


Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room August 28, 2014, 5:30 p.m.

	PLI	EASE PRINT LEGIBLY!!!		
Name	Organization	Mailing Address	Phone No.	E-Mail Address
Michelle Matson	CPAC	3931 Gail St. Handerler H1 96815-4502	923-	MSMatson@keuaie.rr.com
GERMS CHUN	KOIR	TOS KAPIOLINI BLUD *2KS		CHUNG 023@HAWAII. & R. COL
LINA CHUN	11	U		-1
Than Elier Oc		5042 Maunalani Cei Honalular, Hi 96816		styse hawaiiantel,
Ron Twam	Friends of Kewales		212445	
Daniel Alexander	Havaii Bicyclia League	3284 Mefteben A. Hanolyly 96816	275-6717	daniel@hbl.org
Frank Brandt		4039 Paper Circle	735-1756	Abrandephrhamai: com
Chris Lather		10, by 75481 1ton H 96436	744	Cls Lething day jul oon
Galenta	Kū			U

Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room August 28, 2014, 5:30 p.m.

	PLE	ASE PRINT LEGIBLY!!!		
Name	Organization	Mailing Address	Phone No.	E-Mail Address
Marinalysimus		1200 areal Emma 123201	321-1177	
Nague Telamina	CPAC			
Ku Bridges		4000 GUESU ST #3904 40NO,+11 96813		KMCHAWAI.EDU
Matt Johna	Dalin Fresh	845 Once St #205 Harolal HI 96812	808-221-0921	Ainfeahr fesh con
LEONARD CIUPAK	VOLLEY BALL	HONULLU, HI 968/6	808-728-0944	a destil co
Pan & John Wood	Resident	725 Kapiolani Blud #3002	808 781-1732	pwood 229@gmail.com
Bon Ode	KS KS	567 S. K SI. #201 96813		
Kenn Cockett	Cockett Communications	P.U. Bux 26315 Hunglala, HM 96825		Kuin & Kenneckett.com
Maria Simon	U+	24. 2		Simon m@havaii. edu
Rechey Chang	NBII Kaglanghe	920 KAHRENA ST HOW HI 96814		



Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room August 28, 2014, 5:30 p.m.

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	+ heinnich @
11331-4078	capital hawaii gov
594.1921	ALLONEONA ORG

HOW DO YOU USE THE PARKS?

Walk my dog!

Walk my dos for have lunched of the cocon accoss 1) Morning Exercise

2) Family Pronce/ Eating Lunch - dinner / Intermed meetings got together

go to event, want

untch sunsets; International Space Station

Take in the beautiful shoreline + open space with stars wisher abox - it is a , talminen cultural pine to suith mountains to the ise ,, talminen cultural

3) Away I vow Hustle JBustle of a growing metropolital Dass 12 the eith.

Her Generate Mone Active Uses WHAT DO YOU THINK WOULD WITH THE PARK?

Why are examples always from somewhen abse. Aren't Hen good examples in other places in Henrois??

WATER ACTIVITY RESTRICTED (SWEF, FIShing, ed.) NIET WORLD ALLESS POOLA OVER AN Children

- MORE AREA THAT CAN BE USED (MOUNDS & Slopes do of ALLON MAXIMUM WHIZATION OF ACROSOR

appropriate non-noushe connectal actuates within the park. - the Level of activity in Kaknaka is skylocketing. No other park in Hawni sustains Asolf. Parks are finness through The Court has Equeed it out, let then the our the pave. red estate texas, general finds or a small amount of

· Orban gardening - edible landscaping in parks, community greenhouse

What Challenges would you like to see resolved?

- Home bes maintenance of Home Lith Sooms
- 2) CLEAR DIRECTION, PLAN, FLUNDING
- 3) See more trace the May in Extracto
- 4) tree lined access into park from residential-very hot
- 5) Homeless- Salty for park Users + their perfect cars.
 - 6) Public restrooms med help.
- HOMELESS INHABITATION HCDA IS DOING NOTHING
 FALINIS THE PARK, SIDELIAINS AND SETBACES
 WITH CONCRETE & COMMERCIAL CLUTTER
 IS NOT THE PANNER (
- 2 OHA should be allowed to exchauge kata'ato Lands with other state Lands.

My Memories Of Kaka'ako Makai

Beautiful saves, sunsets and green open space assist picnics Do Not DESTROY

- . A place to go to unwind after a heatic day at the office. Relaxes + expands yrunsevises as you view nature at its first
 - · GREEN, CLEAN & MainTANTE (PAST)
- . Howaiiens used to live in this area. Less brug that contack
- · KIDS Sliding down the hill

wind state run

How Dn while of My Makai Parks.

Kakaiako Makai Parks.

So of word A Large Green Pack.

So of

Town Do You Go you theasure about theasure about Arrako Makai Pars

1) THE BOURTIENC VIEW OF THE ORAN (MOUNTAIN)
2) Public guthering, ocean and open space of recreetional use for growing communities.

3) Conceal to have bete parte & working in Keurlo Part to wherfour Park to wherefron Tover All to

4) The Eustre coonection to Mother Wellow D.

e) gouthering place, create a

Metra 2



What do you treasure about Kaka'ako Waterfront Park, the Gateway Parks and/or Kewalo Basin?

3	
becarride	
few	
Ft	-
One	
1	

largely growing enjoyment Bet pursets an Low- hey,

coun jound should be a Idador area:

What do you think would help generate more active uses within the Kaka'ako Waterfront Park, Gateway and Kewalo Basin Parks?

- Gealer genn of presently There hom

Cheldren's

eap. up capper par Course + 7 & Oxionis slowy the provenaste he carte

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to Ale Houne, large formall proported Long



Kaka'ako Makai Parks | Active Use Facilities | Open House | www.hcdaweb.org





What keeps you from recreating at Kaka'ako Makai Parks? Choose as many as you like,

percieved safety concerns due to homeless in the park

the parks and ocean are not visible from Ala Moana Boulevard

there is no beach

I there are not enough picnic tables, pavilions, or benches

there is not enough parking

other Ocusall snow that the rues is in bulline

due to injettedien of homeless comes

yf-lean dozo

Kaka'ako Makai Parks cost about \$1M annually to operate. Would you support any of the following ways to help pay for park operations and maintenance? Choose all that you support.

parking fees

& user fees

Jamily-friendly activities that charge a fee

donations

food concessionaire

Lequipment rental concessionaire (i.e. surf board rental)

other o

Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room September 6, 2014, 10:00 a.m.

	PL	EASE PRINT LEGIBLY!!!		
Name	Organization	Mailing Address	Phone No.	E-Mail Address
TOM MCLAMEHUN	ALA MOANA-KAKO AKO NEIGHBORLOOD BD	930 KAHEKA ST 1803 HONDWLV, Hr 96814	294-3370	tjencla ughtin ogmail. com
Joe Ferraro	Ferrato Choi	2703 Terrace Do. Honolulu HI 96822	222-4839	jefe ferrarochoi.com
Savanat Ian+Kristi Greene	Spike + Serve	46-389 Hotopu Place Kancohe HI 96744	389-5126	greene hawaii.vr.com
ANTHONY AALTO				
Julie Nishmura				
Michelle Martin	CPAC			
marina N				
Dex Prett	MHO			
Jamara Edward	1 H			







What uses would you favor to activate the Kaka'ako Makai Parks? Choose up to 8

who's other times our

other than morning

other .

night time

and right

- places to meditate or do art
- family-friendly evening activities
- ommunity gardens
- interactive water features
- sports facilities
- Jood concessions
- programmed art exhibits/exhibitions/performances
- Music concerts w/ implision on classical other Childrens





o mid-day Sunset

What time of day do you most often use Kaka'ako Parks?

Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room September 6, 2014, 10:00 a.m.

	PLE	ASE PRINT LEGIBLY!!!		
Name	Organization	Mailing Address	Phone No.	E-Mail Address
Dephanie Nishimu	a Spiluz Som VBC	3080 Hielie St. Honolulu, HI 96822	368-5917	5 Kuishimura @ hawailante.

Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room September 6, 2014, 10:00 a.m.

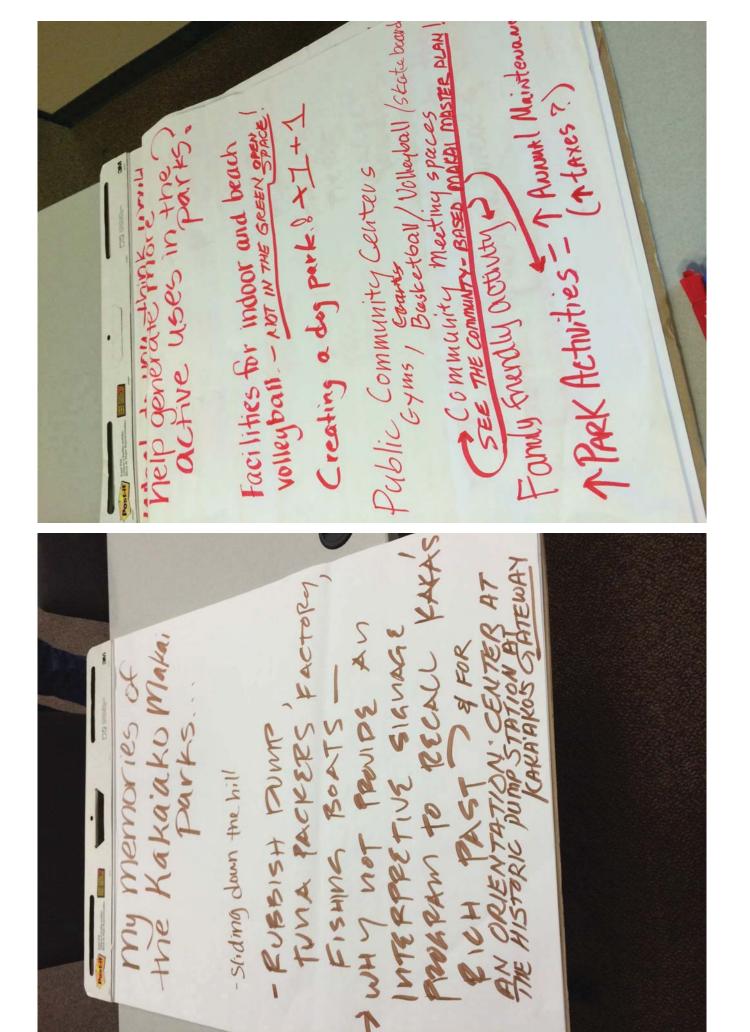
	PLE	ASE PRINT LEGIBLY!!!		
Name	Organization	Mailing Address	Phone No.	E-Mail Address
VASON SELLEY	PACIFIC ARCH WORKSHOT	1331 711 AVE	808 · 22 6 5145	jselley e pa - workshop.
Ashlee Nishimura	SPIKE and Serve VBC	5080 thenie st tonolulu HI 96822	(808)366	ashle nishimura@gmail.com
PM WITTEN	YOUTH	2277 HALAKAU ST. HUN. H. 96521	284-	ta
Todd Cullison	Self	372 Agyinas Ad		tode 411isen
		,	74	

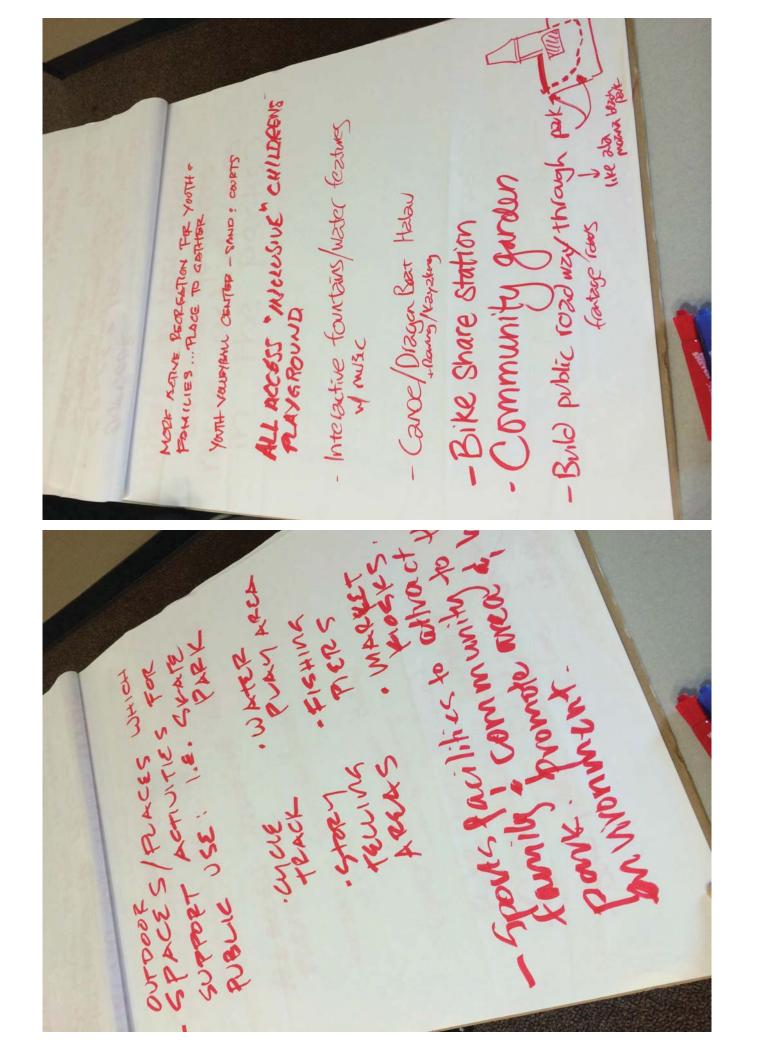
Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room September 6, 2014, 10:00 a.m.

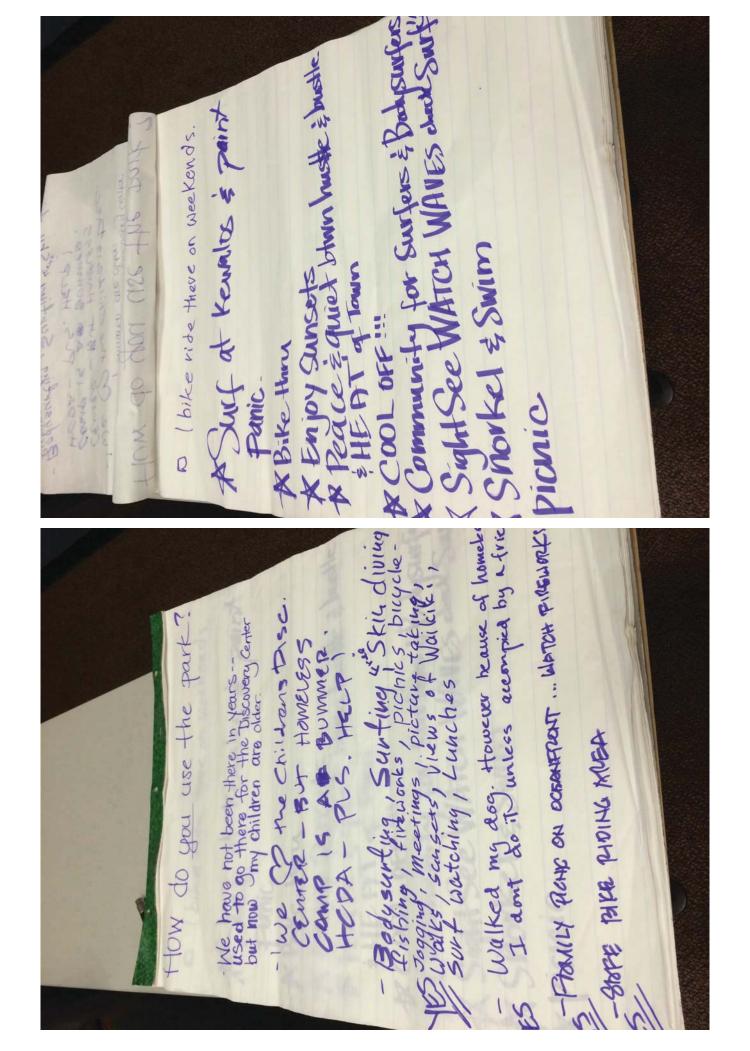
	PLE	ASE PRINT LEGIBLY!!!		
Name	Organization	Mailing Address	Phone No.	E-Mail Address
CLARA OFRANCES	IMPERIAL PLAZA	725 KAPIOLANI		
Cardine Kishida	ι("			
Annie Koh	Mesident: DURP student			Koha@hawair.edu
Wegne Takamins	CPAC			
Lisa Vitabell	808 Kedwahe	45		lisalacha xakor. con
EVA GALLEGOS	Resident	RCP 376 CVRTIS ST.		evagall@cs.com
Kevin Wong	Spike and Serve			Kkwongill Baol. 100
Dianne, Dean, Dru Pana	Spike + Sove	803 11th Ave Hom, H2 96816		leikiana@yahvo.com
Daniela Kittinger	Hawaii Presidential	244 Hawaii Lea St Honorulu, Hi 96821		diattinger chamail proscluster com
2483 CHUNG	PBR	100 B1840PST		Volumge Sochan ein om
Dean Salcamdo				

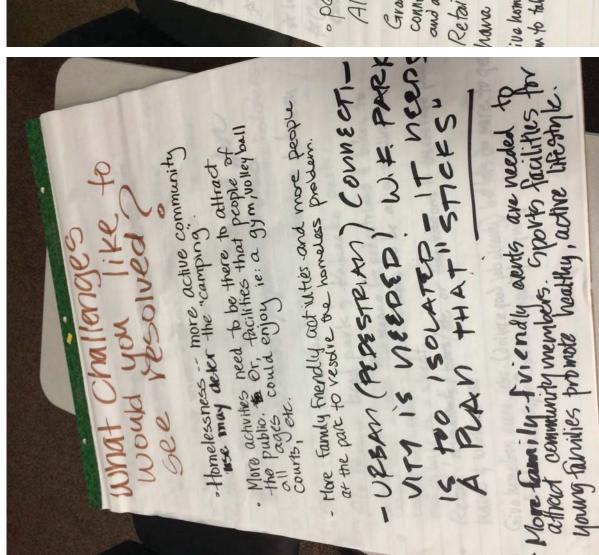
Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room September 6, 2014, 10:00 a.m.

	PI	LEASE PRINT LEGIBLY!!!		
Name	Organization	Mailing Address	Phone No.	E-Mail Address
Patrick Mishimura Praw Jam	Spike + Serve	3080 Hierice St. 8+12 96822	3645918	
PTAN TAM	NH811	1009 Rapidai Blvd. HIIIO Han, HI 96814	931-0030	Vtan. nb11@gmail.com
All sources the squares of			1 1 1 1	









More Sanitary conditions for homeless populations. Mainteneore costs will sook with all these activities plenned. Who will pay for it? UK NEED OPEN GENERAL AND GONGESTION LOG NEED SPACE TO GENERAL SET SPACE TO GENERAL NEED SPACE TO GLAY. NOPE SOTILE SPOTS . FAMILY GATHERING POREN YOUTH VB CONTER : TRANSING FOOLUTY

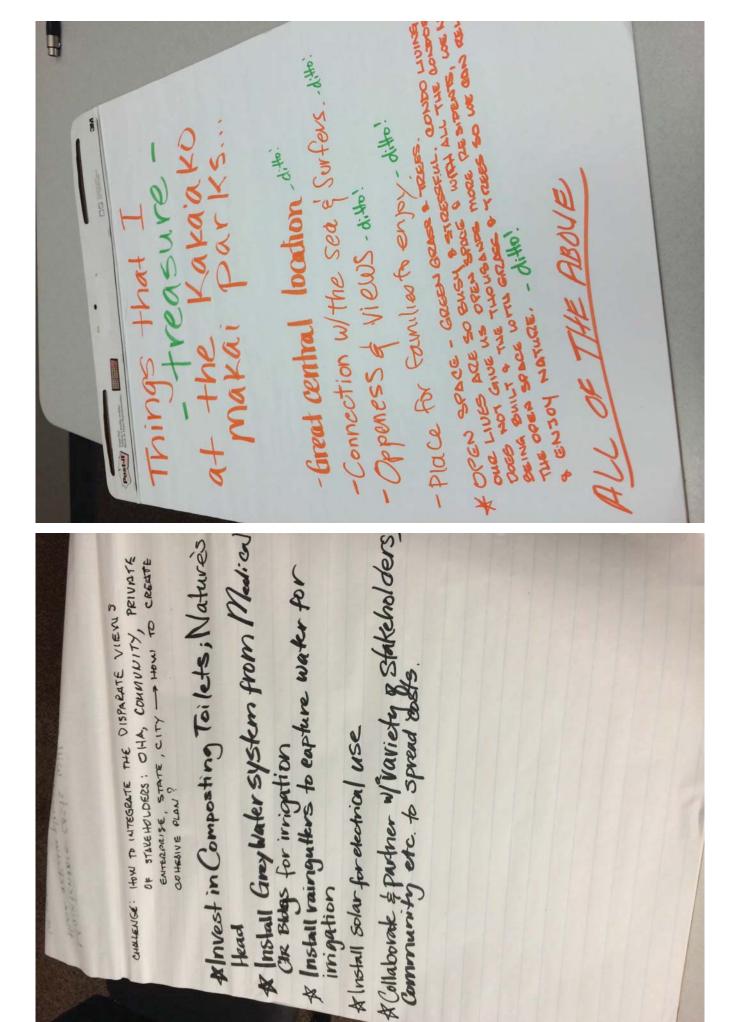
STORE CENTRACIONS

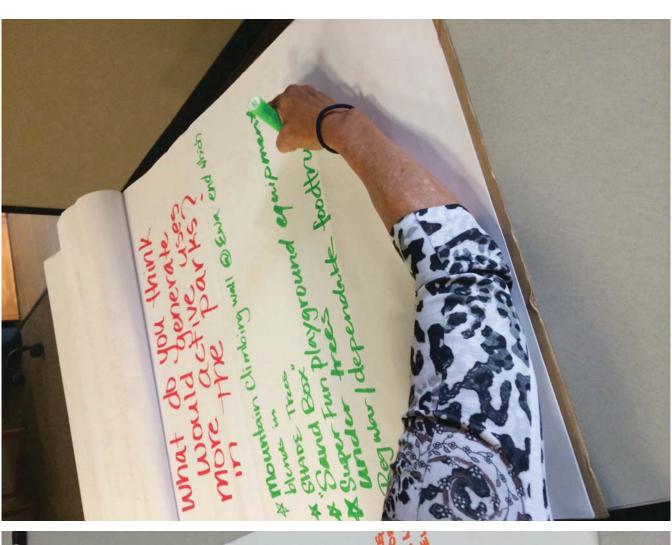
· pedestrian connector + biking connectors between Ala Moana brad park & Kakaako park. Grand "Via" across Alamoana for podestriams & bikes to connect well center of park. Needs to be at a shallow grade and as wide as a street.

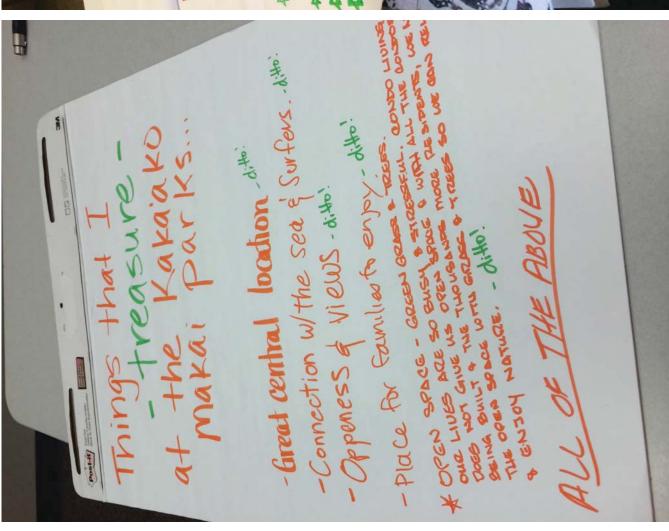
Retail. restourants / bows/etc or food wagons to eucovrage pau

have of Weekand use.

ive homeless more jobs. (doing a pood job already) but lets do more to get in to take ownersy of somowndings of dignity.







COMMUNITY OPEN HOUSE

Planning Active Use Facilities for the Kaka'ako Makai Parks



the planning and revitalization of the You are invited to attend the second series of open house sessions for Kaka'ako Makai Parks.

The open house will focus on:

Saturday, Nov. 08, 10:00a Thursday, Oct. 30, 5:30p Attend Either Session

Honolulu, HI 96813 461 Cooke Street

- Community feedback to date
- Active use ideas that have been suggested
- uses interplay with each other and the Concepts of where active and passive surrounding landscape

Hawai'i Community Development Authority

Community Outreach Officer Sompliance Assurance and

For more information or questions

please contact: Lindsey Doi

Join Us Online!

http://kakaakomakaiparks.mindmixer.com

Hawai'i Community Development Authority

indsey.doi@hcdaweb.org Office: 808.594.0328 www.hcdaweb.org





Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room October 30, 2014, 5:30 p.m.

	PLE	ASE PRINT LEGIBLY!!!		
Name	Organization	Mailing Address	Phone No.	E-Mail Address
Matthew Gonser	McCully Resident			gorsamehawali edu
Rellie Lai	Buddy shelters	801 Koko Isle Circle Hon Hi 9625	008-368	Keli808@ Yahwo wome
Vines Dydasco	(1		6316	dydascov eyahor.com
Wyatt Gordon	Manoa Neighborhood Board	1711 East-West Rd.	804 928 7907	yitgodon@gmailcon
Tom MASTERSON	NAKOA COMPANICS		2281043	The matterer @ HAWRI !
Shahim Ansari	H. T. Harvey + Associates	745 Fact St Hanolulu HI 96813	808441	sansari@harveyecology.co

Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room October 30, 2014, 5:30 p.m.

PLE	ASE PRINT LEGIBLY!!!		
Organization	Mailing Address	Phone No.	E-Mail Address
Collians	2205 King & Ste 1800 Har 14 96813	513 9792	Hula: Honosu @ Collias . com
ALA-MONNA KAKA'ANO NEIGHBORNOOD BONR D	_		
CPAC			
ut.			
	:	321-1177	maina@illuminage
Ala Mbana-Kakasako			apran RS4xton.com
H.T. Horvay & ASSOC.		808-441- 2081.	PCONEY@ HATVCYECOlosy.com
	Organization Collients ALA- MONNA KAKN'AND NEIGHISOKHOOD BONE D CPAC WH.	Calliers ALA-ADONA KAKN'AND NEIGHSOKHOOD BONED CPAC UH. HID WOODD- Kakasaka	Organization Mailing Address Phone No. Calliers ALA-MONNA KAKNONO NEIGHISOKHEND BONE D CPAC UH. Ala Monna- Kakolako NYB

Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room October 30, 2014, 5:30 p.m.

	PLE	EASE PRINT LEGIBLY!!!		
Name	Organization	Mailing Address	Phone No.	E-Mail Address
DARREL POTER	BWDY SHELTERS	17829 S9TH ANE NE, RAIDING 13 ARLINGTON WA 98223	239.8104	MAINSTREAM DARROLD ACLOSM
Tamara Eglwards	Ut) Manog	2754 Kuilei St #200 Honolulu, HI 96826	237-200-250	tamaraeahawaiisedu
PASSEL CHUNG	PBN Hamari	1001 BISHOP SC STEGO	52/563/	reling & pbr hawaiicam
JackeMildLan	Hawaii Graftemen	2446 Lamaky Pl. Handul) the 96866	232 -3971	sculptureout of hard @ gman
Frank Brand+		4089 Papir Circle	735-1756	forandeporhavais con

	2	,th,
	ses you would like	0 = lowest priori
	en active us	st priority, 1
S	ik the top te	. 1 = highes
	a	Se.

MONTHLY EVENTS	storytelling	scavenger hunt	outdoor movie	outdoor concert	cooking/pickling class	artist studio tour	intramural games	armers market	Beer of the Month	THE STUDIOS	collaboration lab	fine arts studios	music studios	dance studios	frisbee golf	photography studios	POW! WOW! HAWA!!	s lessons + classes	musical art	
ECO-VILLAGE/MODERN AHUPUA'A	community center	community garden	arm-to-table café	farmers market	fishpond + pay-to-fish	Hawai'i island Model	wind turbine	energy-generating bikes	hydroponics greenhouse	learning garden	zero-waste composting	beekeeping	stormwater collection	recycled water irrigation	ENTERTAINMENT	beer garden	2 M amphitheater	semi-permanent themed food truck	Ight display (Illuminage)	
ADVENTURE	skate park	challenge course	diving tank	surf park	skydiving wind tunnel	upping pring	trampoline park	zip-lining	FLAT, OPEN SPACE	lawn bowling	Docce	mini-golf	croquet	frisbee golf	ultimate frisbee	badminton	giant chess	Quidditch	F	
FAMILY FRIENDLY	giant slide park + light tunnel	Climbing wall	playground + sandbox	waterfall	rollerblade rental	acarousel	kite-flying	fishing pier	keiki choo-choo	☐ bicycle rental	outdoor shaded food court	SPORTS FACILITIES	workout stations	basketball	volleyball	Daseball	Soccer	yoga	dog park + agility course	

Additional comments:

No work of the control of the contro

Kaka'ako Makai Parks | Open House

Kaka'ako Makai Parks | Open House

Rank the **top ten** active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority,

MONTHLY EVENTS scavenger hunt outdoor movie outdoor concert cooking/pickling class artist studio tour intramural games farmers market Beer of the Month THE STUDIOS collaboration lab fine arts studios music studios dance studios fine arts studios fine arts studios photography studios Powyi WOW! HAWAII	
ECO-VILLAGE/MODERN AHUPUA'A community garden farmers market farmers market fathpond + pay-to-fish Hawai'i Island Model wind turbine energy-generating bikes hydroponics greenhouse learning garden zero-waste composting beekeeping stormwater collection recycled water irrigation ENTERTAINMENT \$\frac{3}{2}\$ beer garden amphitheater semi-permanent themed food trucks [I light display (Illuminage)	
ADVENTURE skate park challenge course diving tank surf park sirf park sydiving wind tunnel fumpoline park sydiving wind tunnel trampoline park sip-lining trampoline park ap-lining trampoline park trampoline park ap-lining trampoline park copens space mini-golf croquet frisbee golf ultimate frisbee badminton gliant chess	
FAMILY FRIENDLY [glant side park + light tunnel	

Additional comments:



you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the	= lowest priority.
uses	y, 10 =
ive	ority,
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ter	hest
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FAMILY FRIENDLY	ADVENTURE	ECO-VILLAGE/MODERN AHUPUA'A	MONTHLY EVENTS
giant slide park + light tunnel	skate park	community center	storytelling
climbing wall	challenge course	community garden	scavenger hunt
playground + sandbox	diving tank	farm-to-table café	outdoor movie
waterfall	surf park	farmers market	outdoor concert
rollerblade rental	skydiving wind tunnel	fishpond + pay-to-fish	cooking/pickling class
carousel	uppropries propries p	Hawai'i island Model	artist studio tour
kite-flying	trampoline park	wind turbine	intramural games
fishing pier	Zip-lining	energy-generating bikes	armers market
keiki choo-choo	FLAT, OPEN SPACE	hydroponics greenhouse	Beer of the Month
Dicycle rental	awn bowling	learning garden	THE STUDIOS
outdoor shaded food court	Docce	zero-waste composting	collaboration lab
SPORTS FACILITIES	mini-golf	beekeeping	fine arts studios
workout stations	croquet	stormwater collection	music studios
☐ basketball	frisbee golf	recycled water irrigation	dance studios
volleyball	Ultimate frisbee	ENTERTAINMENT	frisbee golf
☐ baseball	□ badminton /5	5 beer garden	photography studios
soccer	giant chess	amphitheater	POW! WOW! HAWA!!
yoga	□ Quidditch	semi-permanent themed food trucks	lessons + classes
dog park + agility course	7.	light display (Illuminage)	musical art
hockey rink	ン	interactive water jets	
	7		
		,	

Rank the **top ten** active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.

