Kaka'ako Makai

APPENDIX

April 2011

Hawaii Community Development Authority

MVE PACIFIC

KAKAAKO MAKAI
DISTRICT MASTER PLAN

STAKEHOLDER INTERVIEWS SUMMARIES - 2007

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OVERVIEW OF THE PROCESS

Background and Purpose

This report provides an overview and summarizes the key themes identified during a five-month stakeholder outreach process conducted by Townscape Inc. (Townscape) for Hawai`i Community Development Corporation (HCDA). The process took place from December, 2006 through mid-April, 2007. The outreach process conducted by Townscape, described as Phase I in a multi-phase process (see diagram, Attachment A), was focused specifically on getting high-level input and ideas about the future of Kaka`ako Makai from a diverse set of stakeholders and on forming an advisory working group that will give advice, on an ongoing basis, to HCDA about Kaka`ako Makai.

The formation of the Advisory Working Group (AWG) for the development of future plans for Kaka`ako Makai was required by the State Legislature, with the passage of House Concurrent Resolution 30 in 2006. The resolution was brought about primarily by community activists, who banded together in opposition to a proposed development in Kaka`ako Makai by Alexander and Baldwin Properties, Inc. (A&B Properties). In September, 2005 HCDA had selected A&B Properties' proposal over five other proposals that had been submitted. The primary reason for the community opposition was the proposed use of public land for private development and use. In response to the resolution, HCDA developed the multi-phase process depicted in Attachment A and retained Townscape to conduct the Phase I community outreach process.

This report includes three sections. The first section provides an overview of the outreach process including the project purpose; the methods used in conducting the interviews; and a description of the individuals and groups interviewed. The second section summarizes what individuals and groups generally had to say about the future of Kaka`ako Makai. In the third section of the report, comments made that were specific to HDCA are summarized.

Methods

In designing the outreach process it was agreed by HCDA and Townscape that reaching a diverse set of stakeholders and inviting their participation in the AWG would be accomplished most effectively by reaching out to them. Small group meetings and one-on-one interviews were identified as most conducive to this early stage information gathering process.

Notes were taken during each interview. Following the interview, a draft set of notes were given back to the individuals interviewed. Once the notes were finalized and approved, a copy was shared with HCDA. Interviews generally included the following five questions, although a few interviews focused instead on some specific information the group had related to Kaka`ako Makai:

1. Imagine it's the year 2030 – what pictures or images do you have for the Kaka`ako Makai area?
2. When you envision the area in the year 2030, what do you hope is not a part of the picture you see?
3. As planning for the area goes forward, what principles or guidelines should guide the planning?
4. Who are the other important stakeholders that should be involved in this planning process?
5. What else do you want us to know about planning for Kaka`ako Makai or about your hopes and expectations for the area?

Individuals and Groups Interviewed

Over the course of the project, Townscape conducted 47 meetings with individuals and small groups at locations and times that were conducive to the interviewees. In addition, HCDA released a media statement on January 31, 2007 that extended an open invitation to "those organizations and individuals who are interested in the development of Kaka`ako Makai, and who would like to be considered for inclusion in the Advisory Working Group." In response, 38 people called in to find out how to get involved.

The initial list of individuals and groups to be interviewed was developed by Townscape with input from HCDA. The list was expanded upon with input from each interview. In each interview a question about who else Townscape should talk with about the future of Kaka`ako Makai and who should be invited to serve on the AWG was included. Overall, a list of 132 names was generated, 54 individuals and groups were invited to be interviewed, and 47 interviews were conducted.

The term "stakeholders" was broadly defined to mean any group and/or individual who had a clear interest or specific knowledge about the future of Kaka`ako Makai. Among the types of groups interviewed were: citizen and community groups; environmental groups; land owners; recreational groups; professional and business groups; visitor industry groups; arts and cultural groups; historic preservation groups; city and state departments; and elected officials. A complete list of everyone contacted for an interview and everyone interviewed is included in Attachment B.

INTERVIEW FINDINGS

Vision for Kaka`ako Makai – Shared Concepts

When asked the question of one's vision for Kaka`ako Makai in the year 2030 everyone had ideas and images. Each response signaled the significance of this area to those being interviewed. Terms like "jewel"; "last green space", "treasure" were used to describe Kaka`ako Makai. Everyone interviewed seemed to share a common belief that this area is especially important to the future of Honolulu and even, to the state of Hawai`i.

One of the most common comments when asked about the future of Kaka`ako Makai was that it should be for Hawai`i residents and its design and uses should attract people to it. "This should be an inviting place for Hawai`i residents"; "It should be comfortable and engaging"; "It should be a people-oriented place"; were comments made about Kaka`ako Makai.

Effective transportation planning was a very common theme with people voicing hopes that there will be transportation design that makes access to and within the area easy. There was an emphasis on pedestrian and bike traffic in the future as well as hopes that access to public transportation and affordable parking will be available.

Many people commented on the fact that public land should be used for public purposes. Images of people of all ages, gathering and enjoying the activities and the natural environment of the area were described. "Engaging" and "energetic" were terms that came up when talking about the feeling in Kaka`ako Makai in the future. The emphasis was clearly on developing the area as a place that all types of residents will use and enjoy and that is reflective of its natural environment and its history.

The importance of design and development that emphasizes the area's proximity to the ocean was also stressed. There were a number of comments about the importance of ensuring access to the ocean for recreational and commercial uses. Among those commenting about the importance of access to the ocean were comments about improving the harbor area for commercial as well as recreational uses. Several people commented on the opportunities of Kewalo Basin, especially as a commercial and recreational harbor area with access to the ocean for surfers and other ocean-goers.

Maintaining green space for ocean access, for proper drainage, to protect against rising sea water levels and to counteract density in the Mauka and downtown areas was identified as important for the future as well. The terms "lei of green" and "lei of parks" were used by many to describe the importance of leaving an area undeveloped along the shoreline and connecting Kaka`ako Makai to Ala Moana and to the adjacent downtown and Aloha Tower areas.

Another shared idea about the future of Kaka`ako Makai was that it be safe and well-maintained. There was agreement that without proper maintenance and appropriate security it will not be a place that draws residents to it and its potential will not be realized.

Development that is mixed-use, designed for people, and encourages strolling pedestrian and bike traffic was a part of the picture that many see for the area. Pedestrian-unfriendly Ala Moana Boulevard was cited as an example of what should not be created in Kaka`ako Makai. Small shops and eateries such as those seen in other water-front districts and well-known public parks were widely used to describe the future of this area. Many people suggested some mix of cultural, arts, educational or entertainment activities in the area.

Distinctive and recognizable architecture and design that signals the importance of the area and that serves as a landmark was an idea that several groups offered. One comment, "this should be a model for the world", is suggestive of the potential that is seen by many.

When asked what is not in the vision of Kaka`ako Makai in the year 2030 the most common response was "status quo"; that is that nothing has changed. Other comments about what should not be a part of the future vision for the area include high-rises, "big box" commercial developments, antiseptic offices and other development that does not promote the history and natural environment of the area or does nothing to engage residents. It was also suggested that there should not be "hodge-podge" development that does nothing to create synergy within the area or with the neighboring areas, including downtown, Kaka`ako Mauka and Ala Moana.

Vision for Kaka`ako Makai – Divergent Concepts

While there were a fair number of ideas about the future of Kaka`ako Makai that were shared among those that were interviewed, there were differences of perspective as well. The topics where there were the greatest degrees of difference were: the economics of Kaka`ako Makai; whether there should be any residential housing in the area; the degree of development and density in the area; where development should occur; and the specific types of activities that will define the area.

The question of the economics of Kaka`ako Makai is one where there was a fair amount of divergence. Some advocated that this is public land and that public dollars should underwrite the costs of development as well as on-going maintenance. Enhanced quality of life and community well-being were cited as the returns for this public investment. On the other end of the continuum was the idea that there should be a positive economic return for

this land. To cover the costs of development as well as the on-going costs of maintenance should be, in whole or in part, covered through commercial activity. Without proper investment, there was concern the development, infrastructure and maintenance will be insufficient and we will not capture the real value of this important parcel of land. A third opinion voiced regarding the economics of the development was that the value should be judged based on a "triple-bottom line return" in which economic, social and environmental returns are all assessed and balanced.

Whether there should be any housing in Kaka`ako Makai was another area where there were different perspectives. Some felt strongly that housing does not belong in Kaka`ako Makai. Others suggested that housing is necessary to ensure a 24-hour presence and to contribute to community safety. Others suggested that housing nearer to Ala Moana Boulevard might be acceptable. The need for work force housing was described by several groups, especially those that anticipated further development of the medical school and related life sciences technology industry. While the feelings about housing were mixed, there seemed to be general agreement that housing that restricts access to the general public or creates a feeling of exclusivity would not be appropriate.

How much development should be considered for the Kaka`ako Makai area, where development should occur and how much density is appropriate are related topics for which there was a fair degree of diversity of perspective among those interviewed. Some commented that the density of Kaka`ako Mauka needs to be counterbalanced by green, open space in Kaka`ako Makai. They would advocate for little, if any additional development and density in the Makai area. Others suggested that development is part of what is needed to create the excitement in the area and draw people to it. They believed that development and density can be achieved as long as ocean access is not impeded and consideration is given to the type of development that occurs.

Yet another perspective was that the waterfront is the ideal area for development and open space can be reserved for the interior area.

Related to the question of development and density is the question of the types of activities that will draw people to Kaka`ako Makai and that should be a part of its future. Not surprisingly, there was a wide range of ideas about commercial uses versus public uses and combinations of both.

A list of the themes identified during the interviews and additional comments and suggestions for the AWG are included in Attachments C and D.

Recommended Guiding Principles

In each of the interviews, Townscape asked what guiding principles should the AWG use in carrying out its work. The answers were varied but there were several consistent themes that came through many of the interviews. A listing of the comments offered is included in Attachment E.

The most common recommended guiding principles follow:

- Planning should begin with the context of the land, the proximity to the ocean and the history of the area.
- Planning should consider the opportunities for connections and linkages to the surrounding areas.
- The plan should be for the residents of Hawai`i and future generations.
- Public land should be used for public purposes.
- Open, green space should be preserved.
- Economic constraints should be agreed upon.
- The planning process should be respectful, transparent and involve diverse stakeholders.

SUGGESTIONS FOR HCDA

While not specifically solicited, a number of groups and individuals interviewed had comments about or advice for HCDA. Generally the comments had to do with a perceived style of business that is not readily open to public input and that lacks transparency to those external to the organization. A feeling of distrust and skepticism towards HCDA exists on the part of some. At the same time several individuals who describe feeling distrustful of HCDA also commented that there are good people within HCDA who have good intentions. The concern generally was that the systems that HCDA has put into place are not effective, especially when it comes to engaging and then using stakeholder input.

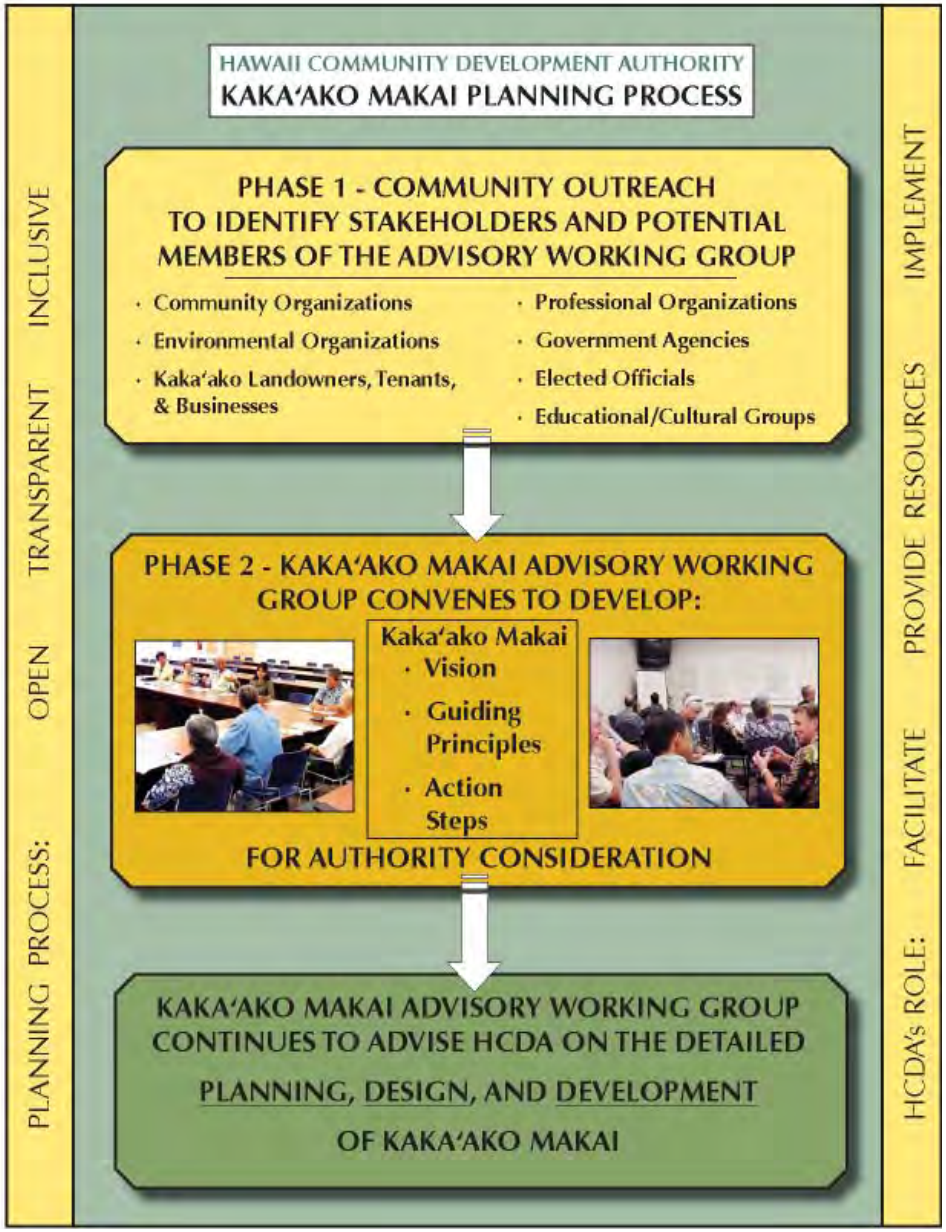
It was also suggested that the HCDA processes, such as the board meetings, could be better designed to promote a feeling of openness to the community. Inconvenient meeting times; expensive parking; and unfriendly room set-up, are examples of ways in which the HCDA board meetings project a feeling of lack of responsiveness to some community stakeholders.

In interviews with City and County officials there was a suggestion that coordination between their departments and HCDA was very important. When it occurs, it is productive. With that in mind, it was recommended that cross department communication and coordination should occur more regularly.

Businesses within the Kaka`ako Makai area and surrounding areas also made some comments about a lack of responsiveness and approachability on the part of HCDA. Not surprisingly, several individuals interviewed noted the frustration of changing priorities as changes in administration occur. Related to this concern was the comment that HCDA will need to think carefully about how to ensure the viability of the AWG beyond the duration of the current Governor and HCDA director.

A list of the comments made during interviews related to HCDA is included in Attachment F.

Attachment A



Attachment B

Organizations Interviewed by Townscape between November 2006 and April 2007

Mtg #	Organization	Date of Mtg
1.	HCDA	11/13/06
2.	HCDA	11/16/06
3.	Kewalo Keiki Fishing Conservancy	11/21/06
4.	A&B	11/21/06
5.	Friends of Kewalo Basin Park Association	11/30/06
6.	Save Our Kaka`ako Coalition	12/02/06
	Kaka`ako Shoreline Park Plan ("The People's Plan")	12/02/06
	Ala Moana/Kaka`ako Neighborhood Board	12/02/06
	Kaka`ako Business and Landowner's Association	12/02/06
	Sierra Club	12/02/06
7.	Hawaii Children's Discovery Center	12/04/06
8.	University of Hawaii JABSOM (John A. Burns School of Medicine)	12/05/06
9.	HCDA	12/11/06
10.	State Senate: Chair of Water, Land, Agriculture, and Hawaiian Affairs Committee; 2nd Senatorial District	12/14/06
11.	Save Our Kaka`ako Coalition	1/13/06
12.	OHA	1/16/07
13.	Surfrider Foundation	1/18/07
14.	Kamehameha Schools	1/19/07
15.	Native Hawaiian Hospitality Association	1/19/07
16.	Hawaii Hotel & Lodging Association	1/19/07
17.	State Senate: 12th Senatorial District	1/23/07
18.	Ala Moana/Kaka`ako Neighborhood Board	1/24/07
19.	State House of Representatives: Speaker of the House; 20th Representative District	1/31/07
20.	Honolulu City Council, District 5	1/31/07
21.	Hui O He`e Nalu	1/31/07
22.	Hawaii State Bodysurfing Association	2/1/07
23.	ULI (Urban Land Institute)	2/2/07
24.	HTA (Hawaii Tourism Authority)	2/5/07
25.	DPP (Department of Planning & Permitting)	2/5/07
26.	Historic Hawaii Foundation	2/7/07
27.	Hawaii Developers Council	2/16/07
28.	Kewalo Basin Task Force	2/22/07
29.	Budget & Finance	2/22/07
30.	DPP Engineers	2/22/07
31.	Stanford Carr Development, LLC	2/26/07
32.	The Outdoor Circle	2/28/07
33.	HPD and the security contractor for the Kakaÿako Waterfront Park	2/28/07
34.	Honolulu Symphony	3/1/07
35.	Hawaii's Thousand Friends	3/2/07
36.	APA (American Planning Association)	3/6/07
37.	Honolulu City Council, District 6	3/7/07
38.	State House of Representatives: 23th Representative District	3/7/07
39.	DBEDT (Department of Business, Economic Development and Tourism)	3/9/07
40.	Outrigger Enterprises, Inc.	3/13/07
41.	John Dominis	3/14/07
42.	General Growth	3/15/07
43.	DLNR (Department of Land and Natural Resources)	3/15/07
44.	Friends of Kewalo Basin	3/16/07
45.	HEER – DOH (Hazard Evaluation and Emergency Response – Department of Health)	3/16/07
46.	UH's Development Team for the PacRBL (Pacific Regional Biosafety Laboratory) and CRCH (Cancer Research Center of Hawaii) projects	3/30/07

Mtg #	Organization	Date of Mtg
47.	DOT – Harbors Division	4/12/07

Organizations Contacted by Townscape for an Interview

Mtg #	Organization	Date of Mtg
48.	Save Our Surf	No Meeting
49.	Life of the Land	No Meeting
50.	State Senate: 11th Senatorial District	No Meeting
51.	State Senate: 14th Senatorial District	No Meeting
52.	Kaka`ako Improvement Association	No Meeting
53.	Kanu Hawai`i	No Meeting
54.	O`ahu Burial Council	No Meeting

Attachment C

Themes Identified in Stakeholder Interviews

	Responses to the question of Kaka`ako in the year 2030	Number of interviews that identified this theme
1	Ocean access including recreation and commercial	23
2	Well planned transportation including public transportation, parking options, bike paths and foot paths/pedestrian friendly	22
3	Park space, open space, green space	21
4	Activities that engage local residents	21
5	Cultural, arts, educational and entertainment activities	20
6	Wide range of activities - mixed use - engaging and energetic	20
7	Connector to downtown, Ala Moana and Mauka	19
8	Lei of Land; Lei of Green	17
9	Activities that reflect the history and culture of the area	17
10	Safe and secure	17
11	Well maintained	16
12	Activities that engage families	14
13	Landmark, distinctive features, reflective of place	13
14	No gates or barriers or things that promote exclusivity	11
15	Center for Life Sciences education and technology	9
16	No high rises	8
17	Limited density and height	8
18	Restaurants	7
19	Open market that features local items, including fish market	6
20	Housing	6
21	No residential	6
22	Significant Hawaiian presence including OHA headquarters	5
23	Local businesses	5
24	Work force housing	4
25	Retail - shopping	4
26	No "big box" stores	4
27	No high end residential	3
28	Nothing unnatural or antiseptic	3
29	No commercial	3
30	No privatization	2
31	Activities for children	2
32	Nonprofit organizations only	2
33	Kewalo Boat harbor is renovated	2
34	Human scale structures - design for people	2
35	Public/Private partnership	2
36	Smart development	1
37	Plaza	1

	Responses to the question of Kaka`ako in the year 2030	Number of interviews that identified this theme
38	No mounds	1
39	No automobile landscape; no parking pedestals	1
40	No Biohazard labs	1
41	No government base yards	1
42	HCDA is no longer in charge of the area because they have fulfilled their mission; it is a place where people live, work and play	1

Attachment D

Other Suggestions Offered During Stakeholder Interviews

1	Consider linking with the China Town and Waikiki Heritage Trails
2	Consider what the Pumping Station tells about the development of Honolulu
3	Look at other parks and conservation districts such as: Central Park Conservancy; Battery Park
4	Good resource is Nonprofit Waterfront Center
5	DOH - HEER Office is a resource on the environmental contamination concerns
6	Develop more grid roads that enhance connectivity
7	Limit super block or even large block development
8	Drainage and potential flooding will be an issue in the future
9	Good models to look at include: Vancouver Grandville Island, Baltimore's waterfront, San Francisco and Portland Pearl District
10	The hills create a visual barrier and contribute to problems of security along the waterfront
11	Un-metered parking invite vagrancy since parking is not regulated
12	Hardscapes are dangerous because of erosion
13	Consider having State Parks Department or City Parks Department have responsibility of the park area
14	Sydney Opera House is an example of what we could have
15	Use previous plans to help guide the thinking in this plan; talk to people who have been involved in planning in the past - for example, the Elbasani and Logan Plan
16	Get started in Kaka`ako Makai soon - even if just a smaller project that is part of the larger plan - this will ensure momentum
17	Plans need to be shared with the public; public input needs to be heard; use public hearings
18	Environmental factors could impact the economics of a project and could range from no cost to a few hundred thousand dollars. Unit 7 (Honolulu Marine Property) is likely the most contaminated property (among units 6, 7 & 8) - DOH will provide AWG with technical briefings regarding the environment; Phase I Environmental Assessment was completed by A & B and is now available to the public

Attachment E

Themes Identified in Stakeholder Interviews

	Response to the question regarding principles that should guide planning	**Number of interviews that identified this theme**
1	Planning should start with the context, the land and history including the view plane; planning should be 360 degree	18
2	Public land should be used for public purposes	12
3	Planning should include contiguous areas and be master planning (not "hodge-podge")	11
4	Maintain open, green space	8
5	Should be economically feasible	7
6	Planning input should reflect diverse stakeholder perspectives and be transparent	5
7	Environmental concerns (including proximity to shoreline) should be incorporated in planning	5
8	Use smart development principles	4
9	Height and density limits should be set	4
10	Set aside economic returns - think about good of the people	4
11	Built structures should be distinctive and reflective of the place	3
12	Consider "triple bottom line" (economic, social and environmental return	3
13	Balance revenue and non-revenue activities	3
14	Create a gradation of uses - Mauka edge should be more commercial	3
15	Decisions should be based on the greater good	2
16	Respect for the process	2
17	Low rise commercial along the water - interior open space	2
18	Respect each other; be civil	2
19	Access is essential	1
20	Be ambitious and forward thinking	1
21	When selecting developers consider track record	1
22	Create a model for the rest of the world	1
23	Respect the place and our duty to protect it and act in its best interests	1
24	Act with integrity	1
25	Be reasonable	1
26	Promote live, work, play	1

Attachment F

Suggestions and Feedback to HCDA Raised During Stakeholder Interviews

1	HCDA needs to learn to listen to the community more; needs to adopt a structure for doing so
2	HCDA board meetings need to be more accessible to the public
3	HCDA should be more transparent
4	There are good people at HCDA
5	HCDA needs to clarify constraints on Kaka`ako Makai upfront
6	We distrust HCDA
7	HCDA and City and County DPP need to work together
8	HCDA should take as long as necessary and involve as many people as possible in the process
9	HCDA needs to make a long-term commitment to this process
10	HCDA appears not to care about the businesses in Kaka`ako Makai - sometimes they are rude to us; they don't seem to recognize the impacts they have on our business
11	HCDA has difficulty communicating
12	HCDA projects an air of arrogance
13	HCDA needs to consider how the Advisory Working Group (AWG) will continue through new administrations
14	HCDA needs to be more verbal and interactive
15	HCDA should force developers to deal with infrastructure issues
16	HCDA should have a traffic planner and conduct a traffic study
17	We are fearful that HCDA will emphasize the "development" in its name
18	HCDA should consider returning the Mauka area to City land use and regulatory control relatively soon.

COMMUNITY AND SITE HISTORY

The urban district in Honolulu known as Kakaako is significantly larger than the traditional area of the same name, which is described in mid 19th century documents and maps as a small ili, a traditional land unit. In addition to Kakaako, the Mauka Area District also includes lands once known as Kaakaukukui, Kukuluaeo, and Kewalo, and possibly smaller portions of other ili. In traditional times, this area was characterized by fishponds, salt ponds, trails connecting Honolulu (Kou) and Waikiki, and occasional taro loi. Wetland and fishpond deposits have been documented in Kakaako. The area from Ala Moana Boulevard to the ocean, generally known as Kakaako Makai is associated with moolelo, an oral history, in which Kaakaukukui, Kewalo and Kukuluaeo were traditionally noted for their fishponds and salt pans, for the marsh lands where pili grass and other plants could be collected, for ceremonial sites such as Puukea Heiau, Kewalo Spring, and Kawailumalumai Pond at which sacrifices were made, as well as for the trails that allowed transport between the more populated areas of Waikiki and Honolulu. Important chiefs, such as Hua-nui-ka-la-lailai, were born in this area and conducted religious rites. Commoners traveled to this area to procure food and other resources. Some commoners probably also lived in the area, possibly adjacent to the ponds and the trails.

Today, the Kakaako Makai area included in this planning process is bounded by Ala Moana Boulevard, Forrest Avenue, Ala Moana Park and the Pacific Ocean and was created over recent decades through landfill. The area includes former industrial sites along Kewalo Basin harbor and public parks including Kakaako Gateway Park, Waterfront Park, and Kewalo Basin Park that were developed fairly recently. Existing facilities in the area include the City and County of Honolulu sewer pump station, the Gold Bond Office Building, several automobile dealerships, the Hawaii Children's Discovery Center and the Kewalo Marine Laboratory, to name a few. The University of Hawaii recently constructed the facilities of the John A. Burns School of Medicine (JABSOM) in Kakaako Makai and is planning to construct the Cancer Research Center of Hawaii adjacent to the medical school.

A complete Cultural Anthropology and Archaeology of Kakaako Makai report, prepared by Cultural Surveys Hawaii, Inc. is included in this section.

Summary Report on the Cultural Anthropology and Archaeology of the Kakaʻako Makai Area, Kakaʻako Ahupuaʻa, Honolulu (Kona District), Oʻahu TMK: [1] 2-1-015, 058, 059 and 060 various parcels

Prepared for
Peter Apo Company

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Reference	Summary Report on the Cultural Anthropology and Archaeology of the Kaka‘ako Makai Area, Kaka‘ako Ahupua‘a, Honolulu (Kona District), O‘ahu TMK: [1] 2-1-015, 058, 059 and 060 various parcels (Hammatt and Shideler 2010)
Date	January 2010
Project Number (s)	CSH project job code KAKAAKO 22
Investigation Permit Number	CSH is presently carrying out archaeological studies under State Historic Preservation Division permit 9-20
Project Location	The study area is located in central, coastal Honolulu on the central/east portion of the south shore of O‘ahu. In general terms the study area is bounded on the *mauka* or north side by the *makai* or south side of Ala Moana Boulevard/Nimitz Highway alignment and lies west of the west side of Ala Moana Beach Park extending to the east side of the mouth of Honolulu Harbor
Land Jurisdiction	Various
Agencies	This study was prepared to facilitate planning and possibly consultation with the State Historic Preservation Division

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1.1 Project Background

Cultural Surveys Hawai‘i was hired by Mr. Peter Apo of the Peter Apo Company to prepare a summary report on the cultural anthropology and archaeology of the Kaka‘ako Makai area, Kaka‘ako Ahupua‘a, Honolulu (Kona District), O‘ahu Island (TMK: [1] 2-1-015, 058, 059 and 060 various parcels). The vast majority of the study area lands were shallow coral reefs under water at high tide until land fill efforts of the early twentieth century.

The purpose of the present study is understood to be primarily documentation of the history of land use with an evaluation for the potential for cultural resources within the study area. The present project is not intended to fulfill standard SHPD requirements for Archaeological Inventory Surveys but is intended for planning and consultation purposes. Aa part of the purpose of this study was documentation of the quite recent history of land creation, it may be that no, or minimal, further study may be appropriate for some portions of the lands addressed.