MONTHLY EVENTS storytelling scavenger hunt outdoor concert cooking/pickling class artist studio tour intramural games farmers market farmers market THE STUDIOS collaboration lab fine arts studios music studios fine arts studios fine arts studios photography studios photography studios photography studios POW! WOW! HAWAII	
ECO-VILLAGE/MODERN AHUPUA'A I community center ' community garden farm-to-table café farmers market farmers market farmers market farmers market havai'i island Model wind turbine energy-generating bikes hydroponics greenhouse energy-generating bikes hydroponics greenhouse peckeeping energy-generating parden ' zero-waste composting ' beekeeping Energy-led water irrigation Show beekeeping energy-generation semi-permanent themed food trucks amphitheater semi-permanent themed food trucks light display (illuminage)	
ourse rind tunne aping park (CE) see	
FAMILY FRIENDLY giant slide park + light tunnel	

Additional comments:

Additional comments:

Less emphasis on "court" sports that allows quite a bit of space to quite a few people.

Play equipment For Kids, taking advantage of topography.

Fred Comming and events plus some was informed to some mission main parish to the some mission may be some mission to the some mis Fod/Concessions

Kaka'ako Makai Parks | Open House

ee at the Kaka'ako Makai Parks by putting a number in the box next to the	
ke to s	ity.
III pino	t prior
you we	lowes
uses)	, 10=
active	riority
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ank	Se.

MONTHLY EVENTS	storytelling	scavenger hunt	2 outdoor movie	Outdoor concert	cooking/pickling class	artist studio tour	intramural games	armers market	Beer of the Month	THE STUDIOS	Collaboration lab	The arts studios	music studios	☐ dance studios	frisbee golf	photography studios	POW! WOW! HAWAII	lessons + classes	2 musical art	
ECO-VILLAGE/MODERN AHUPUA'A	oommunity center	community garden	farm-to-table café	armers market	fishpond + pay-to-fish	Hawai'i Island Model	wind turbine	energy-generating bikes	hydroponics greenhouse	earning garden	zero-waste composting	beekeeping	stormwater collection	recycled water irrigation	ENTERTAINMENT	beer garden	amphitheater	semi-permanent themed food trucks	light display (Illuminage)	interactive water jets
ADVENTURE	skate park	challenge course	diving tank	surf park	skydiving wind tunnel	uppingee jumping	trampoline park	Zip-lining	FLAT, OPEN SPACE	lawn bowling	bocce	mini-golf	croquet	frisbee golf	ultimate frisbee	☐ badminton	giant chess	Quidditch		
FAMILY FRIENDLY	giant slide park + light tunnel	C climbing wall	playground + sandbox	waterfall	nollerblade rental	(C) carousel	kite-flying	fishing pier	keiki choo-choo	U bicycle rental	U outdoor shaded food court	SPORTS FACILITIES	workout stations	Dasketball	Volleyball	baseball	Soccer	yoga	dog park + agility course	hockey rink

As an atist live watched venues for creation and display of art. The contest atudio where space pour live see artist atudio where atists can work in proximity with the public and have contact with the public and have contact with the public in discussion with the public and have contact with the public and have contact with the public and have a discussion. sculpute out of hand agrain, con

Rank the **top ten** active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.

MONTHLY EVENTS	storytelling	scavenger hunt	outdoor movie	outdoor concert	cooking/pickling class	artist studio tour	intramural games	armers market	Beer of the Month	THE STUDIOS	collaboration lab	fine arts studios	music studios	adance studios	frisbee golf	photography studios	POW! WOW! HAWA!!	s ~ '	musical art		
ECO-VILLAGE/MODERN AHUPUA'A	6 community center		farm-to-table café	A farmers market ✓	fishpond + pay-to-fish	Hawai'i island Model	wind turbine	energy-generating bikes	hydroponics greenhouse	learning garden	zero-waste composting	beekeeping	stormwater collection	recycled water irrigation	ENTERTAINMENT	beer garden	amphitheater	B semi-permanent themed food trucks ~' lessons + classes	light display (Illuminage)	g interactive water jets	
ADVENTURE	skate park	challenge course	diving tank	surf park	skydiving wind tunnel	ungee jumping	trampoline park	zip-lining	FLAT, OPEN SPACE	lawn bowling	pocce	mini-golf	croquet	frisbee golf	8 ultimate frisbee ~	badminton	giant chess	Quidditch			
FAMILY FRIENDLY	giant slide park + light tunnel	climbing wall	3 playground + sandbox	waterfall	nollerblade rental	acarousel	kite-flying /	관 fishing pier >	keiki choo-choo	☐ bicycle rental	outdoor shaded food court	SPORTS FACILITIES	workout stations	basketball	volleyball	baseball	soccer	yoga	€ dog park + agility course	☐ hockey rink	

Additional comments:



Kaka'ako Makai Parks | Open House

7 %	ank the top ten active uses you would like to see at the Ka ise. 1 = highest priority, 10 = lowest priority.	iank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the ise. 1 = highest priority, 10 = lowest priority.	in the box next to the	Rank the top ten active uses you would like to use. 1 = highest priority. 10 = lowest priority.	a would like to see at the K west priority.	Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority. 10 = lowest priority.	in the box next to the
ADVENTURE		ECO-VILLAGE/MODERN AHUPUA'A	MONTHLY EVENTS	FAMILY FRIENDLY	ADVENTURE	ECO-VILLAGE/MODERN AHUPUA'A	MONTHLY EVENTS
skate park		g community center	storytelling	giant slide park + light tunnel	skate park	community center	storytelling
challenge course	ourse	∠ community garden	scavenger hunt	climbing wall	challenge course	Community garden	scavenger hunt
diving tank		farm-to-table café	U outdoor movie	□ blayground + sandbox	diving tank	arm-to-table café	e 🖇 outdoor movie
surf park		F farmers market	outdoor concert	waterfall	surf park	farmers market	outdoor concert
skydiving	skydiving wind tunnel	_	cooking/pickling class	rollerblade rental	skydiving wind tunnel	I I fishpond + pay-to-fish	cooking/pickling c
upping physing physing	umping	Mawai'i island Model	artist studio tour	Carousel	upprove properting properties of the properties	Hawai'i island Model	artist studio tour
trampoline park	ne park	wind turbine	intramural games	. Kite-flying	trampoline park	wind turbine	intramural games
Zip-lining	9	energy-generating bikes	Farmers market	fishing pier	Zip-lining	energy-generating bikes	farmers market
FLAT, OPEN SPACE	SPACE	hydroponics greenhouse	Beer of the Month	keiki choo-choo	FLAT, OPEN SPACE	hydroponics greenhouse	Beer of the Month
awn bowling	wling	learning garden	THE STUDIOS	☐ bicycle rental	lawn bowling	• 2 learning garden	THE STUDIOS
bocce		zero-waste composting	collaboration lab	M Outdoor shaded food court	Docce	zero-waste composting	collaboration lab
mini-golf	ŧ.	beekeeping	fine arts studios	SPORTS FACILITIES	mini-golf	• [0] beekeeping	fine arts studios
croquet		1 Stormwater collection	music studios	workout stations	croquet	stormwater collection	music studios
frisbee golf	golf	C recycled water irrigation	dance studios	☐ basketball	frisbee golf	recycled water irrigation	dance studios
Ultimate	ultimate frisbee	ENTERTAINMENT	frisbee golf	• 3 volleyball	ultimate frisbee	ENTERTAINMENT	frisbee golf
badminton	ton	☑ beer garden	photography studios	☐ baseball	badminton	· 子 beer garden	photography studi
giant chess	ssac	amphitheater	POW! WOW! HAWAII	Soccer	giant chess	• [6] amphitheater	POW! WOW! HAW
Quidditch	£	semi-permanent themed food trucks	Lessons + classes	yoga	Quidditch	 semi-permanent themed food trucks 	lessons + classes
		light display (Illuminage)	1 musical art	dog park + agility course		light display (Illuminage)	• 5 musical art
		interactive water jets		hockey rink		interactive water jets	

Additional comments:



Kaka'ako Makai Parks | Open House

Kaka'ako Makai Parks | Open House

Additional comments:

flood control trunami innudation.
This futures sund be
tukequeted into the parte
facilities/structures/activities
as a challenge to showing
techniques.

Ped birdge Whon Waserhood
Parle and Kewalo Basin
weeds to consider enquirening
costs and realism of to
white it may be achievable. Are
treationic and achievable. Are
there other ophins to achieve the
same vestiff?

the would the Presidential Central Connect by the educational Constant (SHESOM) cancer center) and extra wellow, aver inses/ashinkis (Octral KS USES/programs)?

Rank the **top ten** active uses you would like to see at the Kaka'ako Maka! Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.

FAMILY FRIENDLY	ADVENTURE	ECO-VILLAGE/MODERN AHUPUA'A	MONTHLY EVENTS
giant slide park + light tunnel	skate park	community center	storytelling
Climbing wall	4 challenge course	community garden	scavenger hunt
playground + sandbox	diving tank	farm-to-table café	outdoor movie
waterfall	surf park	a farmers market	outdoor concert
rollerblade rental	skydiving wind tunnel	fishpond + pay-to-fish	cooking/pickling class
Carousel	bungee jumping	Hawai'i island Model	artist studio tour
kite-flying	trampoline park	wind turbine	intramural games
fishing pier	zip-lining	energy-generating bikes	farmers market
keiki choo-choo	FLAT, OPEN SPACE	hydroponics greenhouse	Beer of the Month
bicycle rental	lawn bowling	3 learning garden	THE STUDIOS
Outdoor shaded food court	Docce	zero-waste composting	Collaboration lab
SPORTS FACILITIES	mini-golf	beekeeping	/ Tine arts studios
workout stations	croquet	stormwater collection	music studios
☐ basketball	frisbee golf	recycled water irrigation	dance studios
volleyball	ultimate frisbee	ENTERTAINMENT	frisbee golf
Daseball	☐ badminton	Deer garden	photography studios
Soccer	giant chess	Mamphitheater	POW! WOW! HAWA!!
yoga	Quidditch	3 semi-permanent themed food trucks	
dog park + agility course		light display (Illuminage)	musical art
hockey rink		interactive water jets	

Additional comments:



Kaka'ako Makai Parks | Open House

1. Please review the possible use diagrams at this station and circle which you most prefer.





B. Sports Theme



D. Adventure Theme



E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined?

This / A drander flearer acted for degfine uses. Diffets enent good to warmy

3. Do you have any additional comments?

Combinational despose actue was nothe rugation was allows to more more more portunital beautiful to various wasts.

Kaka'ako Makai Parks | Active Use Facilities | Open House

Condusted effect of OHA will Alow for cohosin and nuclear benefit for bath.

1. Please review the possible use diagrams at this station and circle which you most prefer.



A. Family Friendly Theme







C. Entertainment Theme



E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined?

3. Do you have any additional comments?

UMPATPORE OUT KON KON KON

Kaka'ako Makai Parks | Active Use Facilities | Open House



Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room November 8, 2014, 10:00 a.m.

	F	PLEASE PRINT LEGIBLY!!!		ASSESSED FOR THE PARTY OF THE P
Name	Organization	Mailing Address	Phone No.	E-Mail Address
Arin McComber	N/A N/A		-	
Liberty Peralta		1000 2350 Volc St. Handulu, HI 96822	352-8368	libperalta@ quail. com
Amanda Curto		70 Box 75553 Kapuley th 90707	3	Seafarest @ ad com
Lehua Kauhane				lenua 2011 howaii. (a.
Glenn Hong		90\$0x3288 96801	543932	ghongahtbyb-com
Kaui Salzman				Kavi Salzman Cognal.
Dianne Paney		803 1th Ane 9686		4dpangs@gmail.com
Sugar Motor				
Viewy Smith	SAS	91-1109 Koaninekari St Kopolei In 96707	471-7109	Vicings with reattore
Stephanic Nishimua	1 8AS			
Lynne Hamasak	GAS		780-7443	Inhamasak Dhotma,

Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room November 8, 2014, 10:00 a.m.

	PL	EASE PRINT LEGIBLY!!!		
Name	Organization	Mailing Address	Phone No.	E-Mail Address
TOM MCLAUGHLIN	ALAMOANA - KANAYAKO NEIGHBORHOOD BOARD		_	
HERRY HI. WONG	SAS	,		_
Thomas Lin	ин.			Himehavaii. oly
Way he Calantin	CPAC			
Poni Aslaw	Street Grinde		7809288	Poni@ Streetgrindz.com
SUSAN VEHARA			SIZ- 731-0177	11110
Anna Uehara			808 436 +754	Silversplash 117@gmail.com
Kevin Wons			809 266 8132	Kkwong/111@201.com
E. Roger Petticord			868 988-1144	rpetticosd@gnoil.com
Jaydene Sniffen			731-2299	jardene@hanaii.rr.com
CAPUNAHELE MONTGOMERY		149. A UWPA ST. KAWA, HI 96734	358-5795	KAPUNAHELEMOHMANI RECO

Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room November 8, 2014, 10:00 a.m.

	F	PLEASE PRINT LEGIBLY!!!		
Name	Organization	Mailing Address	Phone No.	E-Mail Address
Kalani Makekau Whitakar	N/A	63 W. Ma'auro St	936-6612	makekauegmail.com
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Ian N. Greene	NA			jong reene @ hawaii. 15.00
Shirlene D. Ostror		95-1050/talemalu & Milian, 1+1 96184	722-23/3	sdastrov Qaol.com
Kimo Tuyay		10 100x 272 (96803	781-7539	
Will Gacutan	Ć.	2047 Kakela Dr Hon, Hr 96822	2852877	
LEFE SMITH		91-1109 KOANIMAKANI ST KAPUEI 96707	286-1719	JTSMITH808@YAHOO.COM
Race Agraphi		91-1018 Waihua 81. Ewa Brack, HI 96706		
NASON SELLEY		1331 7th AVE Honohal , HI 96816	276.5145) sellen @ work shop-hica

Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room November 8, 2014, 10:00 a.m.

	P	PLEASE PRINT LEGIBLY!!!		
Name	Organization	Mailing Address	Phone No.	E-Mail Address
MONTE MCCOMBER		91-207 WAIKOLDA PL KAPOLEI 41	636-8022	NONE
Kelly Berganio			284-4451	Kerlymbbegmail.com
Brandon Aslaw	Street Grindz		780-1383	brandon estreet grindz. Com
Stelle & David Towares		45-220 MAHINNI Place Kaneohe, A 96744	388- 3142	tavareshi Cyaloo. com
Kristi Greene			392-	
Brooke Longhridge		218 Paiko Dr Hon H1 96821	372-	
victoria Gacutan		2047 KAKELA DR.		
Dean-Pany				
Kauai Hone			683-9575	
SHANNON CRISTOPAL		1133 ALEWA OR, HON, HI 9URIN	925-354	



Kaka'ako Makai Parks | Open House

er in the box next to the	MONTHLY EVENTS storytelling scavenger hunt outdoor movie outdoor concert cooking/pickling class artist studio tour intramural games farmers market Beer of the Month THE STUDIOS collaboration lab fine arts studios music studios fine arts studios fine arts studios photography stud
Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.	ECO-VILLAGE/MODERN AHUPUAYA Community garden farm-to-table café farmers market fishpond + pay-to-fish Hawai'i siand Model wind turbine energy-generating bikes hydroponics greenhouse learning garden Zero-waste composting beekeeping Stormwater collection recycled water irrigation FINTERTAINMENT Deer garden amphitheater semi-permanent themed food trucks light display (Illuminage) interactive water jets
ou would like to see at the Kal owest priority.	ADVENTURE skate park challenge course diving tank surf park skydiving wind tunnel bungee jumping trampoline park Zip-lining FLAT, OPEN SPACE lawn bowling bocce mini-golf croquet frisbee golf ultimate frisbee badminton giant chess
Rank the top ten active uses you would like to use. 1 = highest priority, 10 = lowest priority.	FAMILY FRIENDLY giant slide park + light tunnel climbing wall playground + sandbox waterfall rollerblade rental carousel kite-flying fishing pier keiki choo-choo bicycle rental outdoor shaded food court SPORTS FACILITIES workout stations basketball basketball soccer yoga dog park + agility course

Additional comments:

Makai Park Active Use Master Plan Open House Hawaii Community Development Authority, Makai Conference Room November 8, 2014, 10:00 a.m.

		PLEASE PRINT LEGIBLY!!!		
Name	Organization	Mailing Address	Phone No.	E-Mail Address
Kalena Montgomeny				
Becky Montgomen Gel Agazili		149 A Ulypast Kailna Hz 96734		Kapurahlem e hawaii, vr. con
Gel Agaioil.		149 A Ulypast Kailna Hz 96734 91-1018 Waihna Pl Ewasteach, Wi 94704		Kapurahdeme hanaii, vr.com geloogage Dymail.com
Para Maria Lang	p 1			

ank the top ten active uses you would like to se. 1 = highest priority, 10 = lowest priority,	would like to see at the Kavest priority.	ank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the se. 1 = highest priority, 10 = lowest priority.	n the box next to the	Rank the top ten active uses you would like tc use. 1 = highest priority, 10 = lowest priority.	would like to see at the Kaki vest priority.	Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.	the box next to the
AMILY FRIENDLY giant slide park + light tunnel climbing wall playground + sandbox waterfall rollerblade rental carousel Kite-flying fishing pier keiki choo-choo bicycle rental outdoor shaded food court PORTS FACILITIES workout stations basketball soccer loude park + agility course loudo park + agility course	ADVENTURE skate park challenge course diving tank surf park skydiving wind tunnel bungee jumping trampoline park zip-lining FLAT, OPEN SPACE lawn bowling bocce mini-golf croquet frisbee golf utimate frisbee badminton glant chess	ECO-VILLAGE/MODERN AHUPUAAA Community center community garden farm-to-table cafe learning garden storm-waste composting beekeeping storm-water collection recycled water irrigation ENTERTAINMENT beer garden amphitheater semi-permanent themed food trucks light display (Illuminage)	MONTHLY EVENTS stavenger hunt outdoor movie outdoor concert cooking/pickling class artist studio tour intramural games farmers market Beer of the Month THE STUDIOS collaboration lab fine arts studios music studios dance studios frisbee golf photography studios photography studios photography studios photography studios musical art	FAMILY FRIENDLY giant slide park + light tunnel climbing wall playground + sandbox waterfall carousel kite-flying fishing pier arousel fishing pier loudor shaded food court sports FACILITIES fishing pier arousel fishing pier dout out stations basketball basketball basketball fishing course dog park + aglity course	ADVENTURE skate park challenge course diving tank surf park skydiving wind tunnel skydiving wind tunnel trampoline park zip-lining FLAT, OPEN SPACE lawn bowling bocce miningolf croquet frisbee golf ultimate frisbee diant chess Quidditch	ECO-VILLAGE/MODERN AHUPUAYA Community center community garden farm-to-table café farmers market fishpond + pay-to-fish Hawai'i Island Model wind turbine energy-generating bikes hydroponics greenhouse cenergy-generating bikes hydroponics greenhouse cenergy-generating bikes for proposition stornwater collection stornwater collection recycled water irrigation ENTERTAINMENT beer garden ENTERTAINMENT Beer garden Gamphitheater semi-permanent themed food trucks light dispay (Illuminage)	MONTHLY EVENTS storytelling scavenger hunt outdoor movie outdoor concert cooking/pickling c artist studio tour intramural games farmers market Beer of the Month THE STUDIOS collaboration lab fine arts studios dance studios dance studios finisbee golf fisibee golf fisibee golf photography stud POW! WOW! HAW
поскеу ппк		interactive water jets		nockey fink		interactive water jets	

Kaka'ako Makal Parks | Open House

Kaka'ako Makai Parks | Open House

outdoor concert cooking/pickling class POW! WOW! HAWA!!

lessons + classes

musical art photography studios artist studio tour
intramural games
framers market
Beer of the Month
THE STUDIOS collaboration lab
fine arts studios
music studios
dance studios
frisbee golf storytelling scavenger hunt outdoor movie beer garden

amphitheater

semi-permanent themed food trucks

light display (illuminage) energy-generating bikes

hydroponics greenhouse

energy garden

zero-waste composting

beekeeping recycled water irrigation farmers market
fishpond + pay-to-fish stormwater collection

Additional comments:

Additional comments:

Sank the top ten active uses you would like to use. $1 = \text{highest priority}$, $10 = \text{lowest priority}$.	u would like to see at the Ka	hank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.	in the box next to the	Rank the top ten active uses you would like to use. 1 = highest priority, 10 = lowest priority.	a would like to see at the Kak: west priority.	Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.	the box next to the
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☐ hockey rink		interactive water jets		hockey rink		interactive water jets	

outdoor movie

outdoor concert

cooking/pickling class
artist studio tour
intramural games
farmers market
Beer of the Month
THE STUDIOS

Additional comments:



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semi-permanent themed food trucks
light display (Illuminage)
linteractive water jets energy-generating bikes

hydroponics greenhouse

learning garden

zero-waste composting

beekeeping stormwater collection recycled water irrigation farmers market fishpond + pay-to-fish Hawai'i island Model community garden farm-to-table café beer garden amphitheater wind turbine ENTERTAINMENT diving tank
surf park
skydiving wind tunnel skate park
challenge course upping physing zip-lining FLAT, OPEN SPACE trampoline park ultimate frisbee lawn bowling bocce diving tank giant chess
Quidditch frisbee golf badminton mini-golf croquet oor shaded food court oark + agility course round + sandbox Additional comments: blade rental out stations choo-choo -ACILITIES llew gnic le rental ey rink ng pier lying etball rfall Vball

photography studios
POW! WOW! HAWAII
lessons + classes
musical art



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AMILY FRIENDLY	ADVENTURE	ECO-VILLAGE/MODERN AHUPUA'A	MONTHLY EVENTS
giant slide park + light tunnel	skate park	G community center	storytelling
climbing wall	challenge course	community garden	scavenger hunt
playground + sandbox	diving tank	farm-to-table café	outdoor movie
waterfall	surf park	armers market	outdoor concert
rollerblade rental	skydiving wind tunnel	fishpond + pay-to-fish	cooking/pickling class
Carousel	ubungee jumping	Hawai'i island Model	artist studio tour
kite-flying kite-flying	trampoline park	wind turbine	intramural games
Ifishing pier	zip-lining	energy-generating bikes	farmers market
keiki choo-choo	FLAT, OPEN SPACE	hydroponics greenhouse	Beer of the Month
bicycle rental	lawn bowling	learning garden	THE STUDIOS
Outdoor shaded food court	bocce	zero-waste composting	collaboration lab
PORTS FACILITIES	mini-golf	beekeeping	fine arts studios
y workout stations	croquet	stormwater collection	music studios
basketball	frisbee golf	recycled water irrigation	adance studios
Volleyball	ultimate frisbee	ENTERTAINMENT	frisbee golf
baseball	badminton	☐ beer garden	photography studios
Soccer	giant chess	amphitheater	POW! WOW! HAWAII
Jyoga	Quidditch	semi-permanent themed food trucks	lessons + classes
dog park + agility course		light display (Illuminage)	musical art
hockey rink		interactive water jets	



Kaka'ako Makai Parks | Open House

Rank the **top ten** active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority,

MONTHLY EVENTS Stavenger hunt Scavenger hunt Scavenger hunt Cooking/pickling class Outdoor concert Cooking/pickling class Intramural games Intramural games Intramural games Intramural games Cooking/pickling class Cooking/pickling class Intramural games Intramural games Cooking/pickling class Intramural games Intramural games Cooking/pickling class Intramural games Intramural g	
ECO-VILLAGE/MODERN AHUPUA'A Community center Community garden Farm-to-table café A control movie Thawai'i island Model Hawai'i island Model Hamen's generating bikes The TUDIOS Sero-waste composting Sero-waste composting ENTERTAINMENT Firsbee golf The arts studios FOWI WOW! HAW! HAWAI Interactive water intigation For Semi-permanent themed food trucked Interactive water jets Musical art Interactive water jets	
skate park challenge course diving tank surf park surf park skydiving wind tunnel bungee jumping trampoline park zip-lining FLAT, OPEN SPACE lawn bowling bocce mini-golf croquet frisbee golf ultimate frisbee diant chess	
FAMILY FRIENDLY giant slide park + light tunnel climbing wall playground + sandbox waterfall carousel fishing pier fishing pier keiki choo-choo Abicycle rental bicycle rental workout stations basketball volleyball volleyball soccer yoga hockey rink	

Additional comments:
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fank the top ten active uses you would like to use. 1 = highest priority. 10 = lowest priority.	n would like to see at the Kal	flank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority. 10 = lowest priority.	in the box next to the	
FAMILY FRIENDLY	ADVENTURE	ECO-VILLAGE/MODERN AHUPUA'A	MONTHLY EVENTS	
giant slide park + light tunnel	skate park	oommunity center	storytelling	
climbing wall	challenge course	community garden	scavenger hunt	
playground + sandbox	diving tank	arm-to-table café	outdoor movie	
waterfall	surf park	farmers market	outdoor concert	
rollerblade rental	skydiving wind tunnel	fishpond + pay-to-fish	cooking/pickling class	
carousel	ubungee jumping	Hawai'i island Model	artist studio tour	
kite-flying	trampoline park	wind turbine	intramural games	
fishing pier	zip-lining	energy-generating bikes	armers market	
keiki choo-choo	FLAT, OPEN SPACE	hydroponics greenhouse	Beer of the Month	
bicycle rental	lawn bowling	learning garden	THE STUDIOS	
outdoor shaded food court	Docce	zero-waste composting	collaboration lab	
SPORTS FACILITIES	mini-golf	beekeeping	fine arts studios	
3 workout stations	croquet	stormwater collection	music studios	
2 basketball	frisbee golf	recycled water irrigation	dance studios	
[volleyball	ultimate frisbee	ENTERTAINMENT	frisbee golf	
4 baseball	badminton	beer garden	photography studios	
S soccer	giant chess	amphitheater	POW! WOW! HAWA!!	
7 yoga	Quidditch	semi-permanent themed food trucks	lessons + classes	1
dog park + agility course		light display (Illuminage)	musical art	
2 hockey rink		interactive water jets		

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Rank the **top ten** active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.

MONTHLY EVENTS	storytelling	scavenger hunt	outdoor movie	outdoor concert	cooking/pickling class	artist studio tour	intramural games	4 farmers market	Beer of the Month	THE STUDIOS	collaboration lab	fine arts studios	music studios	adance studios	frisbee golf	photography studios	POW! WOW! HAWA!!	lessons + classes	musical art		
ECO-VILLAGE/MODERN AHUPUA'A	community center	community garden	3 farm-to-table café	armers market	fishpond + pay-to-fish	Hawai'i island Model	wind turbine	energy-generating bikes	hydroponics greenhouse	learning garden	zero-waste composting	beekeeping	stormwater collection	recycled water irrigation	ENTERTAINMENT	beer garden	S amphitheater	semi-permanent themed food trucks	light display (Illuminage)	interactive water jets	
ADVENTURE	skate park	challenge course	diving tank	surf park	skydiving wind tunnel	uppropries bunges jumping	trampoline park	arip-lining	FLAT, OPEN SPACE	lawn bowling	bocce	mini-golf	croquet	frisbee golf	ultimate frisbee	☐ badminton	2 giant chess	Quidditch			
FAMILY FRIENDLY	giant slide park + light tunnel	climbing wall	playground + sandbox	waterfall	ollerblade rental	arousel	kite-flying	fishing pier	keiki choo-choo	bicycle rental	outdoor shaded food court	SPORTS FACILITIES	workout stations	Dasketball	Volleyball	baseball	Soccer	2 years	dog park + agility course	☐ hockey rink	

Additional comments:

Indoor Volleysul facility.



in the box next to the	storytelling scavenger hunt scavenger hunt Scavenger hunt Scavenger hunt Scavenger hunt Scavenger hunt Scoking/pickling class artist studio tour intramural games farmers market Beer of the Month THE STUDIOS collaboration lab fine arts studios music studios fine arts studios fine arts studios fine arts studios Photography studios Photography studios Photography studios Photography studios Photography studios Musical art musical art
Rank the top ten active uses you would like to see at the Kaká'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority. A PARENTIES FORMITY ERISADIA ALIIBBIANA AND AND AND AND AND AND AND AND AND	Community center storytelling community garden scavenger hunt farm-to-table cafe and confidence on community garden farm-to-table cafe and scavenger hunt fishpond + pay-to-fish cooking/pickling attist studio tour wind turbine intramural games intramural games energy-generating bikes farmers market hydroponics greenhouse farmers market hydroponics greenhouse farmers market studios serio-waste composting the artist studios collaboration lab beekeeping collaboration lab beekeeping farmwater collection music studios stormwater collection music studios serio-permanent themed food trucks above your WOWI HAW Table ight display (Illuminage) musical art interactive water jets
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Rank the top ten active uses you would like to use. 1 = highest priority, 10 = lowest priority.	### giant slide park + light tunnel Climbing wall playground + sandbox

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Rank the **top ten** active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority,

IA'A MONTHLY EVENTS	storytelling	scavenger hunt	X outdoor movie	Outdoor concert	Cooking/pickling class	artist studio tour	intramural games	farmers market	Beer of the Month	THE STUDIOS	collaboration lab	fine arts studios	music studios	dance studios	frisbee golf	photography studios	POW! WOW! HAWA!!	ood trucks	musical art
ECO-VILLAGE/MODERN AHUPUA'A	community center	community garden	farm-to-table café	A farmers market	I lishpond + pay-to-fish	Hawai'i island Model	wind turbine	energy-generating bikes	hydroponics greenhouse	learning garden	zero-waste composting	Deekeeping	stormwater collection	recycled water irrigation	ENTERTAINMENT	beer garden	amphitheater	semi-permanent themed food trucks	light display (Illuminage)
ADVENTURE	skate park	challenge course	diving tank	surf park	skydiving wind tunnel	ubungee jumping	trampoline park	Zip-lining	FLAT, OPEN SPACE	lawn bowling	Docce	mini-golf	croquet	frisbee golf	ultimate frisbee	badminton	giant chess	Quidditch	
FAMILY FRIENDLY	giant slide park + light tunnel	climbing wall	playground + sandbox	waterfall	rollerblade rental	arousel	kite-flying	Kishing pier	keiki choo-choo	Dicycle rental	outdoor shaded food court	SPORTS FACILITIES	workout stations	★ basketball	Volleyball	Daseball	soccer	yoga	dog park + agility course

Additional comments:

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Rank the top ten active uses you would like to use. $1 = \text{highest priority}$, $10 = \text{lowest priority}$.	u would like to see at the Kal west priority.	Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.	in the box next to the	Rank the top use. 1 = high
FAMILY FRIENDLY giant slide park + light tunnel climbing wall climbing wall rollerblade rental carousel kite-flying fishing pier kelki choo-choo bicycle rental outdoor shaded food court SPORTS FACILITIES workout stations basketball basketball baseball soccer yoga dog park + agility course	ADVENTURE Skate park challenge course diving tank surf park surf park trampoline park zip-lining FLAT, OPEN SPACE lawn bowling bocce mini-golf croquet frisbee golf ultimate frisbee badminton glant chess	ECO-VILLAGE/MODERN AHUPUA'A Community center (farm-to-table café farm-to-table café farm-to-table café farm-to-table cafe farm-to-fish hydroponics greenhouse learning garden cero-waste composting peekeeping cero-waste composting peekeeping teroycled water irrigation formwater collection recycled water irrigation farm-to-waste composting beekeeping menhitheater lebert garden mphitheater semi-permanent themed food trucks light display (Illuminage) interactive water jets	MONTHLY EVENTS stavenger hunt outdoor mowie Qutdoor concert cooking/pickling class artist studio tour intramural games farmers market Beer of the Month THE STUDIOS collaboration lab fine arts studios music studios fine arts studios fine arts cutios fine arts cutios fine studios photography studios POWI WOW! HAWA!! lessons + classes	FAMILY FRIEN 3 giant slide

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Kaka'ako Makai Parks | Open House

nk the **top ten** active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the e. 1 = highest priority, 10 = lowest priority,

MONTHLY EVENTS storytelling scavenger hunt outdoor movie cooking/pickling class artist studio tour le intramural games fi farmers market Beer of the Month THE STUDIOS collaboration lab fine arts studios music studios fine egolf photography studios Rown WOW! HAWA!! lessons + classes musical art	
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ADVENTURE skate park Challenge course diving tank surf park skydiving wind tunnel bungee jumping trampoline park zip-lining ELAT, OPEN SPACE lawn bowling bocce mini-golf croquet frisbee golf dimate frisbee badminton giant chess Quidditch	
FAMILY FRIENDLY Spiant slide park + light tunnel Climbing wall playground + sandbox waterfall rollerblade rental aranusel fishing pier fishing pier keiki choc-choo bicycle rental outdoor shaded food court sports FACILTIES Zworkout stations Labsketball Volleyball basseball soccer Doyoga dog park + agility course hockey rink	

Additional comments:

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Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.	ECO-VILLAGE/MODERN AHUPUA'A community garden farm-to-table café farmers market fishpond + pay-to-fish Hawai'i island Model wind turbine energy-generating bikes hydroponics greenhouse learning garden zero-waste composting beekeeping stormwater collection tecycled water irrigation ENTERTAINMENT peer garden amphitheater semi-permanent themed food trucks light display (Illuminage)		
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Rank the top ten active uses you would like to use. $1 = \text{highest priority}$, $10 = \text{lowest priority}$.	FAMILY FRIENDLY giant slide park + light tunnel climbing wall playground + sandbox waterfall rollerblade rental carousel kite-flying fishing pier keiki choo-choo bicycle rental outdoor shaded food court sports FACILITIES workout stations basketball volleyball basketball volleypall volgo park + agility course dog park + agility course	Additional comments:	
r in the box next to the	MONTHLY EVENTS storytelling scavenger hunt outdoor movie cooking/pickling class artist studio tour intramural games famers market Beer of the Month THE STUDIOS Collaboration lab fine arts studios music studios dance studios fisbee golf fisbee golf photography studios photography studios lessons + classes musical art		НСРА
Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.	ECO-VILLAGE/MODERN AHUPUA'A community center community garden farm-to-table café farm-to-table cafe wind turbine energy-generating bikes hydroponics greenhouse energy-generating bikes hydroponics greenhouse energy-generating garden cero-waste composting beekeeping stornwater collection cerycled water irrigation tecycled water irrigation mergy-generative water irrigation stornwater fold trucks light display (Illuminage) linteractive water jets		
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Rank the top ten active uses you would like to use. 1 = highest priority, 10 = lowest priority.	FAMILY FRIENDLY giant slide park + light tunnel climbing wall playground + sandbox waterfall carousel fishing pier fishing pier fishing pier outdoor shaded food court SPORTS FACILITIES workout stations basketball soccer baseball soccer dog park + agility course climbing park + agility course	Additional comments:	

photography studios
POW! WOW! HAWA!!
| lessons + classes
| musical art

outdoor movie
outdoor concert
cooking/pickling class
artist studio tour
intramural games
farmers market

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Rank the top ten active uses you would like to use. 1 = highest priority, 10 = lowest priority.	a would like to see at the Kak west priority.	Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.	the box next to the	Rank the use. 1 = h
FAMILY FRIENDLY giant slide park + light tunnel dimbing wall playground + sandbox waterfall rollerblade rental carousel kite-flying fishing pier	ADVENTURE skate park challenge course diving tank suff park skydiving wind tunnel bungee jumping trampoline park zip-lining	ECO-VILLAGE/MODERN AHUPUA'A community garden farm-to-table café farmers market fishpond + pay-to-fish Hawai'i island Model wind turbline energy-generating bikes hydroponics greenhouse	MONTHLY EVENTS storytelling scavenger hunt outdoor movie outdoor concert cooking/pickling class artist studio tour farmers market farmers market Beer of the Month	FAMILY FF glants climbi playgr waterf carous fishing
bicycle rental outdoor shaded food court sports FACILITIES workout stations basketball volleyball soccer soccer yoga idog park + agility course hockey rink	lawn bowling bocce mini-golf frishee golf frishee golf badminton glant chess Quidditch Quidditch part of the second control of the sec	International Structure International St	THE STUDIOS The STUDIOS To collaboration lab The arts studios The photography studios The pow: Wow! HAWAII The pow: Wow! HAWAII The storns + classes	Descrete Soccession of the property of the pro

Kaka'ako Makai Parks | Open House

the **top ten** active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the | = highest priority, 10 = lowest priority.

RIBIDLY

ADVENTURE

ECO-VILLAGE/MODERN AHUPUA'A

MONTHLY EVENTS

THENDLY

ADVENTURE

ECO-VILLAGE/MODERN AHUPUA'A

MONTHLY EVENTS

THENDLY

ADVENTURE

THENDLY

ADVENTURE

THENDLY

MONTHLY EVENTS	stonytelling	scavenger hunt	outdoor movie	outdoor concert	cooking/pickling class	artist studio tour	intramural games	armers market	Beer of the Month	THE STUDIOS	collaboration lab	fine arts studios	music studios	dance studios	frisbee golf	photography studios	POW! WOW! HAWA!!	lessons + classes	musical art		
ECO-VILLAGE/MODERN AHUPUA'A	community center	community garden	farm-to-table café	farmers market	fishpond + pay-to-fish	Hawai'i island Model	wind turbine	energy-generating bikes	hydroponics greenhouse	learning garden	zero-waste composting	beekeeping	stormwater collection	recycled water irrigation	ENTERTAINMENT	beer garden		semi-permanent themed food trucks	light display (Illuminage)	interactive water jets	
ADVENTURE	skate park	challenge course	diving tank	surf park	skydiving wind tunnel	ungee jumping	trampoline park	☐ zip-lining	FLAT, OPEN SPACE	lawn bowling	pocce	mini-golf	croquet	frisbee golf	ultimate frisbee	☐ badminton	giant chess	Quidditch			
FAMILY FRIENDLY	giant slide park + light tunnel	Climbing wall	playground + sandbox	waterfall	rollerblade rental	carousel	☐ kite-flying	fishing pier	keiki choo-choo	☐ bicycle rental	outdoor shaded food court	SPORTS FACILITIES	4 workout stations	basketball	/ volleyball	2 baseball	∑ soccer	Jyoga	dog park + agility course	hockey rink	

Additional comments:



Rank the top ten active uses you would like to use. 1 = highest priority, 10 = lowest priority.	would like to see at the Kak vest priority.	Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority,	in the box next to the	Rai
FAMILY FRIENDLY giant slide park + light tunnel climbing wall playground + sandbox waterfall carousel kite-flying fishing pier fishing pier fishing pier Nordoor shaded food court SPORTS FACILITIES workout stations basketball X volleyball baseball Soccer yoga dog park + agility course	abventure skate park challenge course diving tank surf park surf park skydiving wind tunnel bungee jumping trampoline park zip-lining FLAT, OPEN SPACE lawn bowling bocce mini-golf croquet frisbee golf ultimate frisbee badminton giant chess	ECO-VILAGE/MODERN AHUPUAYA community center community garden farm-to-table cafe farmers market fishpond + pay-to-fish Hawari island Model wind turbine energy-generating bikes hydroponics greenhouse learning garden zero-waste composting beekeeping stormwater collection recycled water irrigation recycled water irrigation beer garden amphitheater amphitheater semi-permanent themed food trucks semi-permanent themed food trucks iight display (illuminage)	MONTHLY EVENTS scavenger hunt outdoor movie outdoor concert cooking/pickling class artist studio tour intramural games farmers market Beer of the Month THE STUDIOS collaboration lab fine arts studios music studios dance studios frisbee golf photography studios POWI WOW! HAWA!! lessons + classes musical art	



Kaka'ako Makai Parks | Open House

 cooking/pickling class
 artist studio tour
 intramural games
 farmers market
 Beer of the Month photography studios nk the **top ten** active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the e. 1 = highest priority, 10 = lowest priority. outdoor movie collaboration lab fine arts studios scavenger hunt dance studios MONTHLY EVENTS music studios frisbee golf stonytelling THE STUDIOS ECO-VILLAGE/MODERN AHUPUA'A hydroponics greenhouse energy-generating bikes recycled water irrigation farm-to-table café

farmers market

fishpond + pay-to-fish zero-waste composting stormwater collection Hawai'i island Model community garden Hawai'i island Mode

wind turbine
energy-generating I
hydroponics greent
learning garden community center ENTERTAINMENT beekeeping beer garden surf park
skydiving wind tunnel
bungee jumping challenge course trampoline park ultimate frisbee FLAT, OPEN SPACE lawn bowling ADVENTURE | skate park diving tank trampoline p frisbee golf badminton mini-golf croquet pocce giant slide park + light tunnel outdoor shaded food court playground + sandbox rollerblade rental workout stations keiki choo-choo ORTS FACILITIES climbing wall bicycle rental fishing pier basketball kite-flying volleyball baseball waterfall carouse

Additional comments:

POW! WOW! HAWAII

| lessons + classes
| musical art

amphitheater

giant chess

soccer

dog park + agility course

hockey rink



Rank the top ten active uses you would like to use. 1 = highest priority, 10 = lowest priority,	u would like to see at the Kak west priority.	Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.	in the box next to the	Rank the top te use. 1 = highes
FAMILY FRIENDLY giant slide park + light tunnel climbing wall playground + sandbox waterfall arousel kite-flying fishing pier keiki choo-choo bicycle rental outdoor shaded food court SPORTS FACILITIES workout stations basketball volleyball basketball soccer yoga 4 dog park + agility course	ADVENTURE skate park challenge course diving tank surf park surf park shydiving wind tunnel should be course trampoline park zip-lining FAT, OPEN SPACE lawn bowling bocce mini-golf croquet frisbee golf frisbee golf giant chess gaint chess cuidditch cuid	ECO-VILLAGE/MODERN AHUPUA'A Community center community garden farm-to-table café Is farmers market fishpond + pay-to-fish Hawai'i island Model wind turbine energy-generating bikes hydroponics greenhouse learning garden zero-waste composting beekeeping stormwater collection recycled water irrigation ENTERTAINMENT beer garden amphitheater seni-permanent themed food trucks light display (Illuminage)	MONTHLY EVENTS storycelling scavenger hunt outdoor movie outdoor concert cooking/pickling class artist studio tour intramural games artist studio tour intramural games farmers market Reer of the Month THE STUDIOS collaboration lab fine arts studios dance studios fine arts studios dance studios firisbee golf photography studios POW! WOW! HAWAII	FAMILY FRIENDU giant slide pa climbing wal playground 4 waterfall carousel fishing pier fishing pier fishing pier keiki choc-ch bicycle rental outdoor shac sport? FACILTII workout stati basketball yoga dog park + ag dog park + ag hockout sick + ag dog park + ag
nockey rink		1) Interactive water jets		I nockey mik

Kaka'ako Makai Parks | Open House

the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the 1 = highest priority, 10 = lowest priority.

				+																	
MONTHLY EVENTS	storytelling	scavenger hunt	outdoor movie	outdoor concert	cooking/pickling class	Wartist studio tour	intramural games	farmers market	Beer of the Month	THE STUDIOS	(V) collaboration lab	fine arts studios	music studios	dance studios	in frisbee golf	photography studios	POW! WOW! HAWA!!	lessons + classes	W musical art	1	
ECO-VILLAGE/MODERN AHUPUA'A	community center	community garden	A farm-to-table café	farmers market	fishpond + pay-to-fish	Hawai'i island Model	wind turbine	energy-generating bikes	hydroponics greenhouse	learning garden	zero-waste composting	beekeeping	stormwater collection	recycled water irrigation	ENTERTAINMENT	beer garden	amphitheater	semi-permanent themed food trucks	light display (Illuminage)	interactive water jets	8
ADVENTURE	skate park	challenge course	diving tank	surf park	skydiving wind tunnel	uppingee jumping	trampoline park	Zip-lining	FLAT, OPEN SPACE	lawn bowling	3 bocce	mini-galf	croquet	frisbee golf	Jultimate frisbèe	badminton.	giant chess	Quidditch			
FAMILY FRIENDLY	giant slide park + light tunnel	climbing wall	playground + sandbox	waterfall	nollerblade rental	arousel	☐ kite-flying	fishing pier	keiki choo-choo	☐ bicycle rental	outdoor shaded food court	SPORTS FACILITIES	workout stations	☐ basketball	Volleyball	☐ baseball	soccer	yoga	dog park + agility course	☐ hockey rink	

Additional comments:



Rank the top ten active uses you would like to use. $1 = \text{highest priority}$, $10 = \text{lowest priority}$.	u would like to see at the Kal west priority.	Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.	in the box next to the	Rank the top ten active use use. 1 = highest priority, 10
FAMILY FRIENDLY giant slide park + light tunnel glant slide park + light tunnel playground + sandbox waterfall carousel kite-flying fishing pier fishing pier fishing pier werk choo-choo W bicycle rental fishing pier workout stations basketball volleyball volleyball soccer	ADVENTURE skate park challenge course diving tank surf park surf park trampoline park zip-lining FLAT, OPEN SPACE lawn bowling bocce mini-golf croquet frisbee golf ultimate frisbee glant chess	ECO-VILLAGE/MODERN AHUPUA'A Gommunity center community garden farm-to-table café fafmers market fishpond + pay-to-fish Hawai'i island Model wind turbine energy-generating bikes hydroponics greenhouse learning garden zero-waste composting beekeeping tecycled water irrigation ENTERTAINMENT amphitheater	MONTHLY EVENTS scavenger hunt outdoor movie outdoor concert cooking/pickling class artist studio tour intramural games farmers market Beer of the Month THE STUDIOS collaboration lab fine arts studios music studios dance studios firisbee golf photography studios Whowy WOW! HAWAII	FAMILY FRIENDLY giant side park + light tur L' dimbing wall playground + sandbox waterfall rollerbjade rental carousel fishing pier fishing pier fishing pier outdoor shaded food cou SPORTS FACILITIES workout stations basketball volleyball soccer
yoga dog park + agility course hockey rink	Quidditch	semi-permanent themed food trucks light display (Illuminage)	lessons + classes musical art	yoga dog park + agility course hockey rink

Kaka'ako Makai Parks | Open House

storytelling
scavenger hunt
outdoor movie

R outdoor concert
cooking/pickling class artist studio tour
intramural games
farmers market
Beer of the Month
THE STUDIOS collaboration lab top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the lighest priority, 10 = lowest priority, dance studios frisbee golf music studios MONTHLY EVENTS ECO-VILLAGE/MODERN AHUPUA'A energy-generating bikes
hydroponics greenhouse
learning garden
zero-waste composting
beekeeping fightners market
ishpond + pay-to-fish
Hawai'i island Model
wind turbine recycled water irrigation stormwater collection Community center community garden arm-to-table café ENTERTAINMENT skydiving wind tunnel skate park ungee jumping zip-lining FLAT, OPEN SPACE trampoline park ultimate frisbee lawn bowling
bocce
mini-golf diving tank frisbee golf croquet frisbee golf surf park ADVENTURE ide park + light tunnel or shaded food court vodbas + sandbox lade rental ut stations noo-choo ACILITIES ENDLY ng wall rental pier pall

Additional comments:

photography studios

Pow! WoW! HAWA!!

lessons + classes

musical art

beer garden amphitheater

giant chess

badminton



ank the top ten active uses you would like to se. 1 = highest priority, 10 = lowest priority.	r would like to see at the Kal west priority.	ank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the se. 1 = highest priority, 10 = lowest priority.	in the box next to the	Rank the top ten active use use. 1 = highest priority, 10
AMILY FRIENDLY	ADVENTURE	ECO-VILLAGE/MODERN AHUPUA'A	MONTHLY EVENTS	FAMILY FRIENDLY
giant slide park + light tunnel	skate park	community center	storytelling	giant slide park + light tur
climbing wall	challenge course	community garden	scavenger hunt	climbing wall
playground + sandbox	diving tank	farm-to-table café	outdoor movie	playground + sandbox
waterfall	surf park	farmers market	🔏 outdoor concert	waterfall
vollerblade rental	skydiving wind tunnel	fishpond + pay-to-fish	cooking/pickling class	rollerblade rental
Carousel	upping physical physi	Hawai'i island Model	artist studio tour	Carousei
kite-flying	trampoline park	wind turbine	intramural games	kite-flying
] fishing pier	zip-lining	energy-generating bikes	g farmers market	fishing pier
keiki choo-choo	FLAT, OPEN SPACE	hydroponics greenhouse	Beer of the Month	keiki choo-choo
☐ bicycle rental	lawn bowling	learning garden	THE STUDIOS	bicycle rental
Doutdoor shaded food court	pocce	zero-waste composting	collaboration lab	outdoor shaded food cou
PORTS FACILITIES	7 mini-golf	beekeeping	fine arts studios	SPORTS FACILITIES
2 workout stations	croquet	stormwater collection	io music studios	2 workout stations
basketball	frisbee golf	recycled water irrigation	ance studios	(4 Dasketball
volleyball	Ultimate frisbee	ENTERTAINMENT	frisbee golf	* volleyball
baseball	☐ badminton	beer garden	photography studios	6 Daseball
Soccer	giant chess	amphitheater	POW! WOW! HAWA!!	S
Zyoga	Quidditch	semi-permanent themed food trucks	lessons + classes	yoga
dog park + agility course		light display (Illuminage)	musical art	3 dog park + agility course
hockey rink		interactive water jets		hockey rink

Kaka'ako Makai Parks | Open House

Kaka'ako Makai Parks | Open House

outdoor movie
outdoor concert

C cooking/pickling class
A artist studio tour
intramural games
farmers market
Beer of the Month
THE STUDIOS photography studios collaboration lab

fine arts studios

music studios

dance studios he **top ten** active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the = highest priority, 10 = lowest priority. storytelling scavenger hunt MONTHLY EVENTS frisbee golf ECO-VILLAGE/MODERN AHUPUA'A Hawai'i island Model
wind turbine
energy-generating bikes
hydroponics greenhouse
learning garden
zero-waste composting
beekeeping
stormwater collection
recycled water irrigation farmers market
fishpond + pay-to-fish community garden community center farm-to-table café ENTERTAINMENT beer garden skydiving wind tunnel skate park
challenge course bungee jumping skydiving wind tu
skydiving wind tu
bungee jumping
trampoline park
zip-lining
FLAT, OPEN SPACE trampoline park ultimate frisbee lawn bowling
bocce
mini-golf diving tank frisbee golf badminton ADVENTURE croquet int slide park + light tunnel tdoor shaded food court yground + sandbox lerblade rental orkout stations iki choo-choo S FACILITIES Y FRIENDLY nbing wall ycle rental hing pier sketball e-flying lleyball terfall rouse seball

Additional comments:

Additional comments:

POW! WOW! HAWAII

lessons + classes

musical art

semi-permanent themed food trucks

amphitheater

giant chess

semi-permanent themed foo
light display (Illuminage)
interactive water jets



FAMILY FRIENDLY giant slide park + light tunnel climbing wall playground + sandbox waterfall rollerblade rental carousel kite-flying	ADVENTURE skate park challenge course diving tank surf park skydiving wind tunnel bungee jumping trampoline park	ECO-VILLAGE/MODERN AHUPUA'A community genter community garden form-to-table café farmers market fishpond + pay-to-fish Hawai'i island Model wind turbine and turbine lenerov-conenating bises	MONTHLY EVENTS storytelling storytelling outdoor movie Coutdoor concert granish griskling class artist studio tour intramural games farmers marker
Kelki choc-choo bicycle rental outdoor shaded food court SPORTS FACILITIES workout stations basketball baseball baseball soccer	FLAT, OPEN SPACE lawn bowling bocce mini-golf croquet frisbee golf ultimate frisbee badminton giant chess	hydroponics greenhouse learning garden learning garden zero-waste composting beekeeping stormwater collection recycled water irrigation ENTERTAINMENT beer garden amphitheater	THE STUDIOS Collaboration lab Sof fine arts studios music studios dance studios fisbee golf photography studios POW! WOW! HAWAII
yoga	Quidditch	semi-permanent themed food trucks light display (Illuminage) interactive water jets	lessons + classes musical art

outdoor movie

outdoor concert

cooking/pickling class

storytelling scavenger hunt

MONTHLY EVENTS

ECO-VILLAGE/MODERN AHUPUA'A

ADVENTURE

वी giant slide park + light tunnel

3 community center

Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.

artist studio tour
intramural games
farmers market
Beer of the Month

collaboration lab fine arts studios

THE STUDIOS

music studios dance studios

Additional comments:

Kaka'ako Makai Parks | Open House

semi-permanent themed food trucks beer garden

amphitheater

semi-permanent themed foo

light display (Illuminage)

interactive water jets energy-generating bikes hydroponics greenhouse recycled water irrigation zero-waste composting fishpond + pay-to-fish stormwater collection Hawai'i island Model community garden farm-to-table café learning garden 4 farmers market wind turbine ENTERTAINMENT beekeeping skydiving wind tunne challenge course bungee jumping trampoline park zip-lining FLAT, OPEN SPACE trampoline park ultimate frisbee lawn bowling diving tank skate park frisbee golf badminton giant chess Quidditch surf park mini-golf croquet bocce outdoor shaded food court dog park + agility course playground + sandbox Additional comments: workout stations absketball rollerblade rental keiki choo-choo SPORTS FACILITIES climbing wall bicycle rental fishing pier hockey rink kite-flying waterfall Volleyball carousel baseball Soccer g yoga

POW! WOW! HAWA!!

lessons + classes
musical art

photography studios

frisbee golf

provide apportantities for our children as well as private clubs to excel if provide a permanent place for trem-With the limited space ofor sports clubs, it is important to have this space for sports accordes as it will imported





AMILY FRIENDLY ADVENTURE glant slide park + light tunnel Skate park Community center climbing wall Challenge course Community garden playground + sandbox Gliving tank Challenge course Community garden playground + sandbox Gliving tank Charmers market collectback rental Skydiving wind tunnel Glarmers market carousel Surr park Charmers market Streething price Skydiving wind tunnel Glarmers market shreflying Lampoline park Hawai'i sland Model kite-flying Lampoline park Wind turbine Streething parker Mydroponics greenhouse blicycle rental Islan bowling Islaning garden Decreased Streething garden outdoor shaded food court Doce Streething garden Decreased Streething Decreased Streething Desketball Charmers Charmers Streething Decreased Streething Streething Charmers Streething Decreased Streething Decreased Streething Streething Charmers Streething Decreased Streething Decreased Streething Decreased Streething Streething Decreased Streething Streething	use. 1 = highest priority, 10 = lowest priority. FAMILY FRIENDLY ADVENTURE ECO-VILLAGE/MODERN AHUPUA'A MONTHLY EVENTS	storytelling scavenger hunt G outdoor movie	Of outdoor concert cooking/pickling class artist studio tour intramural games famers market	IQ Beer of the Month THE STUDIOS Collaboration lab fine arts studios music studios	dance studios frisbee golf photography studios POW! WOW! HAWAII lessons + classes musical art
ADVENTURE skate park challenge course diving tank surf park skydiving wind tunnel bungee jumping trampoline park zip-lining ELAT, OPEN SPACE lawn bowling boccoe mini-golf croquet croquet croquet croquet badminton giant chess cuidditch croquiditch croquet croque	ECO-VILLAGE/MODERN AHUPUA'A		Žoooo	hydroponics greenhouse learning garden zero-waste composting beekeeping stormwater collection	
	ADVENTURE	skate park challenge course	wind tunnel mping e park		frisbee golf ultimate frisbee badminton giant chess

Kaka'ako Makai Parks | Open House

Rank the **top ten** active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority,

MONTHLY EVENTS	storytelling	scavenger hunt	outdoor movie	(O outdoor concert	cooking/pickling class	artist studio tour	intramural games	farmers market	Beer of the Month	THE STUDIOS	Collaboration lab	fine arts studios	music studios	dance studios	frisbee golf	photography studios	POW! WOW! HAWA!!	lessons + classes	musical art		
ECO-VILLAGE/MODERN AHUPUA'A	community center	community garden	farm-to-table café	farmers market	fishpond + pay-to-fish	Hawai'i island Model	wind turbine	energy-generating bikes	hydroponics greenhouse	learning garden	zero-waste composting	beekeeping	stormwater collection	recycled water irrigation	ENTERTAINMENT	beer garden	amphitheater	semi-permanent themed food trucks	light display (Illuminage)	interactive water jets]
ADVENTURE	skate park	challenge course	diving tank	g surf park	skydiving wind tunnel	uppingee jumping	trampoline park	Zip-lining	FLAT, OPEN SPACE	lawn bowling	Docce	mini-golf	croquet	frisbee golf	ultimate frisbee	badminton	giant chess	Quidditch			
FAMILY FRIENDLY	giant slide park + light tunnel	Sclimbing wall	playground + sandbox	[waterfall	rollerblade rental	carousel	☐ kite-flying	fishing pier	keiki choo-choo	☐ bicycle rental	5 outdoor shaded food court	SPORTS FACILITIES	Workout stations	☐ basketball	volleyball	baseball	soccer	yoga	dog park + agility course	hockey rink]

Additional comments:



Rank the top ten active uses you would like tr	I would like to see at the Kak	Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the	n the box next to the	Rank th
GSE. 1 – IIIGITESI PROTESI, 10 – 104	ADVENTIBE	ECOMIT AGE MADE BUT BLIAN	MONTHUM	FAMILY
giant slide park + light tunnel	skate park	Community center	storytelling	gian
climbing wall	challenge course	community garden	scavenger hunt	Clim
playground + sandbox	diving tank	arm-to-table café	outdoor movie	2 play
waterfall	surf park	T farmers market	3 outdoor concert	wat
rollerblade rental	skydiving wind tunnel	fishpond + pay-to-fish	cooking/pickling class	
arousel	ungee jumping	Hawai'i island Model	artist studio tour	Caro
kite-flying	trampoline park	wind turbine	intramural games	kite
fishing pier	zip-lining	energy-generating bikes	4 farmers market	fishi
keiki choo-choo	FLAT, OPEN SPACE	hydroponics greenhouse	Beer of the Month	keik
☐ bicycle rental	lawn bowling	learning garden	THE STUDIOS	Dicy
[S] outdoor shaded food court	bocce	zero-waste composting	collaboration lab	S outc
SPORTS FACILITIES	mini-golf	beekeeping	fine arts studios	SPORTS
workout stations	croquet	stormwater collection	music studios	wor
☐ basketball	frisbee golf	recycled water irrigation	adance studios	bask
■ volleyball	ultimate frisbee	ENTERTAINMENT	frisbee golf	1 volle
☐ baseball	☐ badminton	beer garden	photography studios	D base
Soccer	giant chess	amphitheater	POW! WOW! HAWA!!	2000
yoga	Quidditch	semi-permanent themed food trucks	S lessons + classes	□ yogg
dog park + agility course		light display (Illuminage)	musical art	dog
I nockey rink		Interactive water jets		

Kaka'ako Makai Parks | Open House

he **top ten** active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the = highest priority, 10 = lowest priority.

MONTHLY EVENTS	storytelling	scavenger hunt	24 outdoor movie	outdoor concert	cooking/pickling class	artist studio tour	intramural games	farmers market	Beer of the Month	THE STUDIOS	Collaboration lab	fine arts studios	music studios	dance studios	frisbee golf	photography studios	POW! WOW! HAWA!!	Ш	musical art	
ECO-VILLAGE/MODERN AHUPUA'A	community center	community garden	farm-to-table café	armers market	fishpond + pay-to-fish	Hawai'i island Model	wind turbine	energy-generating bikes	hydroponics greenhouse	learning garden	zero-waste composting	beekeeping	stormwater collection	recycled water irrigation	ENTERTAINMENT	beer garden	amphitheater	semi-permanent themed food trucks	2 🐍 light display (Illuminage)	interactive water jets
ADVENTURE	skate park	challenge course	diving tank	surf park	skydiving wind tunnel	uppropriese bumping	trampoline park	☐ zip-lining	FLAT, OPEN SPACE	lawn bowling	Docce	mini-golf	croquet	frisbee golf	ultimate frisbee	☐ badminton	giant chess	Quidditch	1	
FAMILY FRIENDLY	giant slide park + light tunnel	climbing wall	2 playground + sandbox	waterfall	rollerblade rental	carousel	kite-flying	fishing pier	keiki choo-choo	☐ bicycle rental	S outdoor shaded food court	SPORTS FACILITIES	workout stations	☐ basketball	volleyball	☐ baseball	Soccer	yoga	dog park + agility course	hockey rink

Additional comments: Sand Volleyball!



Parks by putting a number in the box next to the	
Makai	
(aka'ako I	
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uld like to	priority.
ow u	west
es yo	0 = 10
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ten	set p
top	= high
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Rank	use.

MONTHLY EVENTS scavenger hunt coutdoor movie outdoor movie cooking/pickling class artist studio tour intramural games farmers market Reer of the Month THE STUDIOS collaboration lab fine arts studios music studios dance studios fine arts studios music studios photography studios photography studios	lessons + classes \(\int \) musical art
ECO-VILLAGE/MODENN AHUPUA/A Community garden farm-to-table cafe farmers market fishpond + pay-to-fish Hawai'i island Model wind turbine energy-generating bikes hydroponics greenhouse learning garden zero-waste composting beekeeping stormwater collection recycled water irrigation ENTERTAINMENT beer garden amphitheater	Tasemi-permanent themed food trucks ight display (Illuminage) interactive water jets
ADVENTURE skate park challenge course diving tank surf park skydiving wind tunnel bungee jumping trampoline park zip-lining FLAT, OPEN SPACE lawn bowling bocce mini-golf croquet frisbee golf ultimate frisbee jant chess	Quidditch
FAMILY FRIENDLY Gagant slide park + light tunnel climbing wall climbing wall rollerblade rental carousel kite-flying fishing pier keiki choo-choo Dicycle rental 3 outdoor shaded food court SPORTS FACILITIES workout stations basketball volleyball soccer	yoga dog park + agility course hockey rink

Sund Volleybull 7s needed I would have been # 2 on my list.



Kaka'ako Makai Parks | Open House

Rank the **top ten** active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.