The study area is located in central, coastal Honolulu on the central/east portion of the south shore of O‘ahu. In general terms the study area is bounded on the mauka or north side by the makai or south side of Ala Moana Boulevard/Nimitz Highway alignment and lies west of the west side of Ala Moana Beach Park extending to the east side of the mouth of Honolulu Harbor (Figure 1 U.S. Geological Survey quad map, Figure 2 Tax Map Key Zone 2 Section 1 map and Figure 3 aerial photograph). Major landmarks in this study area include Kewalo Basin (and the associated National Marine Fisheries Service facilities), the Kaka‘ako Waterfront Park, the Fisherman’s Wharf Restaurant, the John Dominis Restaurant, the Kaka‘ako Waterfront Park, the Children’s Discovery Center, Fort Armstrong, Pier 1 of Honolulu Harbor, and the Kaka‘ako Makai commercial/business and light industrial area.

1.2 Scope of Work

The scope of Work for this study includes:

- Synthesis of historical research to include study of archival sources, historic maps, Land Commission Awards and previous archaeological reports to construct a history of land use and to determine if archaeological sites have been recorded in or near the area, and
- Preparation of a report to include the results of the historical research

1.3 Environmental Setting

1.3.1 Natural Environment

Virtually the entire study area lies on relatively recently created land. Soil maps indicate that all of the land is “Fill Land Mixed” (“FL”; Figure 4) (Foote et al. 1972) . While most residents of Honolulu may think of this area as dominated by parking lots, warehouses and office buildings, in fact much is dedicated to parks including the large Kaka‘ako Waterfront Park and Makai Gateway Park (a large park occupying two blocks between Cooke Street and Ohe Street.

Figure 1.
Portion of U.S. Geological Survey 7.5 Minute Series Topographical Map, Honolulu Quadrangle 1998, showing location of project area

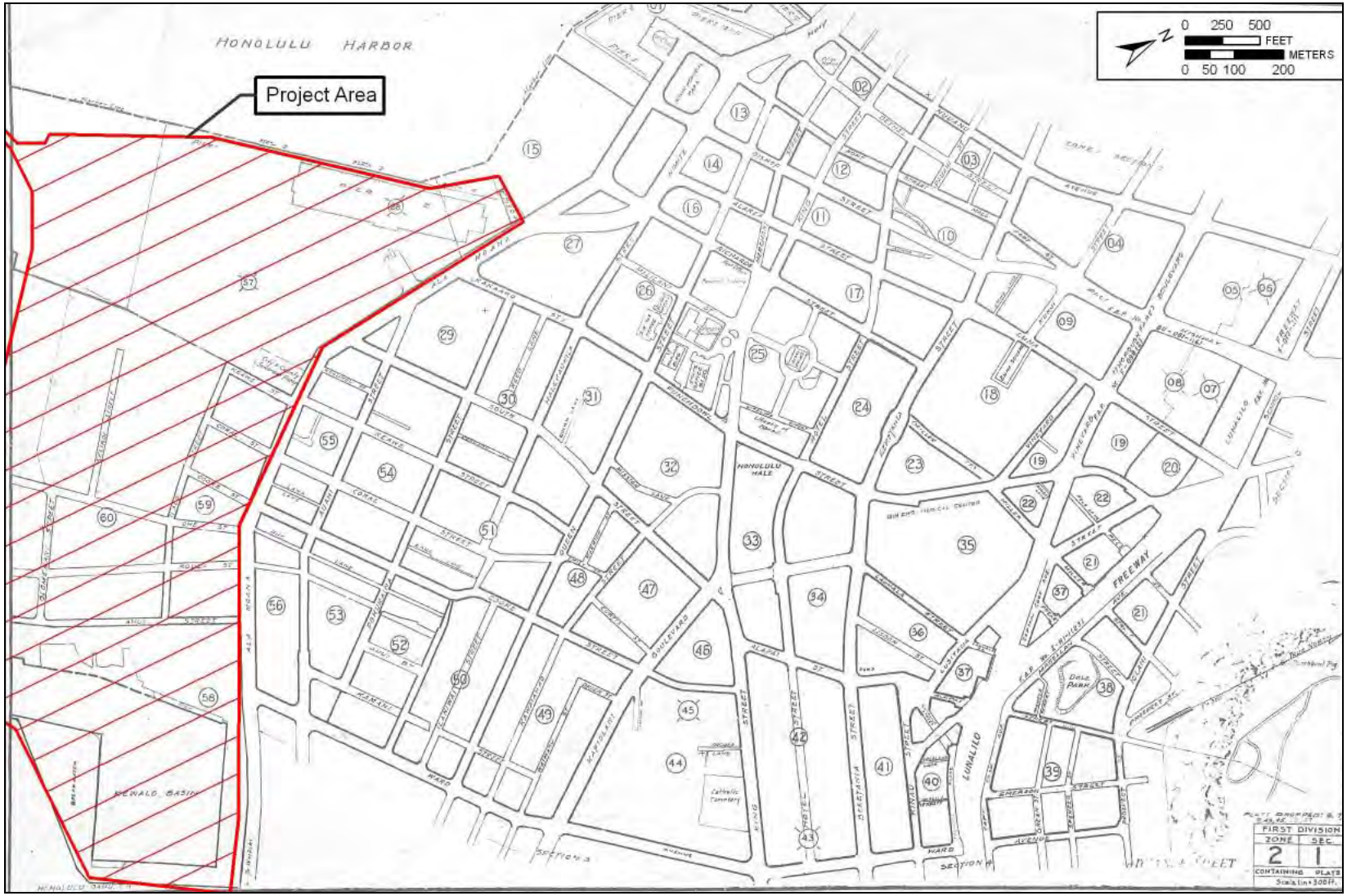

Figure 2. Hawai‘i Tax Map Zone 2 Section 1, map showing study area (Hawai‘i TMK Service)

Figure 3.
Aerial Photograph showing study area (U.S. Geological Survey Orthoimagery 2005)

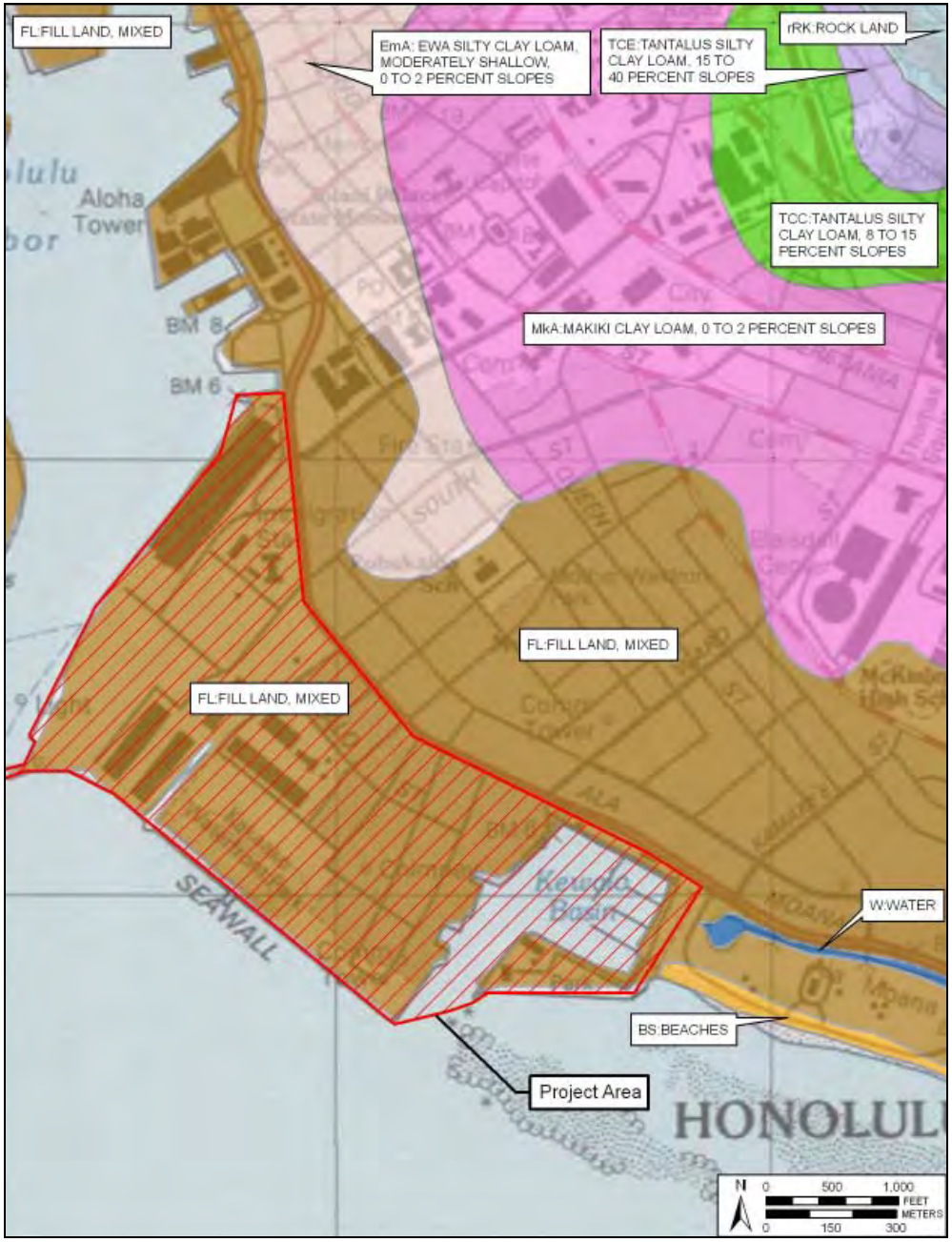

Figure 4.
Soils map of Kaka‘ako Makai
(from Foote et al. 1972)

1.3.2. Built Environment

The study area is traversed by a grid of streets including north/south (mauka/makai) trending streets (from west to east) Channel Street, Forrest Avenue, Keawe street, Coral Street, Cooke Street, Ohe Street, Koula Street and Ahui Street and east/west (‘ewa/Diamond Head) trending streets (from north to south) Ilalo Street, Kelikoi Street and Olomehani Street. Major enterprises in the area include National Marine Fisheries Service facilities, the Fisherman’s Wharf Restaurant, the John Dominis Restaurant, the Children’s Discovery Center, Fort Armstrong with the U.S. Immigration Station and GSA Motorpool, Pier 1, the Gold Bond Building, the Cancer Research Center of Hawai‘i, the OHA Headquarters, and the John A. Burns School of Medicine in Kaka‘ako. Kewalo Basin is one of the major commercial boat harbors of Honolulu.

The project area is located in an area identified today called Kewalo, due to the proximity to Kewalo Basin. On early historic maps, the project area is more specifically identified with the place names “Kukuluāe‘o” on the east (roughly east of an imaginary mauka extension of Ahui Street) and “Ka‘ākaukukui” on the west (roughly west of an imaginary mauka extension of Ahui Street), The traditional area called Kewalo was generally considered that area mauka of Kukuluāe‘o and Ka‘ākaukukui, although it had a small beach area near the eastern terminus of Queen Stret (two blocks west of Ala Moana Center). For the purpose of this study, the name Kewalo is used, as it is the name that is most often referred today for the area in general.

2.1 Pre-Contact to Early Nineteeth Century

Kewalo was situated between two centers of population and activity on the southern shore of pre-contact O‘ahu: Kou and Waikīkī. In Waikīkī, a system of irrigated taro lo‘i fed by streams descending from Makiki, Mānoa, and Pālolo valleys blanketed the plain, and networks of fish ponds dotted the shoreline. Similarly, Kou - the area of downtown Honolulu on the east side of Nu‘uanu Stream and extending to the south east adjacent to the harbor - possessed shoreward fish ponds and irrigated fields watered by ample streams descending from Nu‘uanu and Pauoa valleys.

Rev. Hiram Bingham, arriving in Honolulu in 1820, described a still predominantly native Hawaiian environment - still a “village” - on the brink of western-induced transformations:

> We can anchor in the roadstead abreast of Honolulu village, on the south side of the island, about 17 miles from the eastern extremity... Passing through the irregular village of some thousands of inhabitants, whose grass thatched habitations were mostly small and mean, while some were more spacious, we walked about a mile northwardly to the opening of the valley of Pauoa, then turning southeasterly, ascending to the top of Punchbowl Hill, an extinguished crater, whose base bounds the northeast part of the village or town... Below us, on the south and west, spread the plain of Honolulu, having its fishponds and salt making pools along the seashore, the village and fort between us and the harbor, and the valley stretching a few miles north into the interior, which presented its scattered habitations and numerous beds of kalo (arum esculentum)in its various stages of growth, with its large green leaves, beautifully embossed on the silvery water, in which it flourishes. (Bingham 1981:92-93)

The Kewalo region would have been in Bingham’s view as he stood at “Punchbowl Hill” looking toward Waikiki to the south: it would have comprised part of the area he describes as the ‘plain of Honolulu’ with its “fishponds and salt making pools along the seashore.”

Another visitor to Honolulu in the 1820s, Jacobus Boelen, hints at the possible pre-contact character of Honolulu and its environs, including the Kewalo area:

> It would be difficult to say much about Honoruru. On its southern side is the harbor or the basin of that name (which as a result of variations in pronunciation [sic] is also written as Honolulu, and on some maps, Honoonoono). The landlocked side in the northwest consists mostly of tarro fields. more to the north there are some sugar plantations and a sugar mill, worked by a team of mules. From the north toward the east, where the beach forms the bight of Whytetee, the soil around the village is less fertile, or at least not greatly cultivated. (Boelen 1988:62)

Boelen’s description suggests preliminarily that the Kewalo region mauka of the present study area are within a “not greatly cultivated” region of Honolulu perhaps extending from Puowaina (Punchbowl crater) at the north through Kaka‘ako to the Kālia portion of Waikīkī in the east. Kewalo is named in John Papa ‘Ī‘ī’s account of the death in 1810 of Isaac Davis, an American sailor who had settled in the Hawaiian islands, becoming a confidant of Kamehameha:

> Many chiefs and notables mourned Davis, including Kamehameha and the company of warriors who watched over him. The funeral procession went from Davis’ dwelling at Aienui to Kewalo, where his body was deposited on the land of Alexander, a haole who had died

> earlier. At the time of his death, Davis was an old man with white hair and other signs of age. (‘Ī‘ī 1959:85)

The distance inland (perhaps in the vicinity of the King and Pi‘ikoi street intersection) supports the concept that the place name “Kewalo” was widely used to refer to areas further inland than we associate with the place name today. An article about Davis in The Friend of February 1862 mentions only that his grave was “in a burying place of the Europeans, near Hana-rura,” suggesting that the Kewalo region and the “burying place” were outside the limits of Honolulu both at the time of Davis’s death and 42 years later when the article was written.

An early, somewhat generalized depiction of the pre-contact native Hawaiian shaping of Waikīkī, Honolulu, and the Kewalo region - along with a possible location of the “burying place of the Europeans” within Kewalo - is given on an 1817 map (Figure 5) by Otto von Kotzebue, commander of the Russian ship Rurick, who had visited O‘ahu the previous year. The map shows taro lo‘i (the rectangles) massed around the streams descending from Nu‘uanu and Mānoa valleys. The depicted areas of population and habitation concentration (indicated by the trapezoids, however, probably reflect distortions caused by the post-contact shift of Hawaiians to the area around Honolulu harbor - the only sheltered landing on O‘ahu and the center of increasing trade with visiting foreign vessels. Kamehameha himself had moved from Waikīkī to Honolulu in 1809.

Kotzebue’s map suggests that the land between Puowaina (Punchbowl crater) and the shoreline - which would include the Kewalo area - formed a “break” between the heavily populated and cultivated centers of Honolulu and Waikīkī: the area is only characterized by fishponds, trails connecting Honolulu and Waikīkī, and occasional taro lo‘i and habitation sites. It may be noted that the Kotzebue map (see Figure 5) is the only early map that appears to show a major portion of the present study area as dry land (a geo-referenced overlay appears to show the extreme northwestern extension of the study area as dry land including some residences. We believe (on the basis of comparison with other early maps) that this is primarily surveyor error as is not surprising for what is really little more than a sketch at such an early date (1817). We believe that the Kotzebue map erroneously portrays the east side of Honolulu Harbor too far to the west. From the Malden map of 1825 (Figure 6) on there is a high degree of consistency in depictions of the natural coastline as very close to the Ala Moana/Nimitz alignment.

Interestingly, the only specifically identified feature in the entire area is the cemetery, and this may be the location of Davis’ and other foreigners’ burials in Kewalo.

Most maps of the nineteenth Century (Malden 1825, see Figure 6; La Passe 1855, see Figure 7Figure 7; Oahu Island Government Survey 1881 map, Figure 8; Oahu Government Survey 1884 map, Figure 9) show the present project area and vicinity quite similarly. Most notably these maps show all but the most inland margin of the present study area as in the water (albeit mostly within a shallow reef flat that may have been partially exposed at low tide). These maps often show polygons mauka of the project area, near the former coast that do not appear to relate to the cartographer’s conventions for fish ponds or taro lo‘i. At least a partial explanation is suggested by the Oahu Island Government Survey 1881 map (see Figure 8) that shows a quite extensive “Kaka‘ako Salt Works” just inland of the central portion of the present study area. The salt works continued until well into the twentieth century (Figure 10). This suggests (as do other lines of evidence that the lands inland of the present study area were quite low-lying until overlain with fill.

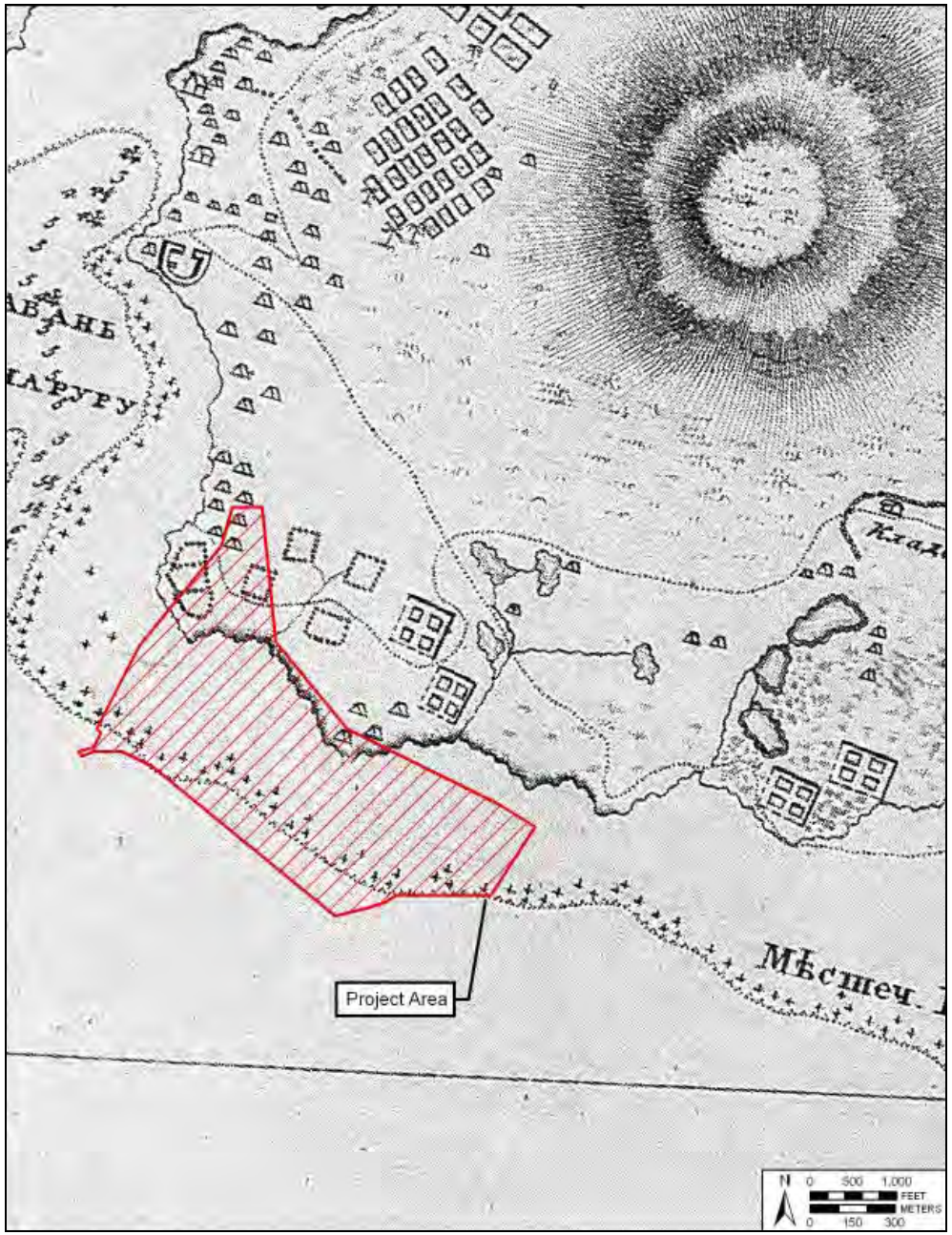

Figure 5.
1817 map by Otto von Kotzebue, commander of the Russian ship Rurick, showing study area (Note: a portion of the foreigner's cemetery where Isaac Davis is believed to have been buried and that John Papa ʻĪʻī associates with "Kewalo" is located in the middle of the right side (labeled in Russian as "Кладбище") This early map probably should be understood as schematic sketch (map reprinted in Fitzpatrick 1986:48-49

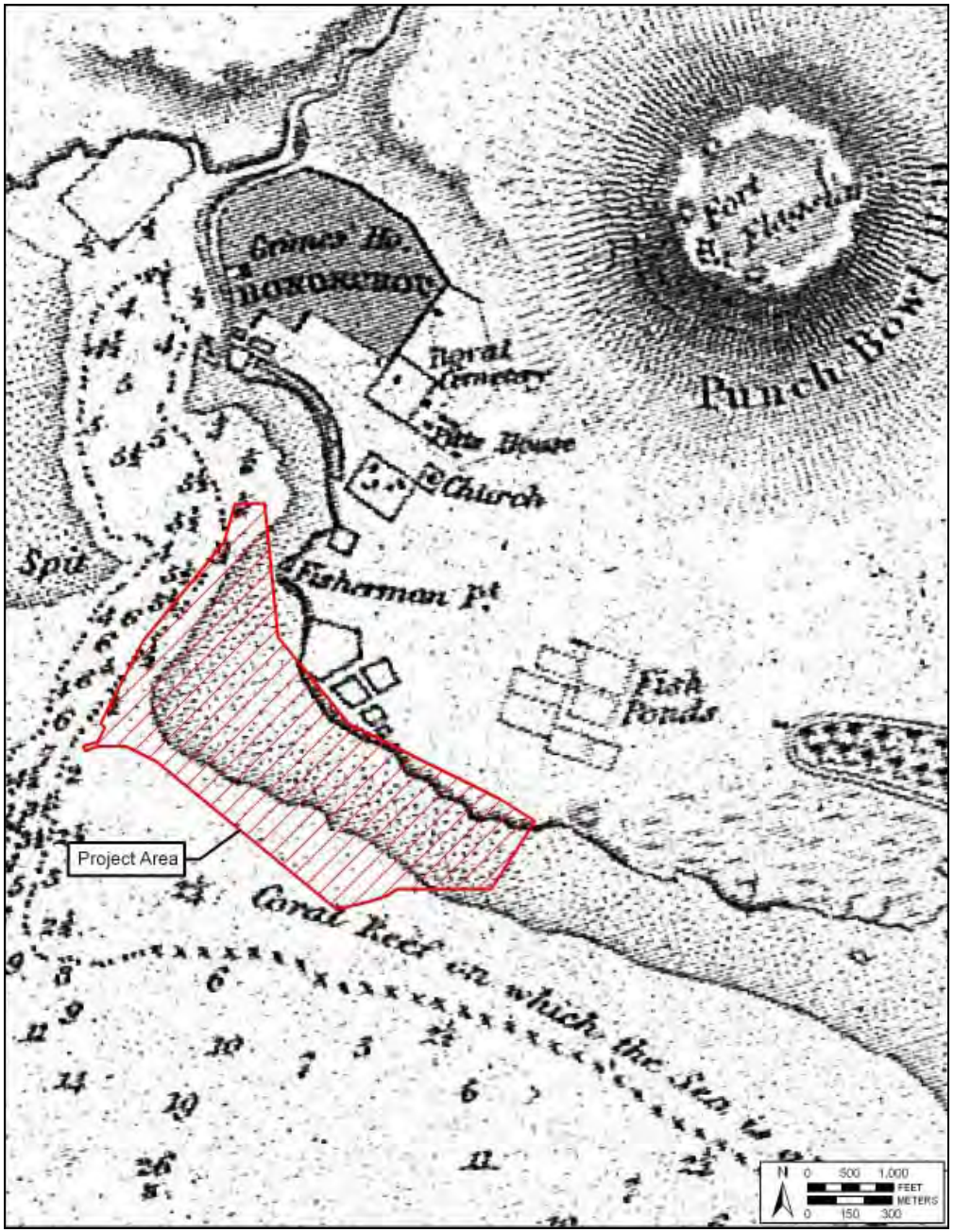

Figure 6.
1825 map of "South Coast of Woahoo and Honorurou Harbour" by Lt. Charles Malden, showing study area (this and later Nineteenth Century maps show the natural dry land coastline fairly consistently as very close to the present Ala Moana/Nimitz alignment (Registered Map No. 431, Hawai'i Land Survey Division)

2.2 2.2 Mid Nineteenth Century and the Māhele

Among the first descriptions of Kakaʻako and Kewalo by the Hawaiians themselves are testimonies recorded during the 1840s in documents associated with land awards and awardees of the Great Māhele. These records bring the present study area into clearer focus. A portion of a modern tracing of an 1884 map by S. E. Bishop (see Figure 9) shows the disposition of Land Commission Awards (LCAs) granted in the environs of the study area. The tracing includes some modern streets not present in 1884. These additions, however, permit an accurate positioning of the study area on the 1884 map. This general depiction is believed to be quite accurate, with the annotated "Beach Road," that runs along the edge of the sea, becoming the present Ala Moana Boulevard/Nimitz Highway alignment.

The ʻili of Kaʻākaukukui (LCA 7713) was awarded to Victoria Kamāmalu, sister of Kamehameha IV and Kamehameha V. There were no awards to commoners in this ʻili, which seems to have consisted entirely of land used for salt making. No residences are shown in this area until the twentieth century. The largest settlement in the vicinity was the village of Honuakaha, at the corner of Punchbowl and King Streets. A large number of houselots was awarded to commoners in this area, and late nineteenth-century and early twentieth-century maps always show a cluster of houses in this area.

The ʻili of Kukuluāeʻo was originally awarded to the king as LCA 387, but he returned it to the government. The ʻili was then awarded to the American Board of Commissioners for Foreign Missions (see Figure 9). Initially this land was associated with Punahou School in Mānoa Valley, as Chief Boki gave the Punahou lands to Hiram Bingham, pastor of Kawaiahaʻo Church in 1829 (DeLeon 1978:3). In the Māhele, however, this land became "detached" from the Mānoa award and was instead given to the pastor of the Kawaiahaʻo Church (Foster 1991).

Testimonies describe the land - identified as "Punahou" (relating to the main ABCFM holding) - and the background of the ABCFM's claim to it:

The boundaries of that part which lies on the sea shore we cannot define so definitely, but presume there will be no difficulty in determining them, as it is commonly known as pertaining to Punahou. This part embraces fishing grounds, coral flats and salt beds.

The above land was given by Boki to Mr. Bingham, then a member of the above named Mission and the grant was afterwards confirmed by Kaahumanu. (Foreign Register, Vol. 2:33)

The Makai part of Punahou is bounded Mauka by "Kewalo" and "Koula", Waititi side by "Kalia", seaward it extends out to where the surf breaks. Honolulu side by "Honolulu."

This land was given to Mr. Bingham for the Sandwich Island Mission by Gov. Boki in 1829... From that time to these the S. I. Mission have been the only Possessors and Konohikis of the Land.