MONTHLY EVENTS	storytelling	scavenger hunt	Outdoor movie	X outdoor concert	cooking/pickling class	A artist studio tour	X intramural games	Farmers market	Beer of the Month	THE STUDIOS	collaboration lab	Mine arts studios	music studios	Adance studios	frisbee golf	photography studios	POW! WOW! HAWA!!	lessons + classes	Mmusical art	ē.	
ECO-VILLAGE/MODERN AHUPUA'A	community center	community garden	Farm-to-table café	M farmers market	fishpond + pay-to-fish	Hawai'i island Model	wind turbine	M energy-generating bikes	hydroponics greenhouse	learning garden	zero-waste composting	beekeeping	Stormwater collection	recycled water irrigation	ENTERTAINMENT	beer garden	amphitheater	semi-permanent themed food trucks	light display (Illuminage)	interactive water jets	
ADVENTURE	skate park	challenge course	diving tank	surf park	Skydiving wind tunnel	upping properties prop	trampoline park	Zip-lining	FLAT, OPEN SPACE	lawn bowling	Docce	mini-golf	croquet	Frisbee golf	ultimate frisbee	badminton	giant chess	Quidditch			
FAMILY FRIENDLY	giant slide park + light tunnel	Climbing wall	N playground + sandbox	waterfall	rollerblade rental	X carousel	Kite-flying	fishing pier	keiki choo-choo	Mbicycle rental	Moutdoor shaded food court	SPORTS FACILITIES	Workout stations	basketball	X volleyball	☐ baseball	Soccer	yoga	Adog park + agility course	hockey rink	

Additional comments:



Rank the top ten active uses you would like to use. 1 = highest priority, 10 = lowest priority.	i would like to see at the Kak west priority.	Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.	in the box next to the	Ran use.
FAMILY FRIENDLY	ADVENTURE	ECO-VILLAGE/MODERN AHUPUA'A	MONTHLY EVENTS	FAM
giant slide park + light tunnel	skate park	ommunity center	storytelling	
Climbing wall	challenge course	community garden	scavenger hunt	Ď
playground + sandbox	diving tank	farm-to-table café	outdoor movie	
waterfall	surf park	farmers market	outdoor concert	Ó
rollerblade rental	skydiving wind tunnel	fishpond + pay-to-fish	cooking/pickling class	
arousel	ungee jumping	Hawai'i island Model	artist studio tour	
kite-flying	trampoline park	wind turbine	intramural games	
fishing pier	zip-lining	energy-generating bikes	armers market	Ò
keiki choo-choo	FLAT, OPEN SPACE	hydroponics greenhouse	Beer of the Month	
☐ bicycle rental	awn bowling	learning garden	THE STUDIOS	
outdoor shaded food court	Docce	zero-waste composting	collaboration lab	Ŏ
SPORTS FACILITIES	mini-golf	beekeeping	fine arts studios	SPO
workout stations	croquet	stormwater collection	music studios	Ó
Bsketball	frisbee golf	recycled water irrigation	adance studios	Õ
volleyball	ultimate frisbee	ENTERTAINMENT	frisbee golf	É
baseball	☐ badminton	beer garden	photography studios	Ŏ
Soccer	giant chess	amphitheater	POW! WOW! HAWA!!	S
yoga	Quidditch	semi-permanent themed food trucks	lessons + classes	Ô
dog park + agility course		light display (Illuminage)	musical art	Ŏ
nockey rink		interactive water jets		

Kaka'ako Makai Parks | Open House

nk the **top ten** active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the B. 1 = highest priority, 10 = lowest priority,

MONTHLY EVENTS storytelling scavenger hunt outdoor concert cooking/pickling class artist studio tour intramural games farmers market Beer of the Month THE STUDIOS collaboration lab fine arts studios music studios fine arts studios fine beer off POW! WOW! HAWA!!	musical art
ECO-VILLAGE/MODERN AHUPUA'A Community center	ilght display (Illuminage) interactive water jets
ADVENTURE skate park challenge course diving tank surf park stydiving wind tunnel bungee jumping trampoline park zip-lining FLAT, OPEN SPACE lawn bowling bocce mini-golf croquet frisbee golf ultimate frisbee badminton giant chess	
FAMILY FRIENDLY glant slide park + light tunnel climbing wall playground + sandbox waterfall carousel fishing pier fishing pier heiki choo-choo blcycle rental outdoor shaded food court SPORTS FACILITIES workout stations basketball I volleyball Soccer	dog park + agility course hockey rink

Additional comments:



r in the box next to the	MONTHLY EVENTS Storytelling Scavenger hunt Cooking/pickling c artist studio tour intramural games farmers market Beer of the Month THE STUDIOS Collaboration lab fine arts studios music studios fine arts studios fine arts studios fine bootography stud POW! WOW! HAW!		Hebk
Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.	ECO-VILLAGE/MODERN AHUPUA'A Community garden farm-to-table café farmers market fishpond + pay-to-fish Hawai'i island Model wind turbine energy-generating bikes hydroponics greenhouse rearray-generating bikes hydroponics greenhouse army garden zero-waste composting beekeeping stormwater collection recycled water irrigation FNTERTAINMENT beer garden amphitheater genmi-permanent themed food trucks iight display (illuminage)		
u would like to see at the K west priority.	ADVENTURE skate park challenge course diving tank surf park surf park sydiving wind tunnel bungee jumping Etrampoline park zip-lining HAT, OPEN SPACE lawn bowling bocce mini-golf croquet frisbee golf frisbee golf lished mini-golf croquet frisbee golf badminton [No gjant chess		
Rank the top ten active uses you would like to use. 1 = highest priority, 10 = lowest priority.	FAMILY FRIENDLY Siant slide park + light tunnel climbing wall playground + sandbox We waterfall rollerblade rental carousel kithe-flying fishing pier fishing pier fishing pier welk choo-choo bicycle rental outdoor shaded food court sport? FACILTIES workout stations basketball volleyball baseball soccer yoga dog park + agility course	Additional comments:	
in the box next to the	MONTHLY EVENTS storytelling cavenger hunt outdoor movie outdoor concert cooking/pickling class artist studio tour intramural games farmers market Beer of the Month THE STUDIOS collaboration lab fine arts studios music studios music studios photography studios POW! WOW! HAWA!! lessons + classes musical art		MODIFICATION
Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority.	ECO-VILLAGE/MODERN AHUPUA/A Community center Community garden farmers market farmers market farmers market Hawafi island Model wind turbine energy-generating bikes hydroponics greenhouse learning garden zero-waste composting beekeeping stormwater collection recycled water irrigation ENTERTAINMENT beer garden amphitheater semi-permanent themed food trucks semi-permanent themed food trucks semi-permanent themed food trucks interactive water jets		
u would like to see at the K west priority.	ADVENTURE skate park challenge course diving tank surf park sydiving wind tunnel bungee jumping trampoline park zip-lining FLAT, OPEN SPACE lawn bowling bocce hoining frisbee golf croquett frisbee golf liftsbee golf dadminton giant chess		
Rank the top ten active uses you would like to use. $1 = \text{highest priority}$, $10 = \text{lowest priority}$.	FAMILY FRIENDLY giant slide park + light tunnel climbing wall playground + sandbox waterfall carousel kite-flying fishing pier fishing pier keik choo-choo bicycle rental outdoor shaded food court sporrs FACILITIES Zworkout stations basketball basketball volleyball baseaball soccer yoga	Additional comments:	

scavenger hunt

Coutdoor movie

outdoor concert

cooking/pickling class

artist studio tour

intramural games

Afarmers market

Beer of the Month

photography studios POW! WOW! HAWA!! lessons + classes

PER LEAVAIL

House	
Oppu	
Parks	
Makai	
'ako	
Kaka	

Rank the top ten active uses you would like to use. $1 = \text{highest priority}$, $10 = \text{lowest priority}$.	u would like to see at the Kak west priority.	Rank the top ten active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the use. 1 = highest priority, 10 = lowest priority, 10	n the box next to the	Rank the
FAMILY FRIENDLY	ADVENTURE	ECO-VILLAGE/MODERN AHUPUA'A	MONTHLY EVENTS	FAMILYF
giant slide park + light tunnel	skate park	community center	3 stonytelling	giant
climbing wall	challenge course	(4) community garden	scavenger hunt	Climbi
playground + sandbox	diving tank	S farm-to-table café	2 outdoor movie	D player
waterfall	surf park	a farmers market	[outdoor concert	water
rollerblade rental	skydiving wind tunnel	fishpond + pay-to-fish	cooking/pickling class	
carousel	uppingee jumping	Hawai'i island Model	artist studio tour	Carous
kite-flying	trampoline park	wind turbine	intramural games	kite-f
fishing pier	Zip-lining	energy-generating bikes	farmers market	fishing
keiki choo-choo	FLAT, OPEN SPACE	hydroponics greenhouse	Beer of the Month	keikio
bicycle rental	lawn bowling	learning garden	THE STUDIOS	☐ bicycl
outdoor shaded food court	bocce	zero-waste composting	collaboration lab	ontdo
SPORTS FACILITIES	mini-golf	beekeeping	fine arts studios	SPORTS F.
workout stations	croquet	stormwater collection	music studios	2 worko
basketball	frisbee golf	recycled water irrigation	adance studios	Dasker Dasker
volleyball	ultimate frisbee	ENTERTAINMENT	frisbee golf	Volley
baseball	badminton	beer garden	photography studios	baseb
Soccer	giant chess	7 amphitheater	Pow! Wow! HAWAII	S soccer
yoga	Quidditch	Semi-permanent themed food trucks	[2] lessons + classes	yoga
dog park + agility course		Ight display (Illuminage)	musical art	dog pa
]]

PIRK HAWAYI

Kaka'ako Makai Parks | Open House

nk the **top ten** active uses you would like to see at the Kaka'ako Makai Parks by putting a number in the box next to the e. 1 = highest priority, 10 = lowest priority,

MONTHLY EVENTS	storytelling	scavenger hunt	outdoor movie	outdoor concert	cooking/pickling class	artist studio tour	intramural games	armers market	Beer of the Month	THE STUDIOS	collaboration lab	fine arts studios	music studios	dance studios	frisbee golf	photography studios	POW! WOW! HAWA!!	lessons + classes	musical art		
ECO-VILLAGE/MODERN AHUPUA'A	community center	community garden	farm-to-table café	farmers market	fishpond + pay-to-fish	Hawai'i island Model	wind turbine	energy-generating bikes	hydroponics greenhouse	learning garden	zero-waste composting	beekeeping	stormwater collection	recycled water irrigation	ENTERTAINMENT	beer garden	amphitheater	semi-permanent themed food trucks	light display (Illuminage)	interactive water jets	
ADVENTURE	skate park	challenge course	diving tank	surf park	skydiving wind tunnel	bungee jumping	trampoline park	Zip-lining	FLAT, OPEN SPACE	lawn bowling	bocce	mini-golf	croquet	frisbee golf	ultimate frisbee	badminton	giant chess	Quidditch			
FAMILY FRIENDLY	giant slide park + light tunnel	climbing wall	playground + sandbox	waterfall	rollerblade rental	arousel	kite-flying	fishing pier	keiki choo-choo	bicycle rental	outdoor shaded food court	SPORTS FACILITIES	2 workout stations	☐ basketball	Volleyball	☐ baseball	3 soccer	⊕yoga	dog park + agility course	☐ hockey rink	

Additional comments:



M



B. Sports Theme



D. Adventure Theme

C. Entertainment Theme



E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined?

BAC

3. Do you have any additional comments?

Indust a Beach Volleybold

Kaka'ako Makai Parks | Active Use Facilities | Open House



1. Please review the possible use diagrams at this station and circle which you most prefer.



B. Sports Theme



D. Adventure Theme

C. Entertainment Theme



E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined?

B mak

Indear of outdoor volleybal 3. Do you have any additional comments?









E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined?

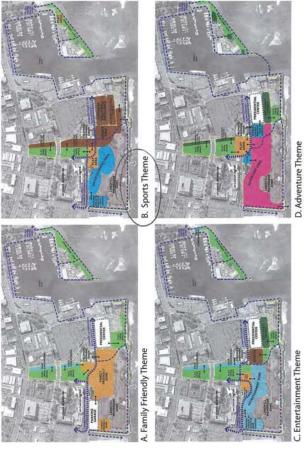
3. Do you have any additional comments?

Kaka'ako Makai Parks | Active Use Facilities | Open House

like the Sand Volley ball



1. Please review the possible use diagrams at this station and circle which you most prefer.



C. Entertainment Theme



E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined?

3. Do you have any additional comments?









E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined?

3. Do you have any additional comments?



1. Please review the possible use diagrams at this station and circle which you most prefer.



B. Sports Theme





D. Adventure Theme



E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined? for all ages-

draw people to Kaka'alomakai Parks | Active Use Facilities | Open Hod 3. Do you have any additional comments? worming

Parking is also a concern. Hopefully structure will be by







E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined?

3. Do you have any additional comments?





1. Please review the possible use diagrams at this station and circle which you most prefer.

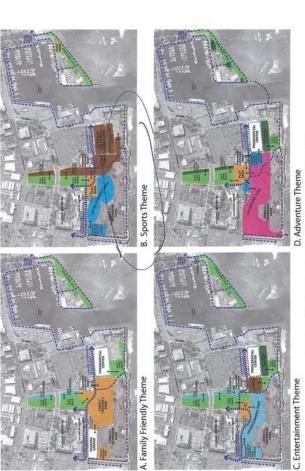




E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined?

3. Do you have any additional comments? Euglish Lay the toward when the toward when the toward when the toward the toward







E. Sustainability Theme

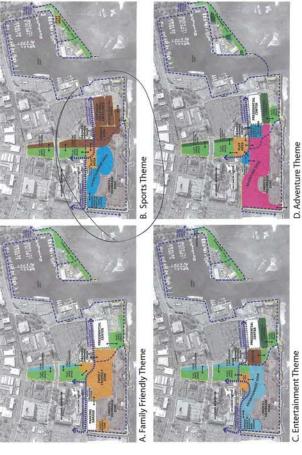
2. Are there certain elements from the different use diagrams you would like to see combined?

3. Do you have any additional comments?

Kaka'ako Makai Parks | Active Use Facilities | Open House



1. Please review the possible use diagrams at this station and circle which you most prefer.





E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined?

3. Do you have any additional comments?









E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined?

3. Do you have any additional comments?

Kaka'ako Makai Parks | Active Use Facilities | Open House



1. Please review the possible use diagrams at this station and circle which you most prefer.



C. Entertainment Theme



E. Sustainability Theme

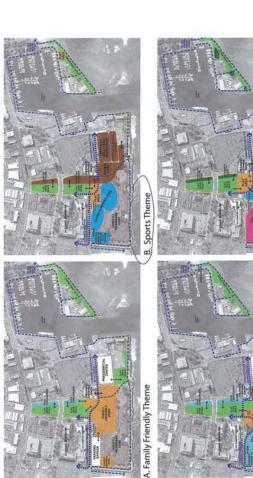
2. Are there certain elements from the different use diagrams you would like to see combined?

I would prefew the sports themse but I think you could come the family friendly and entertainment themse with it also.

3. Do you have any additional comments?

3







C. Entertainment Theme



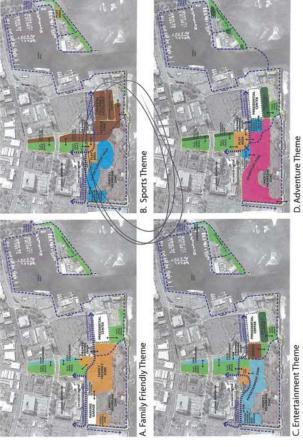
E. Sustainability Theme

I prefer the sports them, but believe it would be combined or 2. Are there certain elements from the different use diagrams you would like to see combined? family boundly, intertainment & sustandality

3. Do you have any additional comments?



1. Please review the possible use diagrams at this station and circle which you most prefer.





E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined? Possibly contra with a

3. Do you have any additional comments?











E. Sustainability Theme

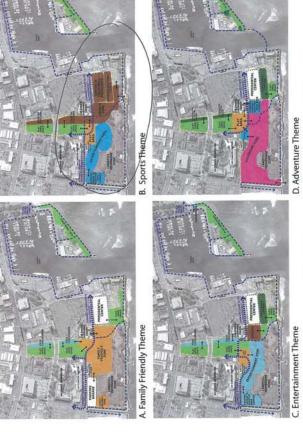
2. Are there certain elements from the different use diagrams you would like to see combined?

3. Do you have any additional comments?

Kaka'ako Makai Parks | Active Use Facilities | Open House









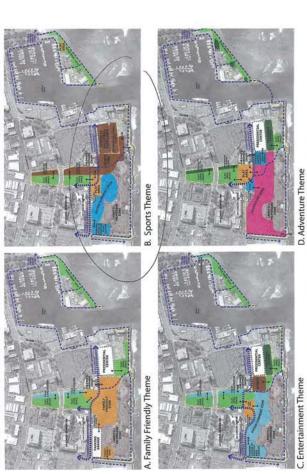


E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined?

3. Do you have any additional comments?







E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined?

3. Do you have any additional comments?

Kaka'ako Makai Parks | Active Use Facilities | Open House









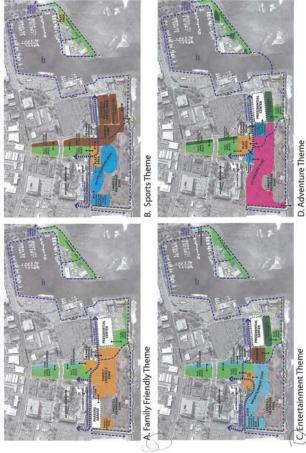
D. Adventure Theme

E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined? MILINY BOUNDY

3. Do you have any additional comments?







2. Are there certain elements from the different use diagrams you would like to see combined?

3. Do you have any additional comments? $A \sim A \subset C$

Kaka'ako Makai Parks | Active Use Facilities | Open House



1. Please review the possible use diagrams at this station and circle which you most prefer.



A. Family Friendly Theme



D. Adventure Theme

C. Entertainment Theme



E. Sustainability Theme

2. Are there certain elements from the different use diagrams you would like to see combined?

3. Do you have any additional comments?





A Sneak Peek at the Future of Kakaako Makai Saturday, Pecember 6th 10am-4pm

Kakaako Makai Gateway Park

Eart the Street 🍂 Volleyball Tournament Music

HPV Kelki Fingerprinting

Farmers Market

Games

Ala Moana Blvd

Community Booths

Jemonstrations

Entertalnment

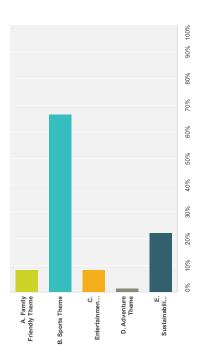


Corner of Ala Moana Blvd and Cooke St Next to Kakaako Waterfront Park

HCDA Makai Parks Theme Diagrams Public Comments

diagrams at this station and circle which Q1 Please review the possible use you most prefer.

Answered: 72 Skipped: 4



Answer Choices	Responses
A. Family Friendly Theme	8.33%
B. Sports Theme	66.67% 48
C. Entertainment Theme	8.33%
D. Adventure Theme	1.39%
E. Sustainability Theme	22.22%
Total Respondents: 72	

different use diagrams you would like to see Q2 Are there certain elements from the

Answered: 35 Skipped: 41

#	Responses	Date
-	The parks need to have the ability to generate funds to support maintaining the park. Run leased to private company.	12/11/2014 10:35 AM
2	The family and sports could be combined.	12/11/2014 10:34 AM
e	В, А	12/11/2014 10:34 AM
4	Should incorporate family friendly zone and convert one open space for sports :)	12/11/2014 10:33 AM

HCDA Makai Parks Theme Diagrams Public Comments

22	I do like the family freindly theme too with the parking garage with rooflop beer garden. Incorporated those with the sustainability theme would be awesome!	12/11/2014 10:19 AM
9	Sports + entertainment	12/11/2014 10:17 AM
7	Play fields (sports), entertainment area, obstacle course	12/11/2014 10:17 AM
80	Family and sports	12/11/2014 10:16 AM
6	E and D	12/11/2014 10:15 AM
10	Add family friendly element to sustainability. Make sure to have enough parking.	12/11/2014 10:14 AM
11	Sus, with sports theme	12/11/2014 10:12 AM
12	Praise and worship retreats/events	12/11/2014 10:09 AM
13	E + stormwater filtration garden and sustainable gardens	12/11/2014 10:09 AM
14	I would like to see the bridge from the adventure theme added to C. entertainment theme.	12/11/2014 10:08 AM
15	Sports + Family + Entertainment	12/11/2014 10:07 AM
16	A, B+C	12/11/2014 10:07 AM
17	Pieces of each combined where multiple things can be done maybe seasonally. Diagram 5.	12/11/2014 10:06 AM
18	There are elements of each one of the diagram that I would love to see combined but mostly a sports/family theme. Thank you!	12/11/2014 10:03 AM
19	Get rid of tents around the Park	12/11/2014 10:02 AM
20	Sports/entertainment themes a transition from day to night from sports to entertainment.	12/11/2014 10:01 AM
21	Sports and family	12/11/2014 9:58 AM
22	Sports and entertainment themes with sustainability (commercial and food trucks, etc.)	12/11/2014 9:57 AM
23	Sustainability and sports	12/11/2014 9:56 AM
24	Sports/family/enterfainment	12/11/2014 9:55 AM
25	Entertainment and garden	12/11/2014 9:47 AM
26	Mainly B but add part of A. family friendly	12/11/2014 9:46 AM
27	Prefer B. Possibly combine with C.	12/11/2014 9:45 AM
28	I prefer sports theme but believe it could be combined with family friendly, entertainment and sustainability.	12/11/2014 9:44 AM
29	I would prefer the sports theme but I think you could combine the family friendly and entertainment theme with it also.	12/11/2014 9:42 AM
30	C seems to provide the best blend of recreation for all ages.	12/11/2014 9:39 AM
31	B/C	12/11/2014 9:38 AM
32	Band C	12/11/2014 9:37 AM
33	Band C	12/11/2014 9:33 AM
34	Sports/adventure themes ideal for daytime uses. Entertainment food for evening use.	12/11/2014 9:31 AM
35	A,C,D	12/11/2014 9:31 AM

Q3 Do you have any additional comments?

Answered: 27 Skipped: 49

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Date	
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Respons	
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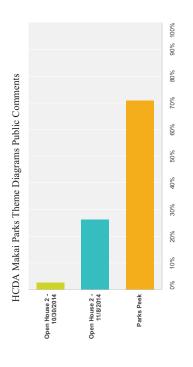
2/4

HCDA Makai Parks Theme Diagrams Public Comments

	•	
-	Hawaii needs a top notch sports arena where our children can train and compete.	12/11/2014 10:34 AM
2	A big facility with courts (v-ball, b-ball, etc.) to rent would be good.	12/11/2014 10:34 AM
e	A basketball court	12/11/2014 10:32 AM
4	Keep wide open spaces large	12/11/2014 10:18 AM
2	Fun :)	12/11/2014 10:17 AM
9	(:	12/11/2014 10:17 AM
7	Volleyball courts grass/sand	12/11/2014 10:16 AM
80	Thanks for asking	12/11/2014 10:14 AM
6	Needs to be parking closer to the Cancer Center at med school.	12/11/2014 10:12 AM
10	Awesome purpose!	12/11/2014 10:09 AM
11	As Honolulu continues to grow vertically it is vital to balance it by keeping it green horizontally!	12/11/2014 10:08 AM
12	Low impact activities that bring us together with healthy culturally appropriate events and sports.	12/11/2014 10:07 AM
13	I hope this becomes a reality. Great LOCATION VENUE.	12/11/2014 10:07 AM
14	Kaka'ako Park is a greatfamily location for Beach Volleyball facility.	12/11/2014 10:02 AM
15	The importance of occupying the youth in a constructive organized fashion will help groom the youth to be responsible criticens.	12/11/2014 10:01 AM
16	Get rid of the other "tents" in the area (homeless). The Kakaako Parks Peaks was a great family eventl Turned almosphere into a family, safe area. Volleyball was awesome!	12/11/2014 10:00 AM
17	Many weekends families spend time following sports activities. Let's create another area to accommodate families.	12/11/2014 9:57 AM
18	Grass for outdoor uses and indoor sports facilities	12/11/2014 9:56 AM
19	Volleyball will draw a great crowd and lots of kids	12/11/2014 9:55 AM
20	A mix of A/C/E	12/11/2014 9:47 AM
21	Indoor volleyball is important. It is hugely popular for the young people of Hawaii and not enough gym place currently for all the interest.	12/11/2014 9:40 AM
22	Programming is super important I support bringing infoordinating more concerts (local or touring acts) to draw people to the park. Parking is also a concern. Hopefully structure will be big enough.	12/11/2014 9:39 AM
23	Like the sand volleyball	12/11/2014 9:38 AM
24	Indoor and outdoor volleyball	12/11/2014 9:37 AM
25	Indoor and beach volleyball!	12/11/2014 9:33 AM
26	Combination of daytime active uses with nighttime uses allows for maximum potential benefit to various users. Coordinated effort with OHA will allow for cohesion and mutual benefit for both.	12/11/2014 9:31 AM
27	Light park at Kakaako	12/11/2014 9:31 AM

Q4 Source of Comment

Answered: 76 Skipped: 0



Allower Citizen	sasindsay
Open House 2 - 10/30/2014	2.63%
Open House 2 - 11/8/2014	26.32% 20
Parks Peek	71.05% 54
Total	92

Date		
S.	se.	
Other (please specify	There are no response	



Environmental Impact Statement (EIS) Scoping Meeting

HCDA will accept public comments on the issues you feel should be disclosed in the EIS.

Where: 547 Queen St Honolulu, HI 96813

When: April 16th, 2015 5:00 p.m.

For More information please contact:

Lindsey Doi

Compliance Assurance and Community Outreach Officer lindsey.doi@hcdaweb.org 808.594.0328

A copy of the EIS
Preparation Notice can
be found on
our website at
www.hcdaweb.org



KAKATAKO MAKAI PARZKS FIS SCOPING MEETING	MM: aural-1 principles include public Jackthas (to Italo St?) What do you made in derwis of "safety" conans? MM: est is basically a disclosure document Govt agencies -> state county or tested? Thurry for when sovernor will see Ests? Why dan't you have ce consultant? Work has been done by 8055T > olimate change of sea level rise will be induded in flue est summer? (toly fluf)
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SIGN-IN SHEET KAKA'AKO MAKAI ACTIVE USE FACILITIES MASTER PLAN KAKA'AKO WATERFRONT PARK | GATEWAY PARK | KEWALO BASIN PARK | EIS SCOPING MEETING APRIL 16, 2015

NAME	AFFILIATION/AGENCY	PHONE	E-MAIL
TOM MCLAUGHLIN	HCDA BORED / ALA MONNA KAKAAHO N. BOARD	294-3370	tjnda yhlino gnail. con
Bobbie Lau	Howard Hughes Corp.	791-2987	bobbie lau Chowardhughes. com
marko Migy/mua	7	321-1197	nishima maira@
Michelle Matson	CPAC	222- 3936	Ms Matson & hawaii - rr. com
STEVE SEOTT	tera Modus	ANJUST -	1
Jaclie Sott	J		
WAYNE TAKAMINE	CPAC	7944099	Daynetakamine Q
Shannon Ward	WAA		
Mule Hawasu	Collies	523-9792	nulie@ collies/pouzir.com

What issues of concerns should be addressed in the haka ako makai marks Active Use Facilities Master Plan Environmental Impact Statement?

Your comment card must be postmarked by April 22, 2015

KAKA'AKO WATERFRONT PARK | GATEWAY PARK | KEWALO BASIN PARK



What issues or concerns should be addressed in the Kaka'ako Makai Parks Active Use Facilities Master Plan Environmental Impact Statement?

KAKAAKO WATERFRONT PARK | GATEWAY PARK | K www.hcdaweb.org Your comment card must be postmarked by April 22, 2015

What issues or concerns should be addressed in the Kaka'ako Makai Parks Active Use Facilities Master Plan Environmental Impact Statement?

Economic y Public Safety Impact ("Safe Bree" comp. This is long overdue

Your comment card must be postmarked by April 22, 2015

KAKA'AKO WATERFRONT PARK | GATEWAY PARK | KEWALO BASIN PARK www.hcdaweb.org



SIGN-IN SHEET KAKA'AKO MAKAI ACTIVE USE FACILITIES MASTER PLAN KAKA'AKO WATERFRONT PARK | GATEWAY PARK | KEWALO BASIN PARK | Community Open House June 4, 2015

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RAW TAM	NHB#11	931-0030	rtan.nb11 anadusa

OPEN TO THE PUBLIC

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Hawai'i Community Development Authority

Community Outreach Officer Compliance Assurance and lindsey.doi@hcdaweb.org

For more information or questions

please contact: Lindsey Doi



Office: 808.594.0328 www.hcdaweb.org

http://kakaakomakaiparks.mindmixer.com

OMMUNITY OPEN HOUSE Planning Active Use Facilities for the Kaka'ako Makai Parks

the planning and revitalization of the You are invited to attend the third series of open house sessions for Kaka'ako Makai Parks.

The open house will focus on:

Saturday, June 13, 10:00a

Attend Either Session Thursday June 4, 5:30p

Honolulu, HI 96813

547 Queen Street

Where: HCDA Office

Alternative park concepts

Environmental Impact Statement process

loin Us Online!

Hawai'i Community Development Authority

SIGN-IN SHEET

KAKA'AKO MAKAI ACTIVE USE FACILITIES MASTER PLAN

KAKA'AKO WATERFRONT PARK | GATEWAY PARK | KEWALO BASIN PARK | Community Open House June 4, 2015

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		1.22	

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SIGN-IN SHEET KAKA'AKO MAKAI ACTIVE USE FACILITIES MASTER PLAN KAKA'AKO WATERFRONT PARK | GATEWAY PARK | KEWALO BASIN PARK | Community Open House June 4, 2015

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Lea Hong	The Trust for Public Land	524-8563	lea. hong @tpl.ong
16			
2			
n ; 200 - 190			



DRAFT OPEN HOUSE SERIES 3 MEETING RECORD

June 8, 2015 June 4, 2015 DATE W. FRANK BRANDT, FASLA THOMAS S. WITTEN, ASLA

DATE OF MEETING:

Deepak Neupane/HCDA SPEAKERS:

Russell Chung/PBR HAWAII & Associates Catie Cullison/PBR HAWAII & Associates Tom Schnell/PBR HAWAII & Associates Kristen Oleyte/PBR HAWAII & Associates PREPARED BY:

GRANT L'MURAKAMI, AICP

VINCENT SHIGEKUNI Vice-President

RUSSELL Y. J. CHUNG, FASLA Executive Vice-President

R.STAN DUNCAN, ASIA Executive Vice-President

Grace Zheng/PBR HAWAII & Associates

KAKA'AKO MAKAI PARKS OPEN HOUSE SERIES 3 SUBJECT:

The first of two, Series 3 Open House sessions focused on alternative park concepts and the Environmental Impact Statement process. Public attendees numbered 16 and five comment cards were collected. Deepak made opening remarks, introduced PBR HAWAII presenters and an HCDA video that provided potential park utilization concepts and opportunities for collaboration relative to the Master Plan effort.

KIMI MIKAMI YUEN, LEED'AP

SCOTT MURAKAMI, ASLA

SCOTT ALIKA ABRIGO

KEVIN K. NISHIKAWA, ASLA

RAYMOND T. HIGA, ASLA

TOM SCHNELL, AICP

- Following the video, Catie discussed the planning process being utilized, background for the project, and past efforts including the 2011 Master Plan.
- o She explained how current efforts are informed by previous community engagement of the past as well as two HCDA/PBR HAWAII convened Open House sessions and Park Peek event held in 2014.
- public input solicited during the 2014 Open House sessions Parks Peek event, an For the planning process, from August to December 2014 research was conducted, information was gathered, and ideas were generated. In addition to on-line tool (http://kakaakomakaiparks.mindmixer.com/) engaged more than 2,000 people. С

1001 Bakhop Street ASB Tower, Suite 650 Honololui, Hawari 96813-3484 Tel: (808) 521-5631 Fax: (808) 224-1402 Fax: (808) 224-1402

HONOLULU OFFICE

- Based on 2014 public input, reported that while the parks were valued for their views and location relative to urban areas, safety concerns were the primary reason the parks were underutilized. Further, prioritizing the guiding principles of the 2011 Master Plan was important and favorable park active uses included volleyball, regular programmed food/entertainment, and family friendly 0
- Russell spoke to alternative park concepts and notional layouts for parking, green space, art/water features, amphitheater, concession stand, community hale/pavilion, biergarten, and other areas for both active and passive activity use.