The name of the Makai part is Kukuluaeo. There are several tenants on the land of Punahou whose rights should be respected." (Foreign Testimony, Vol. 3:115)

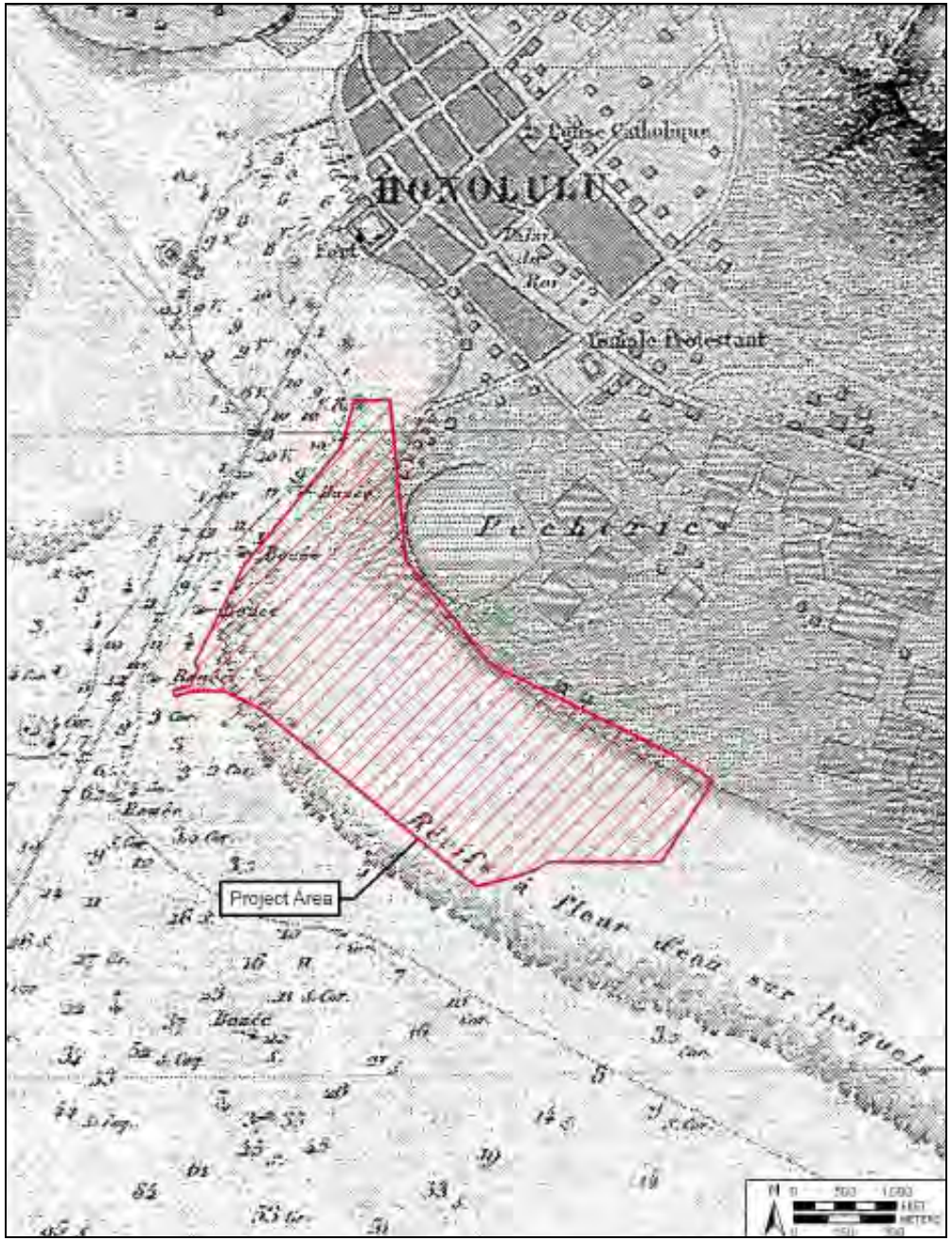

Figure 7.
1855 map of Honolulu by Lt. Joseph de LaPasse of the French vessel, L`Eurydice; project area is adjacent to area labeled "Pecheries" ("Fishponds") (map reprinted in Fitzpatrick 1986:82-83)

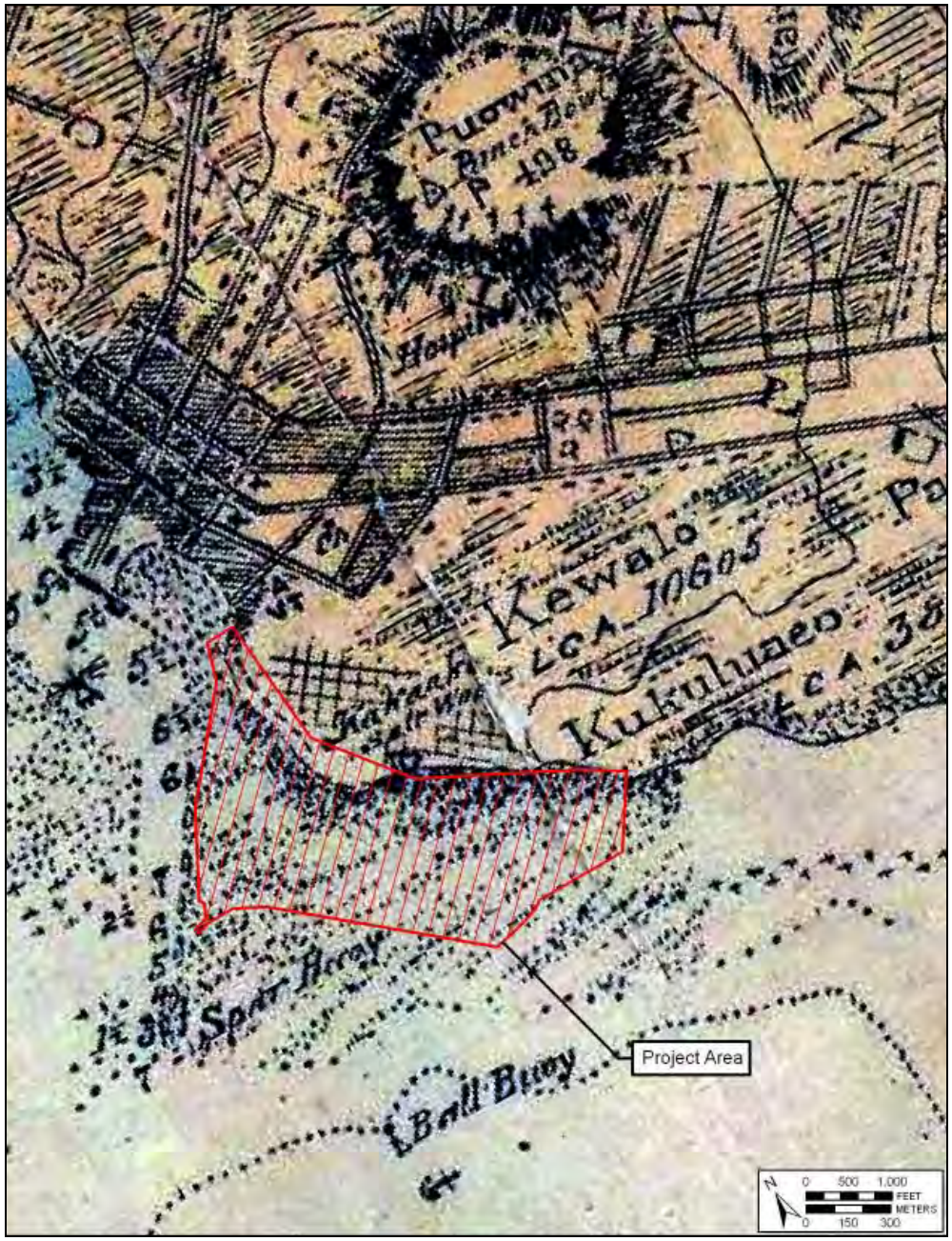

Figure 8.
1881 Oahu Island Government survey map by R. Covington, showing study area; note: extensive "Kakaako Salt Works" just inland of the present study area (Hawai'i Land Survey Division, Registered Map No. 1381)

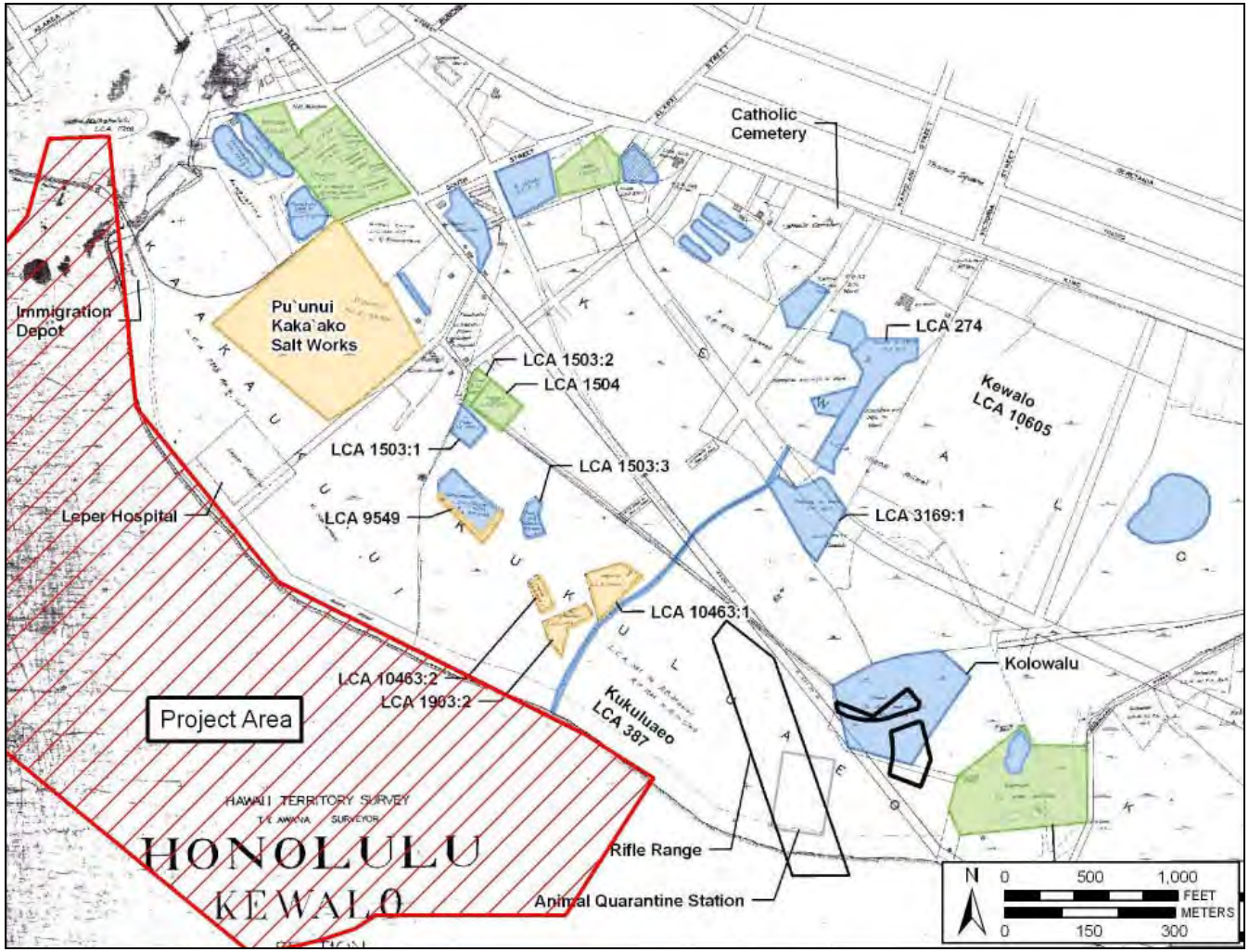

Figure 9. 1884 map of Honolulu, Kewalo Section map, by Sereno Bishop, showing LCAs with study area; note in the extreme northern tip of the study area are the Waikahalu'u lands that were filled in circa 1887 (Hawai'i Land Survey Division, Registered Map 1090)

Figure 10. 1902 photograph of the Kewalo Brine Basins; the Kaka'ako salt works may have extended back to pre-contact times and are shown here going strong in 1902; photo in the general vicinity of today's Ward Warehouse (photograph in Scott 1968:579)

The 'ili of Kewalo (LCA 10605) was awarded to Kamake'e Pi'ikoi, wife of Jonah Pi'ikoi (awardee of Pualoalo 'Ili), as part of LCA 10605, 'āpana (lot) 7. The award was shared between husband and wife (Kame'eleihiwa 1992:269). Kewalo was a large 270.84-acre land section extending from Kawaiaha'o Church to Sheridan Street. This land section had numerous large fishponds, which were awarded as part of the claim to Pi'ikoi.

That the area inland of the present study area was indeed exposed coral flats dotted with salt pans and fish ponds well into the nineteenth century is corroborated in the testimonies recorded for individual kuleana awards to some of the commoners on that land "whose rights should be respected."

LCA 1503 to Puaa is recorded as consisting of three fish ponds and a houselot.

LCA 1504 to Pahiha (Pahika on the 1884 map) explicitly defines the general area:

> "Peka W.[wahine] sw. I know this place. It is on the salt plains of Honolulu, used for making salt.
>
> Mauka is a stream of salt water. Waititi is several salt ponds - Napela, Kuniae and others own them. Makai - Gov't road. Honolulu - Peka Kaula, Lilea, Bolabola, Poe.
>
> Claimant recd this land from his father who died last year and held it a long time back in Kinau's time."(Foreign Testimony, Vol. 3:220)

LCA 9549 to Kaholomoku comprised "three ponds, a salt mo'o (Native Register, Vol. 4:477)

LCA 10463 to Napela is recorded as consisting of "2 ponds, a ditch, 2 deposits, a house site and a salt land section in two pieces: (Native Testimony, Vol. 10:445)

Within Kewalo itself is LCA 3169 to Koalele:

> Mahoe, sworn, says he knows the land of Claimant in 'Kewalo'.
>
> It consists of some kalo patches mauka and some Lokos makai.
>
> The kalo patches are bounded mauka by Kealoha; bound Waikiki side by Kuaipaka's, makai by the konohiki, Ewa side by J. Booth.
>
> The fish ponds are bounded mauka by the konohiki. Waikiki and makai side, the same. Honolulu side by J. Booth.
>
> Clt received his land from Kapihi in the life time of Kinau and he has held the same without dispute till the present time." (Foreign Testimony, Vol. 3:507)

The mauka portion of Koalele's claim which includes the taro patches is not shown on the 1884 map; it is likely somewhere immediately mauka of King Street. The makai portion - the "Lokos" or fish ponds - is shown located northeast of the present study area.

The LCA records thus help clarify both the pre-contact and mid-nineteenth century pictures of the study area vicinity. They suggest that the traditional Hawaiian usage of the Kewalo region and its environs may have been confined to salt making and farming of fishponds, with minimal wetland agriculture in those areas mauka or toward Waikīkī at the very limits of the field system descending from Makiki and Mānoa. The characterization by a native Hawaiian of the expanse within the present study area as the "salt plains of Honolulu" itself suggests the environmental limitations that would have made the general region less desirable for long-term permanent habitation by any sizeable population. However, the testimonies do indicate that the area was lived on and was shaped by Hawaiians before the nineteenth century.

The LCA records also reveal that, midway through the nineteenth century, taro cultivation and the traditional salt making and fishpond farming activities continued within the environs mauka of the present study

area. These activities and the land features that supported them would be eliminated during the remainder of the nineteenth century by the increasing urbanized expansion of Honolulu.

The 1884 Honolulu Kewalo Section map (see Figure 9), and a Wall 1887 Government Survey Map (Figure 11) show the nascent traces of the future development in the grid of roads stretching mauka of the study area which was until quite late in the 1800s focused north of King Street and west of Punchbowl Street owing to the low-lying marshy nature of the land.

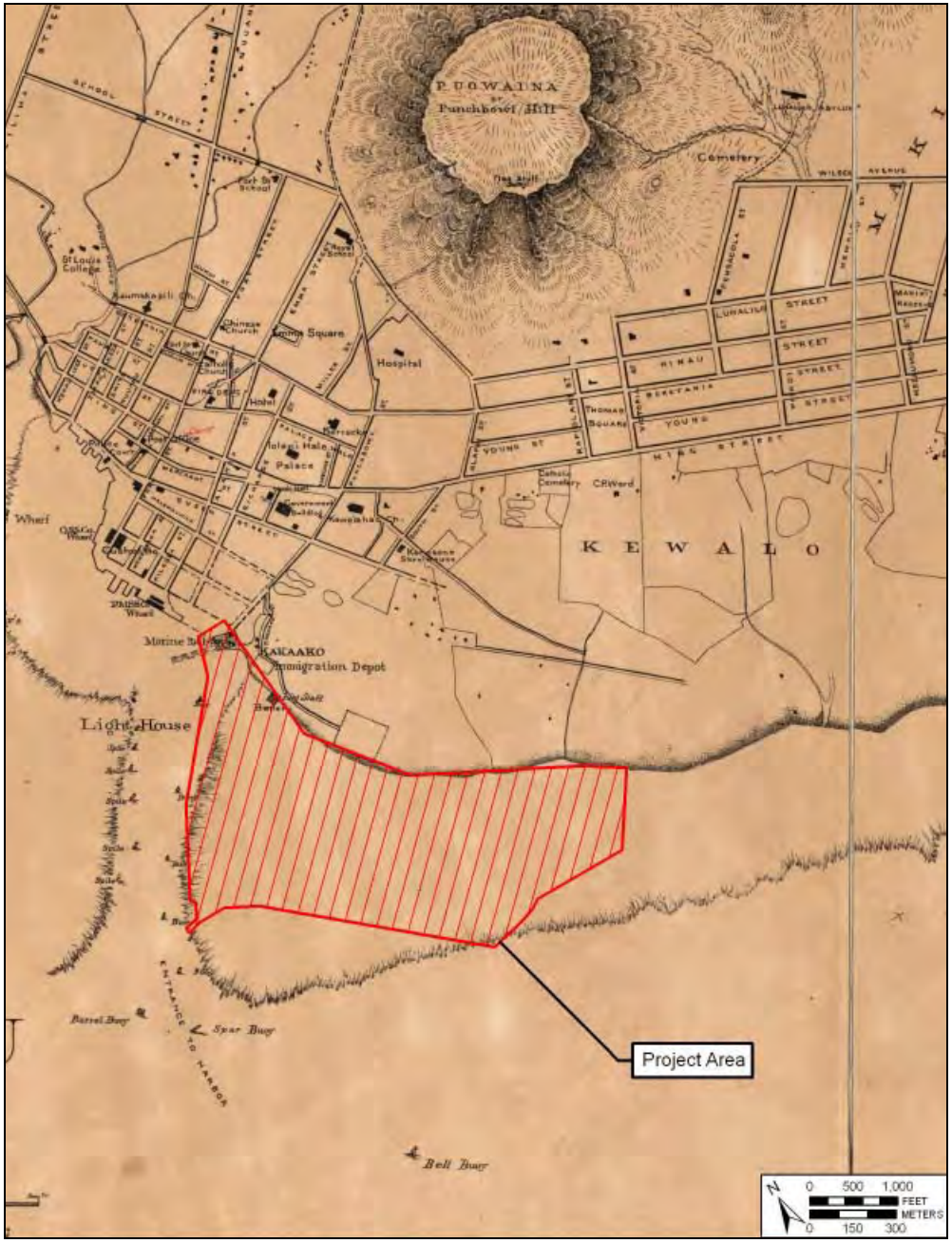

Figure 11.
1887 map of Honolulu and Vicinity by W. A. Wall, showing lack of road and residential development in the Kaka'ako area in the late nineteenth century (Map on file at U. S. Library of Congress)

2.3 Late Nineteenth Century

Of note are changes to the land in the extreme northern tip of the study area. In 1857 Honolulu Fort was demolished, its walls became a 2000-foot retaining wall used to extend the land out onto the shallow reef in the harbor. The remaining materials were used as fill to create what came to be known as the "Esplanade" (Wong Smith and Rosendahl 1990:12) largely built on properties known as Waikahalu'u that had been owned by Queen Hakaleleponi Kalama (wife of Kauikeaouli Kamehameha III). Between 1857 and 1870, 22 acres of reef land between Fort Street and Alakea Street was filled in with material dredged from the harbor (Rush 1957:14). Filling activity then continued to the east seaward of Richard and Punchbowl streets extending just slightly into the extreme north portion of the present study area in 1887. The 1887 Wall map (see Figure 11) shows the brand new, in-progress, lay out of streets in the area between Richards Street and Punchbowl Street (near the Prince Kūhiō Federal Building). Thus circa 1886/1887 the filling of the shallow seas of the study area had begun but only a couple percent of the project area was filled at that time.

An 1897 Monsarrat map (Figure 12) indicates that there had been very little filling of the coastal shallows in the previous decade. This map shows the development of the coastal area, with commercial wharfs and recreational boathouses built out over the low reef. In 1884-1887, a "Marine Railway" was developed by Lyle and Sorenson in the extreme north end of the present study area (Figure 13) that facilitated the haul out of ships for bottom scrapping and propeller checks.

Also of interest is the establishment of a long pier in the waters of the extreme northern portion of the present study area that had branching piers leading to the King's (Kalākaua's) Boat House (Figure 14), Myrtle Boat House (club), and Healani Boat Club House. While outrigger canoes were paddled and sailed, and five-oared whaleboats were raced, the main sport for the rival Myrtle and Healani Boat Clubs was six-oared sliding-seat "barges" – "in addition to things hanky-panky" (Scott 1968:195).

Of note on the 1897 Monsarrat Map is a large U-shaped sea wall just south of the boat house pier that enclosed much of the north portion of the present study area that is also visible in a view from Punchbowl of the time (Figure 15). The 1911 Podmore map (Figure 16) shows this area being rapidly developed through land fill (largely filled with sand and coral from Honolulu Harbor dredging operations) to accommodate a new US Naval Reservation, US Immigration Depot, and Fort Armstrong Military Reservation. The Podmore map indicates a "proposed sea wall" extension extending southeast from the initial seawall and roughly parallel to the coast. Virtually all of the fill in the project area is thus understood to date to the twentieth century.

During the monarchy, the point at Kaka'ako was the location for a battery, with three cannons used to salute visiting naval vessels, which responded with their own cannon salutes. Other saluting batteries were at the top of Punchbowl Crater and at the Honolulu Fort (Dukas 2004:163). The Hawaiian Annual and Almanac for 1887 (Thrum 1887:37) reported that $4,500 had been spent to build the battery It was used for gun salutes up to at least the overthrow of the monarchy in 1893 (Judd 1975:57).

After the annexation of the islands by the United States in 1899, the U.S. Congress began to plan for the coastal defenses of their new islands. The major batteries were placed at Pearl Harbor and in Waikīkī, but a small reservation, named Fort Armstrong, was also set up on the Ka'ākaukukui Reef as a station for the storage of underwater mines. Fort Armstrong (1899 to 1950s) was named after General Samuel Chapman Armstrong (1839-1893) who was born on Maui and graduated from Punahou, and was a hero of the Union defense of Cemetery Ridge at Gettysburg. Battery Tiernon, with two 3 inch m 1903 guns, was built at this site in 1911, and took over the job of saluting visiting naval vessels once performed by the Kaka'ako battery (Williford and McGovern 2003:15).

In the attack on the islands in December 7, 1941, the fort escaped relatively unscathed; only one motor pool structure was hit. Antiaircraft shells were fired from the fort, but were ineffective; at least one hit the town rather than any aircraft (Richardson 2005:34). In the 1950s, the federal government returned most of Fort Armstrong to the Territory of Hawai'i, which used the area to expand the shipping piers of the harbor.

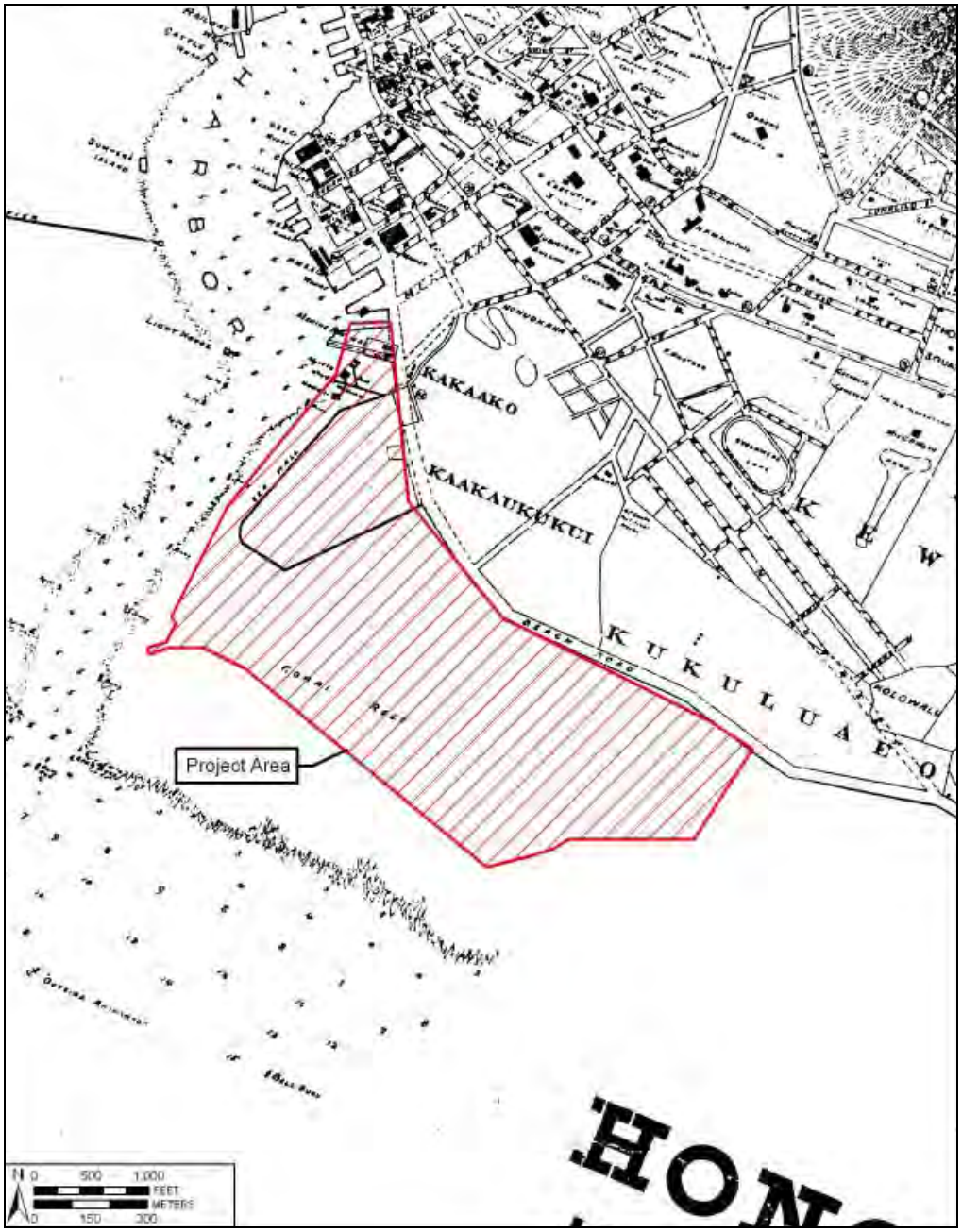

Figure 12.
1897 map of "Honolulu, Hawaiian Islands" by M. D. Monsarrat map, showing study area (Hawai'i Land Survey Division, No Registered Number)

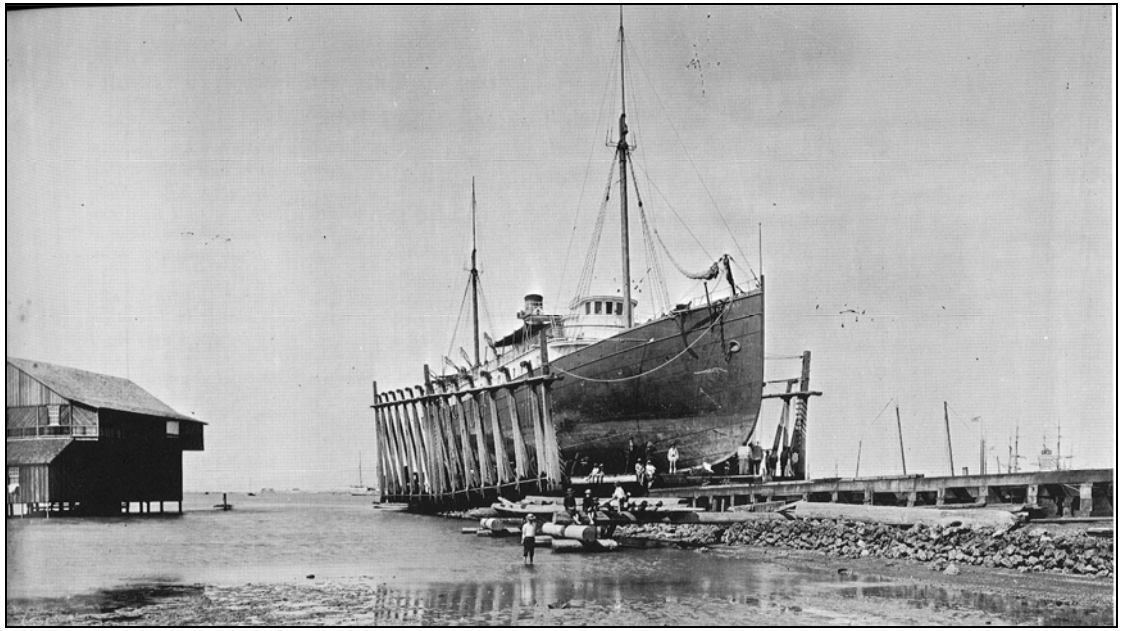

Figure 13.
Lyle and Sorenson's "Marine Railway" constructed circa 1885 in the extreme north portion of the study area for the haul out of ships; Note: the extensive shallow mudflat (Original photograph at Hawai'i State Archives, reprinted in Scott 1968:209)

Figure 14.
View of the King's (Kalākaua's) Boathouse at the extreme north end of the study area circa 1890 – this land would soon be filled in to create the Pier 1 area (Ray Jerome Baker Collection, Kamehameha Schools Archives)

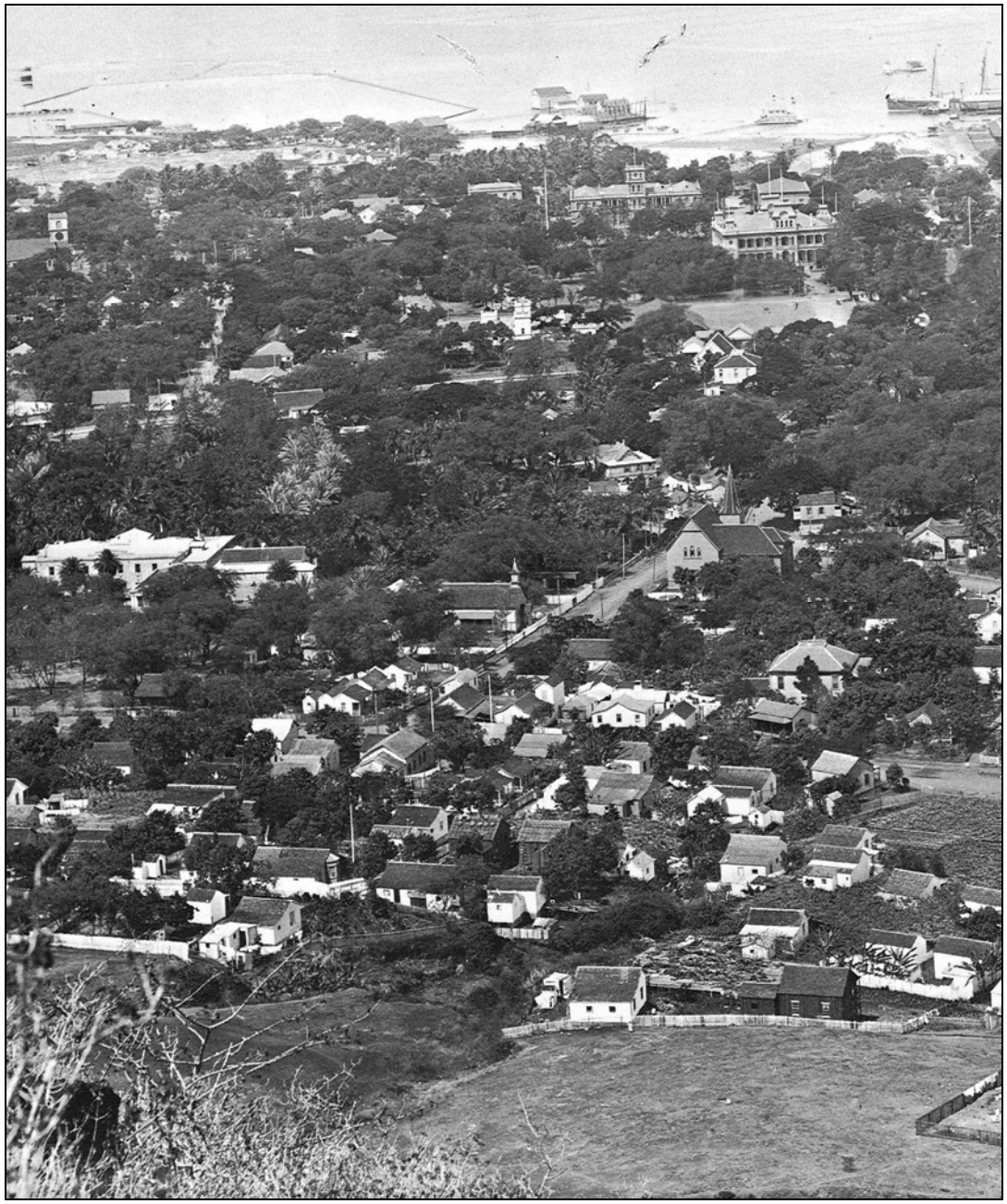

Figure 15.
In this 1894 photograph of the Honolulu waterfront taken from the top of Punchbowl (Kawaiaha‘o Church and ‘Iolani Palace are clear landmarks) the new seawall is quite pronounced at the upper left (photograph from Scott 1968:266)

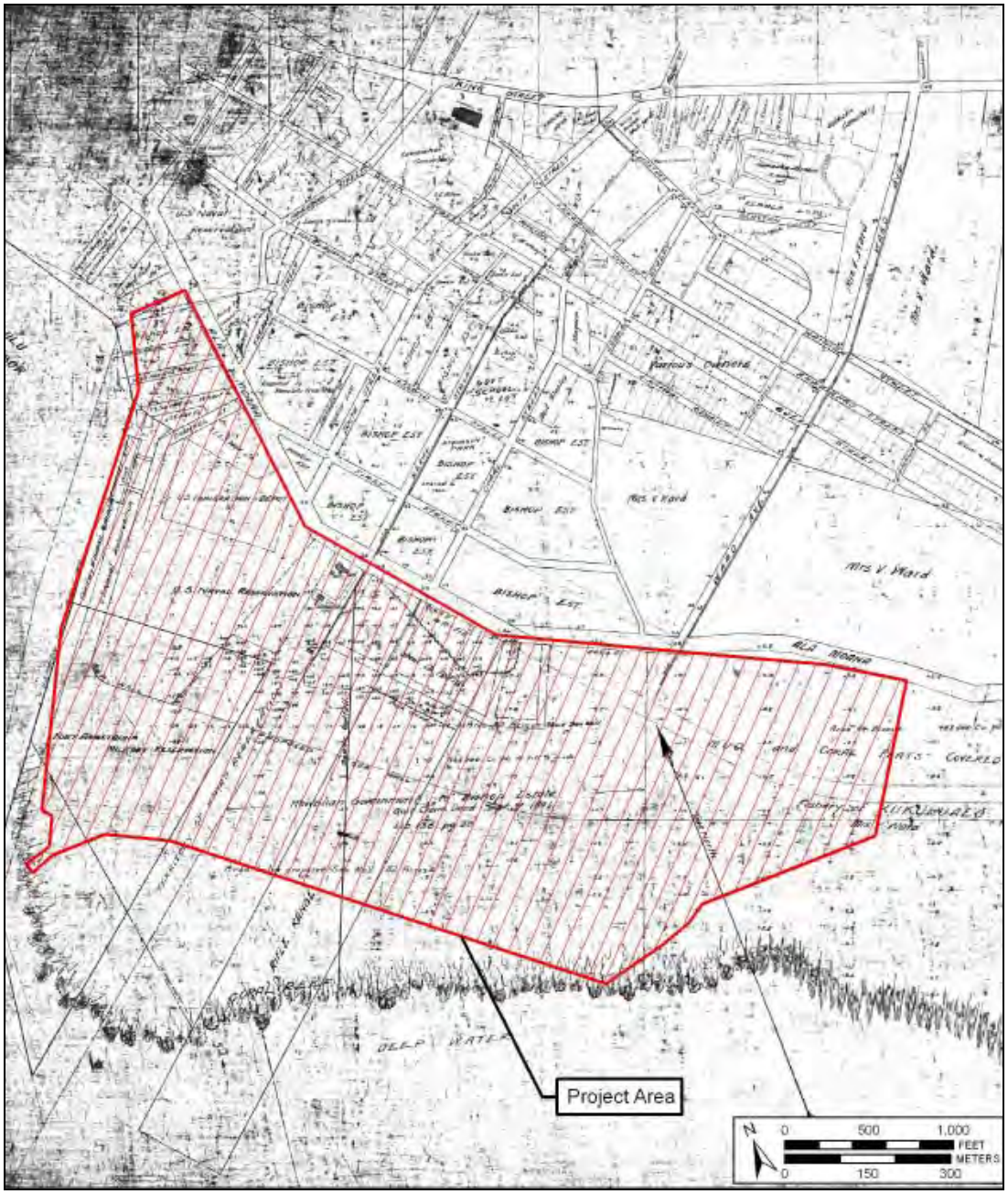

Figure 16.
1911 G. Podmore map of "Honolulu, Kewalo Section," showing study area (Hawai'i Land Survey Division, Registered Number 3094)

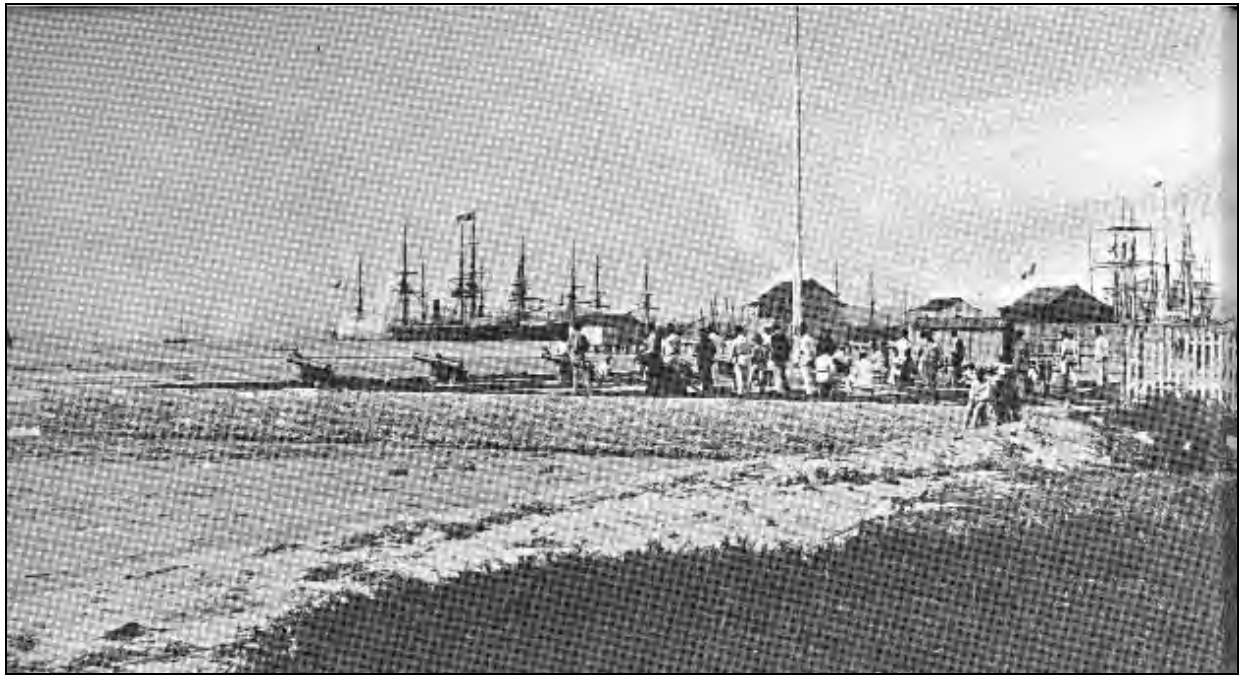

Figure 17.
1887 photograph of the Kaka'ako Saluting Battery and flagstaff (original photograph taken by Karl Kortum and archived at the San Francisco Maritime Museum; reprinted in Scott 1968:176)

Figure 18.
Colorized postcard (ca. 1911-1920) of Fort Armstrong (Original black and white photograph at Hawai'i State Archives; reprinted in Wisniewski 1984:18)

A 1919 Fire Control Map (Figure 19) by the U.S. Army Corps of Engineers indicates that into the 1920s large portions of Kewalo - including the study area - were yet to be developed. It appears that the southeast extension of the seawall indicated in the Podmore map of 1911 (Figure 16 had more-or-less been developed with Fort Armstrong largely completed on the northwest side and the southeast end of the seawall enclosure still undeveloped (and perhaps largely still water).

In 1919, the Hawai'i Government appropriated $130,000 to improve the small harbor of Kewalo for the aim of "harbor extension in that it will be made to serve the fishing and other small craft, to the relief of Honolulu harbor proper" (Thrum 1920:147). As the area chosen for the harbor area was adjacent to several lumber yards, the basin was initially made to provide docking for lumber schooners, but by the time the wharf was completed in 1926, this import business had faded, so the harbor was used mainly by commercial fishermen. The dredged material from the basin was used to fill a portion of the Bishop Estate on the western edge of Waikīkī and some of the Ward Estate in the coastal area east of Ward Avenue (U. S. Department of Interior 1920:52). In 1941, the basin was dredged and expanded to it's current 55 acres. In 1955, dredged material was placed along the makai side to form an 8-acre land section protected by a revetment.

A 1927/1928 U.S. Geological Survey map (Figure 20) shows much of the present Kaka'ako Makai area land filled in west of Kewalo Basin but the fill is so recent that the layout of streets is on-going. Kewalo Basin has been dredged by this time but the east side is still in reef flats. Whereas much of the fill in the northwest portion of Kaka'ako Makai is understood to have been relatively clean coral and sand dredge material, much of the fill in the southeast portion of Kaka'ako Makai is understood to have been from decades of open trash burning (Figure 21).

Prior to dredging, Kewalo Basin was a natural deep pocket in the reef seaward of Ala Moana Boulevard between Ward Ave and Kamake'e Street. The expansion of Kewalo Basin was part of the 1920s and early 1930s dredging operations that included the Ala Wai Canal, Ala Wai Basin, and Ala Moana Beach Park (Figure 22). After the dredging of the Ala Wai Canal, the Ala Wai and Kewalo Basins were dredged, along with a connecting channel. The dredged material was used for fill in and around the basins, and in the area that became Ala Moana Beach Park (Johnson 1991:364).

In the case of Kewalo Basin, most of the land between it and Fort Armstrong, to the north-west, had been previously filled (ca. 1900-1920). The area between Kewalo Basin and Fort Armstrong, makai (seaward) of Ala Moana, became a part of Kaka'ako called "Squattersville". "All Squattersville, like Gaul, is divided into three parts. There is the original settlement at Kewalo Basin Point, there is a tiny offshoot of this and there is the later settlement along Ala Moana" (Johnson 1991:111). The later (ca. 1925-1930) dredging and filling created Ala Moana Beach Park and commercial dock space at the Ala Wai and Kewalo Basins.

The 1943 War Department quad map (Figure 23) shows remarkably little urban development of the Kaka'ako Makai study area in the preceding 15 years (compare with the Figure 17 1927/1928 map) but we do see the completion of part of the east side of Kewalo Basin as a result of the creation of Ala Moana Park. Barely discernable on the west side of Kewalo Basin is the City & County incinerator built in 1930 (and replaced in 1946; the surf break is still called "Incinerators"). It is understood that the products from incineration were generally used right there as land fill.

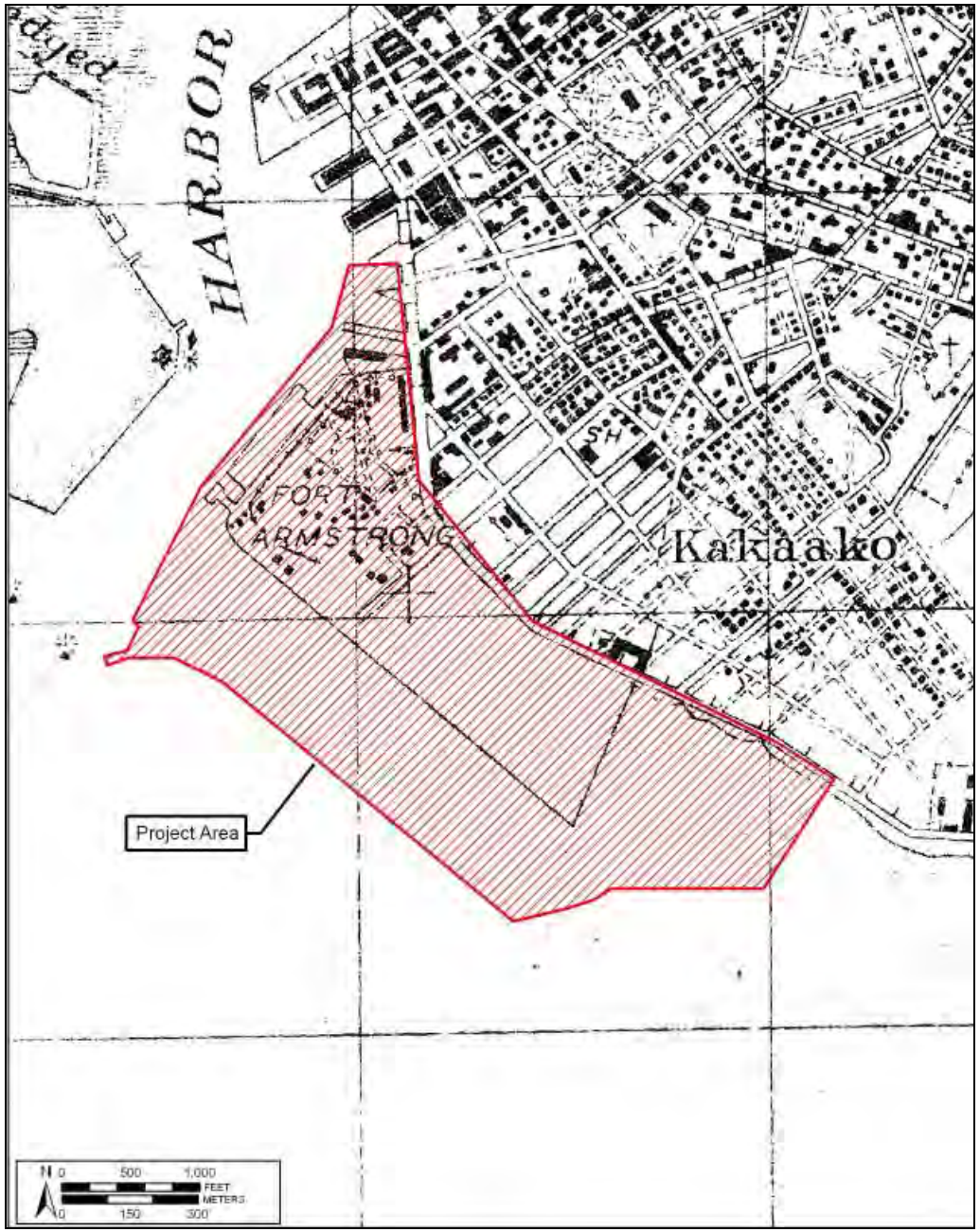

Figure 19.
1919 U. S. Army Fire Control Map, Honolulu Quadrangle, showing study area

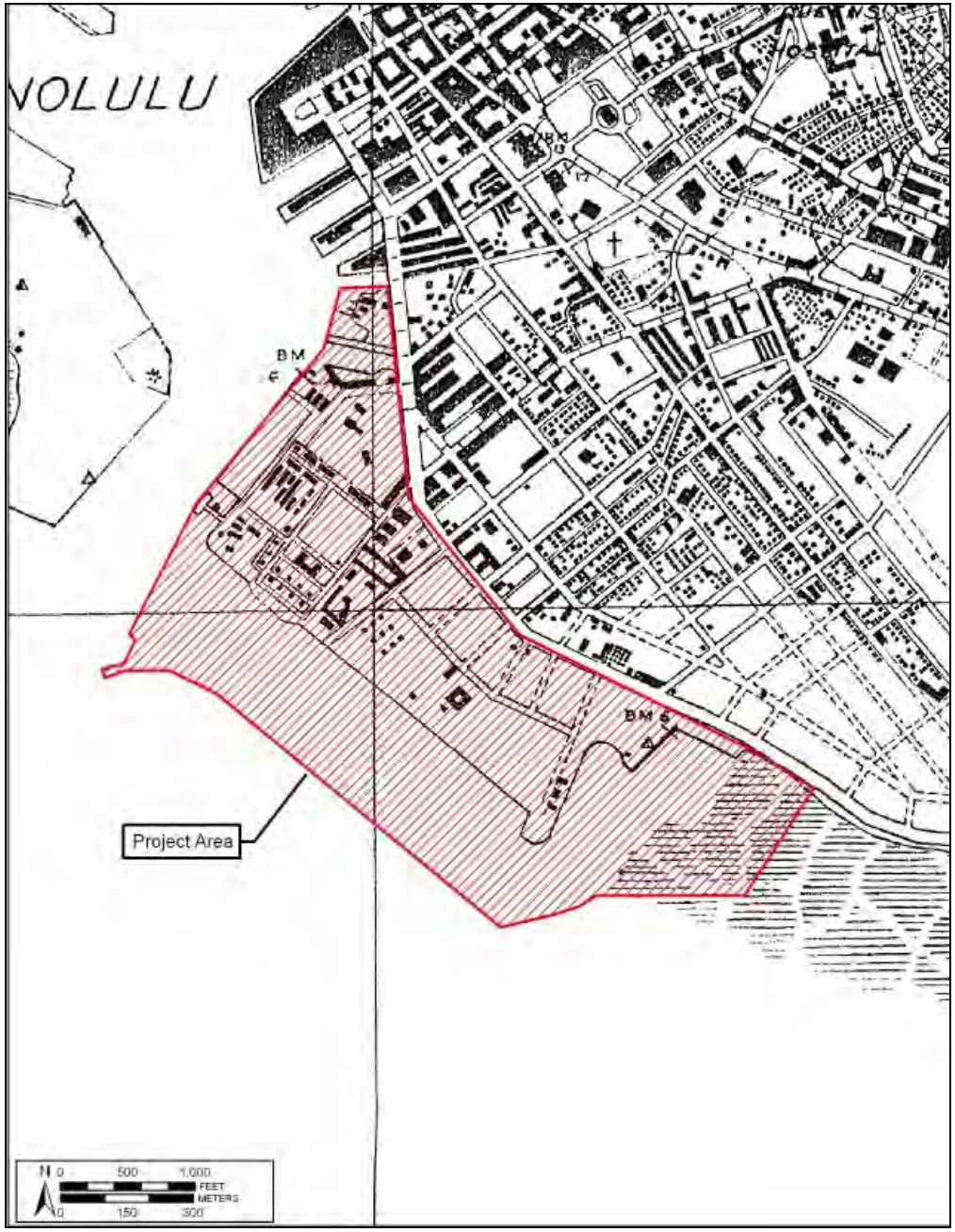

Figure 20.
1927/1928 U.S. Geological Survey Honolulu Quadrangle map, showing study area

R. J. Baker

DAY AND NIGHT—A COLUMN OF SMOKE

"The desert waterfront of Honolulu where there is a perpetual volcano," described this forsaken stretch of scrub covered coral wasteland between what would become the Ala Wai and Kewalo Basin. In the center of this desolation stood a refuse dump where, day and night, columns of smoke rose into the Hawaiian sky.

Figure 21.
1921 photograph of a City worker supervising open burning of trash near Kewalo Basin (Original photograph by Ray Jerome Baker, reprinted in Scott 1968:578)

Archives of Hawaii

AT THE DREDGING STAGE

Ala Moana Park was a vast table of white sand when this view was taken by the Army Air Corps on November 1, 1932, from 2000 feet. The photograph points out the filling accomplished by the Hawaiian Dredging Company. There was now more than a mile long build up of sand from the ocean floor covering the scrub covered salt water marshes. Kewalo Basin appears at the top of the picture with Ala Moana Boulevard snaking along the edge of the old tidal flats. Already completed are the lagoons within the park.

Figure 22.
1932 aerial photograph of the creation of Ala Moana Beach Park in 1932 including the east side of Kewalo Basin from dredge spoils (Original photograph at Hawai'i State Archives, reprinted in Scott 1968:578)

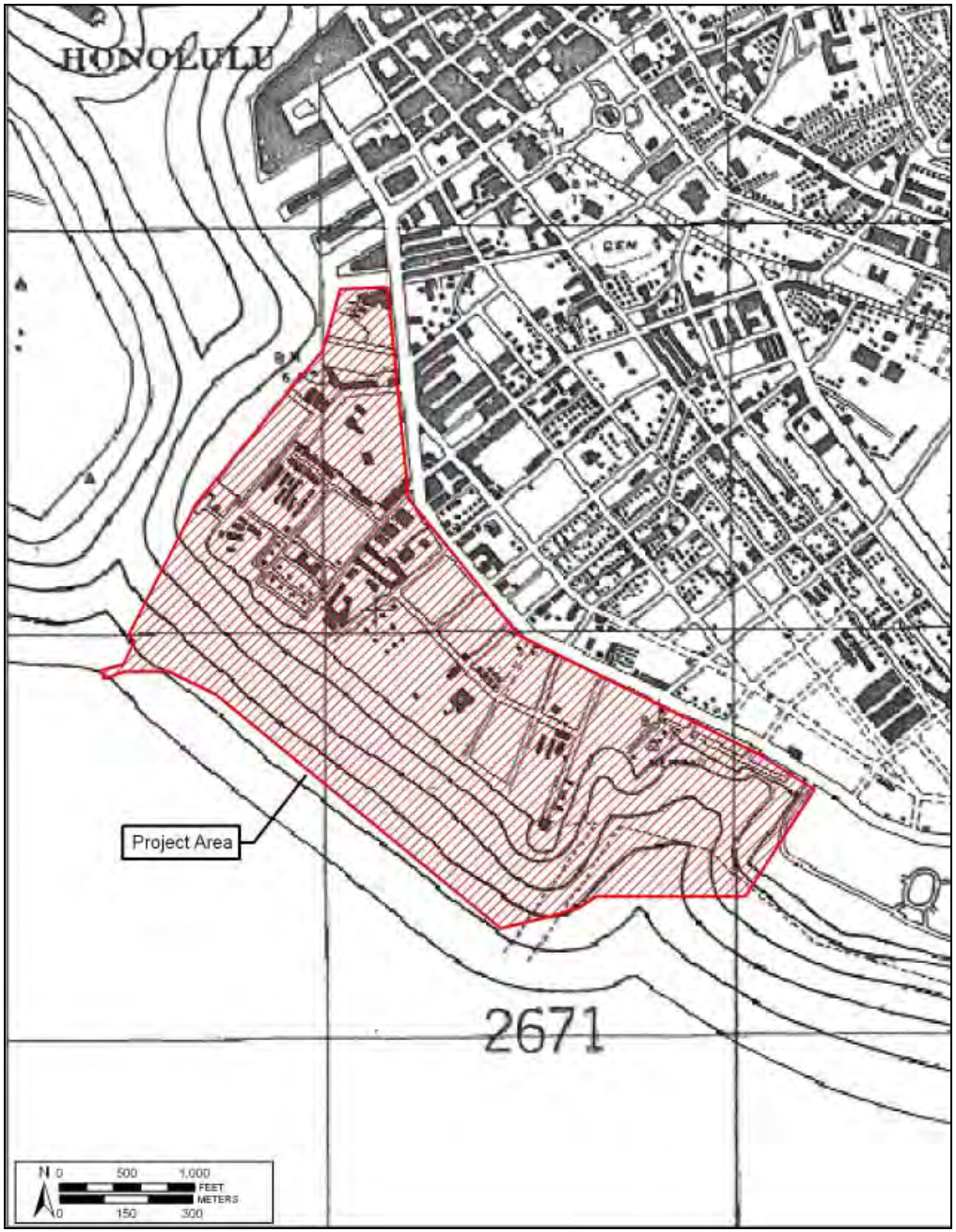

Figure 23.
1943 U. S. War Department map, Honolulu Quadrangle, showing study area

The 1953 quad map (Figure 24) shows a very substantial expansion seaward that had occurred in the previous decade west of Kewalo Basin. This is understood as part of City & County landfill that, while far more sanitary than the open burning of the 1920s, still may have been less than what we would call sanitary today. The surf break “Flies” off the west end of Kaka‘ako Waterfront Park is said to have been named by Joe Kuala in 1963 “for all of the flies at the landfill” (Clark 2002:74). Clark (2002:74) relates the surf site “was the home of many aggressive black flies that bit the surfers and fishermen.”

The 1956 Army map service quad map (Figure 25) shows much the same scene but the recent makai addition is shown more clearly as still undeveloped.

The 1959 U.S. Geological Survey map Figure 26 clearly shows that the infilling behind the new (present day) seawall was actively on-going at statehood. The present land configuration on the southeast side of Kewalo Basin appears to have been completed in the 1956/1959 timeframe with filling in of a portion of the dredge channel that had formerly been continuous from the dredge channel fronting Ala Moana Beach Park to the dredged Kewalo Basin. As late as this 1959 map there is no indication of the landfill seaward of Fort Armstrong having been initiated.