WAILUKU OFFICE 1787 Wile Pa Loop, Suite 4 Wailuku, Hawai'i 96793-1271 Tel: (808) 242-2878

101 Aupuni Street Hilo Lagoon Center, Suite 31 Hilo, Hawaii 96720-4262 Tel: (808) 961-3333 Fax: (808) 961-4989

HILO OFFICE

Emphasized the layouts were conceptual and not set in stone.

PLANNING . LANDSCAPE ARCHITECTURE : ENVIRONMENTAL STUDIES : ENTITLEMENTS | PERMITTING . GRAPHIC DESIGN

MEETING NOTES

KAKA'AKO MAKAI PARKS OPEN HOUSE SERIES 3 June 8, 2015

Ilustrate how the parks could be configured and modified based on public

- That parking configurations minimize intrusion on existing green space.
- o Acknowledged conceptual lay outs anticipate the City and County of Honolulu Bicycle program and rail development, as well as consider on-going planning relative to Ala Moana Beach Park and the Office of Hawaiian Affairs. 0
- Tom spoke to next steps in the process and how the feedback received today will inform the preparation of a Draft Environmental Impact Statement (DEIS).
- o Referenced the EIS Preparation Notice (EISPN) meeting held on April 16, 2015, in order to receive comments on setting up the DEIS scope.
- archaeological, acoustics, air quality, biological, cultural, transportation, noise impacts and preliminary engineering). Further that the EIS is not a permit, serving as the primary environmental document that discusses potential impacts Noted that the DEIS will be prepared in accordance with Hawai'i laws and rules, and mitigation measures and includes technical studies/analyses though rather a disclosure document
- anticipate having a 45-day public comment period. Public comments would be would make determination if modifications in the FEIS were sufficient to address Once a DEIS is completed it would be reviewed by HCDA and the public could considered in the Final EIS (FEIS) and changes would be highlighted, HCDA comments. Following HCDA review, the FEIS is presented for approval by the Governor, the accepting authority.

Public comments are summarized below and comment cards are attached.

- 1) Park Boundaries—Slide that shows 3D model of built-out Kaka'ako has the wrong park
- Clarification: Noted the boundaries for the slide were not accurate
- 2) Lei of Green-Connection between Ala Moana Beach Park and Kewalo Basin Park is a continuation of the Lei of Green; very important
- Clarification: Consider the connection "low hanging fruit" that just makes sense for the benefit of both parks and respective users.
- Other Planning Efforts—Given the City & County master planning of Ala Moana Park, are those being complimentary and reiterating the 2011 lei of green, especially if a connector is provided Clarification: Do not see concepts for Kaka'ako competing with Ala Moana planning, but rather efforts being considered and would they compete with what is proposed for Kaka'ako? linking both parks.
- EIS Process-Inquiries about if OHA will participate in the EIS process, when the public can comment on the EIS, when the DEIS will be released, what alternatives will be studied, and how to obtain EIS hardcopies. 4

KAKA'AKO MAKAI PARKS OPEN HOUSE SERIES 3 June 8, 2015 MEETING NOTES

Clarification:

- · It is likely that OHA will provide comments to this EIS, though OHA will have their own planning process for Kaka'ako parcels under their jurisdiction.
 - The public can provide input on the DEIS during 45 day comment period. There isn't a formal comment period on the FEIS before it's presented to HCDA and Governor
- Had hoped the DEIS would be released in July, though now expect release in the Fall.
- Currently it is too early to know what alternatives will be specifically studied, though several alternatives could be presented with a preferred alternative, or a programmatic DEIS could be done to consider a wider scale and scope.
- While the DEIS and FEIS will be available online on HCDA website, a hard copy can be requested
- park elsewhere and walk ½ mile or more. A few people don't think that more parking will be Parking—While an adequate amount and close proximity parking for vehicles are needed, parking for bicycles and access by disabled and elderly need to be considered. Not all park users will need parking on site as demonstrated by popular events like fireworks and lantern festival where people necessary in the future because of alternative transportation. The whole point of moving the parking structure and tucking it behind JABSOM in the 2011 Conceptual MP was to reduce surface parking and have more green open space. Pripheral parking is good, though soccer moms and surfers will need a drop off area or use of a trolley/circulator. Major concern over the number of surface parking lots, though keeping street parking and some surface parking is key. Can't really use the street parking along Ohe Street now because of the homeless. 2

Clarification:

- will inform parking requirements. We purposely sought to reconfigure parking and phase to Traffic studies and planning consideration relative to City and County bicycle and rail activities minimize disruption during phasing and maintain green spaces. Parking at grade level was purposely chosen as it's the most benign, connects to large turn around with drop off area and in the future parking demand decreases, it's the most economical should it be converted to park
- a balance is needed to determine parking use during day/night and weekday/weekends, as one can't always/only plan for highest peak use. Though
- disabled, and park users with equipment. Nothing precludes a circulator being used for park The conceptual design included a turn around that could accommodate needs of elderly,
- between the parks. Given growing role and location of planned rail stations a circulator could Transportation—It is important to consider a trolley circulator connection to the park and do a loop minimize need for additional parking. More people will be using alternative transportation, not just rail in the future.

Clarification: If someone rides the rail or bus, a park circulator could provide an alternative means to access the park. It would require integration to enable the different pieces to come together.

7) Playgrounds—Positive reactions to photos of playgrounds.

KAKA'AKO MAKAI PARKS OPEN HOUSE SERIES 3 MEETING NOTES June 8, 2015

Page 4 of 4

- 8) **Community Center**—Concern expressed at the location of the community center.
- Maui) and development of amphitheater comparable in size to Waikiki Shell enable more 9) Amphitheater-Recognition that artists/performers are foregoing O'ahu for larger venues (i.e. artists/performers to return to O'ahu. Noise from amphitheater is a concern (i.e. controlling noise level and accounting for winds carrying sound beyond immediate park), especially if located on Rocks." Concern about the design and visual impact of a stage structure along the waterfront waterfront. "Ugh" reaction to many photos shown of outdoor amphitheaters: "We're not in Red promenade (want as minimal as possible).
- Assessing noise levels would be addressed in the EIS. There is already an existing amphitheater and have a baseline of noise levels. The slide shows an amphitheater comparable in size to Waikiki Shell, though there are ways that design and location could mitigate noise impacts.
- Preference may be for designs that are adjustable or semi-permanent so that when not in use it does not obstruct views.
- 10) Commercialization—This Master Plan should not have large commercial uses. Mention that restaurants and bars would be located along waterfront, too much commercialization can clutter park and congest green space. Beyond the concession, can gauge using food trucks during lunch or specific times on a temporary, non-permanent basis to minimize congestion

- Only a concession and biergarten were presented not multiple restaurants. Financial analysis will be conducted to help determine if restaurant uses are feasible.
- These are ideas that are not set in stone and serve to present potential different uses and layouts. Ideas of concession and biergarten to generate revenue to reinvest into the park.

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Do you have comments to the plan components presented tonight? Please share them here.

MIG DARKING STRUCTURES MAKAN OF OLD MEHANI ST. . Grade-Level perpharal - but not m park open space

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Do you have comments to the plan components presented tonight? Please share them here.

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KAKA'AKO MAKAI ACTIVE USE FACILITIES MASTER PLAN

KAKA'AKO WATERFRONT PARK | GATEWAY PARK | KEWALO BASIN PARK | Community Open House

June 4, 2015

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NAME	AFFILIATION/AGENCY	PHONE	E-MAIL
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SIGN-IN SHEET KAKA'AKO MAKAI ACTIVE USE FACILITIES MASTER PLAN KAKA'AKO WATERFRONT PARK | GATEWAY PARK | KEWALO BASIN PARK | Community Open House June 4, 2015

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Poni Asku	Street Gninday	780-9288	poniestretandz. com
Matt Kodone	OHA	594-1822	matthewk @ oha.org
Roga Mari Nate	1617V	554-4694	hmanie kiticom naus@kiti. Com



DRAFT OPEN HOUSE SERIES 3 MEETING RECORD

June 15, 2015 DATE THOMAS S. WITTEN, ASLA President R.STANDUNCAN, ASLA Executive Vice-President

PRINCIPALS

June 13, 2015 DATE OF MEETING: RUSSELLY, CHUNG, FASIA, LEID'AP ID.C. Executive Vice-President

Russell Chung/PBR HAWAII & Associates Catie Cullison/PBR HAWAII & Associates Tom Schnell/PBR HAWAII & Associates SPEAKERS: Vice-President

Kristen Oleyte/PBR HAWAII & Associates GRANT T. MURAKAMI, AICP, LEED'AP BD. C. Vine. President

PREPARED BY: X, FRANK BRANDT, FASIA Justrman Emeritus

and the Environmental Impact Statement process. Public attendees numbered seven The second of two, Series 3 Open House sessions focused on alternative park concepts (including KITV affiliated reporter and cameraperson) and zero comment cards were collected. Oral comments focused on a pedestrian median and bridge, use of technology for park users to learn more about park and history of the area, receptivity to inform KAKA'AKO MAKAI PARKS OPEN HOUSE SERIES 3 food truck location. Tom made opening remarks, introduced PBR HAWAII presenters and an HCDA video that provided potential park utilization concepts and opportunities for collaboration relative to the Master Plan effort.

SCOTT ALIKA ABRIGO, LEED'APRDAC Managing Director - Kapolei KIMI MIKAMI YUEN, LEED'AP BD-C

RAYMOND T. HIGA, ASI.A Serior Associate

FOM SCHNELL, AICP

ASSOCIATES

COTT MURAKAMI, ASLA, LEDPAP

MCHENG DONG, LEED'AP

MARCSHIMATSU, ASUA Associate NATIF CULLISON, AICP

ROYTAKEMOTO Manuging Director - Hilo

- Following the video, Catie discussed the planning process being utilized. background for the project, and past efforts including the 2011 Master Plan.
- She explained how current efforts are informed by previous community engagement of the past as well as two HCDA/PBR HAWAII convened Open House sessions and Park Peek event held in 2014.
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NOLLILU OFFICE 11 Bishop Street, Suite 650 nolulu, Hawaii 96813-3484

Based on 2014 public input, reported that while the parks were valued for their views and location relative to urban areas, safety concerns were the primary of the 2011 Master Plan was important and favorable park active uses included reason the parks were underutilized. Further, prioritizing the guiding principles volleyball, regular programmed food/entertainment, and family friendly

KAPOLEI OFFICE

HILO OFFICE 1719 Haleloke Street Hilo, Hawaii 96720-1553 Tel/Cel. (808) 315-6878

PLANNING . LANDSCAPE ARCHITECTURE . ENVIRONMENTAL STUDIES . ENTITLEMENTS . PERMITTING . GRAPHIC DESIGN

MEETING NOTES

KAKA'AKO MAKAI PARKS OPEN HOUSE SERIES 3 June 15, 2015

- space, art/water features, amphitheater, concession stand, community hale/pavilion, Russell spoke to alternative park concepts and notional layouts for parking, green biergarten, and other areas for both active and passive activity use.
- Emphasized the layouts were conceptual and not set in stone. Slides illustrate how the parks could be configured and modified based on public prioritized
- That parking configurations minimize intrusion on existing green space.
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- archaeological, acoustics, air quality, biological, cultural, transportation, noise Noted that the DEIS will be prepared in accordance with Hawaii laws and rules, serving as the primary environmental document that discusses potential impacts and mitigation measures and includes technical studies/analyses (i.e. impacts and preliminary engineering). Further that the EIS is not a permit, though rather a disclosure document.
- anticipate having a 45-day public comment period. Public comments would be considered in the Final EIS (FEIS) and changes would be highlighted, HCDA would make determination if modifications in the FEIS were sufficient to address Once a DEIS is completed it would be reviewed by HCDA and the public could comments. Following HCDA review, the FEIS is presented for approval by the Governor, the accepting authority.

Public comments are summarized below.

- 1) Overall Plan—Multiple comments expressed overall positive response to plan and presentation by PBR HAWAII in really incorporating community input and reflecting in plan.
- Biergarten-Attendee disliked inclusion of biergarten, as opposed to other park users. A concern about trying to compete with anticipated new commercial ventures elsewhere in Kaka'ako Makai was raised.
- highlighted the importance of coordination with other Kaka'ako developers (named Kamehameha Coordination-Recognized PBR HAWAII does not have control of other parcels, though Schools, Howard Hughes Corporation, City & County, Office of Hawaiian Affairs) so the Parks don't create competing things.

Clarification: While there is a defined park scope and boundaries, planning is considering what Moana). Noted intent is not to create competing areas, though compliment and be mindful of other and in the future (i.e. City & County Bicycle Program, potential lei of green connector from Ala others are pursuing within the larger Kaka'ako area and how people are accessing parks presently on-going planning efforts.

MEETING NOTES KAKA'AKO MAKAI PARKS OPEN HOUSE SERIES 3 June 15, 2015 Page 3 of 4 4) Connectivity—Encouraged tie back to neighborhoods, as many vehicles park north of park (Cooke, Pi'tkoi, or Kamake'e St,) so connection to park is important. Identified Ala Moana Blvd. as physical divide to access parks and suggested widening of green space median (similar to whaf's in front of Ala Moana Shopping Center) to extend West in front of Kaka'ako parks, enabling pedestrians to cross safely and cross half-way at a time as needed. Emphasized this should be done sooner rather than later, as the area is further developed it is less likely to occur. Attendees suggested use of pedestrian bridge that could be designed to be a park feature/extension of the park that was not intrusive to surrounding environment instead of green median, though an attendee countered that one pedestrian bridge at Cooke Street is not enough, multiple bridges needed and focus should be at point of conflict at ground level via a median. Additional comments for a pedestrian bridge that could be part of the park experience.
The pedestrian bridge should be part of the park experience.

Clarification: Facilitating park access is important. Discussing green median and pedestrian bridge are good ideas to talk about, glad we had this discussion today.

- Establishing green median may require more than just modifying lanes on Ala Moana Blvd. Will
 require significant coordination with Hawai'i Department of Transportation, as it may impact
 flow of traffic on Pi'ikoi and respective parallel streets, as well as impact and alter access to
 Waikiki, which is a much larger issue. Attendee acknowledged a dedicated study would be
 required for green median and Hawaii DOT would need to be involved.
- Pedestrian bridge(s) could be designed to facilitate park access in a way that isn't overburdensome to neighboring roadways and draws people into park. One main bridge could be at Cooke St. though it wouldn't be only way to access the park. Good to consider feasibility of green median, though many people that jog/walk along paths, they'll likely continue on path with least interruptions.
- 5) Circulation—Widening of paths is visually important in connecting spaces. The area were boats are currently being serviced are separated from park paths, efforts that can promote circulation among boat area is desirable.

Clarification: Acknowledge access paths are important for circulation. Highlighted maintaining forward lei of green concept and importance of connecting Ala Moana Park to the Makai Kaka'ako Parks

6) Parking—Shouldn't shy away from having parking structure if it could result in less scattered parking and more green space. Behind the mounds, near UH Medical Center could serve as good place to locate multi-level lot with minimal impact on park views. Proposed purposely design for less vehicle parking so people use alternative transportation (walk, bike). The San Francisco Golden Gate Park is an example of scattered parking, enabling users to access specific portions of park. An attendee expressed concern about establishment of contiguous walk way system like High Line Park in New York as only considers views not the blight that remains under walkway.

Clarification: Parking locations are notional and sought to open up surface space for other things. Considering not just cars, though bicycle access given the City & County's plans and by having pedestrian path could encourage more to access the park by walking or cycling.

MEETING NOTES KAKA'AKO MAKAI PARKS OPEN HOUSE SERIES 3 June 15, 2015

Page 4 of 4

7) Food Trucks—Noticed design had only a scattering of areas for food. Would love to see more prominent design. Given experience with "eat-er-tainment" in the last five years, it brings community out and makes connections with commerce/supporting local. Should be more than just lunch wagon, should be an amplified, turned up part of park design. As OHA has frontage on Ohe St. HCDA could develop eateries like those in Bryant Park that don't take up park space through provide food near park.

Clarification: The design depicted where possible areas for food would be located. Would welcome opportunity to talk further with Street Gindz on past experiences and where food trucks could be located as doesn't look like parking could serve as event area.

8) Multi-Age Activities—Referenced St. Louis Children's museum as playing an important role in imagery/identity as it's a place where they up-cycle. The Museum has areas not just for young kids (like Discovery Center), though for multiple ages and varied activities where kids can learn and grow along with parents. Clarification—Seek to provide park activities that appeal to broad range of users of all ages. Value receiving feed-back on adventure area in park and family areas, so again park engages multiple ages (children to adult), in complimenting what area already offers for education/learning.

9) Technology—Liked idea of informational signage and suggested use of that infrastructure to implement technology. Could develop digital kiosk with IP for outdoor use, could use small screen (i.e. FM broadcaster) with a connection link code to activate smart devises about what's in the area, history/culture, or upcoming events as physically pass by beacons (used by Apple to communicate promotions with customers). Implementing technology was well received by attendees.

Clarification: Good suggestion for integrating technology to not just support navigating/wayfinding through park, though possibly include information about history, cultural significance of park area, events, or activities.

10) Revenue Generation—Having a vision for the park is good and wish list things are awesome. However, what about revenue generation? Revenue generators need to be aligned to service what the community wants and address \$1 million maintenance cost. Clarification: Good point, as plans need to consider ways to generate revenue to re-invest in park. The parks are an amenity and given neighboring residential developments could charge maintenance and association dues. HCDA staff noted that could be pursued though it may require legislation.

11) Amphitheater—Positive overall response to amphitheater.

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Appendix B: Feasibility Studies

Kakaako Makai Parks - Sports Comple	ex		
Financial Feasibility Analysis			
Development Criteria			
Land Area (estimated)	217,800	S.F.	217,800
FAR	1.0		1.0
Additional Bonus FAR	0.0		0.0
Maximum Buildable Area	217,800	S.F.	217,800
Projected Height Limit	0	S.F.	0
Projected Building Area	50,000	S.F.	50,000
Actual Building Size inclusive of parking	187,800	S.F.	187,800
Total Parking Stalls	459	stalls	459
Parking Stall Square Footage	300	S.F./stall	300
Total Parking Area Sports Complex	137,800	S.F.	137,800
Gross Building Area		S.F	50,000
Building Efficiency		0.1	100%
Net Rentable Area		S.F	50,000
Projected Stabilized Revenue (\$2016)*			
Court Rental			\$1,382,400
In-house Club League			108,000
Tournament Fees			144,000
Facility Rental - parties, events			18,000
Total Revenue			\$1,652,400
Estimated Operating Expenses	45.00/		0047.000
Purchases	15.0%		\$247,860
Wages Utilities	40.0% 10.0%		\$660,960 \$165,340
Ground Rent	10.0% 15.0%		\$165,240 \$247,860
Marketing	4.0%		\$66,096
Other	12.0%		\$198,288
Total Expenses	96.0%		\$1,586,304
Total Projected Annual NOI	4.0%		\$66,096
* Estimated revenue does not account for donations or	sponsorship fur	nds.	
Development Costs			
Hard Costs (\$2016)			
Site Preparation	\$14	psf land area	2,975,000
Site Utilities	\$5	•	1,150,000
Surface Parking	\$3,500	per stall	1,607,667
Building	ψ3,300	per stan	1,007,007
Core and Shell	\$172	psf building area	8,600,000
Workout Facilities	\$7	F	369,000
Indoor Courts	\$70		3,518,000
Locker Rooms	\$14	•	705,600
Admin Office	\$8	psf building area	402,000
	ΨΟ	por building area	
Total Hard Costs			\$19,327,267
Soft Costs (\$2016)			
Architect/Mechanical/Civil/StructuralEngineer	5.0%	hard costs	966,363
Construction Management		Allowance	3,070,000
Insurance		Allowance	240,000
Building Permits		Allowance	190,000
General Administrative		Allowance	200,000
Total Soft Costs			\$4,666,363
Subtotal			\$23,993,630
Contingency	5%	of Hard Costs	966,363
	5%	of Soft Costs	233,318
Total Construction Costs	5 0.		\$25,193,312
Developer Profit	5%	of Hard Costs	966,363
Total Development Costs			\$26,159,675

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Kakaako Makai Parks - Amphitheatre	e (3,000 seats	s)		
Financial Feasibility Analysis				
Development Criteria				
Land Area (estimated)	435,600	S.F.		435,60
FAR	1.0			1.0
Additional Bonus FAR	0.0			0.0
Maximum Buildable Area	435,600	S.F.		435,600
Projected Height Limit	0	S.F.		(
Projected Building Area	25,588	S.F.		25,58
Total Parking Stalls	600	stalls		600
Parking Stall Square Footage	300	S.F./stall		300
Total Parking Area	180,000	S.F.		180,000
Amphitetheatre				
Gross Building Area		S.F		25,588
Building Efficiency				100%
Net Rentable Area		S.F		25,588
Projected Stabilized Revenue (\$2016)				
	Attendance*			
Total Ticket and Concession Sales	431,500	\$5 per person	\$	1,726,000
Less: Promoter share		15%	\$	(258,900
Total Revenue			\$	1,467,100
Estimated Operating Expenses				
Purchases	33.0%		\$	484,143
Wages	18.0%		\$	264,078
Utilities	6.0%		\$	88,026
Ground Rent	9.0%		\$	132,039
Marketing	7.0%		\$	102,697
Other	<u>17.0%</u>		\$	249,407
Total Expenses	90%		\$	1,320,390
Total Projected Annual NOI	10%		\$	146,710
* Estimated attendance based on:			•	
	Events	<u>Attendees</u>		
High-Use Days (Thursday - Sunday)	154	424,000		
Low-Use Days (Monday - Wednesday)	<u>30</u>	<u>7,500</u>		
	184	431,500		

Development Costs			
Hard Costs (\$2016)			
Site Preparation	\$5	psf land area	\$ 2,000,000
Site Utilities	\$1	psf land area	\$ 600,000
Surface Parking	\$3,500	per stall	\$ 2,100,000
Building (5,000 sf)	\$479	psf building area	\$ 2,394,000
Seating & Canopy (3,000 seats/20,588 sf)	\$329	psf building area	\$ 6,772,000
Total Hard Costs			\$ 13,866,000
Soft Costs (\$2016)			
Architect/Mechanical/Civil/StructuralEngineer	5.0%	hard costs	\$ 693,300
Construction Management		Allowance	\$ 2,280,000
Insurance		Allowance	\$ 170,000
Building Permits		Allowance	\$ 130,000
General Administrative		Allowance	\$ 100,000
Total Soft Costs			\$ 3,373,300
Subtotal			\$ 17,239,300
Contingency	5%	of Hard Costs	\$ 693,300
	5%	of Soft Costs	\$ 168,665
Total Construction Costs			\$ 18,101,265
Developer Profit	5%	of Hard Costs	\$ 693,300
Total Development Costs			\$ 18,794,565

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Kakaako Makai Parks - Beer G	arden		
Financial Feasibilty Analysis			
Development Criteria			
Land Area (estimated)	8,000	S.F.	8,000
FAR	1.0		1.0
Additional Bonus FAR	0.0		0.0
Maximum Buildable Area	8,000	S.F.	8,000
Projected Height Limit	0	S.F.	0
Projected Building Area	3,200	S.F.	3,200
Total Parking Stalls	15	stalls	15
Parking Stall Square Footage	300	S.F./stall	300
Total Parking Area	4,500	S.F.	4,500
Beer Garden			
Gross Building Area		S.F	3,200
Building Efficiency			100%
Net Rentable Area		S.F	3,000
Projected Stabilized Revenue (\$2016)			
Est. Sales (11am - 7 pm)	\$726	per sf	\$ 2,178,000
Estimated Operating Expenses			
Building Op. Exp.	\$1.40	per sf/month	\$ 50,400
cogs	60.0%	of revenue	\$ 1,306,800
Wages	25.0%	of revenue	\$ 544,500
Ground Rent	7.0%	of revenue	\$ 152,460
Marketing	1.0%	of revenue	\$ 21,780
Total E	xpenses		\$ 2,075,940
Total Projected Annual NOI	4.7%	of revenue	\$ 102,060

Development Costs				
Hard Costs (\$2016)				
Site Preparation	\$10	psf land area	\$	80,000
Surface Parking	\$3,500	per stall	\$	52,500
Building	\$250	psf building area	\$	800,000
Total Hard Costs			\$	932,500
Soft Costs (\$2016)				
Architect/Mechanical/Civil/StructuralEngineer	8.0%	hard costs	\$	74,600
Development Management	1.0%	Allowance	\$	9,325
Insurance	1.0%	Allowance	\$	9,325
Building Permits		Allowance	\$	8,266
General Administrative		Allowance	\$	10,000
Tenant Improvement Allowance (Retail Space)	\$50	psf	\$	160,000
Total Soft Costs			\$	280,841
Financing				
Loan Costs				
Construction Loan	60.0%	total cons costs		728,005
Interest (50% average loan balance over 16 months)	5.00%			24,267
Lender Fees	1.00%	points		7,280
Total Financing Costs				\$31,547
Subtotal			\$	1,244,888
Contingency	5%	of Hard Costs	\$	46,625
Total Construction Costs	5%	of Soft Costs	\$	14,042
Total Construction Costs Developer Profit	5%	of Hard Costs	\$	1,305,555 46,625
Total Development Costs	J /0	oi rialu Cosis	\$	1,352,180
Total Development 003t3			Ψ	1,552,100

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Kakaako Makai Parks - Food Trucks							
Financial Feasibilty Analysis							
Development Criteria							
Land Area (estimated)	10,000	S.F.		10,000			
FAR	1.0			1.0			
Additional Bonus FAR	0.0			0.0			
Maximum Buildable Area	10,000	S.F.		10,000			
Projected Height Limit	0	S.F.		0			
Projected Building Area	0	S.F.		0			
Total Parking Stalls	10	stalls		10			
Parking Stall Square Footage	300	S.F./stall		300			
Total Parking Area	3,000	S.F.		3,000			
Food Truck							
Projected Stabilized Revenue (\$2016)							
Site fees and percentage rent (10 trucks)	\$3,000	per truck/month	\$	360,000			
	*-,	1	'	,			
Estimated Operating Expenses							
Site Op. Exp.	\$0.40	per sf/month	\$	48,000			
Ground Rent	\$0.70	per sf/month	\$	84,000			
Wages	40.0%	of revenue	\$	144,000			
Marketing	3.0%	of revenue	\$	10,800			
Total Expens	\$	286,800					
Total Projected Annual NOI	20.3%	of revenue	\$	73,200			

Development Costs			
Hard Costs (\$2016)			
Site Preparation/Grading	\$15	psf land area	\$ 150,000
Total Hard Costs			\$ 150,000
Soft Costs (\$2016)			
Architect/Mechanical/Civil/StructuralEngineer	5.0%	hard costs	\$ 7,500
Development Management	1.0%	Allowance	\$ 1,500
Insurance	1.0%	Allowance	\$ 1,500
Building Permits		Allowance	\$ 2,400
General Administrative		Allowance	\$ 5,000
Total Soft Costs			\$ 19,400
Subtotal			\$ 169,400
Contingency	5%	of Hard Costs	\$ 7,500
	5%	of Soft Costs	\$ 970
Total Construction Costs			\$ 177,870
Total Development Costs			\$ 177,870

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KAKAAKO MAKAI PARKS

Demand and Feasibility Analysis Sports Complexes 12/16/15

Prepared for PBR Hawaii

Prepared by Colliers International Hawaii

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INTRODUCTION



Introduction

The Hawaii Community Development Authority ("HCDA") engaged land planning firm, PBR HAWAII & Associates, Inc. to create a master plan for parks in the Makai Area of the Kakaako Community Development District ("Kakaako Makai Parks"). As part of this planning effort, feedback was garnered from stakeholders to identify potential commercial business concepts that would be supported by park users. Colliers was hired to explore these concepts for their market viability.

One of these concepts is a recreational sports complex. There are only a handful of these facilities on the island. Colliers will explore national and local industry trends, identify comparable local and national facilities, and determine the consumer support for a sports complex at Kakaako Makai Parks.

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RECREATIONAL SPORTS FACILITIES MARKET OVERVIEW



Amateur Sports and Recreational Facilities

There are two basic objectives under which the development of community and amateur sports and recreational facilities can be considered. The Local Model and the Sports Tourism Model. These are described below.

Local Model

The local model serves as a community asset providing sports, recreation, youth development, and educational services. In order to accomplish this goal, it is encouraged that the facilities develop their own program options and partnerships with existing community organizations such as Parks & Recreation, existing program providers, and coaches. By creating partnerships with groups and people who have the ability to bring existing teams/user groups to each location, the facility will immediately host multiple activities and serve a wide range of community pursuits.

During peak hours (after school/work and on the weekends), a local model indoor facility could offer indoor instructional clinics, leagues, tournaments, classes, and other programs for the following activities:

- Basketball
- Volleyball
- Court Events
- Court Rentals
- Wrestling
- Cheerleading
- Fitness & Training
- Party/Banquet Rentals



Sports Tourism Model

The goal of a sports tourism model is to attract teams, players, and spectators to the market to generate revenue for the facility and to create economic impact through direct spending in the community. Within the sports tourism model, there are two primary ways of developing tournaments: creating in-house tournaments and outsourcing tournaments to existing organizers/rights holders.

In-house tournaments require a significant amount of time, energy, and human resources to develop and execute. This type of event requires the facility to market the event, register teams, secure hotels, train staff, hire officials, manage play, etc. As such, significant revenue can be generated but the cost of doing business is high. Additionally, tournaments typically take multiple years to grow, so first-year (and often second-year) events are small, marginally profitable, and create a minimal economic impact.

Outsourced tournaments require much less work on the part of the facility because inventory is rented to a tournament provider who is in charge of securing teams and running the event. Outsourced tournaments often provide significantly greater economic impact in the early years of operation because they are established and grown at other facilities in prior years, so there are more teams in attendance. However, the amount of money the facility can generate on an outsourced tournament is limited because team registration fees always go to the rights holder and other revenue streams (e.g. hotel rebates, gate fees, etc.) are often collected by the rights holder as well.

In order to achieve the ideal balance of revenue generation for each facility and direct spending in the community, a facility at the Kakaako Makai Parks should strive for a mix of in-house tournaments and outsourced tournaments.

While there is potential to draw out-of-state tournaments to a suitable facility in Honolulu, this report will focus primarily on the local use aspect of demand.

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RECREATIONAL SPORTS FACILITIES MARKET OVERVIEW



National Facilities

There are only a handful of purpose-built sports recreational gym facilities on Oahu. To gain a better understanding of these types of facilities, we have researched various sports complexes on the mainland.

Greensboro Sportsplex

Location: Greensboro, North Carolina

Owned/Operated by: City of Greensboro Parks and Recreation Dept

Size: 106,000 square feet

Year Built: 2002 MSA Population: 732,801

Attendance: Approx. 135,000/yr

Facilities: 8 full-length basketball/volleyball courts

4 indoor soccer fields Inline roller hockey rink

Fitness center

Tournaments hosted/yr: 45 basketball/12 to 15 volleyball hosted

annually with an estimated 75 teams and 700 spectators per event for basketball and 35 and

2,500 (for volleyball).

Fees: Daily usage \$5 - \$6

Court Rental \$60 - \$90/hour





Okun Fieldhouse

Location: Shawnee, Kansas

Owned/Operated by: Johnson County Parks and Recreation Dept

Size: 56,500 square feet

Year Built: 1999 MSA population: 544,179 Attendance (2014): 83,639

Facilities: 4 full-length basketball courts

8 volleyball courts

Tournaments: 10 basketball/12 volleyball hosted annually

with an estimated 30 teams and 700 spectators per event. Estimated 50,000 tournament participants/yr

Fees: Court Rental \$60 - \$90/hr



Plano Sports Authority

Location: Plano, Texas

Owned/Operated by: Plano Sports Authority

Size: 143,000 sf PSA1/95,000 sf PSA2

Year Built: 2002/2008 MSA Population: 885,241

Attendance: Serves 60,000 youths in area Facilities: 22 basketball/volleyball courts

Multi-purpose turf area

Full-service cafe

Tournaments: 20 basketball hosted annually with an estimated 80 to

100 teams and 1,200 spectators per event.

Fees: Court Rental \$50/hr



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RECREATIONAL SPORTS FACILITIES MARKET OVERVIEW



Local Recreational Sports Facility Inventory

The inventory of indoor recreational sports facilities for public use is largely made up of school gym, city parks and community center facilities. The majority of these are limited in size and court offerings and are most-often used to support practices and in-season games. There is very limited ability with the existing inventory, to efficiently host a sizable indoor tournament for sports such as volleyball or basketball.

A review of Oahu's park facilities shows a total of 132 parks with basketball courts and 121 parks with volleyball courts. Colliers reviewed the websites of the more than 40 volleyball clubs to determine which school and park and recreation locations were used. As shown in the table to the right, there are approximately 33 facilities that are regularly used for volleyball club play. Furthermore, there are only 4 sand volleyball courts on the island. Most of these venues only have room for one court.

OAHU PARKS - SPORTS FACILITIES

	Number of Parks
Sport	with this Use
Baseball/Softball	107
Football	24
Basketball	132
Volleyball	121
Soccer	42
Tennis	49

Public Facilities for Volleyball Courts (Club Use)

Schools

Aiea High School Farrington High School Hawaiian Mission Academy Holy Nativity

Hongwanji Mission School

Kaimuki High School Kaiser High School Kameheha Kekuhaupio Gym

La Pietra School McKinley High School Mid Pac

Moanalua High School Pearl City High School

St. Andrews St. Mark's Star of the Sea

Parks & Recreation

Ala Moana Beach Park
Booth District Park
Halawa District Park
Kaimuki Community Park
Kalakaua District Park
Kalihi Valley District Park
Koko Head Neighborhood Park
Lanakila District Park
Manoa Valley District Park
Nuuanu Valley Park
Palolo Valley District Park
Salt Lake District Park

<u>Other</u>

Palama Settlement

Community Church of Honolulu

Coast Guard Gym

Susannah Wesley Community

Center

Source: Volleyball club websites and discussions with club representatives.

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There are only a handful of purpose-built recreational sports facilities on the island. The University of Hawaii ("UH") Warrior Recreation Center in Mānoa and the Salvation Army Kroc Center in Kapolei are recently built multi-purpose gym facilities that are available for public use via membership or day passes. The UH facility is for students, faculty/staff and school affiliate use only.

OAHU RECREATIONAL INDOOR SI					
	The Salvation Army Kroc Center Hawaii	University of Hawaii Warrior Recreation Center	Palama Settlement	DOE School Facilities	Parks
		AND THE SECOND SECOND			
Location	Kapolei	UH Mānoa campus	Kalihi	various	various
Year Opened	2012	2014	1982		
Total Complex Size (sf)	27,087	66,000			
Total Cost	\$133 million				
Gym Facilities					
	4,700sf NCAA regulation sized court	3 floors	3 volleyball courts		
	Basketball, Volleyball, Indoor Hockey, etc.	Indoor running track	3 basketball courts		
	6 hanging basketball hoops	2 full basketball courts/3 volleyball courts			
	48-bed dormitory	Rock climbing walls			
Gym Usage Rates					
Who can use it	General public	UH students, faculty, staff, alumni, associates	General public	General Public	General Public
Hourly			\$35 to \$115	\$76 to \$96 (1)	\$15
Daily	\$12 to \$16	\$5 to \$10	n/a	\$516 to \$860 (1)	
Membership (individual)	\$39 to \$59/month	\$25 to \$30/month	n/a	n/a	n/a
(1) Includes utility and custodial charges. Source: On-line research and discussion:	s with facility representatives.				8

RECREATIONAL SPORTS FACILITIES MARKET OVERVIEW



Fitness Centers

Additional competition to a sports facility at the Kakaako Makai Parks would be the various fitness centers located in the area.

- 24-Hour Fitness 1000 Bishop St
- 24-Hour Fitness Kapiolani
- UFC Gym Kakaako 805 Pohukaina St
- Crossfit Oahu Reed Street
- Orangetheory (Kakaako) 660 Ala Moana Blvd (under construction)
- Clark Hatch Fitness 745 Fort Street Mall
- Honolulu Fitness Center 1146 Fort Street Mall
- Honolulu Club 932 Ward Ave, 7th Floor
- Volcanic Climbing & Fitness 1212 Punahou Street

The physical and operational characteristics of the existing inventory are considered together with an assessment of the characteristics of the trade area and interviews with representatives of local recreational sports organizations to estimate demand.

Planned Inventory

In general, the majority of the existing inventory is older and limited in the amount of indoor space/courts that can be provided at one time. According to discussions with volleyball club representatives, the current inventory is sufficient but the demand is there for higher quality/state-of-art facilities, as well as multi-court spaces to hold tournaments.



The Center for Volleyball Excellence ("COVE")

There are plans by a private entity to develop a facility at Kakaako Makai Parks that is geared toward the volleyball community. The COVE is being spearheaded by Kevin Wong, a beach volleyball Olympian and former UCLA All-American and also involves several well-known business and community leaders.

COVE is being described as a "community center in the heart of Kakaako that brings families back to an area that has been neglected, [and as] a safe harbor for children in their quest for excellence in sports and excellence in life." The plan involves working with the Hawaii Tourism Authority, the NCAA and U.S.A. Volleyball in conjunction with holding events at COVE. Some of the planned events include a high school championship, a Pacific-Rim championship, a beach festival and even an NCAA championship.

Initial plans call for outdoor space for 6 sand volleyball courts and an approximately 50,000 square foot multi-purpose gym that could house 10 to 12 indoor volleyball courts. This facility would likely fill the void in the market for spaces to host large tournaments. Other indoor sports such as basketball, wrestling, cheerleading, martial arts, and so on, as well as non-sport community groups could also make use of the multi-purpose gym. Furthermore, the outdoor space could be used to accommodate concerts and other outdoor events besides volleyball. Peak weekend attendance is anticipated at 3,000 to 4,000 spectators/players. Per our discussion with them, their business plan does project enough revenue to be profitable.

COVE hopes to have an environmental impact statement completed early next year with groundbreaking aimed for sometime in 2016. The development costs for this facility are estimated at about \$22 million.



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TRADE AREA ANALYSIS



Trade Area Overview

When assessing the appropriate trade area that demand for a sports complex would be generated from, we looked at the following area characteristics:

- •Transportation Access/Drive-time
- Population
- Age

Transportation Access/Drive-time

Transportation access to and from the site is key in terms of drawing local participation and interest from mainland tournament organizers and attendees.

Demographics were pulled for 15-minute and 30-minute drive time categories. As shown on the map, a 30-minute drive time covers the majority of the island except the North Shore and West Oahu past Kapolei. We can assume that drive-times for some parts of this area are likely to extend into the 30 to 45-minute or longer range depending on traffic. Large sports tournaments and events would likely draw from the entire island.

The 15-minute drive time area covers all of Urban Honolulu and extends into parts of East Oahu, Windward Oahu, and Leeward Oahu. Residents in these areas would likely participate in tournaments as well as daily/weekly team or open play.



Source: Sites USA

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TRADE AREA ANALYSIS



Demographics

We identified the Primary Trade Area for as being within a 15-minute drive time of the Kakaako Makai Parks site. While the 30-minute drive time category covered most of the island, we felt that residents would travel from all parts of the island to attend sports tournaments or special events at a new sports complex. Therefore, we assumed the rest of the island was the Secondary Trade Area.

Population

There are an estimated 454,685 residents within a 15-minute drive from the Kakaako Makai Parks site. In addition, there are more than 2,000 new condo units under construction with an additional 2,200+ planned for this trade area. The remaining island population is estimated at 534,137 residents.

DEMOGRAPHICS (2015)		
	Primary Trade Area (15-minute Drive Time)	Secondary Trade Area (Remaining areas of the island)
Population		
Estimated Population (2015)	454,685	534,137
Projected Population (2020)	480,579	563,170
Projected Annual Change (2015-2020)	1.1%	1.1%
Historical Annual Change (2000-2015)	0.5%	0.9%
Households		
Estimated Households (2015)	167,658	157,114
Projected Households (2020)	175,142	163,498
Projected Annual Change (2015-2020)	0.9%	0.9%
Historical Annual Change (2000-2015)	0.6%	0.9%
Average Household Size	3.2	2.9
Age		
Median Age	38.7	37.6
Average Household Income		
Estimated Average Household Income (2015)	\$95,325	\$91,609
Projected Average Household Income (2020)	\$101,174	\$97,065
Projected Annual Change (2015-2020)	1.2%	1.2%
Historical Annual Change (2000-2015)	2.6%	2.7%
Source: Sites USA		

⁽¹⁾ Average HH Size, Median Age, and Average HH Income data are for entire island of Oahu.

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TRADE AREA ANALYSIS



Age

Another demographic characteristic that is important to the overall viability of a sports complex is the age of the local population. Sports participation trends can vary greatly by age and the type of sport. As a result, the age distribution of the trade areas will impact the type and amount of utilization at the subject site.

The median age for the primary market is 38.7 and 37.6 years old for the primary and secondary trade areas, respectively. The primary market area has a lower proportion of youths (age 7 to 17) than the national average, while the secondary market has slightly higher proportion. For residents age 18 to 34 years, The remaining age categories (35 years and older) have a slightly higher proportion (56% vs 54%) than the national average. The secondary market proportions are similar to the national averages.

To ensure that the facility offers an amenity for the community as a whole, a mix of youth and adult programming should be offered.

Total Age Distribution (2015)							
	Primary Total 1		Secondary Island o		U.S.		
Total Population	454,	685	534,	137	318,892,103		
Median Age	38	.7	37	.6	37.7		
Age Group	Residents	% of total	Residents	% of total	% of total		
Age Under 7 Years	37,130	8%	58,348	11%	9%		
Age 7 to 11 Years	16,231	4%	25,489	5%	6%		
Age 12 to 17 Years	29,745	7%	44,729	8%	8%		
Age 18 to 24 Years	44,709	10%	60,290	11%	10%		
Age 25 to 34 Years	70,126	15%	82,422	15%	13%		
Age 35 to 44 Years	57,261	13%	67,997	13%	13%		
Age 45 to 54 Years	56,830	12%	64,571	12%	14%		
Age 55 to 64 Years	56,718	12%	58,283	11%	13%		
Age 65 to 74 Years	42,099	9%	41,933	8%	8%		
Age 75+ Years	43,837	10%	30,079	6%	6%		
Total	454,685	100%	534,140	100%	100%		

Source: Sites USA demographic data

DEMAND ANALYSIS



The purpose of this section is to estimate the utilization levels that could be achieved for a sports facility at Kakaako Makai Parks. A variety of information sources have been used to gauge potential demand, including:

- A review of industry trends and sports participation levels
- Interviews with local sports organizations
- Review of historical utilization levels at comparable/competitive facilities

Sports Participation Trend Data

As an initial step in estimating demand, it is helpful to understand the approximate number of sports participants residing within the trade area. The Sports Business Research Network (SBRnet) compiles trend data on nationwide participation levels for a number of sports and recreational activities. Colliers estimated the number of participants for volleyball and basketball as these sports can utilize the same gym floor space.

Primary Market Area ⁽¹⁾ - Estimated Participants by Age									
7-11	12-17	18-24	25-34	35-44	45-54	55-64	65-74	75+	TOTAL
16,231	29,745	44,709	70,126	57,261	56,830	56,718	42,099	43,837	417,555
4.70%	10.60%	5.20%	3.90%	2.20%	1.90%	1.00%	0.40%	0.20%	30.10%
763	3,153	2,325	2,735	1,260	1,080	567	168	88	12,138
21.10%	21.00%	13.80%	9.60%	5.50%	4.40%	1.90%	0.50%	0.00%	77.80%
3,425	6,246	6,170	6,732	3,149	2,501	1,078	210	0	29,511
4,187 10.05%	9,399 22.57%	8,495 20.40%	9,467 22.73%	4,409 10.59%	3,580 8.60%	1,645 3.95%	379 0.91%	88 0.21%	41,649
	7-11 16,231 4.70% 763 21.10% 3,425 4,187	7-11 12-17 16,231 29,745 4.70% 10.60% 763 3,153 21.10% 21.00% 3,425 6,246 4,187 9,399 10.05% 22.57% drive of site	7-11 12-17 18-24 16,231 29,745 44,709 4.70% 10.60% 5.20% 763 3,153 2,325 21.10% 21.00% 13.80% 3,425 6,246 6,170 4,187 9,399 8,495 10.05% 22.57% 20.40% drive of site	7-11 12-17 18-24 25-34 16,231 29,745 44,709 70,126 4.70% 10.60% 5.20% 3.90% 763 3,153 2,325 2,735 21.10% 21.00% 13.80% 9.60% 3,425 6,246 6,170 6,732 4,187 9,399 8,495 9,467 10.05% 22.57% 20.40% 22.73% drive of site	7-11 12-17 18-24 25-34 35-44 16,231 29,745 44,709 70,126 57,261 4.70% 10.60% 5.20% 3.90% 2.20% 763 3,153 2,325 2,735 1,260 21.10% 21.00% 13.80% 9.60% 5.50% 3,425 6,246 6,170 6,732 3,149 4,187 9,399 8,495 9,467 4,409 10.05% 22.57% 20.40% 22.73% 10.59% drive of site	7-11 12-17 18-24 25-34 35-44 45-54 16,231 29,745 44,709 70,126 57,261 56,830 4.70% 10.60% 5.20% 3.90% 2.20% 1.90% 763 3,153 2,325 2,735 1,260 1,080 21.10% 21.00% 13.80% 9.60% 5.50% 4.40% 3,425 6,246 6,170 6,732 3,149 2,501 4,187 9,399 8,495 9,467 4,409 3,580 10.05% 22.57% 20.40% 22.73% 10.59% 8.60%	7-11 12-17 18-24 25-34 35-44 45-54 55-64 16,231 29,745 44,709 70,126 57,261 56,830 56,718 4.70% 10.60% 5.20% 3.90% 2.20% 1.90% 1.00% 763 3,153 2,325 2,735 1,260 1,080 567 21.10% 21.00% 13.80% 9.60% 5.50% 4.40% 1.90% 3,425 6,246 6,170 6,732 3,149 2,501 1,078 4,187 9,399 8,495 9,467 4,409 3,580 1,645 10.05% 22.57% 20.40% 22.73% 10.59% 8.60% 3.95%	7-11 12-17 18-24 25-34 35-44 45-54 55-64 65-74 16,231 29,745 44,709 70,126 57,261 56,830 56,718 42,099 4.70% 10.60% 5.20% 3.90% 2.20% 1.90% 1.00% 0.40% 763 3,153 2,325 2,735 1,260 1,080 567 168 21.10% 21.00% 13.80% 9.60% 5.50% 4.40% 1.90% 0.50% 3,425 6,246 6,170 6,732 3,149 2,501 1,078 210 4,187 9,399 8,495 9,467 4,409 3,580 1,645 379 10.05% 22.57% 20.40% 22.73% 10.59% 8.60% 3.95% 0.91%	7-11 12-17 18-24 25-34 35-44 45-54 55-64 65-74 75+ 16,231 29,745 44,709 70,126 57,261 56,830 56,718 42,099 43,837 4.70% 10.60% 5.20% 3.90% 2.20% 1.90% 1.00% 0.40% 0.20% 763 3,153 2,325 2,735 1,260 1,080 567 168 88 21.10% 21.00% 13.80% 9.60% 5.50% 4.40% 1.90% 0.50% 0.00% 3,425 6,246 6,170 6,732 3,149 2,501 1,078 210 0 4,187 9,399 8,495 9,467 4,409 3,580 1,645 379 88 10.05% 22.57% 20.40% 22.73% 10.59% 8.60% 3.95% 0.91% 0.21%

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DEMAND ANALYSIS



Based on these national ratios, there are an estimated 12,138 potential volleyball participants and 29,511 basketball participants within a 15-minute drive of the site (primary market). The secondary market (the rest of the island) adds an additional 15,822 and 38,902 participants, respectively. Youths (age 7 to 17) and adults in the 18 to 34 years old age category capture the highest proportions of potential sports participants. Based on these findings, the programming for a new sports recreational facility should target both youths and adults.

Secondary Market Area ⁽¹⁾ - Estimated Participants by Age										
Age Range (years)	7-11	12-17	18-24	25-34	35-44	45-54	55-64	65-74	75+	TOTAL
Population	25,489	44,729	60,290	82,422	67,997	64,571	58,283	41,933	30,078	475,791
Volleyball Participation as % of	4.70%	10.60%	5.20%	3.90%	2.20%	1.90%	1.00%	0.40%	0.20%	30.10%
Population (2)										
Estimated Participants	1,198	4,741	3,135	3,214	1,496	1,227	583	168	60	15,822
Basketball Participation as % of	21.10%	21.00%	13.80%	9.60%	5.50%	4.40%	1.90%	0.50%	0.00%	77.80%
Population (2)										
Estimated Participants	5,378	9,393	8,320	7,913	3,740	2,841	1,107	210	0	38,902
Total Sports Complex Participants	6,576	14,134	11,455	11,127	5,236	4,068	1,690	377	60	54,724
	12.02%	25.83%	20.93%	20.33%	9.57%	7.43%	3.09%	0.69%	0.11%	
(1) Secondary market area is the rest of the	island outside	of the prim	ary market.							
(2) 2015 national percentages provided by	SBRnet									

DEMAND ANALYSIS



Population Demand Model

Since a volleyball facility is being proposed for Kakaako Makai Parks, Colliers examined the demand for volleyball courts using a national benchmark. According to the National Park and Recreation Association park and recreation standards and guidelines, there should be 1 volleyball court per 5,000 residents. Based on this ratio and the trade area population for residents of sports playing ages (7 to 75+ years old), there is demand for 84 volleyball courts. If we assume that the existing trade area park and other facilities with volleyball facilities have one court each, there would be a surplus of 12 courts.

While it appears that there is an adequate amount of courts to meet this demand, the quality and size of the facilities may not be sufficient to support the needs of the volleyball community.

VOLLEYBALL COURT DEMAND	
Trade Area Population (Primary Market)	417,555
Volleyball Courts Demand (1 per 5,000 residents)	84
Trade Area Parks with Volleyball Use	63
Other Facilities (school gyms and community centers)	<u>33</u>
Shortage/(Surplus)	(12)

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DEMAND ANALYSIS



Volleyball Club Demand

Colliers conducted interviews with representatives of the USA Volleyball (USAV) Aloha Region to assess their potential interest in utilizing a new facility for their events and activities. The Aloha Region consists of over 40 clubs and over 100 teams. Tournaments are scheduled every weekend from January through April. These representatives expressed a lot of interest in a new, higher quality, multi-court facility.

The following is a summary of the key findings of these interviews:

- There is a lack of quality facilities
- There is a lack of multi-court facilities to host regional/interisland and larger local tournaments. The few that are available are difficult to schedule.
- •There are only a handful of sand volleyball courts. This lack of inventory has hindered the growth of this sport.
- Usage would depend on the fees charged. Tournament fees charged to teams are often not enough to cover the court rental costs.

Key Findings:

- Over 1,000 volleyball club players on Oahu
- Estimated 20 to 25 tournaments per year
- Weekend tournaments with 2 to 3 courts typically draw about 80 players per day
- Mainland facilities with 8 to 10 volleyball courts:
 - Host an average of 10 to 15 tournaments per year with 35 to 40 teams.
 - Average attendance is 500 to 750 spectators per tournament in addition to 300 to 500 players.

FINANCIAL BENCHMARKS



Financial Performance

Colliers performed a high level review of the financial performance of comparable mainland sports recreational facilities, as well as local facilities. The findings below should serve as general benchmarks for a more detailed feasibility analysis.

- Revenue streams from the following activities:
 - In-house sports club fees
 - Memberships
 - Group events/party space rentals
 - · Court rentals
 - Tournaments
 - · Food & Beverage
 - Government owned/operated facilities had break-even operations or the need for some subsidies. Benchmark facility operating income (EBIDTA) ratios for privately-owned facilities average 15% to 25% of stabilized revenues.
- · Local volleyball court hourly rental rates range from \$15 (city park facility) to \$115 (community center)
- Local volleyball tournament fees range from \$75 to \$100 per team
- Court rental rates for comparable mainland facilities range from \$60 to \$100+ per hour

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RECOMMENDATIONS



Summary

A recreational sports complex is a relatively new concept in urban Honolulu. While the UH Warrior Center and the Kroc Center in Kapolei have comparable multi-purpose gyms, public usage is limited by membership. And while the existing inventory of indoor courts is sufficient to meet demand based on national per capita benchmarks, the volleyball community has expressed a strong desire and need for a larger and higher quality multi-court facilities. Thus, we can qualitatively determine that there is a need for a multi-court facility.

A review of facilities in similar sized metropolitan areas indicates that a 10+ court facility could be the right size to serve the community. Based on existing club demand alone, a proposed facility can likely attract 10 to 15 local tournaments which is similar to what comparable mainland facilities host. The plans of the proposed COVE development also suggest hosting regional and even national tournaments. Furthermore, a multi-use gym facility could also be used for non-sport community activities such as group events, festivals, pop up markets, and small concerts.

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. A privately-developed and operated facility would alleviate the risk and financial burden for the HCDA.

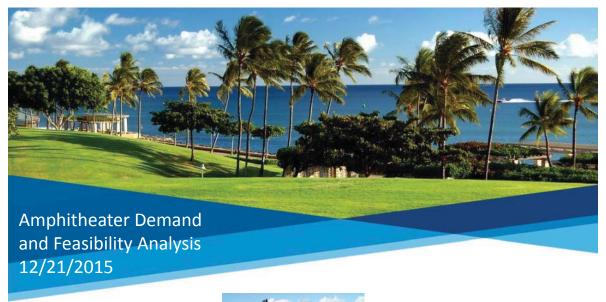




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Introduction



Introduction

The Hawaii Community Development Authority ("HCDA") engaged land planning firm, PBR & Associates to create a master plan for Kakaako Waterfront Park. As part of this planning effort, feedback was garnered from stakeholders to identify potential commercial business concepts that would be supported by park users. Colliers was hired to explore these concepts for their market viability. One of these concepts is that of a an outdoor amphitheater.

Kakaako Waterfront Park has an outdoor amphitheater facility that is under utilized and not actively marketed to event and concert promoters for rent. Colliers reviewed national trends for concert and event promotion, evaluated financial performances of competitive sites and interviewed local event promoters to measure their support for a new outdoor concert venue or a relocated and enlarged concert venue at Kakaako Waterfront Park.



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National Concert and Event Promotion Trends



National Trends

The U.S. national concert and event promotion industry projected an annualized growth rate for 2015 of 4.7% as revenues rose to \$25.1 billion. Revenue is projected to growth at a 5.1% rate in 2015 for live musical performances. Over the next five years, industry revenue is forecasted to climb by an annualized rate of 5.0% and increase to \$32.1 billion by 2020.

Real household disposable income is this industry's primary economic indicator as it demonstrates an individual's willingness to spend on entertainment. Disposable income which grew by a 1.5% annualized rate over the previous five years is projected to continue to rise. The U.S. economy is forecasted to continue to improve and will positively impact spending for concert and event attendance.

Live music concerts constitute 50.1% of the total industry revenues. With physical and digital record sales declining, live musical performances has become a major revenue earner for both musicians and event promoters. Open air events such as festivals, state fairs, cultural events and pageants constitute 20.4% of the industry's revenue and this was followed by theatrical performances, non franchise sporting events and public speaking events. The concert and event promotion industry is in the growth stage of its economic life cycle and its future will likely be characterized by revenue growth that is higher than that of the overall economy.

Ticket sales remain a major source of industry revenue, but its importance is in decline. The ability to maximize revenues from alternative sources such as sponsorships, artists services, merchandise and concession sales and parking revenue will be key determinants of a promoter/venue's success. Profit margins for concert and event promoters vary widely and are highly dependent upon maximizing ticket sales, and whether the promoter rents or owns its own facilities. Additionally, promoter's profit margins are greatly enhanced should they share

National Concert and Event Promotion Trends



National Trends

profits generated from food and beverage and merchandise sales. According toe AEG Live (national concert promotion company) profits could easily range for a stand-alone event of 6% to 8%, but could increase to a range of 18% to 22% when combined with real estate revenue. The average profit market for concert and event promoters is estimated at 10.9% of revenues for 2015.

Operators must make the most of their facilities by selling out events and renting venues to third party companies when not in use. By optimizing a venue's capacity, this translates into lower per unit/event costs and enables promoters to offer consumers with more affordable ticket prices.

Companies that own venues or provide venue management services generate revenue primarily from ticket service charges, rental income, premium seating and venue sponsorships as well as a percentage of concessions, merchandise and parking revenues. Profit margins for promoters that own their facilities are significantly higher than promoters that rent their facilities and do not share in concession or parking revenues.

Notable Open Air Concert Venues

Colliers compiled information on several notable U.S. amphitheaters and compared seating capacity and demographics information. The following examples are for successful concert venues that have capitalized on their unique geographies and waterfront locations. Additionally, many of these amphitheaters are located within driving distance of major metropolitan markets that provide the customer base for events at these 10,000 + seat arenes.

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Notable U.S. Amphitheaters



Red Rocks Amphitheater, Denver CO



The Red Rocks Amphitheater is located in Morrison Colorado, which is 10 miles west of Denver. This open air venue is fashioned among large rock outcroppings located in Red Rocks Park. The facility is owned and operated by the City and County of Denver.

The venue has a seating capacity of 9,525 and has five meeting rooms for smaller events. For 2015, Red Rocks hosted 124 music events. Total population is roughly triple that of Honolulu.

	10 MILE RING 314.11 SQ/MI	25 MILE RING 1963.16 SQ/MI	50 MILE RING 7852.58 SQ/MI
2015 Households	195,885	1,018,350	1,274,114
2015 Total Population	506,462	2,631,937	3,354,921
2015 Household income: Average	\$85,051	\$85,874	\$88,865
Entertainment (Household Average)	\$2,627.24	\$2,599.68	\$2,640.85
Fees and admissions (Household Average)	\$651.46	\$643.92	\$659.52
2015 POPULATION BY AGE			
% Age 0 to 4	5.82%	6.27%	6.28%
% Age 5 to 9	6.31%	6.65%	6.83%
% Age 10 to 14	6.40%	6.49%	6.74%
% Age 15 to 19	6.04%	6.07%	6.17%
% Age 20 to 24	6.26%	7.00%	6.67%
% Age 25 to 29	6.97%	8.13%	7.63%
% Age 30 to 34	7.02%	8.10%	7.84%
% Age 35 to 39	6.28%	7.05%	7.05%
% Age 40 to 44	6.74%	7.23%	7.35%
% Age 45 to 49	6.64%	6.49%	6.63%
% Age 50 to 54	7.77%	6.93%	7.08%
% Age 55 to 59	7.43%	6.48%	6.61%
% Age 60 to 64	6.29%	5.49%	5.60%
% Age 65 to 69	5.00%	4.21%	4.33%
% Age 70 to 74	3.35%	2.70%	2.73%
% Age 75 to 79	2.27%	1.84%	1.78%
% Age 80 to 84	1.70%	1.39%	1.30%
% Age 85+	1.71%	1.48%	1.38%
Median Age Total Population	39.1	35.9	36.3

Notable U.S. Amphitheaters



Nikon at Jones Beach Theater, Wantagh NY



The Nikon at Jones Beach Theater is located in Wantagh, NY that has a population of 18,871, but is within the New York metropolitan area with an estimated population of more than 23.6 million. Within the 50 mile radius of The Nikon, 18.01 million reside.

The venue has a seating capacity of 15,000 . The Bandshell and Poolshell , which are two additional stages outside of the Jones Beach Theater offer additional music options and are used for the many free concerts for local and regional acts.

	25 MILE RING 1963.16 SQ/MI	50 MILE RING 7852.58 SQ/MI
2015 Households	2,230,159	6,518,785
2015 Total Population	6,518,392	18,080,398
2015 Household income: Average	\$89,137	\$97,181
2015 Per Capita Income	\$30,946	\$35,773
Entertainment (Household Average)	\$2,570.94	\$2,604.97
Fees and admissions (Household Average)	\$639.51	\$661.79
2015 POPULATION BY AGE		
% Age 0 to 4	6.30%	6.27%
% Age 5 to 9	5.99%	6.04%
% Age 10 to 14	6.04%	6.03%
% Age 15 to 19	6.10%	6.20%
% Age 20 to 24	7.08%	6.95%
% Age 25 to 29	7.55%	7.71%
% Age 30 to 34	7.22%	7.44%
% Age 35 to 39	6.58%	6.71%
% Age 40 to 44	6.77%	6.85%
% Age 45 to 49	7.01%	7.04%
% Age 50 to 54	7.30%	7.21%
% Age 55 to 59	6.70%	6.60%
% Age 60 to 64	5.56%	5.41%
% Age 65 to 69	4.39%	4.33%
% Age 70 to 74	3.16%	3.11%
% Age 75 to 79	2.38%	2.29%
% Age 80 to 84	1.81%	1.78%
% Age 85+	2.06%	2.03%
Median Age Total Population	37.8	27.5
median age Total Population	37.8	37.5

6

Notable U.S. Amphitheaters



MidFlorida Credit Union Amphitheater, Tampa, FL



The MidFlorida Credit Union Amphitheater located in Tampa FL, is the largest facility in the Tampa area. Owned and operated by the Florida State Fair Authority, this venue seats up to 20,000. Within a 50 mile radius, this facility can draw attendees from a population base of 4.13 million. The 42.3 median age is one of the oldest of these selected amphitheaters.

	10 MILE RING	25 MILE RING	50 MILE RING
	314.11 SQ/MI	1963.17 SQ/MI	7852.58 SQ/MI
2015 Households	265,681	877,551	1,637,188
2015 Total Population	692,118	2,255,747	4,132,780
2015 Household income: Average	\$61,625	\$69,799	\$65,606
Entertainment (Household Average)	\$2,360.48	\$2,491.07	\$2,477.00
Fees and admissions (Household Average)	\$544.57	\$591.36	\$583.15

2015 POPULATION BY AGE			
% Age 0 to 4	6.42%	5.92%	5.47%
% Age 5 to 9	6.02%	6.09%	5.77%
% Age 10 to 14	6.00%	6.14%	5.89%
% Age 15 to 19	6.80%	6.03%	5.78%
% Age 20 to 24	8.85%	6.61%	6.21%
% Age 25 to 29	8.49%	6.94%	6.16%
% Age 30 to 34	7.46%	6.85%	6.12%
% Age 35 to 39	6.23%	6.21%	5.64%
% Age 40 to 44	6.66%	6.88%	6.40%
% Age 45 to 49	6.63%	6.82%	6.58%
% Age 50 to 54	6.96%	7.26%	7.25%
% Age 55 to 59	6.24%	6.66%	6.90%
% Age 60 to 64	5.24%	5.84%	6.26%
% Age 65 to 69	4.10%	5.12%	6.00%
% Age 70 to 74	2.73%	3.73%	4.70%
% Age 75 to 79	2.01%	2.72%	3.48%
% Age 80 to 84	1.58%	2.07%	2.63%
% Age 85+	1.59%	2.12%	2.77%
Median Age Total Population	35.0	39.4	42.3

Demographic Analysis of Notable U.S. Amphitheaters Colliers



Isleta Amphitheater, Albuquerque, NM



The Isleta Amphitheater located in Albuquerque, NM is owned by entertainment conglomerate Live Nation. This venue can seat up to 15,000 in its open air facility.