In the 1969 Defense Mapping Agency Honolulu quad map (Figure 27) we finally see the landfill configuration extant today with substantial fill activities having taken place on the seaward side of Fort Armstrong in the 1960s. This late landfill seaward of Fort Armstrong affected the surf:

> …there was another place to surf in Kaka‘ako that we called Armstrong’s. It was in front of Fort Armstrong. The shore there was different too – it was a shallow reef, and there were many military homes on the beach. We surfed in front of the homes. The landfill on the reef that made Piers 1 and 2 destroyed Armstrong’s. (as related by Rawlins “Sonny” Kauhane, in Clark 2002:121).

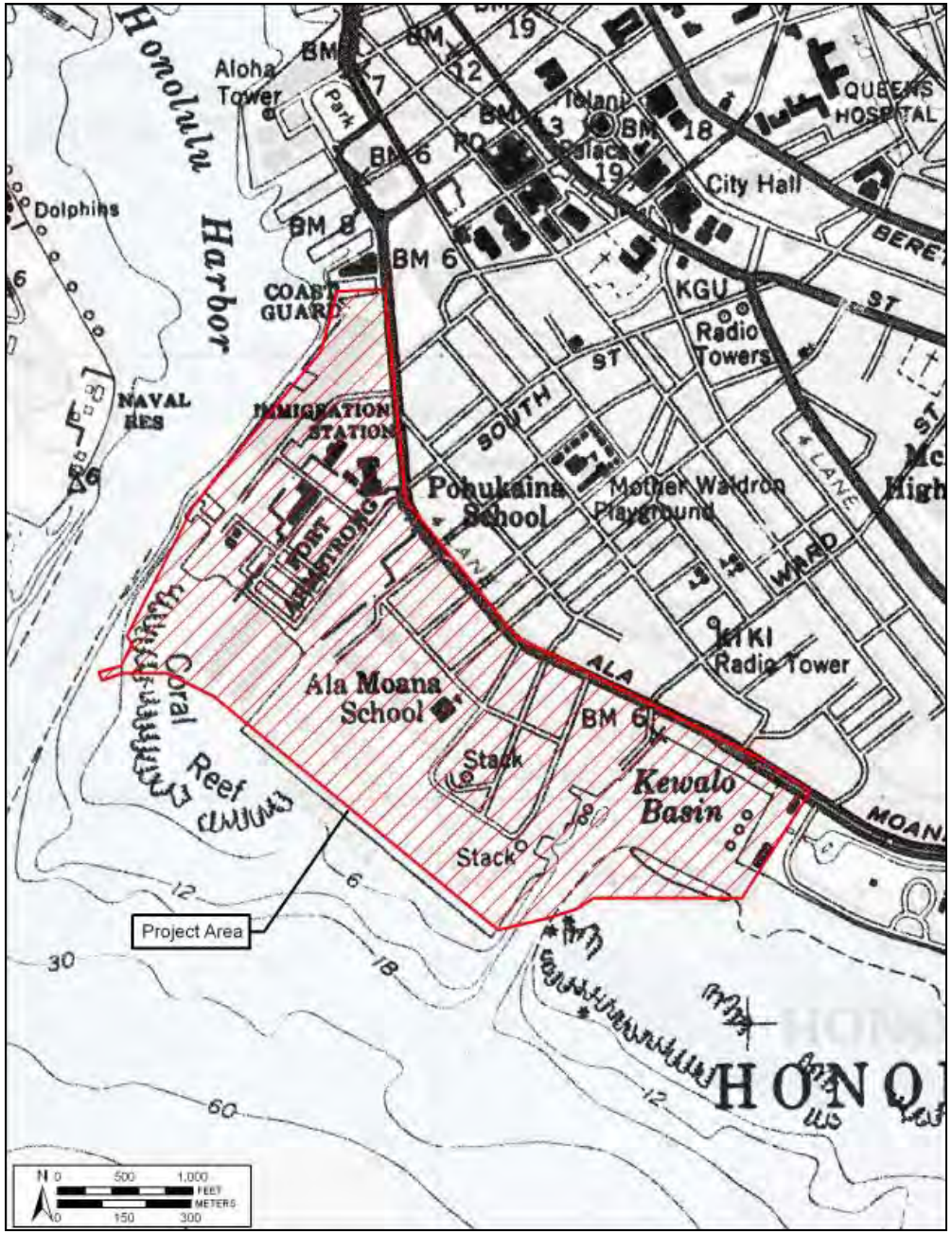

Figure 24.
1953 U.S. Geological Survey map, Honolulu Quadrange, showing study area

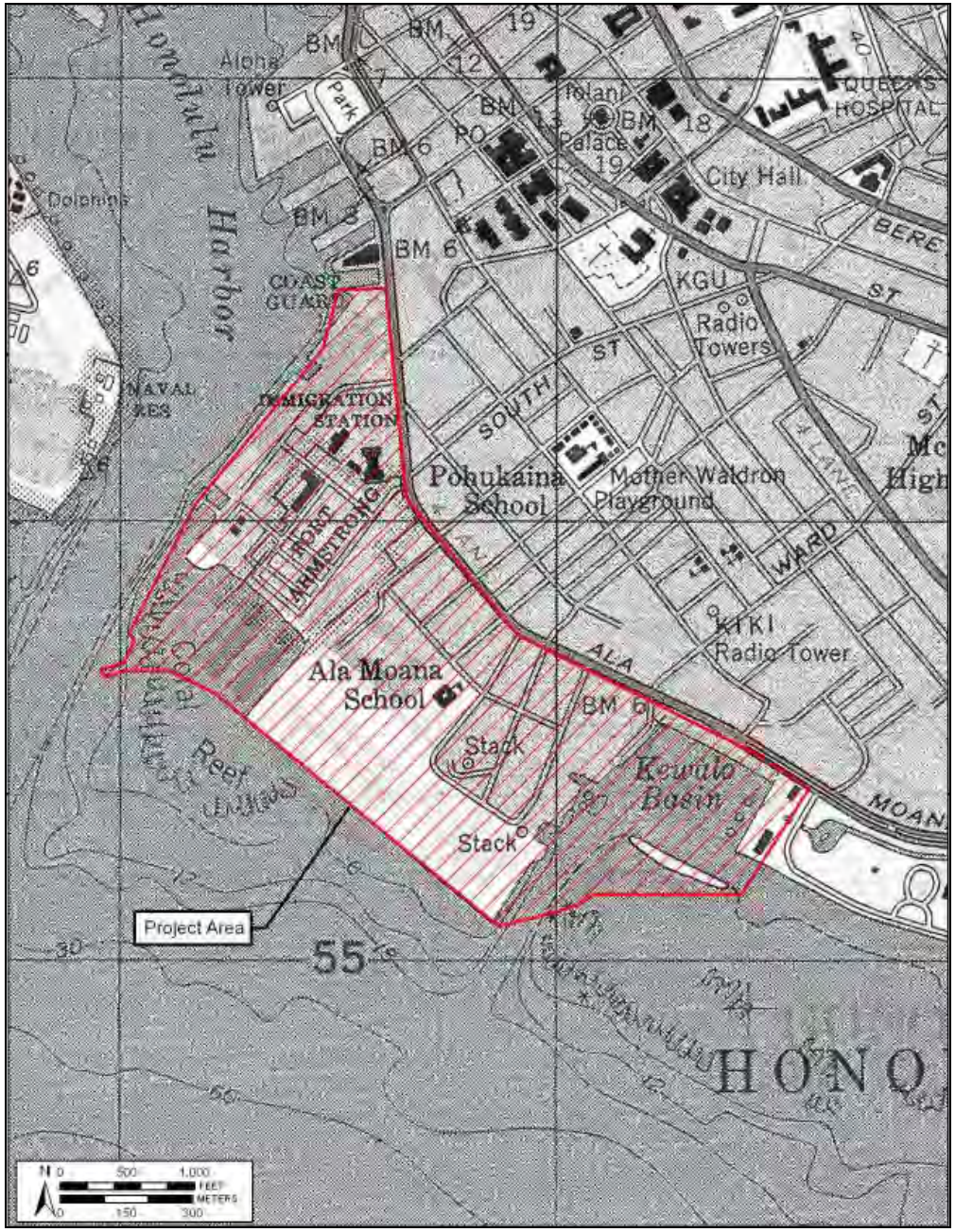

Figure 25.
1956 U.S. Army Map Service, Honolulu Quadrangele, showing study area

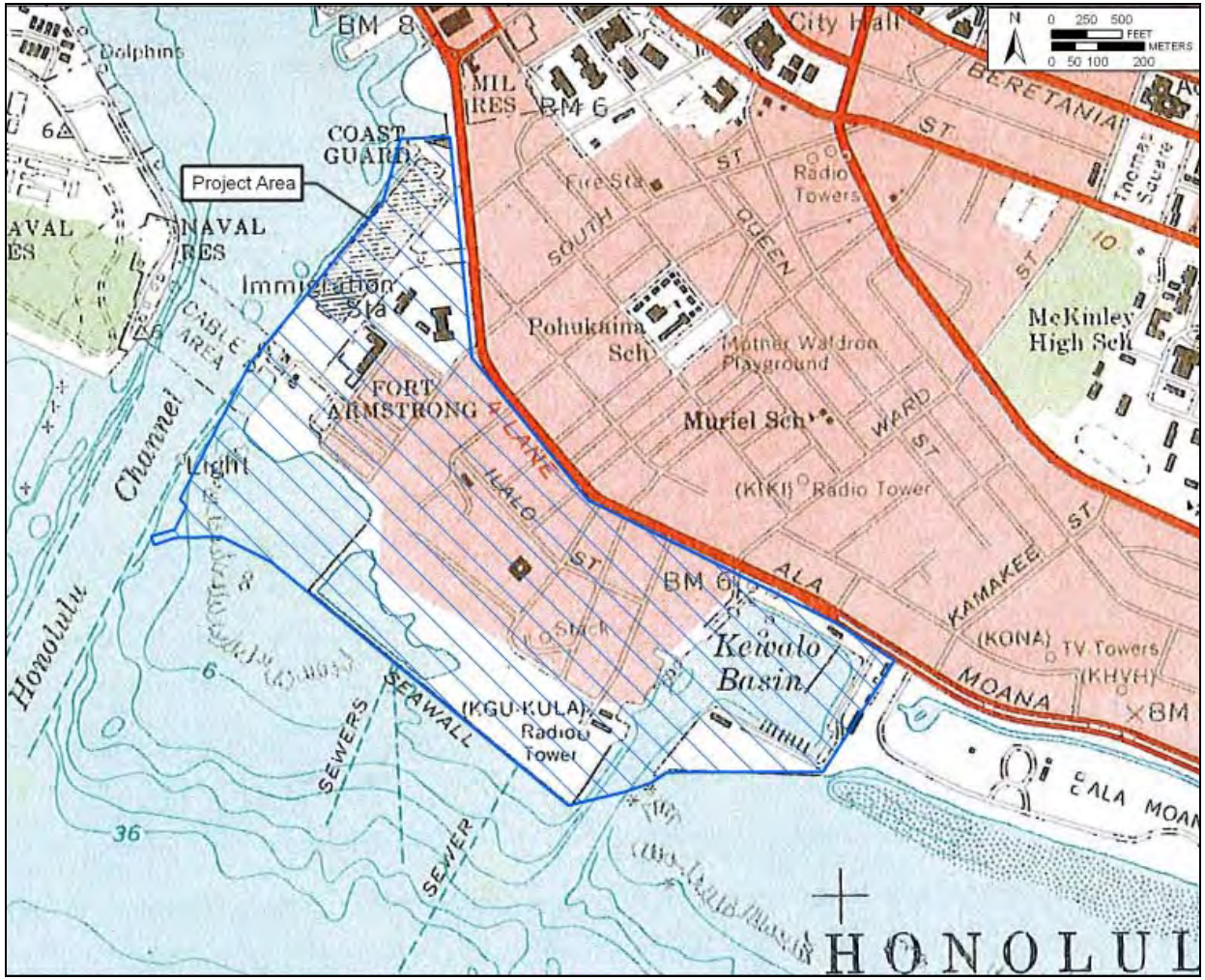

Figure 26.
1959 U.S. Geological Survey, Honolulu quad map (Note: seaward portions of the study area are still underwater)

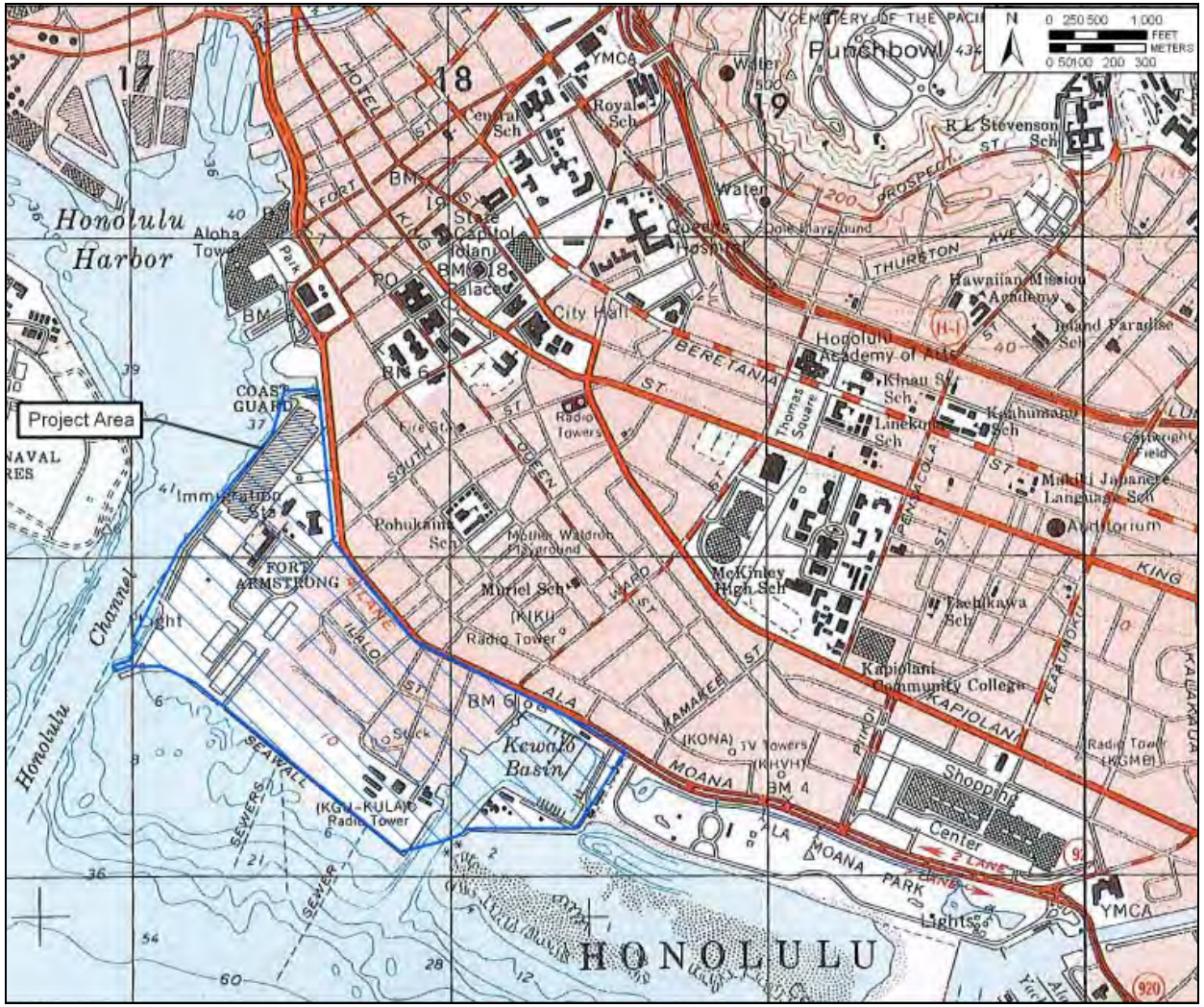

Figure 27.
1969 U.S. Defense Mapping Agency, Honolulu quad map (Note: land fill within the study area was completed in the 1960s)

The previous overview documents in some detail that beyond a reasonable doubt as late as circa 1884 (see Figure 9) approximately 98% of the present Kaka'ako Makai study area was awash at high tide and that as late as 1897 (see Figure 12) land fill activities had only filled in 5% or so of the project area (in the extreme northwest portion). As late as the 1960s (see Figure 27) a large portion of the present study area was still under water. This suggests that no pre-twentieth century in-situ deposits would be expected in 95%+ of the project area. While there could potentially be early twentieth century in-situ deposits (such as trash pits) in the inland and north portions of the project area, these would not be anticipated to be major considerations for development. No human burials would be expected anywhere in the project area with the possible exception of the immediate vicinity of the Ala Moana/Nimitz alignment.

From the first maps of any accuracy in about 1825 (see Figure 6), we see that geo-referencing shows the Ala Moana/Nimitz alignment (typically referred to as the "coast road") as pretty much right on the edge of the sea. We cannot rule out however that there may have been small areas of low-lying sandy land extending just slightly seaward of the Ala Moana/Nimitz alignment.

In this regard, a sketch of "Honolulu Beach" by G. H. Burgess in the mid 1850s (Figure 28) is of note in that it appears to show Hawaiian residences as very close to the coastline – within 10 meters or so. Undoubtedly the wide protective expanse of shallows allowed for permanent habitations much closer to the sea than was generally typical. It should be noted that the scene depicted by Burgess is just west of the present study area and is thought to reflect the high population density of coastal Kou at the time. Just Diamond Head (southeast) of the foreground depicted the residential pattern is suggested to have been quite different, with a sea change to a very low density of permanent habitations in the marshy salt lands to the east, with the density of habitations then increasing significantly east of the present study area approaching Kālia of Waikīkī. The density of habitations on the coast depicted by Burgess certainly suggests that small areas of coastal habitation (and associated archaeological deposits and/or burials) could have been present near the Ala Moana/Nimitz alignment of the present study area.

Human skeletal remains (SIHP # 50-80-14-6376) were identified just west of Kamake'e Street on the mauka side of Ala Moana Boulevard (Souza et al. 2002). Further finds adjacent to the Ala Moana/Nimitz alignment in the vicinity of the present study area would not be unexpected.

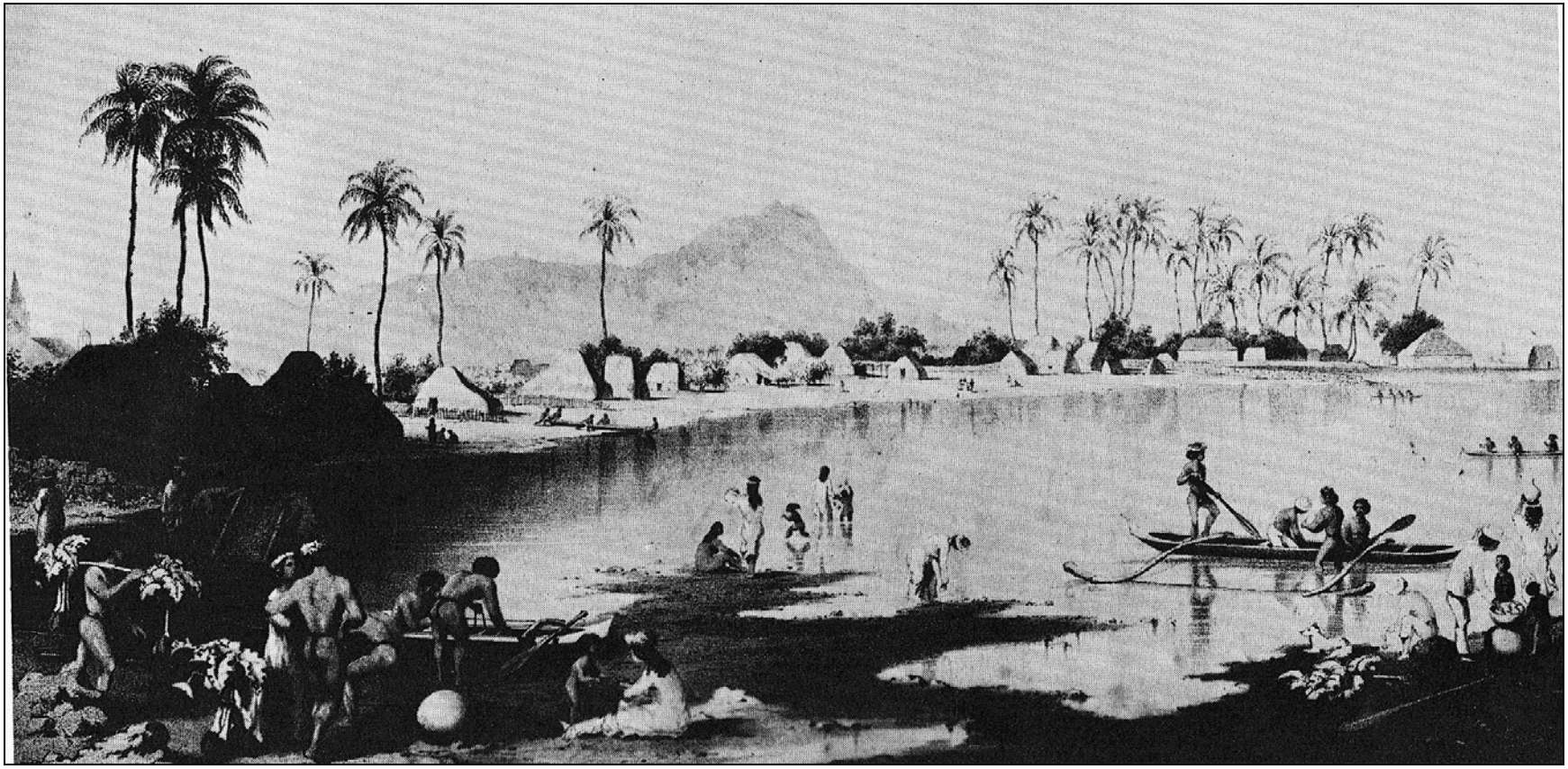

Figure 28. This sketch of "Honolulu Beach" by G. H. Burgess in the mid 1850s (from Scott 1968:575) portrays a scene just west of the present study area roughly between Pier 5 (foreground) and Fort Armstrong (at extreme right) (Note: the thatched houses are quite dense and are constructed surprisingly close, within 10 m or so, to the high tide line)

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Planning Team Introduction to Community and CPAC
November 18, 2009

The MVE Pacific Planning Team was introduced to CPAC and a gathering of community stakeholders in November 2009. The group reviewed planning principles, including:

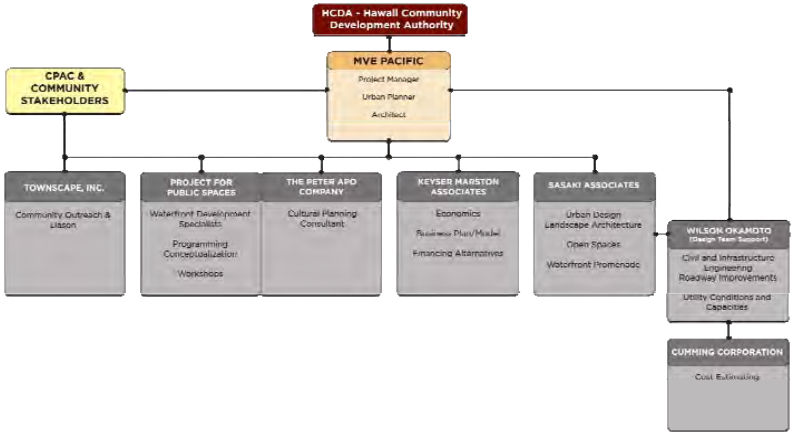
- Cultural Framing of the Planning Paradigm: Hookaulike - Balancing community growth with the assets and resources of the place and the people. The economic activity or development should not succeed at the expensive of the place of the people who live there.
- The cultural history of the people and land of Kakaako.
- Planning Studies of the Honolulu waterfront over the last four decades.
- Kakaako Makai CPAC Vision and Guiding Principles
- Thoughts and perspectives on the Community Planning approach
- Creating great gathering places
- Pondering : Kakaako Makai is the Community's gathering place.
  - » What are your favorite existing gathering places?
  - » What the biggest obstacles to creating a gathering place in Kakaako?
  - » How can these obstacles be overcome?
  - » What partnerships can be formed to create a great gathering place?

CPAC Meeting, November 2009

Kakaako Makai District Master Planning

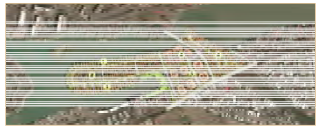
Presented by:
MVE Pacific, Inc.
Sasaki Associates, Inc.
Keyser Marston Associates
Townscape, Inc.
The Peter Apo Company
Project for Public Spaces
Wilson Okamoto Corporation

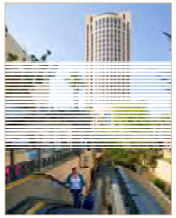
Team Organization Chart



MVE Pacific, Inc.
Project Manager, Urban Planner, Architect

- Ernie Vasquez, AIA – Partner in Charge
- Ken Nilmeier – Planning Principal
- Geoff Miasnik, AIA – Project Manager





Project for Public Spaces
Waterfront Development Specialists

- Ethan Kent – Waterfront Planner
- Ken Farmer – Waterfront Planner

Sasaki Associates, Inc.
Landscape Architect

SASAKI

- Owen Lang – Principal, Landscape Architect
- Mark Yin – Urban Planner

Keyser Marston Associates
Financial Analysts

KEYSER MARSTON ASSOCIATES

- Jerry Keyser – Principal, Financial Analyst
- Reed Kawahara – Economist

The Peter Apo Company
Cultural and Historical Consultant

The Peter Apo Company

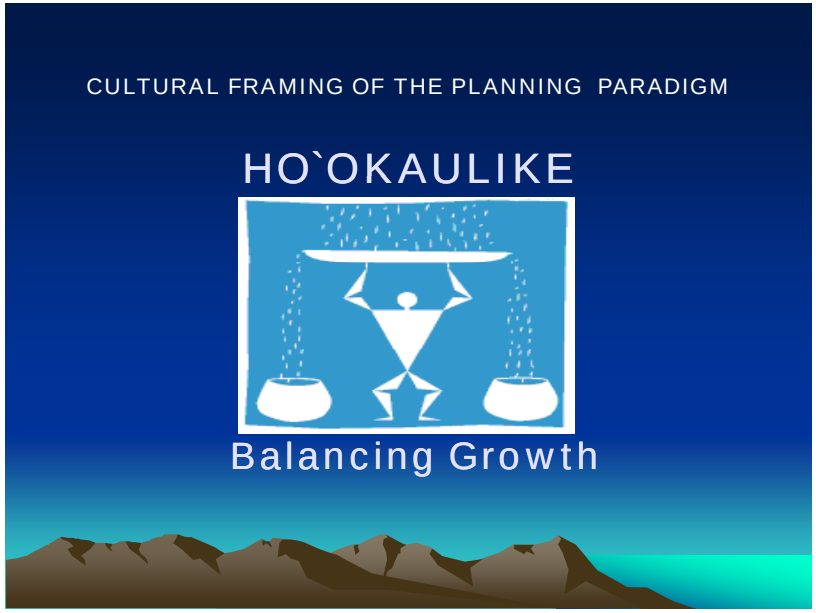
- Peter Apo – Cultural Liaison and Historian

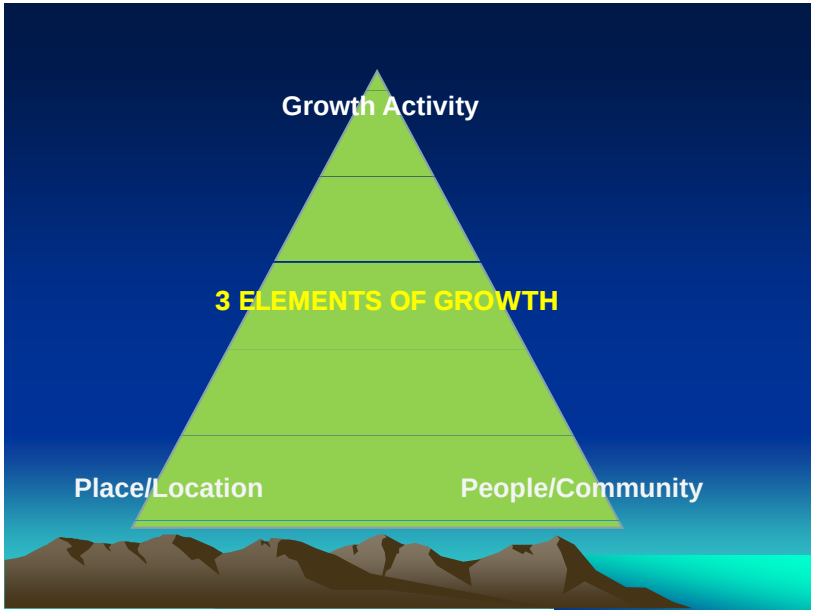
Townscape, Inc.
Community and Stakeholder Outreach

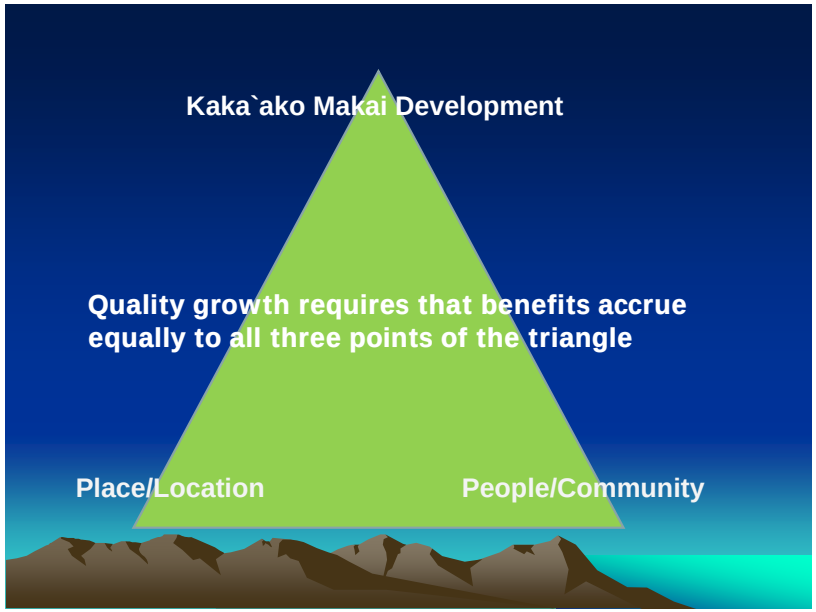
- Bruce Tsuchida – Community Liaison

Additional Team Members

- **Wilson Okamoto** – Civil and Traffic Engineering
  - Pete Pascua – Traffic Engineer
  - Mike Fujita – Civil Engineer
- **Cumming Corporation** – Cost Estimator
  - Andrew Tanton – Principal Cost Estimator

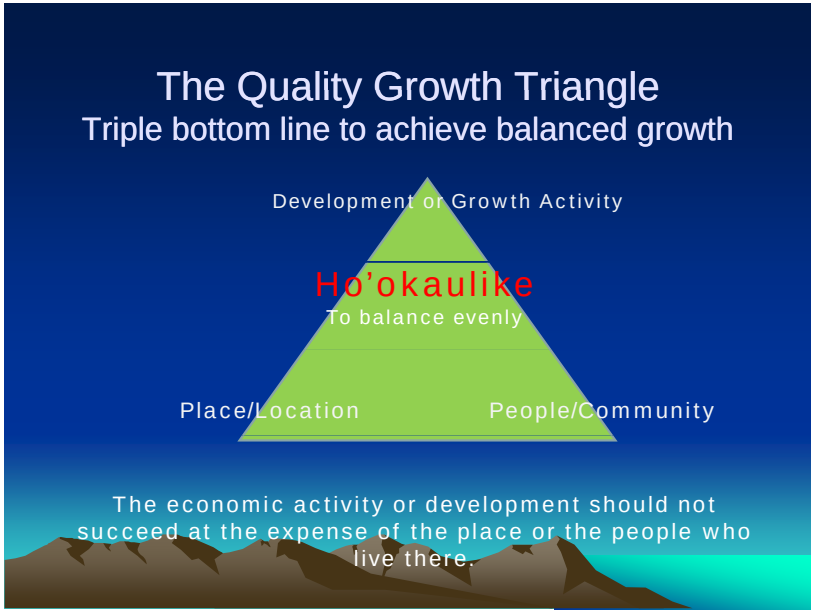






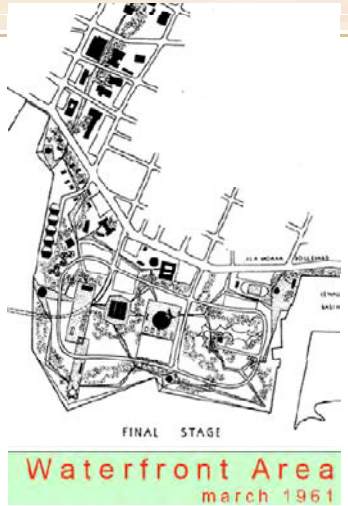
FRAMING QUESTIONS

- What are our measures of success?
  For Developers? For the Place? For the "community"?
- How does the economic activity or development make Honolulu a better place?
- What's new in the development plan that doesn't already exist in another part of the city – or – is better located in Kaka`ako?
- How does the economic activity or development help to keep our past connected to our future?
- How does the economic activity or development help our community celebrate it's greatness?
- How does it result in a fair exchange of value between the place, the people, and the activity?
- How does it bring dignity to our community and the people who live there?
- Does the economic activity or development make us proud?

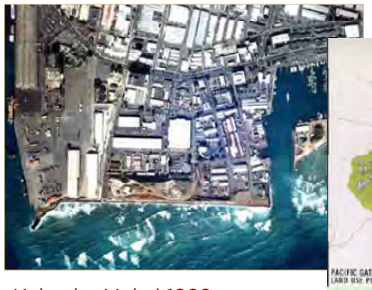


The History of Kakaako Makai

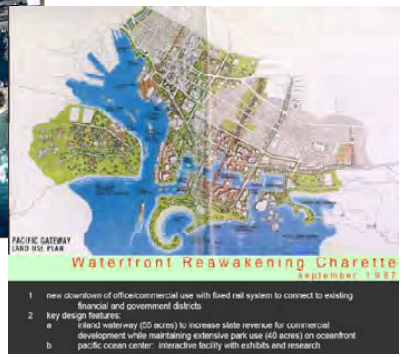
Kakaako Makai 1960



The History of Kakaako Makai



Kakaako Makai 1982



The History of Kakaako Makai

Kakaako Makai 2001

The History of Kakaako Makai

Kakaako Makai 2009

THE VISION FOR KAKA‘AKO MAKAI

The Hawaiian Place of Ka‘ākaukukui and Kukuluae‘o

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

Guiding Principles

Community Cultural Gathering Place

Establish 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 and Values of the Ahupua‘a

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.

Guiding Principles

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 (Lē‘ahi) 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.

Guiding Principles

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

Guiding Principles

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

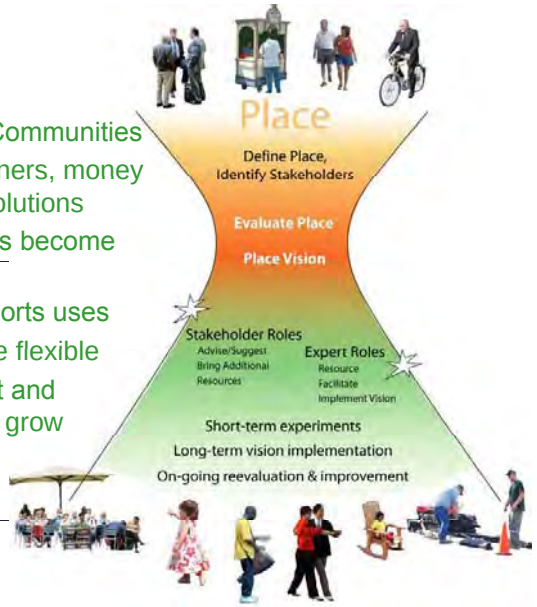
Apportion a limited number of small local businesses to assist in cooperatively sustaining Kakaako Makai's public use facilities.

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.

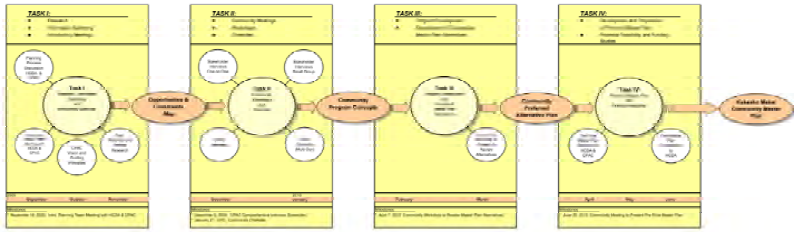
Place / Community Driven Approach

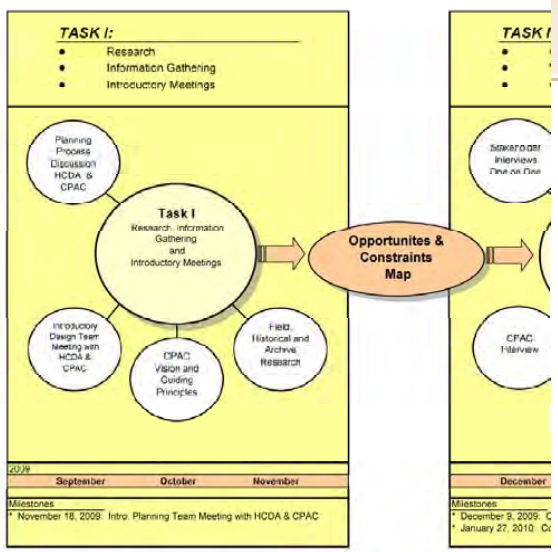
- Empowers Communities
- Attracts partners, money & creative solutions
- Professionals become resources
- Design supports uses
- Solutions are flexible
- Engagement and commitment grow

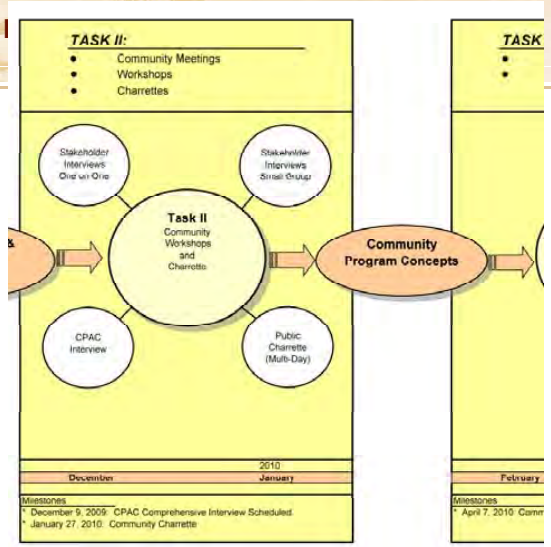


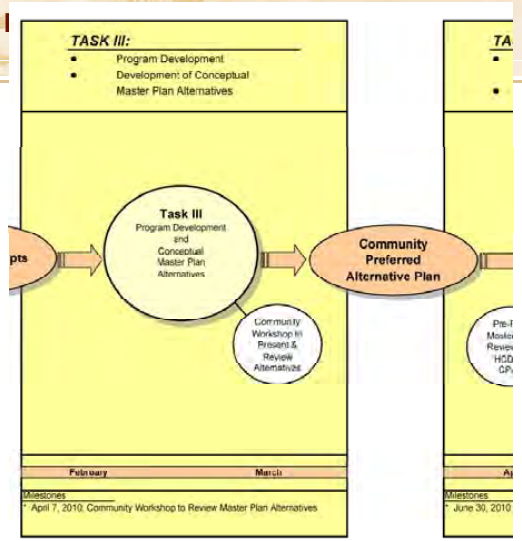
PPS
PROJECT for PUBLIC SPACES

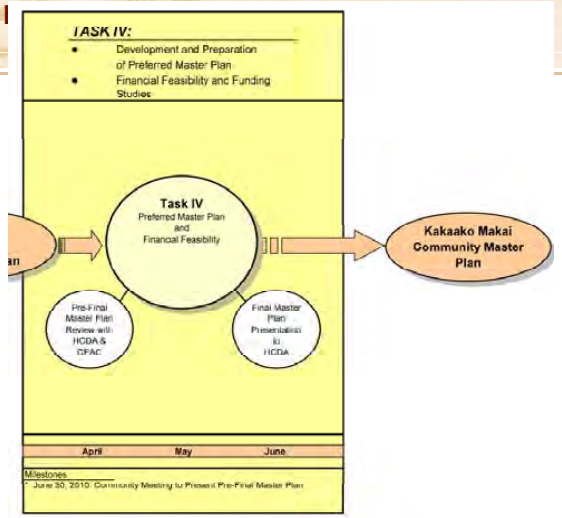
Planning Process Diagram











The Power of Ten

10+ major destinations/ districts

10+ places

10+ things to do

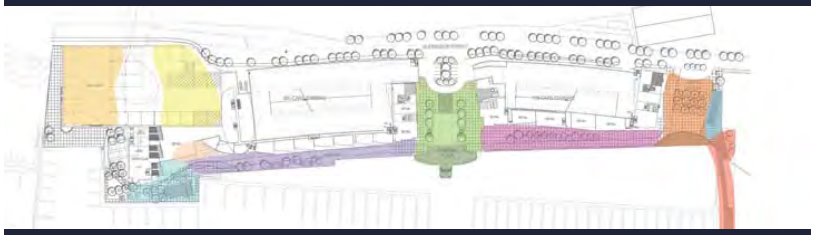
Layering of uses to create synergy (Triangulation)

The Benefits of Place

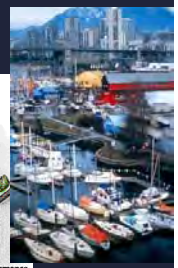
PROJECT FOR PUBLIC SPACES

8 Steps to Creating Great Gathering Places:

1. Look First at the Public Space

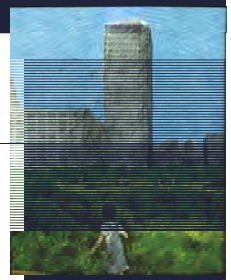


2. Build on Existing Assets & Context



3. Create a Shared Community Vision

A community visioning plan for Brooklyn's Pier 6.



The existing design did not benefit from a community process, and the community did not feel it reflected its needs .

PPS PROJECT for PUBLIC SPACES

4. Create Multiple-use Destinations by Tapping the Power of 10

After multiple place evaluation workshops, a variety of community stakeholders, public agencies, and private firms produced a collective vision for a broad range of uses to draw people to Newark's waterfront.

PPS PROJECT for PUBLIC SPACES

5. Connect Destinations Along the Waterfront

Connecting the destinations at the San Diego Embarcadero.

PPS PROJECT for PUBLIC SPACES

6. Maximize Opportunities for Public Access

PPS was asked to assess the strongest locations and connections for new waterfront destinations on Vancouver's False Creek.

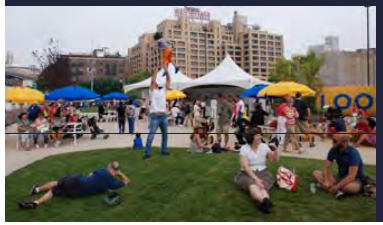
PPS PROJECT for PUBLIC SPACES

7. Balance Environmental Benefits with Human Needs

Boardwalks, such as this one in Cleveland, provide opportunities for people to interact with wildlife along natural shorelines.

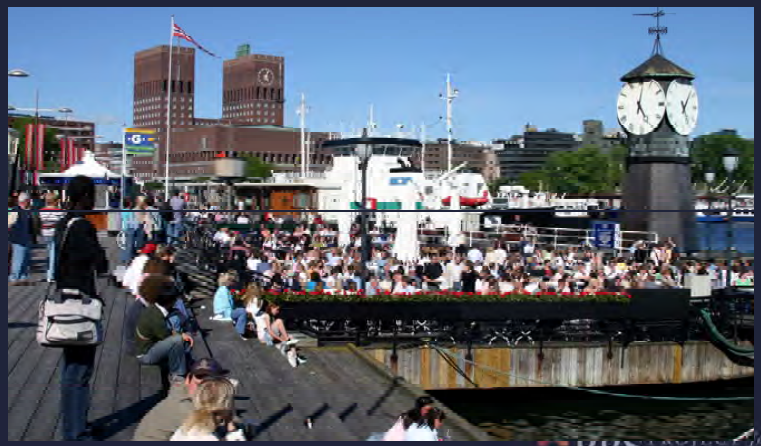
PPS PROJECT for PUBLIC SPACES

8. Start Small to Make Big Changes



PPS PROJECT for PUBLIC SPACES

10 Qualities of a Great Gathering Places:



PPS PROJECT for PUBLIC SPACES

1.Surrounding Buildings Enhance Public Space

PPS PROJECT for PUBLIC SPACES

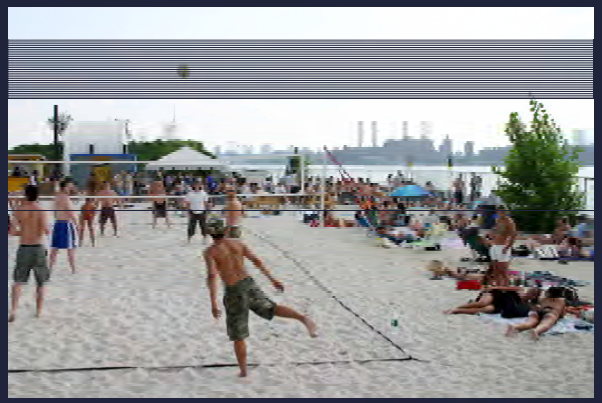
2. Limits are Placed on Residential Development

PPS PROJECT for PUBLIC SPACES

3. Activities go on Round-the-Clock and Throughout the Year

PPS PROJECT for PUBLIC SPACES

4. Flexible Design Fosters Adaptability



PPS PROJECT for PUBLIC SPACES

5. Creative Amenities Boost Everyone's Enjoyment

PPS PROJECT for PUBLIC SPACES

6. Access Made Easy by Boat, Bike and Foot

PPS PROJECT for PUBLIC SPACES

8. The Water Itself Draws Attention

PPS PROJECT for PUBLIC SPACES

9. Iconic Buildings Serve a Variety of Functions

PPS PROJECT for PUBLIC SPACES

10. Good Management Maintains Community Vision

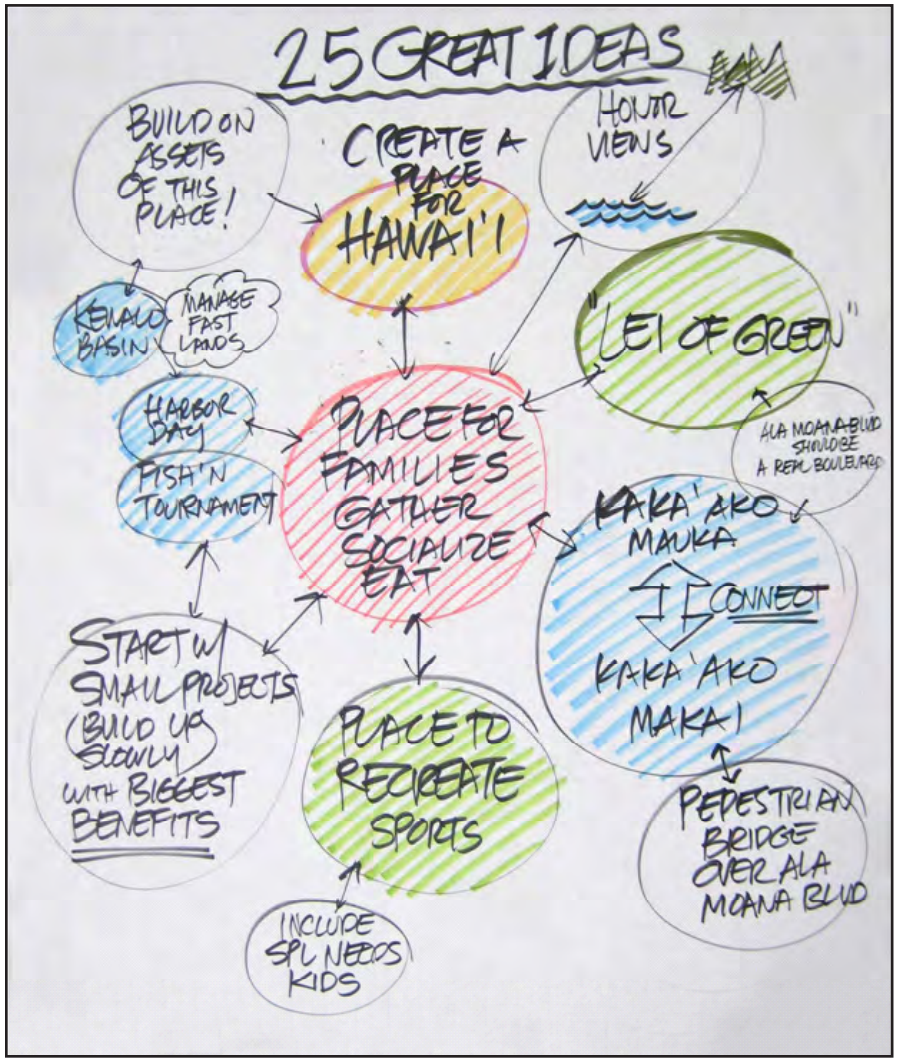
PPS PROJECT for PUBLIC SPACES

Kaka‘ako Makai is the community’s gathering place…

- What are your favorite existing gathering places?
- What are the biggest obstacles to creating a gathering place in Kaka’ako?
- How can we overcome these obstacles?
- What partnerships can be formed to create a great gathering place?

STAKEHOLDER AND COMMUNITY ONE ON ONE AND SMALL GROUP INTERVIEWS

The initial community outreach was facilitated through a series of stakeholder interviews and asked what can make Kakaako Makai the Community's gathering place. The broad range of ideas and thoughts generated by these individuals have been categorized and organized as follows:



- **Planning and Development-** Principles, Themes and Methods: lists ideas that can be applied to the planning process and methods. Additionally, suggestions for overall district themes are noted.
- **Comparative Case Studies:** are public places in Hawaii and other parts of the world that stakeholders thought should be considered in planning for the Kakaako Makai area.
- **Observations and Issues:** these are observations from the stakeholders on current physical conditions and operations within the district and include issues ranging from legislative policies to day-to-day management of the harbor and the parks.
- **Assets:** describes what the stakeholder believe are community assets in the area and should be retained and/or improved.
- **Questions:** these are questions and concerns raised by the stakeholder regarding various planning, legislative, legal, and policy matters related to planning and development of the area.
- **Improvements for Comfort and Image:** provides stakeholder thoughts on improvements that can be implemented to address user comfort as well as the community's perception (image) of the area.
- **Improvements for access and linkage:** includes stakeholder thoughts on how access to and from the district and linkages between Kakaako Makai and the surrounding neighborhoods can be improved.
- **Improvement for uses and activities:** are stakeholder ideas for uses and activities that should be considered to make Kakaako Makai a community gathering place.
- **Management and Partnerships:** relates to management of existing public spaces in the area and lists stakeholder thoughts on what public/private partnerships can be created in the future to support development, operations and management of the area.

KAKAAKO MAKAI MASTER PLAN
Stakeholder Interviews - Memo No. 6
To: HCDA, CPAC, Consultant Team
From: Bruce Tsuchida
Date: January 26, 2010

SUMMARY OF STAKEHOLDER INTERVIEWS: "25 GREAT IDEAS FOR KAKA`AKO MAKAI"

Note: This memo summarizes ideas suggested by various stakeholders that we interviewed during the period November 10, 2009 through January 26, 2010. During this period we did a total of 36 "one on one" interviews and small group meetings, with participation of 74 individuals. Stakeholders with whom we met included HCDA Board Members, leaders of the Community Planning Advisory Council (CPAC), public agencies, environmental groups, cultural organizations, Kewalo fishermen, surfers, tenants, small business people, professional organizations, and University professors. We will continue this "stakeholder outreach process" throughout the development of the Kaka`ako Makai Master Plan.

- **Plan and design a PLACE FOR HAWAI`I** – not a copy of a waterfront place in Boston or Portland or some other mainland city!

- **Create a "LEI OF GREEN"** that extends from Waikiki through Ala Moana Beach Park, Kewalo Basin, Kaka`ako Makai Waterfront, Ala Moana Boulevard to Aloha Tower Marketplace and Downtown Honolulu. This walking/jogging path should have nice pavement, landscaping, attractive lighting, festive banners, and signs for historic or notable places.

- **Connect Kaka`ako Mauka and Kaka`ako Makai.** Plan for Mauka and Makai land use, circulation, and development in a coordinated and comprehensive way. Within the next 30-40 years, there may be an additional population of 30,000+ people in the Mauka area. As there are no informal family gathering places and active recreational parks planned for Mauka, the Makai lands should provide gathering places and recreational facilities for the growing population of Mauka.

- **The NUMBER ONE PRIORITY for Kaka`ako Makai should be providing spaces for groups and families to gather, socialize, and eat in a pleasant outdoor setting.** Priority #2 should be sports-related areas: softball, touch football, mini-soccer areas, frisbee tossing, and convenient access to surfing areas. Provide for lunch wagons and a low rent food court too!

- **Consider starting the development process with one or more relatively small scale, "easy to do" projects that will benefit a lot of people!** Good neighborhoods are built "from the ground up." Only a limited number of "big projects" are feasible in any city.

- **Recreational facilities at Kaka`ako Makai could include special facilities for physically challenged children.** These facilities would attract families from all over the City of Honolulu.

- **Design and construct a beautiful pedestrian bridge over Ala Moana Boulevard** that will physically connect Kaka`ako Mauka and Makai, and "neutralize" the "barrier" effect of this busy arterial roadway.

- **Ala Moana Boulevard here should be a REAL BOULEVARD** – with a planted median, street trees on both sides, wide sidewalks, nice lighting, attractive signage and street furniture – and traffic signals that favor the pedestrian during non-peak traffic periods.

- **Preserve, emphasize, and honor the wonderful views, both of the mountains and of the sea, from many points within Kaka`ako Makai.**

- **Build upon the many assets that already make Kaka`ako Makai a distinctive place:** Kewalo Basin, Kewalo Basin Park, Kewalos surf break, Point Panic, the Honolulu Children's Discovery Center, the Keiki Fishing Conservancy, the Waterfront Promenade, Gateway Park and Waterfront Park, the John A. Burns School of Medicine, the historic Sewer Pump Station. Consider converting the old Sewer Pump Station into a museum that features historic Kaka`ako pictures and artifacts.

- **Kewalo Basin should continue to be a commercial port** for fishing boats, charter boats, commercial recreation boats, and boats for various kinds of visitor cruises. Kewalo has a long and rich history that the plan should build on!

- **Management of Kewalo Basin and its adjacent fast lands should be integrated and complementary.** Revenues from lands adjacent to the harbor should be used at least in part to manage and maintain the facilities that the boats use.

- **Organize a once-a-month HARBOR DAY** - with good food and music, like folks do at Papeete Harbor in Tahiti. Sure to be a hit with both locals and visitors.

- **Organize an annual FISHING TOURNAMENT.** This kind of event would draw a lot of people, and also raise revenues that could be used for harbor maintenance and improvements.

- **Consider expanding Kewalo Basin towards the Children's Discovery Center.** Create more opportunities for both boat slips and waterfront facilities and activities.

- **Develop a new retail commercial complex along the Kewalo waterfront**, with reasonably priced family restaurants and small shops that would cater to both residents and visitors.

- **Establish a Farmers Market** that would feature locally caught fresh fish, local produce, and a variety of foods from Hawaii's many cultures.

- **Create multi-purpose cultural and performing arts venues** – for rehearsals, teaching, learning, performances, celebrations, special events. A good model: "Singapore Esplanade" – with a concert hall, outdoor performance spaces, restaurants, shops, waterfront park, transit stop.

- **Create a special kind of educational/cultural marine resources center that combines science, history, and culture** – and that would include fish ponds, tidepools, nearshore waters, both fresh and salt water species and displays, and educational programs relating to traditional Hawaiian navigation skills and canoe building.

- **Find an alternate site for the Kewalo Marine Laboratory,** which provides research, education, and marine sciences programs that can complement the marine resources center, and can provide ongoing educational opportunities for young people interested in marine biosciences.

- **Design and build a special kind of swimming pool** – perhaps a salt water pool - primarily for young children and beginners.

- **Create the BARACK OBAMA Presidential Library** – perhaps in the vicinity of the School of Medicine.

- **Create the Hawai`i Surfing Museum and Exhibition Hall** – with educational exhibits and documentation of surfing legends and famous watermen and women.

- **Reconsider HOUSING as part of the development mix.** Housing could be developed for a wide range of income groups and household types. Housing would provide for "eyes on the streets" and "eyes on the park." A private sector developer may not be able to finance a high quality project here without housing being part of the development program.

- **All future development in Kaka`ako Makai should be designed using best available standards for energy efficiency and "green infrastructure"** – including recycling storm water runoff, using grey water for landscape irrigation, using cold seawater for air conditioning, minimizing sewerage, and recycling building materials.