The Albuquerque metropolitan area is similar to Honolulu, with population counts near 1.0 million and household counts around 360,000. The median age of 36.5 is also very similar to Honolulu's median age of 36.6.

	10 MILE RING 314.11 SQ/MI	25 MILE RING 1963.17 SQ/MI	50 MILE RING 7852.58 SQ/MI
2015 Households	161,158	338,076	359,497
2015 Total Population	409,767	862,226	921,658
2015 Household income: Average	\$56,797	\$68,872	\$68,552
Entertainment (Household Average)	\$2,298.68	\$2,454.91	\$2,457.09
Fees and admissions (Household Average)	\$517.52	\$578.29	\$578.78
2010 POPULATION BY AGE			
% Age 0 to 4	7.49%	6.82%	6.79%
% Age 5 to 9	7.05%	6.86%	6.86%
% Age 10 to 14	6.48%	6.75%	6.79%
% Age 15 to 19	7.16%	6.93%	6.97%
% Age 20 to 24	8.48%	7.05%	6.94%
% Age 25 to 29	8.43%	7.27%	7.13%
% Age 30 to 34	7.29%	6.65%	6.56%
% Age 35 to 39	6.35%	6.38%	6.35%
% Age 40 to 44	6.17%	6.44%	6.42%
% Age 45 to 49	6.64%	7.27%	7.29%
% Age 50 to 54	6.48%	7.24%	7.29%
% Age 55 to 59	5.83%	6.54%	6.61%
% Age 60 to 64	4.88%	5.64%	5.72%
% Age 65 to 69	3.38%	3.92%	3.99%
% Age 70 to 74	2.55%	2.84%	2.88%
% Age 75 to 79	2.09%	2.20%	2.20%
% Age 80 to 84	1.65%	1.65%	1.64%
% Age 85+	1.59%	1.58%	1.56%
Median Age Total Population	33.4	36.3	36.5

Demographic Analysis of Notable U.S. Amphitheaters Colliers



Rotary Amphitheater, Fresno, CA



Situated in 300-acre Woodland Park, the Rotary Amphitheater is located on the banks of the San Joaquin River, in Fresno CA. This facility seats up to 3,500 and 70% of these seats have protection from the elements.

The population base of 1.55 million is similar in size to Honolulu at 1.0 million. The Fresno median age is decidedly younger at 31.3 vs. 36.6 for Honolulu.

	RING 314.11 SQ/MI	25 MILE RING 1963.17 SQ/MI	RING 7852.58 SQ/MI
2015 Households	203,384	293,333	470,206
2015 Total Population	627,474	957,381	1,550,579
2015 Household income: Average	\$66,126	\$64,775	\$63,873
Entertainment (Household Average)	\$2,416.97	\$2,405.17	\$2,400.17
Fees and admissions (Household Average)	\$568.10	\$561.92	\$559.14

2015 POPULATION BY AGE			
% Age 0 to 4	8.01%	8.33%	8.36%
% Age 5 to 9	8.06%	8.39%	8.45%
% Age 10 to 14	7.50%	7.79%	7.85%
% Age 15 to 19	7.35%	7.60%	7.69%
% Age 20 to 24	8.64%	8.40%	8.31%
% Age 25 to 29	7.82%	7.62%	7.54%
% Age 30 to 34	7.11%	7.08%	7.08%
% Age 35 to 39	6.09%	6.11%	6.13%
% Age 40 to 44	5.92%	5.87%	5.91%
% Age 45 to 49	5.89%	5.74%	5.76%
% Age 50 to 54	6.06%	5.92%	5.92%
% Age 55 to 59	5.61%	5.45%	5.42%
% Age 60 to 64	4.80%	4.69%	4.61%
% Age 65 to 69	3.70%	3.68%	3.68%
% Age 70 to 74	2.54%	2.57%	2.59%
% Age 75 to 79	1.82%	1.82%	1.84%
% Age 80 to 84	1.45%	1.41%	1.40%
% Age 85+	1.63%	1.52%	1.46%
Median Age Total Population	31.8	31.3	31.3

Notable U.S. Amphitheaters



Snow Park Amphitheater, Park City UT



The Snow Park Amphitheater located in Park City UT is an open air 6,000 seat facility open during the warmer summer months. Adjacent to Deer Valley Resort, concert attendees may bring their own food and relax on blankets on the sloped open green areas fronting the stage.

The population base of 2.3 million within a 50 mile radius of the venue is roughly double that of Honolulu HI.

	10 MILE RING 314.11 SQ/MI	25 MILE RING 1963.16 SQ/MI	50 MILE RING 7852.58 SQ/MI
2015 Households	14,232	295,487	714,733
2015 Total Population	42,228	859,725	2,308,609
2015 Household income: Average	\$116,909	\$84,264	\$79,137
Entertainment (Household Average)	\$2,892.13	\$2,615.00	\$2,611.38
Fees and admissions (Household Average)	\$776.44	\$646.38	\$636.69
2015 POPULATION BY AGE			
% Age 0 to 4	6.22%	7.28%	8.71%
% Age 5 to 9	8.09%	7.64%	
% Age 10 to 14	8.56%	7.59%	8.50%
% Age 15 to 19	7.21%	6.96%	7.57%
% Age 20 to 24	5.46%	7.81%	8.61%
% Age 25 to 29	6.06%	7.79%	7.45%
% Age 30 to 34	6.21%	7.73%	8.13%
% Age 35 to 39	6.96%	7.08%	7.32%
% Age 40 to 44	7.77%	6.51%	6.18%
% Age 45 to 49	7.12%	5.81%	5.17%
% Age 50 to 54	7.48%	6.05%	5.31%
% Age 55 to 59	7.64%	5.87%	5.01%
% Age 60 to 64	6.06%	4.94%	4.10%
% Age 65 to 69	4.15%	3.75%	3.09%
% Age 70 to 74	2.56%	2.62%	2.14%
% Age 75 to 79	1.23%	1.80%	1.50%
% Age 80 to 84	.66%	1.35%	1.10%
% Age 85+	.55%	1.42%	1.08%
Median Age Total Population	36.6	33.2	30.1

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Notable U.S. Amphitheaters



Les Schwab Amphitheater, Bend OR



The Les Schwab Amphitheater is located in Bend OR, which has a population of 81,236. This outdoor, riverfront theater sits on the west bank of the Deschutes River at an elevation of 3,600 feet.

The venue has a seating capacity of 8,000. In a 2010 Bend Oregon County economic study, it estimated that 39 percent of the audience is from out of town. Of the out of town attendees, 80 percent came specifically for a concert performance..

This venue typically starts its concert season in early May and runs until early October.

	25 MILE RING 1963.17 SQ/MI	50 MILE RING 7852.58 SQ/MI
2015 Households	68,203	87,270
2015 Total Population	172,103	220,842
2015 Household income: Average	\$67,256	\$63,809
2015 Per Capita Income	\$36,835	\$25,497
Entertainment (Household Average)	\$2,538.95	\$2,511.65
Fees and admissions (Household Average)	\$604.62	\$592.34

2015 POPULATION BY AGE		
% Age 0 to 4	5.30%	5.32%
% Age 5 to 9	6.34%	6.21%
% Age 10 to 14	6.21%	6.17%
% Age 15 to 19	5.79%	5.85%
% Age 20 to 24	5.10%	5.06%
% Age 25 to 29	5.74%	5.50%
% Age 30 to 34	6.50%	6.14%
% Age 35 to 39	6.18%	5.93%
% Age 40 to 44	6.96%	6.64%
% Age 45 to 49	6.13%	6.06%
% Age 50 to 54	7.02%	7.04%
% Age 55 to 59	7.28%	7.38%
% Age 60 to 64	7.58%	7.75%
% Age 65 to 69	6.59%	6.94%
% Age 70 to 74	4.64%	4.96%
% Age 75 to 79	2.80%	3.10%
% Age 80 to 84	1.84%	1.93%
% Age 85+	1.99%	2.01%
Median Age Total Population	42.0	42.9

Notable U.S. Amphitheaters



Gorge Amphitheater (George, WA)



The Gorge Amphitheater is located in the rural town of George above the Columbia River in Washington state which is located 150 miles east of Seattle. The venue has a seating capacity of 27,500 (which incudes the lawn area) and event attendees have a spectacular view of the Columbia River gorge canyon and the surrounding vistas.

The Gorge has been voted as the best outdoor concert venue by the Wall Street Journal, Pollster, and Concertboom. Population counts are less than 50% of Honolulu, but the ability to draw audiences beyond the 50 mile radius is a primary reason for its success.

	10 MILE RING 314.11 SQ/MI	25 MILE RING 1963.17 SQ/MI	50 MILE RING 7852.58 SQ/MI
2015 Households	954	15,360	147,773
2015 Total Population	2,723	46,511	419,528
2015 Household income: Average	\$61,381	\$62,509	\$61,111
Entertainment (Household Average)	\$2,454.22	\$2,476.59	\$2,434.59
Fees and admissions (Household Average)	\$571.20	\$576.87	\$564.64
2015 POPULATION BY AGE			
% Age 0 to 4	7.90%	7.87%	7.73%
% Age 5 to 9	7.79%	8.26%	7.86%
% Age 10 to 14	8.08%	8.31%	7.449
% Age 15 to 19	7.79%	7.62%	7.23%
% Age 20 to 24	7.27%	6.68%	8.199
% Age 25 to 29	5.91%	6.15%	6.429
% Age 30 to 34	6.13%	6.59%	6.419
% Age 35 to 39	5.03%	5.83%	5.819
% Age 40 to 44	6.02%	6.09%	5.839
% Age 45 to 49	5.62%	5.79%	5.59%
% Age 50 to 54	7.31%	6.40%	6.189
% Age 55 to 59	6.02%	6.21%	6.05%
% Age 60 to 64	5.47%	5.50%	5.46%
% Age 65 to 69	5.33%	4.47%	4.57%
% Age 70 to 74	3.34%	3.27%	3.349
% Age 75 to 79	2.50%	2.04%	2.30%
% Age 80 to 84	1.69%	1.56%	1.729
% Age 85+	.88%	1.35%	1.88%
Median Age Total Population	34.3	33.9	34.0
median Age Total Population	34.3	33.3	34.

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Kakaako Waterfront Park - Demographics



Kakaako Waterfront Park- Demographics



Kakaako Waterfront Park unique waterfront property with views of ocean, sunset and both downtown and Waikiki.

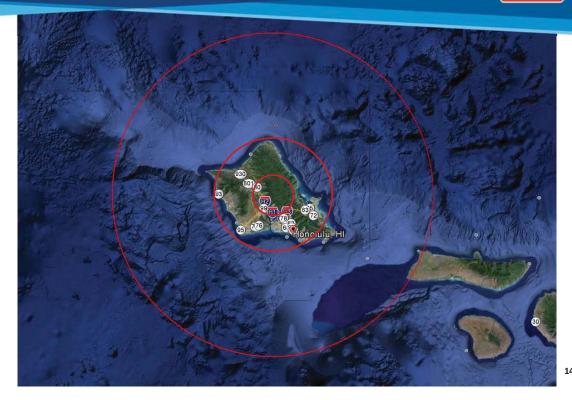
While there is an existing amphitheater at the southwestern end of the park, it is underutilized and could use additional investment to add reserved seating, as well as upgrades for power, lighting and mechanical systems for staging.

	10 MILE RING 314.11 SQ/MI	25 MILE RING 1963.17 SQ/MI	50 MILE RING 7852.58 SQ/MI
2015 Households	191,407	313,431	321,477
2015 Total Population	543,781	972,089	998,055
2015 Household income: Average	\$91,098	\$94,845	\$94,484
Entertainment (Household Average)	\$2,620.73	\$2,678.12	\$2,674.61
Fees and admissions (Household Average)	\$655.41	\$676.46	\$674.99
2015 POPULATION BY AGE			
% Age 0 to 4	5.52%	6.55%	6.58%
% Age 5 to 9	5.17%	6.07%	6.09%
% Age 10 to 14	4.92%	5.70%	5.71%
% Age 15 to 19	4.98%	5.50%	5.51%
% Age 20 to 24	7.99%	8.39%	8.38%
% Age 25 to 29	8.38%	8.42%	8.44%
% Age 30 to 34	7.34%	7.33%	7.34%
% Age 35 to 39	6.09%	6.19%	6.20%
% Age 40 to 44	6.19%	6.29%	6.29%
% Age 45 to 49	6.01%	6.03%	6.02%
% Age 50 to 54	6.45%	6.25%	6.26%
% Age 55 to 59	6.54%	6.09%	6.10%
% Age 60 to 64	5.99%	5.52%	5.51%
% Age 65 to 69	5.43%	4.94%	4.93%
% Age 70 to 74	3.78%	3.39%	3.37%
% Age 75 to 79	2.91%	2.45%	2.43%
% Age 80 to 84	2.69%	2.15%	2.13%
% Age 85+	3.64%	2.73%	2.71%
Median Age Total Population	39.7	36.6	36.6

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Kakaako Waterfront Park Radius Maps (10, 25 and 50 miles)





Amphitheater Ratio Analyses



Kakaako Waterfront Park Ratio Analyses

Colliers compared annual household consumer spending for entertainment fees and admissions for the eight amphitheater locations. In order to effectively compare these metropolitan and rural locations, we created ratios of entertainment spending an aper capita basis for a concert's target market demographic (those aged 20 – 44 years old). We also categorized these amphitheaters based on the size of their populations.

	Large Markets			Comparable Markets			Small Rural Markets		
Demographic Summary	Nikon at Jones Beach			Park City, UT		Albuquerque, NM	Bend OR	George, WA	Honolulu, HI
	Wantagh, NY	MidFlorida	Red Rocks	Snow Park					Kakaako Waterfront Par
25 Mile Households	2,230,159	877,551	1,018,350	295,487	293,333	338,076	68,203	15,360	313,431
50 Mile Households	6.518.785	1.637.188	1.274.114	714,733	470.206	359.497	87.270	147.773	321.477
	.,,			,					
25 Mile Population	6,518,392	2,255,747	2,631,937	859,725	957,381	862,226	172,103	46,511	972,089
50 Mile Population	18,080,398	4,137,780	3,354,921	2,308,609	1,550,579	921,658	220,842	419,528	998,055
Average Household Income (25 Miles)	\$89,137	\$69,799	\$85,874	\$84,264	\$64,775	\$68,872	\$67,256	\$62,509	\$98,845
Average Household Income (50 Miles)	\$97,181	\$65,606	\$88,865	\$79,137	\$63,873	\$68,552	\$63,809	\$61,111	\$94,484
Per Capita Income(25 Miles)	\$30,946	\$27,599	\$33,749	\$29,470	\$20,085	\$27,455	\$26,835	\$20,676	\$31,748
Per Capita Income(50 Miles)	\$35,773	\$26,452	\$34,270	\$24,847	\$19,738	\$27,186	\$25,497	\$21,933	\$31,587
Annual Entertainment Fees (25 miles)	\$639.51	\$591.36	\$643.92	\$646.38	\$561.92	\$578.29	\$604.62	\$576.87	\$676.46
Annual Entertainment Fees (50 miles)	\$661.79	\$583.15	\$659.52	\$636.69	\$559.14	\$578.78	\$592.34	\$564.64	\$674.99
Percentage of Total Population(50 miles)									
21-44	35.7%	30.5%	37.5%	37.7%	35.0%	33.4%	30.5%	32.7%	36.7%
45-64	26.3%	27.0%	30.3%	19.6%	21.7%	26.9%	28.9%	23.3%	23.9%
Ratio Analysis	Nikon at Jones Beach	Tampa, FL		Park City, UT		Albuquerque, NM		George, WA	Honolulu, HI
	Wantagh, NY	MidFlorida	Red Rocks	Snow Park					Kakaako Waterfront Pari
Household Entertainment Revenues (25 miles)	\$1,426,208,982	\$518,948,559	\$655,735,932	\$190,996,887	\$164,829,679	\$195,505,970	\$41,236,898	\$8,860,723	\$212,023,534
Household Entertainment Revenues (50 miles)	\$4,314,066,725	\$954,726,182	\$840,303,665	\$455,063,354	\$262,910,983	\$208,069,674	\$51,693,512	\$83,438,547	\$216,993,760
Entertainment Revenue per capita (25 Miles)	\$218.80	\$230.06	\$249.15	\$222.16	\$172.17	\$226.75	\$239.61	\$190.51	\$218.11
Entertainment Revenue per capita (50 Miles)	\$238.60	\$230.73	\$250.47	\$197.12	\$169.56	\$225.76	\$234.07	\$198.89	\$217.42
Entertainment Revenue as a percent of Per Capita Income (25 Miles)	0.71%	0.83%	0.74%	0.75%	0.86%	0.83%	0.89%	0.92%	0.69%
Entertainment Revenue as a percent of Per Capita Income (50 Miles)	0.67%	0.87%	0.73%	0.79%	0.86%	0.83%	0.92%	0.91%	0.69%
Entertainment Revenue for Target Age Group 21-44 (25 Miles)	\$508,586,123.01	\$158,434,995.17	\$245,966,548.09	\$71,986,726.73	\$57,640,938.87	\$65,298,993.99	\$12,569,006.47	\$2,893,912.20	\$77,706,625.31
Entertainment Revenue for Target Age Group 21-44 (50 Miles)	\$1,132,873,922.02	\$257,680,596.58	\$254,191,858.75	\$89,146,911.00	\$57,077,974.37	\$55,991,549.18	\$14,949,763.61	\$19,424,493.68	\$51,839,809.32
Ent Rev. per capita of target audience (25 miles)	\$218.80	\$230.06	\$249.15	\$222.16	\$172.17	\$226.75	\$239.61	\$190.51	\$218.11
Ent Rev. per capita of target audience (50 miles)	\$175.71	\$203.98	\$201.99	\$102.45	\$105.26	\$181.89	\$222.09	\$141.77	\$141.72

Amphitheater Ratio Analyses



Colliers utilized several industry metrics to compare entertainment expenditures across multiple markets. These are:

Per Capita Annual Entertainment Expenditures - Expenditure data is compiled from the U.S. Census that measures annual household expenditures for entertainment fees and admissions, which covers music, theater and sporting event spending. Colliers extrapolated data to determine the per capita spending for each amphitheater location. A market that generates an above average level of per capita entertainment expense is considered an attractive market for an amphitheater development.

Those markets with the healthiest per capital annual entertainment expenditures were located in Denver, CO (Red Rocks Amphitheater), Tampa, FL (MidFlorida Amphitheather) and Bend, OR (Les Schwab). Of the eight locations analyzed, *Honolulu ranked among the bottom two*.

Entertainment Expenditures / Per Capita Income – The per capita annual entertainment expenditure is compared against total per capita income to determine if a specific market allocates a higher percentage of their income for entertainment. An above average percentage ratio would indicate an attractive market for amphitheater development.

Despite Honolulu ranking among the top two markets for per capita income, it *ranked near the bottom with only 0.69%* of per capita income allocated to entertainment spending.

Entertainment Expenditures/Target Age Population – The prime target audience for most concerts are aged between 20 – 44 years old. It is this market that are the biggest spenders on concerts and outdoor entertainment. The larger the dollar amount that this target audience allocates to entertainment, the stronger likelihood of a favorable entertainment venue market.

Topping the list of locales with the highest allocation for entertainment expenditures by the prime target market demographic was the rural community of Bend, OR at \$222.09 spent per year, this was followed by Tampa, FL at \$203.98, and Denver, CO at \$201.98. *Out of eight locations, Honolulu ranked among the bottom three*.

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Competitive Honolulu Venues



Performance Venues	Capacity		
Arts at Marks Garage	75		
Atherton Studio	75		
Kumu Kahua Theater	100		
Manoa Valley Theater	165		
Chaminade Theater	275		
Paliku Theater	300		
Diamond Head Theater	500		
Mamiya Theater	500		
Kennedy Theater	600		
Kaimuki High School Auditorium	675		
McKinley High School Auditorium	1,000		
Hawaii Theater	1,400		
Andrews Amphitheater	3,500		
Waikiki Shell	8,000		
Neal Blaisdell Arena	8,000		
Stan Sheriff Center	11,300		
Aloha Stadium	50,000		

Source: Neal Blaisdell Center Master Plan June 201

Local Concert and Event Market

Honolulu has a number of public and private venues that could host concerts ranging in size from 75 to 50,000. Additionally, many Honolulu hotels have meeting and conference rooms with seating capacities that can accommodate up to 200 to 1,200 attendees. Based on the size of their audience, an event planner would have a number of options available to choose from.

A new Kakaako Waterfront Park Amphitheater would be in direct competition with venues with larger seating capacities such as the Andrews Amphitheater, Hawaii Convention Center, Waikiki Shell, Neal Blaisdell Arena, Stan Sheriff Center and Aloha Stadium. These aforementioned facilities are all operated by either the City and County of Honolulu or the State of Hawaii.

Only Andrews Amphitheater, Waikiki Shell and Aloha Stadium are outdoor facilities.

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Local Concert and Event Market



Local Concert and Event Market



Andrews Amphitheater

Located on the University of Hawaii at Manoa campus, Andrews Amphitheater was built in 1935. This open air facility can seat up to 3,500. This facility is not operated as a "for profit" facility as it provides significantly discounted rates for university –affiliated organizations (\$30.00/day). Rates for non university organizations is \$300.00/day. Despite these low rental rates, Earl Matsushita, University of Hawaii facilities manager, mentioned that there are roughly 12 events held per year at Andrews.

This facility does have a number of restrictions, which can impact an event promoter's ability to generate additional revenue. This site is only open during non-school hours (Friday 5:30 – 10:30 PM, Saturday from 2:00 PM to 10:30 PM, and Sunday from 2:00 PM to 6:30 PM. No alcohol is permitted on campus and all food/beverage services must be handled by Sodexho (on-campus UH food contractor). Sound levels shall not exceed 55 dBA and should be lower than 45 dBA after 10:00 PM. Portable bathroom facilities need to be provided for each authorized event. There are electrical power limitations in Andrews and standby power may be needed.



Hawaii Convention Center

The Hawaii Convention Center was built in 1998 with its objective to build business group travel and convention business. This 1.1 million square foot facility expects to generate \$13.4 million in gross revenues for year-end 2015. While still not profitable since its opening, the growth in revenues and shrinkage in expenses to operate this facility is believed to be trending in the right direction.

The number of events fell from last year's 182 to 176 for 2015 and its occupancy rate fell from 32 percent to 31 percent during this same time period. Teri Orton, Hawaii Convention Center General Manager, stated that a successful convention center should have an average occupancy between 40 and 60 percent. The Hawaii Convention Center still has a ways to go before accomplishing this goal.

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Competitive Honolulu Venues



Local Concert and Event Market



Neal Blaisdell Center

Honolulu's concert and event promotion industry is very active with recent performances and planned events for world renown performers such as Janet Jackson, Diana Ross, Stylistics and UB-40. The most popular events are held at Neal Blaisdell Center ("NBC"), which has a capacity of up to 8,000 at the NBC Arena. The NBC Concert Hall can seat 2,174 and the NBC Exhibition Hall has exhibition space of up to 85,000 sq. ft. Built in 1964, the NBC complex is visited by more than 800,000 people per year. There are 1,521 total parking stalls within its parking structure and at grade. For 2014 there were 132 events held at the Arena, a slight decrease from the 146 held in 2013.

While the goal is to maximize revenues to support operations, the **2015 Neal Blaisdell Center Master Plan Summary of Existing Conditions** report by planning firm AECOM, indicated that expenses were greater than revenues and that the facility suffers from outdated operations model and technology.



Waikiki Shel

The NBC and the Waikiki Shell are both managed by the City & County of Honolulu's Customer Services (Enterprise Services Division) which oversees the Sales and Marketing, Production and Box Office. The Waikiki Shell, built in 1958, and is an outdoor amphitheater which has reserved seating of 1,958 with an additional 6,000 available on the open lawn. Parking is free in the adjacent parking lots.

This facility would be the primary comparable for an outdoor amphitheater development at Kakaako Waterfront Park. The 2014 City & County Annual Report indicated that the Waikiki Shell was booked for 41 days. At this level of activity, the Waikiki Shell is not producing a profit.

Local Concert and Event Market



Local Concert and Event Market



Stan Sheriff Center

The Stan Sheriff Center is best known as the home to the University of Hawaii at Manoa's basketball and volleyball games. In addition to school functions, this venue hosts non-school functions as well. This facility has a concert seating capacity of 11,300. The arena stands 113-feet tall and is capped by an aluminum dome. The two concourse levels combined cover a total of 187,000 square feet. Built in 1994, this facility is the newest of the four large concert venues on Oahu.



Aloha Stadium

Built in 1975, Aloha Stadium is home to the University of Hawaii's football team and has hosted the Pro Bowl and the Hawaii Bowl for more than thirty years. Its original design allowed for different configurations to allow for concerts, baseball and football events. Unfortunately this feature is no longer available. With a maximum seating capacity of 50,000, the largest single event concert seated 38,000 for a Janet Jackson concert.

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Promoter's Interviews



Local Promoter Interviews

In addition to reviewing market demographics and industry market ratios, conducting a comparative analysis of national and local event locations, Colliers conducted interviews with several concert and event promoters to garner feedback regarding their thoughts about the availability of another concert venue.

What size venue would you recommend be built...

Burt Kawasaki

"The lack of facilities requires that I have to schedule events further and further away from my typical target audience. We have a large event planned at the Waimanalo Polo Fields with talent that is costing me \$250,000 and up to 10,000-15,000 people buying tickets"

Ryan Davis (Bassment Hawaii)

"I feel there is a need for a facility that can accommodate 10,000 seats. The problem with the Waikiki Shell is that there is a curfew and a noise requirement that restricts use. I've used the Aloha Tower Marketplace for events, but now that facility is no longer available. Ideally, there would be flexibility to have a facility range from 4,000 to 10,000 seats. The sweet spot is anything above 3,000 seats."

Mike Licata

"I've booked events at Hollywood Bowl (6-7,000 seats) and Irvine Meadows (11-12,000 seats). The preference would be to allow for flexibility for the promoter to use a site appropriate for the entertainer's audience"

...big name entertainers are not interested in Honolulu due to small venues...

...we need a facility that can accommodate 10,000 to 12,000 ...

...flexibility in venue seating arrangements are a necessity for promoters to be successful...

Promoter's Interviews



Tom Moffett

" Many mainland big ticket entertainers do not want to come to Hawaii due to the size of the venues. They desire larger seating capacity with 10,000+ seats in order to make the costs to bring their production to Hawaii cost effective. I would support any venue that could accommodate audiences larger than the NBC"

If Built, How Many Events Would You Be Able to Book on a Monthly Basis?

Ryan Davis

"I believe for a facility with my requirements, I could commit to providing at least one performance per month using 4,000-10,000 seats"

Mike Licata

"I could provide up to 3 events per month"

Greg "G-Spot" Dehnert

"Probably up to two events per month"

Burt Kawasaki

"Up to two events per month with crowds in excess of 3.000 seats"

...based on interviews with independent promoters, there is potential commitment for up to 8 events per month...

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Promoter's Interviews



What Factors Impact Your Ability to Host a Successful Event?

Ryan Davis

"I would like to be able to have to ability to allow our performances to run till 12:00 midnight or even 2:00 AM. Additionally, the red tape to fill out forms and documents for insurance to indemnify the venue for damages is cumbersome. For Waikiki Shell the cost for the promoter was as much as \$10 per attendee should be below \$5.00 per head. This is even without revenue sharing, plus we had to pay for power, security, lighting, stage set up etc... Promoters are faced with tons of expenses and we don't share in concessions fees and revenues (at Shell or NBC).

Burt Kawasaki

"the State would not allow us to host events till 2:00 AM. The hottest events are for top named DJ's that can fill 10,000 attendee facilities, but these events run late into the night"

Tom Moffett

"A large number of reserve seating allows us to charge for premium seats, prefer a facility with a high percentage of fixed seating. We could charge up to \$100 per seat for reserved seating. The Waikiki Shell held a regular evening event, the "Kodak Hula Show" which helped to keep interest the facility at a high level, this should be considered for this venue so that continual revenue is generated"

Greg "G-Spot" Dehnert

"Would like a share of concession, food, merchandise and alcohol sales revenues...both the Shell and NBC do not allow percentages for promoters" $\frac{1}{2} \frac{1}{2} \frac{1$

...curfews that limit events to 10:00 PM ...

...no revenue sharing for concessions, alcohol sales or merchandise sales...

...red tape regarding application for use of facilities

Promoter's Interviews



What Issues would a Kakaako Waterfront Park Amphitheater Face?

Ryan Davis

"Parking is a big issue, if there were a 10,000 attendee event, where and how would these people get to and from an event"

Burt Kawasaki

"The site is ideal, within town and event attendee access is great. Facility would have to accommodate increased need for parking and security"

Tom Moffett

"Need to buffer sound, if entertainers are facing towards town, complaints about loud sounds would create a problem, especially if there were no 10:00 PM curfew"

Greg "G-Spot" Dehnert

"Will the government or a private developer/promoter operate the facility? There is a vested interest by promoters to make sure their events are well attended and profitable whereas a governmental body does not"

...Parking is a problem...

...there is a need for a sound buffer...

...A private promoter or developer has a vested interest in selling tickets...

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Factors to Consider



1. Weak Consumer Demand

Based on demand analyses that incorporated demographics data and entertainment fee expenditures for comparable venues, Kakaako Waterfront Park does not appear to be a favorable location for a new amphitheater development. Entertainment expenditures per capita, entertainment spending as a percentage of total per capita income, and entertainment revenue per capita for the target demographic (20-44 year olds) are all below comparable metropolitan areas. These lower event expenditures could also be related to the lack of quality event locations resulting in fewer concert/events being held in Honolulu.

 $Consumer\ entertainment\ expenditure\ demand\ metrics\ do\ not\ appear\ favorable\ for\ consideration\ of\ a\ large\ amphitheater\ development.$

2. High Level of Competition

The large number of Waikiki hotel facilities are able to host events (under 1,500) as well as public and private event facilities serve as major competition for smaller venue events. For larger event venues, an amphitheater development would be in competition with Andrews Amphitheater, Hawaii Convention Center, Waikiki Shell, Neal Blaisdell Center Arena, Stan Sheriff Center and Aloha Stadium which have seating capacities ranging from 3,500 – 50,000. Many of these facilities are managed and operated by either the City and County of Honolulu or the State of Hawaii (inclusive of the Aloha Stadium Authority and University of Hawaii). The negative financial performances of these facilities reflects the difficulty in meeting optimal utilization. Most of these facilities require government subsidies to continue operating and have not yet generated a profit. In an interview with Mary Wells, NBC and Waikiki Shell events manager, she mentioned that these facilities are operated for the public good and not driven by profit objectives. The Waikiki Shell is busy during the summer months, but events diminish substantially for fall and winter months. NBC management objective are mandated to cover operating costs and this does not include paying off debt or capital improvement projects.

Additionally, promoters are often hampered by curfews, noise restrictions, lack of alcohol or merchandise revenue sharing, high costs for labor and electricity/power, which all hit a promoter's bottom line and impact the number of concerts and events held.

Negative financial performances of these competitive venues is unfavorable for development.