KAKAAKO MAKAI MASTER PLAN
Stakeholder Interview Report
Updated March, 13 2010

I. THEMES:

A. Planning/Development Principles, Themes and Methods

1. The overall goal should be to BRING LIFE TO THE KAKA`AKO WATERFRONT! Right now, the area LACKS LIFE!
2. Think about facilities and attractions for families that would complement the Children's Discovery Center: family restaurants, ocean exhibits/small aquarium.
3. "Growing up in Kakaako, there were many different ethnic groups. Most of the folks here were poor, but they co-existed and pretty much got along. So: we should pay homage to the history of the place: WELCOME TO ALL."
4. The A&B Plan would have limited public access to Makai lands through the sale of luxury condo units. Just plain folks would have been squeezed out. So: DON'T EXCLUDE PEOPLE!
5. A theme for Kakaako Makai could be: A GREAT FOOD PLACE! Think: local food, Hawaiian food, multi-cultural food!
6. Need to plan for the water and the land together.
7. The "big picture" plan for Kakaako Makai could be: HARBOR + WATERFRONT + PARK + CULTURAL CENTER.
8. The plan needs to be of/for/by Hawaii. Hawaii is a SPECIAL PLACE! We don't need Disney Land here!
9. The planners need to talk with the condo associations too.
10. The planning process should include an architectural inventory and a cultural survey. See Cultural Surveys Hawaii cultural survey for Kakaako Mauka.
11. Maybe this plan needs to be an opportunistic plan that focuses on smaller, do-able projects rather than the "BIG PROJECT." Short range projects and activities can be implemented "now." Maybe just open up some land and allow people to do "homesteading" – i.e., begin using spaces in a natural way.
    - Related point: it may be a long time before we see lots of new development here, so we need to implement some short term ideas and activities to animate the place.
12. There should be a SHORT RANGE PLAN and a LONG RANGE PLAN.
13. The Makai Master Plan has to interface with the Kewalo Basin Plan, and with the plans for the Cancer Research Center.
14. Neighborhoods are built "from the ground up" – not by big splashy projects. There are only so many big projects feasible in any city.
15. Consider doing surveys of actual Waterfront Park users – analysis via casual "observations" is not enough.
16. The Kakaako Mauka Plan does not provide public parks with active recreational facilities and family gathering places. Kakaako Makai will have to provide park facilities for the Mauka population. City park standards would require at least 55 acres of active recreational parks for Kaka`ako's future residential population.
17. The plan needs to include a BUSINESS PLAN. Sources of capital need to be identified: public/private partnerships, tax credits, Tax Increment Financing, etc.
18. For private sector development, there is a fundamental difference of objectives between the DEVELOPER, who wants to hold costs down and maximize sales revenues, and the eventual OWNER/MANAGER, who may be more willing to invest in amenities that add value to the property and thus help to support higher lease rents.
19. The plan shouldn't be "just the will of the people." The planners need to bring their expertise to the process and provide some "push back" to community ideas that are not well grounded, as well as provide new ideas.
20. The key draw is the character of Kewalo Basin: there is

no other WOW FACTOR here! Kewalo could attract more high end restaurants. Other attractive marine activities/ uses should be planned for lands adjacent to Kewalo. Keep the tour boats here.

21. Planning and design themes: links to Hawaiian history and culture are of great importance for OHA.
22. Ultimately, economics may prove to be the KEY ISSUE for planning discussions with the CPAC.
23. The current planning effort needs to look at the whole historical/political context for Kakaako. HCDA's overall mission was to develop a "new town in town" for a broad spectrum of people and families. They have betrayed their mission!
24. See Kakaako planning documents from the 1970's and 1980's.
25. The fiscal viability of the Makai Plan needs to include the economics of the entire Kakaako District – both Mauka and Makai.
26. Environmental concern: see new TSUNAMI INUNDATION MAPS. Kewalo Basin and adjacent lands will be devastated by a major tsunami.
27. The plan needs to look at sustainable infrastructure and infrastructure systems!
28. Why do we have mainland consultants doing a plan for a Hawaiian-themed place?
29. The planners need to check the revised TSUNAMI maps.
30. Need to look at storm water management and low impact development standards.
31. Overall theme: Kewalo Basin should remain a commercial harbor and NOT be converted to a harbor for private yachts. There will always be a need for fishing and commercial ocean activities, and Kewalo should be dedicated to that long-term need. Plans for future development and improvements should support this commercial harbor theme. Thus, for example, a new building should be designed for use as a fish store/ seafood restaurant/commercial boat office – not a yacht clubhouse.
32. Moffatt and Nichol are developing a plan for Kewalo Basin re-designs and renovations. That plan should be coordinated with the "land based" Master Plan for Kakaako Makai.
33. For photos of historic fishing boats and fishing activities, check with nearby Big City Diner and with Uncle's Fishmarket and Grill at Pier 38.
34. Focus on "low tech transportation": walkers, joggers, bicyclists.
35. In order to understand current community uses of park space, check out permits for Ala Moana Beach Park for "gathering places."
36. Re: planning process: how do the "programming elements" relate to the CPAC "Vision and Guiding Principles?"
37. Program only facilities that can become uniquely situated in Kakaako Makai and can't be located elsewhere. Don't waste the land opportunity.
38. No redundant high density commercial development. Keep the commercial components unique.
39. Consider that Masterplan encompass less than maximum density and height.
40. Interpret redevelopment in context of the larger ahupuaa concept. Can't separate mauka and makai as it is one system. How do you get back to the concept where everyone takes care of their own area and kuleana?
41. Planning should be inclusive of all cultures and reflect the diversity of Hawaii's ethnicities.
42. Design guidelines that reflect Hawaii's cultures or at least the Hawaiian culture should be incorporated into all development RFP's. Currently there is no iconic image in

terms of buildings that represents Hawaii.

43. Portray Hawaiian culture as always evolving and moving and not static.
44. The history of Kakaako is deep and diverse. It was once a vibrant location but also an area where many traumatic events (drownings, death by diseases, etc.) occurred. In addition, the current use of portions of the area as a dumping ground is a sore spot. An entire coastline of Hawaiian cultural activity was totally displaced by landfill including an entire surfing area. If the area was not changed activities such as throw net, harvesting salt beds and other ocean related activities would still occur. Find a way to commemorate that which used to be perhaps through public art.
45. Bring to light and share historical data to perpetuate culture that was and continues to exist there. People want to bring elements of the past back. The simple life that was once there is now covered up.
46. Launch an oral history media project of the area to include interviews of kupuna who once lived in the area telling their stories. Individuals can provide a list of families who lived in the area or attended the local churches. Invite them to future meetings on Kakaako or as resources for stories.
47. Kakaako can be a model for tolerance and diversity for the world just as Hawaii is a historical model for concepts of sustainability. Its planning should include a land use policy that set aside areas for community cultural celebrations that honor Hawaii's mixed plate of people.
48. Highlight the many historical components of that area – Pumping Station, Fisherman's Wharf, fishing as an economic base, etc. Kapuna can do presentations on historical perspective of the area.

B. Comparative Case Studies
   1. Models to consider: Navy Pier, Chicago: aquarium, food, ferris wheel, etc.
   2. Models to consider: Embarcadero Center, Chicago's Centennial Park. Tivoli Gardens with water features, Vancouver's Grandville Island, New York's Central Park (lots of places and activities!), Kapiolani Park.
   3. Note that the A&B Plan incorporated and expressed many of the "guiding principles" that were articulated by CPAC after the A&B Plan was rejected.
   4. Example of a great waterfront gathering place: Sydney. Also Portland's Willamette River Walk – human scale, mixed use.
   5. Re: gathering places – Kapiolani Community College's Saturday morning farmers market is a great success: affordable, productive, and fun – for both locals and visitors.
   6. The Maui Arts & Cultural Center is a good model for a musical and performance center. If a similar center is developed in the area, it should be self sustainable.

II. ASSESSMENT:

A. Observations and Issues
   1. There was a lot of activity in and around Kewalo Basin back in the day – including the Fish Auction, Aku Boats, McWayne Marine. Kewalo was an EVENTFUL PLACE!
   2. Large scale "high tech" or "biotech" development here is probably not feasible. Big picture: Hawaii is just too expensive for this kind of development to thrive here! Among other issues: researchers need affordable housing and good and affordable schools for their children. Hawaii lacks both.
   3. Kakaako Makai is potentially a world class site – but right now there are significant problems with homeless

people, feral cats, and infestations of fleas and mosquitoes. These problems affect use of the park.

4. There are homeless people living in the hyperbaric chamber!
5. The Andy Anderson plan included an underground parking garage that would have accommodated parking for all of the proposed new facilities. This kind of construction would be expensive, but structurally feasible.
6. Cutter Chevy dealership has been very successful at this location. Cutter Ford sales have fallen sharply since they moved from Kakaako Makai to Kalihi. This is a great location for car dealers!
7. Issue: how to fairly assess lessees for "indirect cost" contributions to HCDA for maintenance of common lands and for Makai security?
8. Development is going to happen, so let's do it right!
9. Lots of bothersome flies here! Need decent rest rooms.
10. When the waterfront promenade was constructed, riprap material was dumped into the water and encroached on/changed the break.
11. Plans currently being developed for Kewalo do not provide adequate facilities for long-liners. There are still 7 long-liners and 3 aku boats that dock at Kewalo. They need 90 foot slips with easy shore side access for moving supplies and catch. Would be best to accommodate the long-liners along the main row of slips at Kewalo.
12. HCDA has not addressed the need for adequate sanitary sewer lines at Kewalo.
13. Honolulu Marine is willing to relocate its operations to a Keehi Lagoon site, but wants HCDA to pay for their move. HCDA has not agreed to this, so Honolulu Marine may stay at Kewalo for the duration of their lease (2021).
14. The pier at Fishermen's Wharf needs to have a minimum 7-foot wide area for work at the side of any boat(s) docked there, plus 2 12-foot wide vehicular lanes. So any walkway/bikeway would have to be set back from the pier at least 31 feet.
15. Note that the original plan for Pier 38 was for an "educational fishing village."
16. There may not be the potential for a lot of retail commercial and restaurants here, given the many existing and planned commercial establishments nearby on GGP lands. Even a "cultural marketplace" may not be successful here.
17. The consensus at the workshop was: "more green space."
18. It's unfortunate that critical elements of future development for Kakaako Makai have been micro-managed by the legislature.
19. Concerned about Point Panic surfers insistence that "their" parking lot remain. A drop off spot for surf boards etc. could be provided, with a return driveway to a central parking area.
20. HCDA's "reserved housing requirement" will be a negative factor for any future private sector development plans.
21. OHA's overall mission: (1) receive and manage income from the Land Trust, including ceded lands; (2) to advocate for Native Hawaiians at all levels of government; (3) own/manage real property for the benefit of Native Hawaiians.
22. 2008 Bill to convey 18.5 acres of land adjacent to Kewalo Basin, including the "Piano Lot," but not including PBRC or John Dominis: 2 bills regarding this land transfer are still alive in the State Legislature.
23. Politicians used to love to come to Kakaako to campaign – because it was once a vibrant community.
24. CPAC understands that some commercial development will be needed here in order to activate the area and also

to provide some revenue.

25. Building JABSOM here was a huge mistake!
26. The political landscape can shift and change, and will surely influence our ability to implement a great plan.
27. The General Growth Properties Master Plan envisions a “private marina” at Kewalo. Kewalo fishermen don’t agree – they think that Kewalo should be a commercial small boat harbor for the foreseeable future.
28. Not many people LIVE near the Waterfront Park.
29. If businesses were put here, things would change.
30. Need: cultural places that draw people.
31. LEI OF GREEN: the land between Kewalo Basin and Ala Moana Blvd. needs to be very carefully planned.
32. The reef area is important.
33. “Lost Assets”: the Tuna Boats.
34. “This is NOT Ala Moana Beach Park – we should look at opportunities for this to be a different kind of place.
35. Current zoning: (the density) is too high.
36. Sand Island Beach Park – difficult to access; “don’t feel safe there.”
37. In order to make a great gathering place, consider the following:
    - Events
    - Places where you can go without the need for a car
    - Trees
    - Shade
    - Parking, shaded
    - Parking, decentralized
    - Places to bike, run and Walk
    - Places for simple, active recreation
    - Proximity to ocean recreation
    - Places (spots) for passive activities
    - Quiet contemplation areas
    - Facilities with non-limiting hours of operation
    - People
    - Good management; continuity
    - Comfort stations
    - After Dark activation, 24 hour is possible
38. Kakaako has not been defined as a family district due to the high cost in that area. The typical profile of people living there usually includes empty nesters and younger people who want easy access to entertainment.
39. Office of Hawaiian Affairs (OHA) is still considering building their office spaces there, only on the ocean front. It is on hold as they don’t want to displace the homeless in that area. They want to create a Hawaiian sense of place. Perhaps create something similar to Pier 39 in San Francisco. OHA is interested in continuing the boat repair shop. Affordable rentals are included in the plan. Their vision is not motivated by profit as the end gain. OHA will continue to stay in the conversation in the planning process.
40. Kamehameha Schools (KS) is a stakeholder in the planning process. This process does not impact the KS plan. But, the ban on residential uses on their “private” land in Kakaako Makai has negatively affected their planning.
41. Kamehameha Schools’ plan is to build mixed use commercial/residential on both their mauka and makai properties. They intend to bring in state of the art concepts such as biotechnology. Open areas are a priority and they do not intend to displace businesses such as Haili’s. The hope is for both plans to be in alignment and not to create a hodge-podge or piecemeal development.
42. The project has to be feasible to pay for the infrastructure and may be subject to include minimum percentages of affordable, low income, etc. residences.
43. Concern that CPAC may not be open to alternatives.
44. The final plan should have a financial component and

address issues such as a mix of high and low rises and gap group housing.

45. Any new buildings should placed in areas that already have infrastructure to support it.
46. Consider a "Rediscover Kakaako" day as a signature event as a way to celebrate the completion of the Master Planning Process. Conduct blessing ceremonies, have a paina with music, welcome back all neighbors, nationalities, etc. as part of the event.

B. Assets

1. The existing parking lot (Point Panic), which is near the waterfront promenade, should NOT be converted to "green space." This is one of the few spots along the Honolulu waterfront where people – including many handicapped folks – can drive up to the edge of the ocean and view the ocean from their cars. Check out Magic Island – parking is till pretty far from the shore.
2. Senior citizens and runners clubs use the promenade.
3. The existing amphitheater is a good facility but lacks electrical connections.
4. Historical context is of great importance. Cultural places should be seen as great assets for the plan.
5. Of obvious historical/cultural importance are the old sewer pump station and the old incinerator building. What else might there be?
6. Re: the historic sewer pump station building: a group of architects has been trying to work out an agreement with HCDA for some time now. Check with the Hawaii Architectural Foundation.
7. Ala Moana Beach Park is an historic area.
8. The old sampan at Kewalo is on the Registry of historic artifacts (?).
9. The Fishermen's Wharf restaurant is close to 50 years old. What about some kind of "adaptive reuse" of that building?
10. Kakaako Makai ALREADY IS A "PLACE" – with a history of use by Native Hawaiians.
11. There is a lot of history here (Kewalo)!
    - Kewalo was the state's FIRST commercial fishing harbor and also had the state's FIRST charter boat businesses – which began about 60 years ago. There are still 12 to 15 long liners and 8 to 10 hand line commercial fishing boats operating out of Kewalo, and (now only) 2 aku boats.
    - McWayne Marine fishing supplies and equipment shop and the rough old eatery called the Ship's Galley were located at the Ala Moana Beach Park end of Kewalo, where the pay parking lot is now located.
    - Fishermen's Wharf restaurant used to be a favorite gathering place – the downstairs bar was referred to as "The Office." Fishermen would say: "I'll see you at the Office."
    - THE 1800+ POUND WORLD RECORD BLUE MARLIN FOR ROD AND REEL FISHING was caught by a Kewalo boat.
    - Kewalo has "always made money for the state" – a net of about $500,000 per annum – even when the slips were only about 60% leased out.
12. POINT PANIC: water/open view plane. This is a focal point, a terminus, a destination. It is an inclusive place: for all kinds of people.
13. KEWALO BASIN PARK and "THE POINT." Great views. Centrally located. Accessible. Free parking. Close to the water. Could use more parking – the existing parking lot is full when the surf is good.
14. Important to retain "free" shoreline access.
15. There is a narrow "lei of green" – but "broken" (not continuous).
16. TREES in Kakaako Waterfront Park could be seen (from

Kewalo Basin Park) if John Dominis restaurant and the Marine Center did not obstruct.

17. Kakaako Pump Station and the Kewalo Marine Lab are major assets.
18. Gateway Park is an open space entrance that provides a VISTA to the Waterfront Park. Also: it is useable and welcoming.
19. The Waterfront Park is a favorite place – and especially the waterfront promenade.
20. The Children's Discovery Center (is a favorite place).
21. Ala Moana Beach Park is centrally located; has a nice beach; level sports areas. Lots of opportunities for various uses; has the assets of a playground.
22. Place to watch fireworks.

C. Questions

1. What happened to the concept of a "world class aquarium"?
2. Seawater AC project: have they looked at ceded lands issues? This project could provide AC for all of Kakaako Makai – and Mauka too.
3. Would KS be willing to trade land and make 2 of their Kakaako Makai parcels available for park development?
4. Current plans seem to assume that fishing boats will phase out from Kewalo. However, Honolulu Harbor is near max capacity. In near future, DOT Harbors may need to tell fishing boats that tie up at Pier 40 that they have to move out. These boats may then have to return to Kewalo. But can the "new" Kewalo accommodate them?
5. The new plan for Kewalo may include as many as 100 additional boat slips. What will be the impact of that many additional boats?
6. Is the new plan for Kewalo focused on accommodating "mega yachts?" These yachts are NOT interested in coming to Hawaii!
7. The creation of "Gateway Park" displaced some locally-owned businesses. This park is not getting much use, and has become a hang-out for homeless people. So: was the displacement of local businesses worthwhile?
8. Could the prohibition of housing development be amended to allow housing on KS land here? Maybe emphasize smaller units for empty nesters and singles, including housing for Med School students. Makai needs people and activities!
9. "Compliance/enforcement issues: how to ensure that the CPAC Vision and Guiding Principles are followed as various projects in/for Kakaako Makai are funded, designed, and implemented?
   - A concept related to the point above: integrate revised Kakaako Makai RULES with the CPAC Vision and Guiding Principles.
10. Does the current Master Plan program include a MARKET ANALYSIS?
11. What will be the area population 20 or 30 or 40 years in the future? Could be something like 35,000 people! What might be the needs of this urban population, and how might these needs be anticipated in the Master Plan? Note that, contrary to the assumptions of many planners regarding the demographics of Kaka`ako's resident population, there are a growing number of families with young children settling here.
12. If residential development is not permitted here, what could be the CASH COW for private development? What about office commercial?
13. Is there a way of tapping MAUKA properties for maintenance funds needed for MAKAI parks and public places? Or can the state "EO" the parks to the City?
14. There is a strong consensus within the CPAC that Kakaako Makai should honor "a Hawaiian Sense of Place" – but

what is the level of understanding of this concept within the CPAC membership?

15. The GGP development (Ward Neighborhood) was proposed as a "mixed income" development – but can/will GGP really move ahead with this project?
16. Regarding residential development: can 201H over-ride the legislative prohibition of housing here?
17. What about support facilities for Kewalo Harbor boats?
18. Question: is Kewalo Basin "EO" land or is it "owned" by HCDA?
19. DLNR has jurisdiction for all submerged lands. Related question: what is the seaward boundary of Kakaako Makai: is it the "Low Low Water Line"?
20. How do we bring in businesses to fund all of these ideas/facilities? Public/private partnerships?
21. Was consideration given to sewage problems in the area?

III. IMPROVEMENTS:

A. Comfort and Image

1. A friendly, local style eatery near Point Panic would be great!
2. Showers need to be renovated.
3. Will need parking and restrooms for retail shops.
4. The landscaping plan(s) should specify the use of indigenous plants.
5. Residential development will provide "eyes on the street" and "eyes on the park," and will thereby result in a safer place, especially at night.
6. Ala Moana Blvd. should be a REAL BOULEVARD – with a planted median, street trees on both sides, broad walkways, nice lighting and street furniture, etc.
7. Plan and design an ICONIC, BEAUTIFUL PEDESTRIAN BRIDGE that will span Ala Moana Blvd. – a bridge that will be a landscaped promenade with an easy, walkable gradient (no steps).
8. Need showers for joggers.
9. "Cut the hills" to make Waterfront Park useful. Needs to be more like Kapiolani Park, Golden Gate Park, Central Park.

B. Access and Linkages

1. Bus access for school field trips important.
2. HCDA should NOT have closed Koula Street. Resulting dead end condition is hazardous, especially during large crowd events like the 4th of July fireworks display. People park all over the place and just leave their cars. No way that emergency vehicles could get through the area!
3. Public access to Kewalo Park is very important. If there is lots of commercial development near Kewalo Basin, that development would conflict with public access.
4. Need to CONNECT Kakaako Mauka and Makai. However, people will "cross the street" for special events, but may NOT do so on a daily basis.
5. The planning team also needs to look at traffic issues – how will use of Makai affect circulation and traffic Mauka?
6. There could be a "festive transition zone" in the vicinity of the Kewalo/Ward Ave. corner of the site.
7. Is there still a way of providing a connection/pedestrian circulation across Kewalo Basin channel?
8. Pedestrian and bicycle links to Ala Moana Beach Park and to downtown Honolulu also a major opportunity and planning concept: "lei of green."
9. Consider shuttle links to the rail transit stations.
10. Internal and external vehicular circulation will be critical. Consider a strong link to Cooke Street mauka, and a new road that provides a loop closer to Waterfront Park.
11. Ala Moana Blvd. is a HUGE BARRIER for access to

Kakaako Makai. Need to provide for bicyclists and pedestrians, but right now the road is dangerous for non-vehicular circulation.

12. Need to create pedestrian connection to Waikiki. This will encourage multiple activities and facilities here.
13. Connection between Kewalo Point and Point Panic: consider doing by means of a "clear tube" that would like on the channel bottom. Examples: Maui Aquarium, Baltimore Aquarium.
14. Link Mauka and Makai – with view corridors, drainage ways.
15. "Just open space" is not enough to attract people. A mix and variety of facilities and uses is critical – including modest food facilities like the hamburger stand at Kaimana Beach! Need: a "critical mass" of attractions.
16. HCDA needs to – and often does NOT – look seriously at circulation and traffic issues for the entire Kakaako District and beyond. Dense development in Kakaako will affect circulation throughout the downtown to Ala Moana Shopping Center area.
17. Ala Moana Boulevard improvements and beautification are needed – but will State DOT really do something there? Some streets, Ala Moana Blvd. included, have to be designated for MAJOR TRAFFIC FLOWS! "Throttling down" traffic flows on Ala Moana Blvd. is NOT an option!
18. Street connections from Kakaako Makai to Punchbowl St., South St. and Cooke St. are KEY.
19. Consider possible future bus service within Kakaako Makai.
20. The plan should incorporate bike routes per the City's and State's Bike Plans.

C. <u>Uses and Activities</u>

1. Educational programs for local school children and others should be an important element for future facilities/ activities here.
2. The Kewalo Research Lab could be relocated to another site near to but not at Point Panic. Research Lab staff have plans for expansion of their research and teaching programs, but they need support from HCDA and CPAC to convince the UH hierarchy that relocation/expansion is both feasible and desirable.
3. Regional parking facilities needed – consider a parking structure.
4. Consider relocating the amphitheater.
5. More parking is needed.
6. The promenade should continue around the entire Makai area; would provide continuous flow.
7. Bring back the fish auction! Could do auction for aku, onaga, etc.
8. Could do a Farmers Market that sells affordably priced fish, meat, and produce. Combine with a "local" style coffee shop. Could expand to a "fishing village" or "fisherman's wharf" theme with restaurants, retail, etc.
9. Provide free parking for boat owners, charter guests, park users, etc.
10. Consider converting the "net shed" into a community center – for hula, CPR training, activities for seniors, canoe storage and repair, etc.
11. Honolulu needs a performing arts venue/cultural center that would include a concert hall with 1000 to 1200 seats, rehearsal places, outdoor performance places, educational center, box office, and parking. See the MAUI ARTS AND CULTURAL CENTER constructed about 12 years ago.
12. The culture/arts community needs "A HOME FOR THE ARTS." Currently, they are renting space at the Dole Cannery complex, but this is not their "own" place.
13. This would not be a cultural center instead of park land; it would be a cultural center in the park.

14. The cultural center could include or complement a HAWAIIAN MUSIC HALL OF FAME and/or a HAWAI`I SURFING MUSEUM.
15. There could be great synergies between a performing arts center, the Children's Discovery Center, and the Keiki Fishing Conservancy.
16. Consider active recreation facilities: soccer, basketball, tennis, volleyball.
17. Consider moving the existing main parking lot that serves Waterfront Park – or cover it with a landscaped deck, similar to the landscaped deck that covers the parking lot at the Honolulu Municipal Building.
18. Look at the possibility of EXPANDING KEWALO BASIN in the direction of the "Piano Lot" – to provide an "inland lagoon" with beach!
19. Create places for informal gatherings and opportunities for hula, music, family parties, and baby luau.
20. Adequate parking will be needed.
21. Kewalo Basin could be the center piece for an historic walking tour, similar to the Pearl Harbor trail.
22. Consider having an area that shows Hawaii's architectural heritage: traditional Native Hawaiian "hale," plantation homes, early 19th century styles, 1950's, etc.
23. The challenge: to provide activities and facilities that will encourage activities "24/7."
24. JABSOM unfortunately deleted a Childcare Center and a Fitness Center from its plan. These facilities would have helped to diversity activities here.
25. KEWALO BASIN is the key to development here. Kewalo should be the focus for commercial development, public gathering places, waterfront promenade.
26. McWayne Marine store on the Ala Moana Beach Park side was a good use.
27. How about a FISHING PIER for kids?
28. Future uses could include a balance of recreational and commercial areas/uses. And what about residential? Would low rise apartments be acceptable to the community? Does JABSOM need dorms and affordable apartments? Human scale of structures should be a key concern.
29. Adequate, FREE public parking will be essential. Ala Moana Beach Park is underutilized because it does not have adequate parking.
30. Consider efficient "platform parking" structures with recreational or other uses on top. In any case, this Plan should include a "state of the art" plan for parking. Think about doing rooftop gardens.
31. Major facilities could include: a large amphitheater for outdoor performances, a museum (maybe the old pump station) that features historic Kakaako and Kewalo pictures and artifacts.
32. Could we convert the hills of Waterfront Park into an informal amphitheater? That would provide the audience a great makai view!
33. Consider creating a cultural/educational center that combines a small theater, classrooms for teaching performing and visual arts, rehearsal rooms, etc.
34. Overall, there's a need for a variety of activities and special events.
35. Consider "fitness related" facilities. A Fitness Center?
36. Potential employment centers: JABSOM and KS lands.
37. Consider some kind of modest food concession at Kewalo Park. The concession could also serve users in the western section of Ala Moana Beach Park.
38. Consider expanding or reconfiguring Kewalo to create more fast land related to the harbor. Bring back the fish auction!
39. See the OHA-commissioned concept sketches for the Kewalo waterfront: farmers market, small offices, performing arts venue, restaurants, etc. in low to mid-

rise buildings.

40. "Open space" does not resonate with Native Hawaiians – the term connotes "an ABSENCE of people. Hawaiians are more focused on PEOPLE PLACES.
41. Kakaako Makai should feature uses that can't be done elsewhere (in Honolulu): marine education, seawater pumping/use, ocean-related restaurants and markets.
42. This should be a cultural/community gathering place – with lots of grass and trees.
43. Should also be a great strolling district – of which there are few, if any, in Honolulu.
44. The LEI OF GREEN should be a 20 to 30 foot wide pedestrian path with curvilinear forms, landscaping, color, shops, banners, etc.
45. Re: Parking Garage – consider a central parking structure "clad" by retail.
46. The Waterfront Promenade is one of the key elements of Makai.
47. There should be both primary and ancillary functions and facilities.
48. More parking will be needed – perhaps two parking lots or structures.
49. In the wider urban context, the Makai area probably should provide significant acreage for active recreational facilities – baseball, soccer, basketball, volleyball, tennis, etc.
50. Consider creating a special place with recreational facilities for special needs children. Good example in Washington D.C.
51. Shave ice shop near ball fields!
52. There is a need/demand for a number of modestly priced restaurants that would appeal to local people. Tourists will come if these restaurants are popular local gathering places. These places should be "T-shirt atmosphere." Examples: Kakaako Kitchen, Chowder House, Niko's at Pier 38, Big City Diner, The Shack.
    - People finish their charter and always ask; "Where can we get a meal? Something to drink?" Customers of the parasail and diving operations want a place to eat and drink too.
    - Some of the restaurants could feature fresh fish brought in by Kewalo fishermen.
53. The commercial boat owners need a haul out/boatyard facility at Kewalo where they can do their regular maintenance work. Capacity of this boatyard should be about 10-12 boats. "Honolulu Marine" is not providing this kind of service.
54. Think about doing a once a month "HARBOR DAY" with good food and music – like folks do once a month at Papeete Harbor in Tahiti. Sure to be a hit with both locals and visitors!
55. Organize an annual FISHING TOURNAMENT! This kind of event would draw a lot of people, and also raise revenues that could be used for harbor maintenance and improvements.
56. Amphitheater: could be better used. Poor design.
57. Create a lagoon at Kakaako Makai? Would that destroy the surf spots?
58. Honolulu Marine Dry dock needs to be relocated – it's a major polluter.
59. Need a way for kids and the elderly to get down to the water.
60. Park uses should emphasize "health uses" – like Magic Island.
61. Have a Promenade to somewhere
62. Reinforce the working waterfront, but be modern
63. Educational related uses
64. Aquarium; combining local marine science and history. Tidepools, fish ponds. Near shore waters including fresh and salt water.