Factors to Consider



3. Promoters Support New Development

Event and concert promoters that were interviewed felt that there is demand for a facility that could accommodate up to 12,000 people. Informally, there is a belief that promoters would be able to generate between 48 to 60 events a year. While this level of activity would be comparable to the Waikiki Shell, a large majority would not be for events in excess of 10,000 seats. Several promoters mentioned that a modern concert facility that could accommodate between 3,000 and 5,000 could be ideal. In addition to the number of events that could be generated, promoters identified several additional issues that need to be addressed that would directly impact their financial returns.

- A. Concerns over whether a developer would own and operate the facility, or would the government operate the facility?
- B. How would parking be addressed for an event of 10,000+ attendees?
- C. Promoters desire for a percentage of concession and merchandise sales?
- D. Promoters mentioned about the surrounding residential community being concerned over noise and whether there will be restrictions relating to allowable decibel levels. The new facility will have to successfully buffer noise levels.
- E. The Waikiki Shell's 10:30 PM curfew was a big issue and there were hopes that the new facility would be more liberal in late night hours of operation.
- F. Flexibility of seating (premium seating would allow for higher revenues).

Promoter interest remains strong for a newer/modern amphitheater development

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Recommendations



Collier's demand models indicate that Honolulu residents are below average in their spending for entertainment. In fact, of the eight event venues analyzed, Honolulu typically ranked among the lowest quartile. Of the local concert venues evaluated for this study, none are earning a profit. While this financial outcome can be explained by the need for many of these facilities to support the "public good" can often translate into events hosted by low income generating events and the underutilization of the facility. The fixed costs to air condition/ light an 8,000 seat arena is the same for an event that sells 500 seats or 8,000 seats.

Nonetheless, a private "for profit" operated facility would likely have an upper hand by more actively promoting their facility and coordinating only profitable events. A privately owned facility would be better able to invest in upkeep and maintenance for their facility and likely successfully fill a good portion of the event calendar. The combination of poor quality facilities and the lack of revenue sharing for promoters have a dampening effect on a promoter's enthusiasm to host events at these facilities.

Recommendations

The lack of a successful financially viable concert venue in Honolulu serves as a harsh reality of the difficulties in optimizing the use of the existing concert/event venues. Despite a strong level of promoter support for a larger concert/event facility(10,000+ seats), the current level of demand would not justify the expense of building a new facility. In our interview with the Mary Wells, she mentioned that only three events during 2015 topped 10,000 seats.

If consideration were given for a smaller venue (between 3,000 – 5,000 seats) the existing competition for events would come from the Waikiki Shell, NBC Arena, and Stan Sheriff Center (all government run facilities). The Waikiki Shell hosted 41 events in 2014 and remains filled during the summer months, but the facility is underutilized during the rest of the year.

Recommendations



A new modern facility with adequate power, lighting, staging, parking and concession/revenue sharing capacities would attract strong promoter interest. Additionally, if this new facility had a more liberal curfew, allowed alcohol sales, and reduced its noise level requirements, promoters would be more inclined to consider this venue as an option.

While Collier's does not recommend the development of a new Kakaako amphitheater, consideration should be given to more active marketing of the existing amphitheater facility. Should this result in a healthy increase in booked events, smaller investments such as providing increased electrical power, installing flexible fixed seating, upgrading the staging and lighting equipment and putting up permanent fencing should be considered.











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Introduction



Introduction

The Hawaii Community Development Authority ("HCDA") engaged land planning firm, PBR & Associates to create a master plan for Kakaako Waterfront Park. As part of this planning effort, feedback was garnered from neighborhood stakeholders to identify potential commercial business concepts that would be supported by park users. Colliers was hired to explore these concepts for their market viability. The first of these concepts is that of a beer garden.

By definition, a beer garden (taken from the German "biergarten") is an open-air space where beer and food are served. The concept actually originated as Bavarian breweries planted gardens above cellars to keep their lagers cool enough to ferment underground. Many clever breweries turned these spaces into outdoor spaces with communal seating that serve beer and traditional food.

While a traditional German beer garden may seem out of place in Honolulu, many of the desired elements such as open air, tree-lined, communal spaces are available throughout Kakaako Waterfront Park. Colliers will explore national and local beer industry trends, identify local comparable beer establishments and determine the consumer support for a "beer garden" establishment at Kakaako Waterfront Park.



2

National Beer Trends



National Trends

In 2013, U.S. beer production rose to 191.98 million barrels of beer. This equated to more than \$174 billion in total beer sales. While the domestic beer market is faced flat volume in 2014, the 2.7% increase in domestic beer sales was principally due to price increases and a bump in superpremium beer sales. The largest domestic brands include Budweiser, Coors and Miller which account for nearly 54% of total domestic beer sales. While domestic beer sales remained flat, growth is being experienced among imported beer which posted a 6.5% jump in volume and an 8.2% increase in sales. Much of this imported beer growth is attributed to the success of Mexican beer brands such as Dos Equis, Corona and Modelo Especial which account for 63% of the dollars spent in this segment.

While craft beer sales constitute a very small percentage (8.8% share) of the total beer market, the rapid proliferation of new small breweries has become the primary driver for expanding beer sales. In 2014, craft beer volume increased more than 17%, and dollar sales rose by 20.5%. Between 2009 and 2014, craft beer volume had increased by a tremendous 81%. This pace of growth has been impeded by the limited distribution and lack of shelf space in many convenience/grocery stores available for small regional breweries.

Craft beers are capitalizing on their ability to broaden their styles and varieties of beer they offer. As craft beer brewers provide more flavors, this trend is garnering an increased interest from the millennial generation that has shown an interest in expanding their tastes beyond "Dad's Budweiser". In fact, in a 2013 Nielsen survey that asked the reasons for purchasing craft beer, 50% of consumers that responded mentioned that they wanted to experiment with different styles and flavors. While per alcohol consumption stayed relatively constant during the past five years, consumer have steadily shifted away from big name beers like Budweiser, Miller or Coors and substituted them with craft beer products.

The craft beer segment experienced an annualized growth of 18.8% between 2010 and 2015 and is projected to surpass \$6.5 billion in sales in 2020. The average annual profit for craft beer vendors is a healthy 8.2% of revenue.

Gallup Poll Findings



...64% have occasion to use alcoholic beverages...

...men prefer beer (57%) over wine (17%)...

...average number of drinks per week 4.1...

Gallup regularly conducts an annual survey of random Americans for their drinking habits. Their 2014 survey found that 64% surveyed said that they "have occasion to use alcoholic beverages". Of those surveyed that drink alcohol, 67% indicate that they have at least one drink in the past week and 41% prefer beer.

Among men, 57% prefer beer over wine (17%), whereas 46% of women preferred wine. For 18–to-34 year olds, 48% preferred beer and for those aged 35-to-42, 43% preferred beer. Only the 55+ aged cohort selected wine (38%) over beer (32%).

Of those that consumed alcohol, the average number of drinks that they had over the past week was 4.1. Roughly 50% had between one and seven drinks per week with 14% consuming more than 8 drinks per week.

4

Kakaako Waterfront Park Radius Maps (0.5, 1.0 and 2.0 miles) Colliers MARINI PROBLEM TO STATE OF THE STATE

Kakaako Waterfront Park - Demographics



Kakaako Waterfront Park- Demographics

We identified that the prime target market for a beer garden would be those that live or work within a 2-mile radius of Kakaako Waterfront Park.

Sites USA ™, a census tracking software program, indicated that 95,429 residents live in the area, with 190,028 (daytime population) that work in the area. This would be our potential consumer base for the beer garden.

Kakaako Waterfront Park Demograp	hics					
	0.5 Mile		1.0 Mile		2.0 Mile	
Estimated Population (2015)	1,198		12,148		95,429	
Projected Population (2020)	1,235		12,760		102,504	
Projected Annual Growth (2015-2020)	36	0.6%	612	1.0%	7,075	1.5%
Estimated Population Density (2015)	1,529	psm	3,870	psm	7,600	psm
Estimated Households (2015)	426		6,008		43,765	
Projected Households (2020)	442		6,240		46,416	
Projected Annual Growth (2015-2010)	15	0.7%	232	0.8%	2,651	1.2%
Average Household Income (2015)	132,186		81,108		67,972	
Projected Household Income (2020)	139,867		85,982		71,588	
Projected Annual Change (2015-2020)	7,681	1.2%	4,875	1.2%	3,616	1.1%
Estimated Population Aged 20+ (2015)	1,019		10,365		79,232	
Female Population Aged 20+ (2015)	512		5,206		40,696	
Male Population Aged 20+(2015)	508		5,158		38,536	
Total Businesses	869		5,480		12,210	
Total Employees	1,646		68,727		158,629	
Daytime Demographics Age 16 Years of Over	12,142		72,881		190,028	
Source: Sites USA						

6

Weekly Drink Consumption Demand Model



Beer Garden Demand Analysis (Weekly Drink Consumption Methodology)

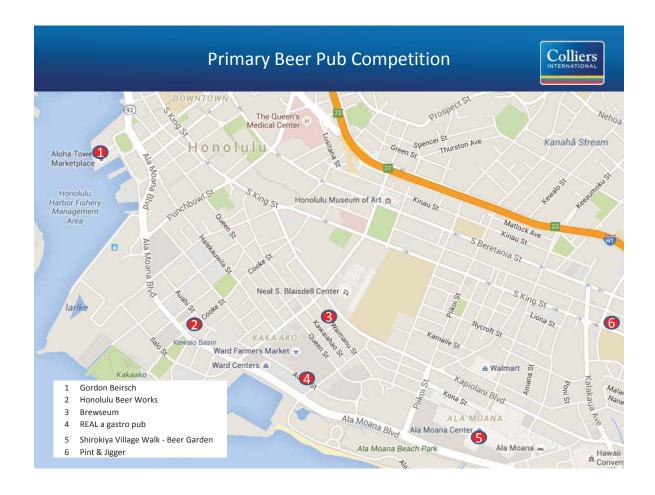
We incorporated these national survey findings and applied them to the population within a 2-mile radius of Kakaako Waterfront Park. The census indicated that 190,028 people live and work within this area. Using this population base, we incorporate the ratio for those that drink alcohol (64%) and prefer beer (41%) to determine that there are 74,904 potential consumers for a beer garden. With an average of 4.1 drinks per week, we estimated that the number of drinks consumed outside the home would be 1.72 (ratio of alcohol consumed away from home vs. alcohol consumed at home). The total potential annual beer sales for this area to be \$33.54 million.

Demand Analysis Based on Weekly Consumption							
Kakaako resident	5 Daytime population	Drink alcohol	Prefer beer	Alcoholic drinks per person per week	Alcoholic Drinks per person consumed outside of home	Weeks per year	Avg price per beer
95,429	190,028	64%	41%	4.1	1.722	52 Total Beer Sales :	\$5.00 \$33,535,982

Source: Gallup Poll, Colliers International

Colliers compiled sales data from five successful beer pub establishments and calculated the average sales per square foot to be \$968.25.

Estimated Sales Per Squar	re Foot		
Name	Size	Annual Sales	Sales/SF
Gorden Beirsch	14,471	\$6,060,670	\$418.81
Tropics Tap	3,795	\$3,000,000	\$790.51
REAL a gastro pub	1,500	\$2,500,000	\$1,666.67
Kona Brewing Company	5,500	\$4,850,504	\$881.91
Yardhouse	12,000	\$13,000,000	\$1,083.33
Avg Sales Per Square Foot	i:		\$968.25



Notable Honolulu Beer Pubs and Breweries



















Weekly Alcohol Consumption Demand Model



	BEER GARDEN MARKET INFORMATION	N			Menu Pr	rices
	Name	Address	Hours of Operation	Number of Seats/ Sq. Footage	Beer	Entrees
1	Gordon Beirsch	1 Aloha Tower	M-TH 11-11 F-S 11-12	14,471		\$10 - \$20
2	Honolulu Beer Works	328 Cooke St	M-TH 11-10, F-S- 11-12 PM	2,500	\$6.75	\$10-\$15
3	Brewseum	901 Waimanu St	M-T 5-10PM, F-S 5-11 PM (INCLUDES DISTILLERY)	1500	\$5-\$7	
4	REAL a gastro pub	1020 Auahi	M-S 2 -2 (TWO FLOORS)	1,200	\$4- \$9	\$7-\$12
5	Shirokiya Village Walk - Beer Garden	1450 Ala Moana Blvd	M-S 9-9 PM	1,200	\$3.00 - \$6.00	
6	Pint & Jigger	1936 King St	M-TH 4:30 - 12:00 F-S 4:30 - 2:00 PM	3,268	\$6.00 - \$8.00	\$7-\$17
				24,139		

Based on \$33.5 million in beer sales we are able to estimate the amount of food sales. An industry rule of thumb, is that 40% of a beer pub's total sales would be food sales.

Colliers estimates that the total beer pub sales would be \$55.89 million. Based on an average of \$968 per square foot in sales, this generates 57,726.1 square feet demand within a 2 mile radius of Kakaako Waterfront Park. With an existing peer pub inventory of 24,139 square feet within the 2 mile primary market radius, this results in a residual demand of 33,587.1 square feet. This is the amount of additional beer pubs that could be established based on existing market demand.

Colliers incorporates a market capture rate into its calculations. This rate estimates the amount of the residual demand that would be secured by this beer garden. We anticipate that the likely demand for a beer garden to range from a conservative 2,687 square feet to an aggressive 4,031 square feet for an operation opened from 10:00 AM to 10:00 PM. Should hours of operation be restricted to daylight hours, the capture rate would likely be negatively impacted.

Total Beer Sales :	\$33,535,982
Total Beer and Food Sales:	\$55,893,303
Avg. sales per sf	\$968
Total Beer Pub Demand:	57,726.1
Existing Inventory:	24,139.0
Residual Demand:	33,587.1
Capture Rate E	stimated Demand
Conservative 8%	2,687
Moderate 10%	3,359
Aggressive 12%	4,031

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Consumer Expenditures Demand Model



Consumer Expenditures

In addition to estimating demand based on weekly alcohol consumption, Colliers uses a Pitney Bowes Consumer Expenditures census report that categorizes household expenditures by product type.

For alcohol purchases away from home, the average household annual expenditure was \$190.27 for residents within a 2-mile radius of Kakaako Waterfront Park.



	0.5 mi Ring	1 mi Ring	2 mi Ring
2015 Household income: Average	\$92,615	\$91,725	\$72,055
2015 Total household expenditures (Household Average)	\$30,830.84	\$31,328.35	\$29,283.45
Food (Household Average)	\$6,846.48	\$6,956.06	\$6,610.33
Food at home (Household Average)	\$4,071.84	\$4,133.93	\$3,967.62
Food away from home (Household Average)	\$2,774.64	\$2,822.12	\$2,642.71
Alcoholic beverages (Household Average)	\$482.53	\$487.93	\$455.88
At home (Household Average)	\$281.73	\$283.65	\$265.61
Away from home (Household Average)	\$200.80	\$204.28	\$190.27
Source: Pitney Bowes			

Consumer Expenditures Demand Analysis



For this model, Colliers calculated the number of people that drink beer based on the number of households and the daytime population counts. The Pitney Bowes Consumer Expenditures Report ™ identified that each household spent an average of \$190.27 per year on alcohol away from home.

While this estimate is an average for all households, Colliers extrapolated the average alcohol expenditure for those households that consumed alcohol. The annual average alcohol "away from home" expenditure for these households is \$297.29. This is equivalent to \$26.5 million in beer sales. Using the beer pub ratio of 40% of sales is food and 60% of sales are for alcohol, we determined that total beer pub sales for this market is \$44.09 million.

This amount of beer pub sales produces a residual beer pub demand of 24,139 square feet for this market.

Incorporating similar capture rates to those used for the weekly alcohol consumption model, the consumer expenditures model ranged from a conservative 1,613 square feet to an aggressive 2,420 square feet.

	0.5 mi Ring	1 mi Ring	2 mi Ring
Households	837	5,858	47,698
Conversion Households to Residents (x2)	1,674	11,715	95,396
Daytime Population that Drink Alcohol (64%)	7,771	46,644	121,618
Total Population that Drink Alcohol	9,445	58,359	217,014
Beer Preference (41%)	3,872	23,927	88,976
Alcohol Purchases Per Household	\$200.80	\$204.28	\$190.27
Households that Drink Alcohol (64%)	\$313.75	\$319.19	\$297.29
Total Beer Sales	\$1,214,943	\$7,637,433	\$26,451,784
Pub Food Sales 40%	\$809,962	\$5,091,622	\$17,634,523
Total Pub Beer/Food Sales	\$2,024,905	\$12,729,055	\$44,086,307
Square Footage Demand	2,035.1	12,793.0	44,307.8
Existing Inventory			24,139.0
Capture Rate			
8%	conservative		1,613.4
10%	moderate		2,016.8
12%	aggressive		2,420.2

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Factors to Consider



A beer garden's success is contingent upon many factors which include selection of a prime location within the park, accessibility and ease of parking, hours of operation, and a broad selection of craft and brand beers.

Site Location

A careful consideration of the beer garden's location within Kakaako Waterfront Park is very important. The ability to capitalize on waterfront and sunset views with a location closer to the ocean creates a unique environment, whereas a site near busy Ala Moana Boulevard could boost beer garden visibility.

Parking

Most customers will want to be able to easily access the beer garden with a minimum of walking. Currently, the primary Kakaako Waterfront Park parking lot is located to the south of the Gateway Park and to the west of Children's Discovery Center.

Hours of Operation

Beer pubs and bars have varying hours of operation, with many open till 2:00 AM. For those that provide food, many are open for lunch,



resulting in hours of operation that could go from 10:00 AM to 2:00 AM. While it seems unlikely that a beer garden at Kakaako Waterfront Park would be open till 2:00 AM, a restriction to the hours of operation would likely negatively impact the beer garden's revenue potential. Many U.S. mainland beer gardens are open longer hours during the summer months and shorter hours during winter months. For safety reasons, consideration should be given to a reduction in night time hours of operation.

Factors to Consider



Selection and Price Point of Beers

The success of Honolulu Brewing, Waikiki Brewing and Lanikai Brewing Companies supports the notion that local brewed beers have a place in our marketplace. For beer pubs, craft beers have a higher price point and can generate healthier profits than nationally branded beer.

Despite the growing demand for craft beers, the manager at Shirokiya Village Walk, mentioned that most of the beer that they sell is comprised of lower priced beers on tap. Budweiser, Coors and Miller, which are very widely available, constitute a large majority of their beer sold. The Kakaako Waterfront Park beer garden should incorporate a selection of craft beers as well as include popular mainstream beer brands.



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Recommendations





Colliers created two demand models to estimate the amount of square footage that would be supported by consumer alcohol expenditures. The first model used national estimates for weekly beer consumption and estimated a range of demand from a conservative 2,687 square feet to an aggressive 4,031 square feet. The consumer expenditures model utilized census estimates on the annual household expenditure for "alcohol away from home" and projected demand to range from a conservative 1,613 to an aggressive 2,420 square feet.

Both models provided support the establishment of an additional beer pub/garden within a two mile radius of Kakaako Waterfront Park. *Colliers believes this market can support a beer garden sized between 2,000 and 3,000 square feet in size*.













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Introduction



Introduction

The Hawaii Community Development Authority ("HCDA") engaged land planning firm, PBR & Associates to create a master plan for Kakaako Waterfront Park. As part of this planning effort, feedback was garnered from neighborhood stakeholders to identify potential commercial business concepts that would be supported by park users. Colliers was hired to explore these concepts for their market viability. One of these concepts is that of a food truck court.

Mobile food trucks have been around for years, typically associated with blue collar locations, the recent food truck resurgence was fueled by a post recessionary factors such as the decline in construction activity and a corresponding reduction in demand for food trucks as well as an increase in layoffs among food preparers and chefs.

For experienced cooks suddenly without work, the food truck seemed a clear choice. Food trucks are not only sought out for their affordability but as well for their nostalgia; and their popularity continues to rise.

Typically today's food trucks are not your ordinary taco and burger construction site roach coach, many food trucks now provide aspiring chefs the ability test out new concepts and garner a following for their variations of ethnic and fusion cuisines. Food trucks now garner a level of respect, as innovative menus and unique food offerings can generate a loyal following.

With the introduction of social media, such as Facebook and Twitter, a gourmet food truck can effectively publicize its menu and its location via smartphones and tablets to its customers.



Locally, there are two well-known food truck courts, Makers and Tasters Kewalo and Pau Hana Market. Makers and Tasters is located in Kakaako at the former Fisherman's Wharf site. Pau Hana Market is located in Waikiki at 234 Beachwalk Avenue. Both site operators were interviewed for this study.

2

National Food Truck Trends



National Trends

In 2015, food trucks generated an estimated \$856.7 million in revenue and an annual growth rate of 9.3% between 2010 and 2015. By the end of 2015, the number of food trucks is projected to increase at an annualized 6.6% rate to 4,255. This pace is projected to slow to a 0.4% growth rate from 2015-2020, as food establishments grow to 4,336. Food trucks is one of the best-performing segments of the food-service sector. The desire for "gourmet cuisine at budget conscious prices" garnered wide appeal among value conscious consumers. The category breakdown of food offerings by food trucks are: 28.3% American Food, 24.6% Latin American Food, 18.1% Asian/Middle Eastern Food, 9.6% other, and 9.4% Desserts.

Nationally, food truck profit margins averaged 8.99%. By 2020, profit margins are anticipated to grow slightly to 9.2%. The majority of a food truck's expenses are tied to wages (37.9%) and food costs (36.0%). Unfortunately, food truck performance can vary widely based on a number of factors including food truck regulation, food truck marketing, health and sanitation, food quality, customer service and location selection.

Food trucks have low operating expenses, enabling them to offer competitive pricing options for high quality meals, replacing higher priced dining options for low-cost choices. Projected annual growth in revenue for the 2016-2020 frame is 3.1%.

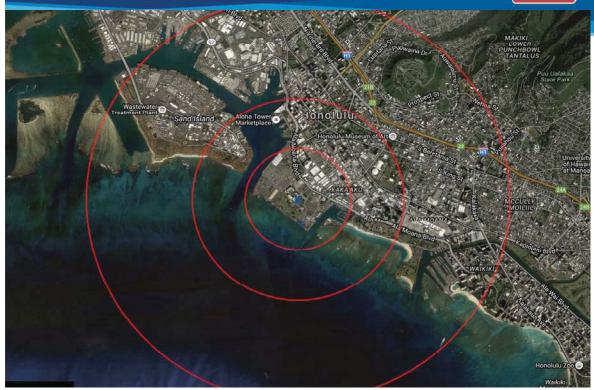
Food trucks are generally located in urban high population dense locations where heavy foot traffic is present and helps to increase the vendors' pool of potential customers. Site selection is a major factor in determining the potential success for a food truck. Additionally, poor weather inhibits customers to seek out a food truck, luckily Honolulu is an ideal location for food truck facilities.

Competition exists between brick and mortar restaurants and food trucks for consumer dollars. The high failure rate among restaurants is easily translated to the high turnover rate among food trucks. Many food truck operators struggle to turn a profit.

Consumers aged 25-34 spend the most at food trucks on a monthly basis. Similarly consumers aged 35-44 turn to food trucks on a regular basis for a convenient meal. Those aged 25-44 constitute 43.4% of the market for food trucks in 2015. Additionally, the widespread use of smart phone technology to attract customers identifies closely with the 18-29 demographic, which are the most active on social media sites.

Kakaako Waterfront Park Radius Maps (0.5, 1.0 and 2.0 miles)





Kakaako Waterfront Park - Demographics



Kakaako Waterfront Park- Demographics

We identified that the prime target market for a food truck court would be those that live or work within a 2-mile radius of Kakaako Waterfront Park.

Sites USA ™, a census tracking software program, indicated that 95,429 residents live in the area, with 190,028 (daytime population) that work in the area. This would be our potential consumer base for the food truck court.

Additionally, Ala Moana Boulevard is a heavily trafficked thoroughfare with 43,604 cars driving by Kakaako Waterfront Park every 24 hours and serve as a secondary target market.

	0.5 Mile		1.0 Mile		2.0 Mile	
Estimated Population (2015)	1,198		12,148		95,429	
Projected Population (2020)	1,235		12,760		102,504	
Projected Annual Growth (2015-2020)	36	0.6%	612	1.0%	7,075	1.5%
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Total Employees	1,646		68,727		158,629	
Daytime Demographics Age 16 Years of Over	12,142		72,881		190,028	

Street Grindz Model



Makers and Tasters Kewalo

Street Grindz, a local event planning agency secured a three year lease for a 66,000 square foot parcel from the Office of Hawaiian Affairs. Located at the former Fisherman's Wharf location, Street Grindz named their site "Makers and Tasters Kewalo" and is open daily. The "Makers" label identifies those that provide food /drink products to the "Tasters". Street Grindz mentioned that they maintain a list of 600 food vendors that they evaluate and rotate through the Makers and Tasters Kewalo site on a consistent and regular basis.

The Makers and Tasters site is typically open 6 days a week for lunch and dinner (Monday – Saturday). Each day is segmented into a lunch shift: 10 AM – 2:30 PM and a dinner shift: 4:30 – 9:30. Sunday – Tuesday there is no dinner shift. Pricing for food venders are \$75 per shift for a cost of \$150 per day for a vendor open for the lunch and dinner shifts. On any given day, there are typically ten food trucks located at this site.

Street Grindz invested between \$150,000 and \$200,000 to upgrade this site's infrastructure. This included building a pad site, adding mobile bathrooms, fencing, seating areas, security and lighting. The site can park up to 150 cars. Each food truck is responsible for its own water, waste water removal, cooking power and grease disposal. There are no utility hookups for the food trucks (as prohibited by Dept. of Heath regulations).





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Street Grindz Model



Makers and Tasters Kewalo

Street Grindz has access to 300 food vendors and a list of 600 total vendors (crafts, food, etc) that they typically incorporate into their daily vendor rotation. Each vendor is evaluated at the end of their contract and the lower performing vendors are weeded out. They currently do not charge percentage of sales but will increase rates during events. Its these events that help to boost vendor interest. Street Grindz holds an "Eat the Streets" event once a month, its been reported that thousands have attended these events and boosts the sales performance for the food vendors and help to make Street Grindz profitable.

Its this focus on "activating the community" with events such as Eat the Streets, Sunset Zumba, live music, food festivals and Movie in the Park that Street Grindz believes has helped to reduce the homeless problem in the park, as well as boosted the number of local residents to visit their food truck court. Their strategy is to be more than just food trucks but a total community program that generates more interest than just food.

Because their focus in on building a regular customer base of local residents, the frequent rotation of food trucks and food vendors helps to keep the site fresh. The belief is that if residents find different food vendors at their Makers and Tasters Kewalo that they would frequent the site more often.



HL Honolulu Model



Pau Hana Market

HL Honolulu operates a truck food court named Pau Hana Market which is located in Waikiki. They own the 10,578 square foot lot from which they operate. They invested in infrastructure which provides bathrooms, seating areas, on-site security and a commissary kitchen.

HL Honolulu requires that food trucks be committed to staying on site and open for fixed time slots i.e. 10AM-8:00 PM. Currently there are seven food trucks on site. Each day they are required to move off the site and then drive back, this fulfills the requirement that they trucks are mobile and not fixed structures.

Food trucks lease space on the site and typically maintain leases for 6-12 month periods. The daily stream of new visitors to Waikiki allows HL Honolulu to keep the same food vendors for longer periods of time, whereas a site targeting locals residents would likely require a change in vendors to keep customer interest high. Many of their food trucks are international in flavor and target Japanese and foreign visitors.

Monthly fees for Pau Hana Market vendors is 20% of sales and \$1,200 per month. Typically the goal is to generate more than \$3,000 per food truck per month



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HL Honolulu Model



Street Food Stadium

Street Food Stadium is a new development owned by HL Honolulu that is located on Kalakaua Avenue and Fern Street. HL Honolulu is testing a new business model that is catered to those that want to test out their food concepts without having to invest in purchasing a food truck. HL Honolulu provides for a lease, the site, the truck, the infrastructure, point of sale system, use of their commissary and site marketing and promotion for a flat monthly fee.

Additionally, for international investors seeking to invest in a food operation, HL Honolulu also plans to provide an operator and manage the food truck operation for them.

Street Food Stadium will house up to 10 food trucks and offers a food prep commissary, grease trap, bathrooms, access to water and utility hookups. For those requiring to track percentage of sales , a point of sale system will be provided by HL Honolulu.

HL Honolulu's financial target is to generate \$3,000 per month for a food vendor that provides their own truck or \$4,700 per month for a vendor that leases the site and a truck from HL. Each food vendor is required to sign a six month to one year lease.



Site Factors



Kakaako Waterfront Park Site

Both Street Grindz and HL Honolulu felt the a 10,000 square foot lot would be ideal for their operations.

Street Grindz mentioned that due to the large size of their current lot (66,000 sq. ft.) that it is underutilized and impedes their profitability. The advantages of the large site is that for big events, such as a food festival or Eat the Streets, it allows them to easily expand. The use of the Kakaako Waterfront Park amphitheater and additional land for large events such as concerts or festivals would be of great interest. They also mentioned that green space with open lawn and trees are vital for creating an appropriate setting for their customers.

Street Grinds also mentioned that a waterfront location is not really necessary for their operation and is more an amenity for those seeking a casual scenic environment to enjoy their food, drink and entertainment. They mentioned that the central parking lot (site 2 and 3) at Kakaako Waterfront Park would be suitable for their operation.

For HL Honolulu, they felt flat open lots adjacent to Ala Moana Boulevard would be the best locations for their operation. In addition to active social media marketing, the potential to



capture potential customers with Ala Moana Boulevard street (site - 1) signage would benefit their food truck operators.

HL Honolulu mentioned that they typically build a food commissary, bathrooms and a grease trap for their vendors, and trenching and plumbing infrastructure would likely be more costly for sites further away from Ala Moana Boulevard.

Both Street Grindz and HL Honolulu expressed strong interest in being included in any RFP for a ground lease for a truck food court at Kakaako Waterfront Park.

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Factors to Consider



Closure of Makers and Tasters Kewalo

The development of a KWP truck food court should coincide with the closure of the OHA Makers and Tasters Kewalo site. It would not be beneficial to have two truck food courts in direct competition with each other.

Oahu Food Truck Population Estimate

The State of Hawaii Department of Health estimated that the number of sanitation permits offered for food trucks and food carts for 2014 was 325. These permits authorizes a food cart vendor to operate for a two year period. Peter Oshiro, the State Department of Health Environment Program Manager, estimated that roughly 50%, or 162 vendors would be successful enough to survive the second year of operation as there is a high turnover rate.

Ground Lessee Coordination

Both Street Grindz and HL Honolulu believe that whoever is selected to operate the truck food court, that concurrent events such as food festivals, music concerts and movie nights should be coordinated with the operator of the amphitheater and the sports complex so that all venues are benefiting from a coordinated approach.

Beer Garden Coordination

Street Grindz recommended that the operator of the truck food court could also manage the Beer Garden for Kakaako Waterfront Park. The truck food court could offer a variety of foods for the beer garden vendor to benefit from as well.

Recommendations



Colliers recommends the development of a truck food court at Kakaako Waterfront Park ("KWP") on a ground lease of a **10,000 square foot** pad site for an initial term of ten years or longer (this would allow the ground lessee to be able to recoup their investment into site infrastructure). A thorough vetting of the business models identified by this demand study should be conducted before selecting a potential ground lessee.

The selected vendor should also be directed to provide active marketing and promotion for the food court site, provide support and coordination for events held at other KWP park venues, and be involved in activating community involvement at KWP. Signage should also be considered along busy Ala Moana Boulevard to boost interest in the activities and food offerings at KWP.