65. Reinforcing marine/aquatic values
66. Reinforcing Hawaiian water sports
67. Multi-purpose cultural and performing arts venues
68. Single –purpose cultural and performing arts venues
69. Presidential Library
70. Wave pool
71. Surf Museum
72. Celestial Navigation – Education or interpretation. Connected with Polynesian Voyaging Society (Hokulea)
73. Farmers Market. A regular standing marketplace. Aquaculture and Agriculture.
74. More open spaces are preferred for family activities and recreation
75. Avoid high rises in Kakaako Makai that would not be available to median-low income families/individuals. Consider alternatives to high rise luxury apartments that can benefit the general public.
76. Include a cultural marketplace as intended by the Legislature.
77. The concept of a marae, such as in New Zealand, should be considered as an anchor project in the development.
78. Consider a Hawaiian Music and Dance Museum as expressed by the State Legislature.
79. Create a Hawaiian National Dance Company showcase. Gather kumu hula to support this concept.
80. Encourage activities and projects that celebrate the fishing and surfing history of the Makai coastline.
81. Use of open areas for hula halau to conduct classes or practices currently occur near the Hawaii Children's Discovery Center and should continue.
82. Develop an area (perhaps a low-rise 4-story building), that can showcase Hawaiian culture through their arts, crafts, etc. This concept is congruent with OHA's plan.
83. Create a multipurpose staging area with sufficient infrastructure to handle large public events. Other places (Blaisdell, Waikiki shell, Hawaii Theater, Mamiya Theater, etc.) are cost prohibitive for community organizations to host events in those locations. The Folk Festival held at Magic Island and hosted by the Smithsonian in the '90s, is an example of possible events that bring community together.
84. Important to create gathering areas to express our culture. Oahu does not have a central point for this to occur.
85. Plan a major signature sculpture or structure that symbolizes and celebrates Hawaii's diversity. Make a statement. Hawaiians welcomed everyone into their homes and their hearts. This is something worth celebrating.

D. <u>Management and Partners</u>

1. There is a lack of hands on property management and problem solving.
2. Consider closing the park at night in order to discourage use by homeless and by undesirables.
3. The culture/arts community has the capability of raising the $$$ to create a 15,000 s.f. complex for dance studios, music rooms, and related facilities.
4. The "Lei of Green" could be a joint project involving HCDA and the Hawaii Capital Cultural Coalition.
5. The Hawaii Capital Cultural Coalition could be a source of funds for projects that relate to the preservation, restoration, or interpretation of historic places and resources.
6. Sources of funds for ongoing operations and maintenance also very critical. Models for maintenance and security: Waikiki Improvement Association, Fort Street Mall Improvement Association.
7. Locally based owner/manager companies are often

the best – for the property, for the lessees, and for the customers.

8. HCDA should explore partnering opportunities with KS. The 4 KS parcels need to be clearly addressed in the Plan.
9. Maybe any park(s) here should revert to the City – HCDA is not set up to fund and do park management and maintenance.
10. Right now, Kakaako Makai is empty at night – except for the homeless, who are a real problem. Got to clean this up!
11. Any RFP for a project or projects here should get input from a developer who has experience in waterfront development!
12. Regarding ongoing maintenance for parks and public places: there could be an endowment that would provide funds.
13. Note that there is a new bill (2010) that will return Kakaako Mauka jurisdiction to the City and return Kewalo to DOT Harbors (water) and to DLNR (land).
14. DLNR has general management authorities for "Executive Order" lands. If HCDA "owns" the Kakaako Makai lands, then DLNR has no jurisdiction there.
15. Overall management and harbor economics: management of the water and of the related land should be integrated and complementary! Revenues from lands adjacent to the harbor should be used at least in part to manage and maintain the facilities that the boats use. Kewalo water and Kewalo land are inter-related and inter-dependent. Doesn't make sense to separate the land and water – as HCDA has done. See Big Island's Honokohau Harbor: rents from land side commercial facilities help to maintain the harbor. Check out fish store/fresh fish restaurant "Bite Me" at Honokohau – a local favorite!
16. Kewalo fishermen have had a hard time communicating with HCDA. HCDA does not have any experience with commercial boats or harbor management and maintenance.
17. Rents charged to Kewalo commercial boats should be relatively modest: These boats operate with, at best, a small profit margin.
18. An association of Kewalo commercial boat owners organized and filed a lawsuit against the state of Hawaii that asserts that the transfer of Kewalo to HCDA is in violation of state law – which states that only DOT Harbors Division is authorized to own and manage a commercial harbor in the state of Hawaii.
19. DOT Harbors does not want the harbor back unless the adjacent fast lands are also returned to them – as those lands have both functional and income value.
20. A bill to convey Kewalo Basin fast lands to OHA may be considered (again) by the next state legislative session (2011).
21. Recently, some "pleasure boats" are being allowed to rent and occupy slips at Kewalo. The fishermen feel that Kewalo should be for commercial boats only, as Kewalo is the only commercial small boat harbor on Oahu's south shore. There are other harbors available for pleasure boats, including Ala Wai, Sand Island, and KoOlina harbors.
22. The concept of staging a Re-Discover Kakaako Day as a signature event that would serve as the culmination of a re-blessing of the area should be pursued with HCDA. A celebration that encouraged the expression of Hawaii's diversity as perhaps a "Hawai'i Cultural Festival at Kakaako" that offered various cultural organizations the opportunity to showcase themselves and fundraise is an idea worth pursuing as part of the planning process.
23. It seems that the Office of Hawaiian Affairs may be

interested in an opportunity to invest in Kakaako Makai for such things as a Hawaiian Cultural Market Place, A Hawaiian Music and Dance Museum, or anything that is cultural and meets the criteria set forth in the OHA mission statement as “bettering the conditions of Hawaiians and native Hawaiians”.

KAKAAKO MAKAI MASTER PLAN
Stakeholder Interviews - Memo No. 01
To: Project Team
From: Bruce Tsuchida
Date: January 6, 2010

NOTES FROM INTERVIEW OF CPAC MEMBERSHIP – DECEMBER 8, 2009

Note: This memo is a 99% verbatim transcript of the "chart notes" from the meeting. See the CPAC minutes for the December 8, 2009 meeting for a more detailed documentation of this part of the meeting.

The question that we posed to the CPAC group was:
"WHAT PARTS OF KAKA`AKO MAKAI DO YOU LIKE BEST?"

Responses were as follows:

- POINT PANIC: water/open view plane. This is a focal point, a terminus, a destination. It is an inclusive place: for all kinds of people.
- KEWALO BASIN PARK and "THE POINT." Great views. Centrally located. Accessible. Free parking. Close to the water. Could use more parking – the existing parking lot is full when the surf is good.
- Important to retain "free" shoreline access.
- There is a narrow "lei of green" – but "broken" (not continuous).
- TREES in Kaka`ako Waterfront Park could be seen (from Kewalo Basin Park) if John Dominis restaurant and the Marine Center did not obstruct.
- Note: this new MAKAI PLAN will be a 50-year plan, so properties with leases of less than 50 years are "opportunity" sites.
- Focus on "low tech transportation": walkers, joggers, bicyclists.
- Not many people LIVE near the Waterfront Park.
- If businesses were put here, things would change.
- Kaka`ako Pump Station and the Kewalo Marine Lab are major assets.
- Gateway Park is an open space entrance that provides a VISTA to the Waterfront Park. Also: it is useable and welcoming.
- The Waterfront Park is a favorite place – and especially the waterfront promenade.
- The Children's Discovery Center (is a favorite place).
- Need: cultural places that draw people.
- LEI OF GREEN: the land between Kewalo Basin and Ala Moana Blvd. needs to be very carefully planned.
- The reef area is important.
- "Lost Assets": the Tuna Boats.
- Amphitheater: could be better used. Poor design.
- Ala Moana Beach Park is centrally located; has a nice beach; level sports areas. Lots of opportunities for various uses; has the assets of a playground.
- Create a lagoon at Kaka`ako Makai? Would that destroy the surf spots?
- Check out permits for Ala Moana Beach Park for "gathering places."
- Fireworks!
- Barbecues – and places to dump coals.
- "This is NOT Ala Moana Beach Park – we should look at opportunities for this to be a different kind of place.
- How do we bring in businesses to fund all of these ideas/ facilities? Public/private partnerships?
- Re: planning process: how do the "programming elements" relate to the CPAC "Vision and Guiding Principles?"

Then we asked: **"WHAT ELEMENTS NEED TO BE REMOVED?"**

- Honolulu Marine Dry dock needs to be relocated – it's a major polluter.
- Need a way for kids and the elderly to get down to the water.
- Current zoning: (the density) is too high.
- "Cut the hills" to make Waterfront Park useful. Needs to be more like Kapiolani Park, Golden Gate Park, Central Park.
- Park uses should emphasize "health uses" – like Magic Island.
- Sand Island Beach Park – difficult to access; "don't feel safe there."

KAKAAKO MAKAI MASTER PLAN
CPAC Meeting Summary Excerpt
January 12, 2010

Continuation of CPAC Interview Workshop

A. Great Community Gathering Place Concepts
The lead consultant reviewed the discussion from the December CPAC meeting summary, and invited additional thoughts on the great gathering places presently found on Oahu for family activities including facilities and parks:
A/CPAC:

- **Kapiolani Park** – with its Waikiki Shell, Royal Hawaiian Bandstand, zoo, aquarium, ongoing cultural events and ethnic fairs; perimeter parking, but limited to ensure the expanse of park without hard surfacing; inviting canopy trees and shade, a historic site and landscape protected by a Trust; people will walk to get there, and want to walk through the scenic and open park, which does not justify a lot of cement; open from dawn to dusk, and tennis courts open from dusk to dawn.
- **State Arts Museum Frontage**– a historically comfortable open space where events are hosted monthly.
- **Honolulu Shoreline** – with its spectacular sunset views.
- **Point Panic Promenade** – a place to bicycle, run and walk along the shoreline; mellow for simple recreational activities; steps on the side and a cove for fishermen and divers.
- **Complimentary Facilities** – these draw families in addition to the park; museums and cultural venues; educational discovery and exploration are better draws than certain events over limited times.
- **People** – people draw people; the other side to this is masses of people exceeding carrying capacity and the stress on the resource when events and attractions are doubled and tripled on top of each other, such as with Kapiolani Park; management consistency and continuity are needed to avoid overwhelming the resource; other parks have met their capacity on the weekends and Kaka'ako Makai's park will be a reliever park once there are activities and attractions; how this will serve the overall population without the impacts of exceeding carrying capacity must be considered from the beginning.
- **Kewalo Basin Park** – for the surfing and ocean recreation, gathering with friends afterward for picnics and enjoying the scenery and greenery; an ocean-front living room close to home with free, accessible parking for ocean recreation; commonality with other parks without complexity in order to leverage the natural resource as it is; passive recreation, where it's peaceful and beautiful; a special area with a sense of quality; the attraction is the oceanfront, with the breeze and views of the horizon and Diamond Head.
- **Kualoa Beach Park, Kaimana Beach and Hanauma Bay** – these attract a lot of people but they are quiet - we don't need another place like Magic Island – Kaka 'ako Makai's attraction is that it is quiet and beautiful in the middle of Honolulu.

B. Winning Concepts for Kaka'ako Makai
The lead consultant invited suggestions for what would be believed to be a winning concept for Kaka 'ako Makai.
A/CPAC:

- **Educational Opportunities** – public educational opportunities with an ocean setting in urban surroundings, different from Honolulu's other parks.
- **Cultural Venue** – with a multi-purpose performing arts center or concert hall; several separate facilities; however people come and then leave these facilities and empty the rest of the time; the multi-purpose facility can be used all the time as a place of learning, for lessons and practicing during the day and performances at night.
- **Surfing Museum and Exhibition Hall** – long sought for Waikiki but never built, with educational exhibits and

documentaries of surfing legends and famous watermen; combining a new indoor/outdoor attraction with the culture for competitions; an interactive wave machine like California's.

- **Hawaiian Cultural Celestial Navigation** – an educational use for the existing mounds in Waterfront Park, as once suggested by a cultural practitioner because they are already there).
- **Cultural, Historical and Educational Complex** – a grouping to include an aquarium, Hawaiian water sports and celestial navigation, to become a strong theme, diverse with ocean labs and keiki fishing, surfing and a wave machine; a fishpond or reef tidepool concept type of aquarium, and fresh water lo'i in a Hawaiian setting; the cultural transition from a mountain stream to a fishpond and reef, tying into the PBRC marine studies, celestial navigation and canoe building with a Hawaiian voyaging canoe as a centerpiece - an educational combination of cultural, research, and exhibition uses.
- **Farmers and Fish Market** – where fishers can sell their fresh catch and farmers can sell their fresh produce; incorporate Hawaiian , Japanese, Chinese, Portugese, Filipino, etc, food vendors to showcase Hawaii's ethnic melting pot as well as help the economy by attracting local people and tourists; not major commercial activity but small mom and pop operations; this culturally represents the Hawaiian practice of trading between the mountains and the sea, as well as being a necessity and attraction; this differs from the "public cultural market" in the State statute, which is a legislative guideline for emphasis and contemplation of uses within the entire area of Kaka'ako Makai.
- **Unique Area** - this area should be for things not found someplace else; we don't want to waste this unique area.

C. <u>Undesirable Potential Elements</u>

The lead consultant invited comments about uses that would be undesirable to have in Kaka'ako Makai.

A/CPAC:

- **Redundant High-Density Commercial Development (RHDCD)** – commercial development density surrounds Kaka'ako Makai from Ala Moana Shopping Center, Ward Center and Warehouse complexes, Restaurant Row to the Aloha Tower Marketplace, with the buy-buy-buy commercial hype.
- **Paved Areas** - no shade relief
- **Excessive Building Heights** – this is presently a serious issue; when people say no higher than a coconut tree this can be 70 feet; the Honolulu parks zoning height restriction is 25 feet.
- **Voids in Use Time** – try to have active uses from 5 am to 12 midnight.

Additional idea:

- **Presidential Library** – this could be near the medical school and would put Kaka'ako and the state on the world map to become part of American history; the medical school may not have been such a good choice for this area because it is not a people place and takes up space rather than contributing; the Vision and Guiding principles provide for cultural uses with a Hawaiian emphasis and the mauka civic area would be more conducive to this idea.

KAKAAKO MAKAI MASTER PLAN
Stakeholder Interviews - Memo No. 02
To: HCDA, CPAC, Consultant Team
From: Bruce Tsuchida
Date: January 11, 2010

SUMMARY OF COMMENTS FROM HCDA BOARD MEMBERS

Consultant Team Manager Geoff Miasnik and subconsultant Bruce Tsuchida met with thirteen HCDA Board Members "one on one" or in groups of 2 Board Members from December 3 to December 17, 2009. The general purpose of these meetings was to hear Board Members' thoughts on the Makai Master Plan process and products. This memo summarizes those discussions.

A. Hoped for outcomes of the Makai Master Plan
- We need a plan that will inspire people to say; "YES, LET'S DO THIS!"
- We need a consensus plan that will have strong support from all of the major players – including the State Legislature.
- The planning process should start with unrestricted BIG PICTURE thinking; restrictions and constraints can be factored in later
- This is high value land, so the plan needs to provide for uses that enhance this value
- The plan needs to be financially and economically feasible
- Phasing needs to be realistic
- Will this be a "high level" plan, or a more detailed plan with allocation of specific parcels to specific uses?
- The plan needs to be flexible – a "definitive" plan could preclude future opportunities that have not yet been identified
- Ala Moana Blvd. is the primary route to Waikiki, so there is a need and opportunity to establish a strong PLACE IDENTITY for Kaka`ako Makai
- The plan should be for a HAWAIIAN PLACE – not a copy of a waterfront place in Boston or Portland or other mainland city

B. Role of the HCDA Board
- Need to be open to many ideas
- The HCDA Board is the decision maker for plans and development proposals

C. Role of the Community Planning Advisory Council (CPAC)
- Both the HCDA Board and CPAC need to be clear about roles: CPAC role is advisory; they are not decision makers
- Need to bring more people into the CPAC process so that CPAC is truly representative of the diversity of the Honolulu community

D. Issues and concerns
- A lack of trust between CPAC and HCDA: dialogue with CPAC can sometimes be difficult
- What happens if the workshop consensus is not in line with the CPAC "Guiding Principles"?
- Lots of "green space" here is a nice idea, but who will pay for ongoing management and maintenance? Levy some kind of "impact fees" on Mauka property owners? Management and maintenance money is critical – and hard to find!
- Need to make sure that the planning process is an inclusive process, and that the community feels that they have been included
- More "legislative mandates" are not desirable
- Don't let the planning process get bogged down
- Height limits for structures in Makai is a critical issue
- Ala Moana Blvd. is a significant physical "barrier" for access to Makai
- The Makai Waterfront Park is a nice green space, but few people use it. Could (some of) the "mounds" be removed? Is current hazardous materials remediation technology better/more affordable than was the case 20 years ago when the park was first designed?
- This is a "view" waterfront, but there is no beach and so there are few opportunities for water activities
- The future users of Kaka`ako Makai are today's young people and children, and they have a different perspective. Need to talk with young people. Young people came to testify at the GGP hearings.
- Need to see how MAKAI fits with MAUKA development and community
- What happens to JABSOM if this coastal area is hit by a

tsunami or major storm surge?

- Piers 1 and 2 will remain in industrial use – for foreign trade/shipping – for the foreseeable future. Earlier idea of a new roadway through Piers 1 and 2 and connecting to South Street probably not feasible
- "Worst fear" is that "nothing happens." If nothing happens, we would be wasting a valuable state asset.

E. <u>Some ideas for the Plan: places, spaces, facilities, uses</u>

- Start with a "CATALYST PROJECT"
- Need some kind of major "regional draw"
- Need a "balance" of activities – to attract people, and to generate income to sustain public facilities and gathering places.
- Needs to be a vibrant place; economically dynamic, with a healthy mix of uses, possibly including some housing
- A "Gathering Place" will need support facilities: food, rest rooms, ample parking, etc. Maybe provide some kind of "Pavilion" structure?
- Consider relocating certain facilities to this area: Blaisdell? Natatorium? What about a concert hall?
- Could be seen as primarily a recreational place for Kaka`ako Mauka "Tower" residents
- Commercial development should be compatible with Kewalo Basin harbor activities
- "Cultural Marketplace" could be something like Pike's Market in Portland
- "Live, work, play" is an important overarching theme for Kaka`ako – both Mauka and Makai
- Keep Kewalo a "working harbor"
- Kewalo Basin could become Honolulu's version of "Fishermen's Wharf," with ocean front restaurants serving local fresh fish, shops, waterfront activities
- Provide water taxi service between Kewalo and Waikiki
- Places connected to the ocean are important – for picnics, dining, etc.
- Active recreational facilities – tennis, basketball, etc. – are important attracters for people and families, but would such facilities "fit" here?
- Consider building a salt water pool
- Development here has to be grounded in the cultural/historical context
- This could be a place for multi-cultural activities and events
- Consider having the Annual State Fair here instead of at Aloha Stadium
- Great waterfront places: Portland's Pearl District, Singapore "Esplanade,"
- Need to link Kaka`ako Makai with Ala Moana Beach Park and Waikiki
- Facilities should be primarily for locals; a place popular for local people will then also draw visitors
- Need facilities and activities for children!
- Public access to the waterfront could continue along the seaward section of Piers 1 and 2
- Link facilities and concepts relating to culture, education, and the ocean; encourage synergy with JABSOM and synergies with/among the Children's Discovery Center, the Keiki Fishing Conservancy, and perhaps a future aquarium
- Should emphasize walking, bicycling
- Re-look at housing as part of the mix: consider developing housing for a wide range of income groups and household types. A private sector developer may NOT be able to do a large scale project here without housing as part of the development program.

KAKAAKO MAKAI MASTER PLAN
Stakeholder Interviews - Memo No. 03
To: HCDA, CPAC, Consultant Team
From: Bruce Tsuchida
Date: January 12, 2010

NOTES FROM INTERVIEWS OF CPAC LEADERS

I interviewed eight (8) of the CPAC leadership between November 9, 2009 and December 18, 2009. These interviews were informal talks focused on their hopes and expectations for the Master Plan process. I did not use a specific set of questions or interview topics for these talks.

A. Hoped for outcomes of the Makai Master Plan
- CPAC wants to see the development of a good master plan that will have broad and deep community support.
- We need to find constructive ways to voice different ideas and opinions about the contents of the plan.

B. Role of CPAC
- Overall CPAC role still not clear to some CPAC members and perhaps not clear to all within HCDA: advisory role or "leading the planning process"? Who should clarify this important question?
- Important for CPAC to build a relationship with HCDA that is based on mutual good communications and trust.
- Overall, CPAC should represent the ideas and priorities of the public.
- CPAC needs to ensure that the consultants follow the "VISION AND GUIDING PRINCIPLES" – which took a great deal of time and effort to establish.
- Some CPAC members recognize that the Vision and Guiding Principles are not final and absolute, and that further community review and comment of this document can be constructive.
- CPAC can help to "get the people out" to participate in planning workshops.
- CPAC Planning Committee is committed to working with the consultant team to develop a good Master Plan.
- CPAC should partner with the consultant team in the design of the January community workshop.
- Should CPAC eventually evolve into a body that represents specific stakeholder groups and organizations – rather than the current "wide open" format?

C. Issues and Concerns
- Communications with HCDA have presented and still present some challenges.
- The consultant team needs to "get up to speed" on Kaka`ako Makai history, conditions, issues, etc. very quickly.
- How will the members of the consultant team communicate with one another and integrate their skills and insights?
- The "Guiding Principles" attempt to cover many ideas, but sometimes are self-contradictory. It would have been a good idea to establish priorities among these principles.
- Problems can arise when new people come into the planning process – how best to help new participants understand the work that CPAC has already done?
- Will a developer(s) be interested in implementing the Master Plan? Will the plan be economically/financially viable?
- Site variables: consider the role of subsurface lava tubes that carry groundwater to the coast – which in turn creates brackish water habitat favorable for juvenile fish.

D. Some ideas for the Plan
- Overall opportunity to create a unique and special place here!
- Planning process/workshop exercise: have participants DRAW their ideas – this activity would help people to be more engaged with the planning process.
- As part of the workshop: include one or more BREAKS to give people some time to think about the information that has been provided by the consultant team.
- Possible model for ongoing improvements, management, and maintenance of public facilities at Kaka`ako Makai: the "Central Park Conservancy."
- Possible model for Makai development: "Singapore Esplanade" – with concert hall, outdoor performance space, restaurants, shops, waterfront park, transit stop,

etc. Even visually integrates adjacent container port which is festively lighted at night!

- The new Master Plan should incorporate already developed conceptual plans for the Keiki Fishing Conservancy site. Note that the State Legislature provided $2.3 M for facilities here as "Phase 1 of the Cultural Market Place."
- Kewalo Basin has a long and rich history that the plan should build on.
- The Makai area needs more than "just green space" – it needs activities and attractions!
- Kaka`ako Makai relationship to Kaka`ako Mauka is very important.

KAKAAKO MAKAI MASTER PLAN
Stakeholder Interviews - Memo No. 04
To: Project Team
From: Bruce Tsuchida
Date: January 7, 2010

NOTES FROM INTERVIEW OF KEWALO FISHERMEN – JANUARY 7, 2010

IDEAS FOR KEWALO BASIN AND KAKA`AKO MAKAI

- **Overall theme: Kewalo Basin should remain a commercial harbor and NOT be converted to a harbor for private yachts. There will always be a need for fishing and commercial ocean activities, and Kewalo should be dedicated to that long-term need. Plans for future development and improvements should support this commercial harbor theme. Thus, for example, a new building should be designed for use as a fish store/seafood restaurant/commercial boat office – not a yacht clubhouse.**
- There is a need/demand for a number of modestly priced restaurants that would appeal to local people. Tourists will come if these restaurants are popular local gathering places. These places should be "T-shirt atmosphere." Examples: Kaka`ako Kitchen, Chowder House, Niko's at Pier 38, Big City Diner, The Shack.
- People finish their charter and always ask; "Where can we get a meal? Something to drink?" Customers of the parasail and diving operations want a place to eat and drink too.
- Some of the restaurants could feature fresh fish brought in by Kewalo fishermen.
- The commercial boat owners need a haul out/boatyard facility at Kewalo where they can do their regular maintenance work. Capacity of this boatyard should be about 10-12 boats. "Honolulu Marine" is not providing this kind of service.
- Think about doing a once a month "HARBOR DAY" with good food and music – like folks do once a month at Papeete Harbor in Tahiti. Sure to be a hit with both locals and visitors!
- Organize an annual FISHING TOURNAMENT! This kind of event would draw a lot of people, and also raise revenues that could be used for harbor maintenance and improvements.

Some Kewalo History and Background

- There is a lot of history here!
- Kewalo was the state's FIRST commercial fishing harbor and also had the state's FIRST charter boat businesses – which began about 60 years ago. There are still 12 to 15 long liners and 8 to 10 hand line commercial fishing boats operating out of Kewalo, and (now only) 2 aku boats.
- McWayne Marine fishing supplies and equipment shop and the rough old eatery called the Ship's Galley were located at the Ala Moana Beach Park end of Kewalo, where the pay parking lot is now located.
- Fishermen's Wharf restaurant used to be a favorite gathering place – the downstairs bar was referred to as "The Office." Fishermen would say: "I'll see you at the Office."
- THE 1800+ POUND WORLD RECORD BLUE MARLIN FOR ROD AND REEL FISHING was caught by a Kewalo boat.
- Kewalo has "always made money for the state" – a net of about $500,000 per annum – even when the slips were only about 60% leased out.

Some Issues

- Overall management and harbor economics: management of the water and of the related land should be integrated and complementary! Revenues from lands adjacent to the harbor should be used at least in part to manage and maintain the facilities that the boats use. Kewalo water and Kewalo land are inter-related and inter-dependent. Doesn't make sense to separate the land and water – as HCDA has done. See Big Island's Honokohau Harbor: rents from land side commercial facilities help to maintain the harbor. Check out fish store/fresh fish restaurant "Bite Me" at Honokohau – a local favorite!
- Kewalo fishermen have had a hard time communicating with

HCDA. HCDA does not have any experience with commercial boats or harbor management and maintenance.

- Rents charged to Kewalo commercial boats should be relatively modest: These boats operate with, at best, a small profit margin.
- An association of Kewalo commercial boat owners organized and filed a lawsuit against the state of Hawaii that asserts that the transfer of Kewalo to HCDA is in violation of state law – which states that only DOT Harbors Division is authorized to own and manage a commercial harbor in the state of Hawaii.
- DOT Harbors does not want the harbor back unless the adjacent fast lands are also returned to them – as those lands have both functional and income value.
- A bill to convey Kewalo Basin fast lands to OHA may be considered (again) by the next state legislative session.
- Recently, some "pleasure boats" are being allowed to rent and occupy slips at Kewalo. The fishermen feel that Kewalo should be for commercial boats only, as Kewalo is the only commercial small boat harbor on Oahu's south shore. There are other harbors available for pleasure boats, including Ala Wai, Sand Island, and Ko`Olina harbors.
- The General Growth Properties Master Plan envisions a "private marina" at Kewalo. Kewalo fishermen don't agree – they think that Kewalo should be a commercial small boat harbor for the foreseeable future.
- Moffatt and Nichol are developing a plan for Kewalo Basin re-designs and renovations. That plan should be coordinated with the "land based" Master Plan for Kaka`ako Makai.
- For photos of historic fishing boats and fishing activities, check with nearby Big City Diner and with Uncle's Fishmarket and Grill at Pier 38.
- Do follow-up meeting with fishermen when we have some "ALTERNATIVES" sketched out.

KAKAAKO MAKAI MASTER PLAN
Stakeholder Interviews - Memo No. 05
To: HCDA, CPAC, Consultant Team
From: Bruce Tsuchida
Date: January 25, 2010 REVISED March 2 and 3, 2010.

A. Notes from meetings Kaka`ako Makai tenants

- Models to consider: Navy Pier, Chicago: aquarium, food, ferris wheel, etc.
- The overall goal should be to BRING LIFE TO THE KAKA`AKO WATERFRONT! Right now, the area LACKS LIFE!
- There was a lot of activity in and around Kewalo Basin back in the day – including the Fish Auction, Aku Boats, McWayne Marine. Kewalo was an EVENTFUL PLACE!
- Large scale "high tech" or "biotech" development here is probably not feasible. Big picture: Hawaii is just too expensive for this kind of development to thrive here! Among other issues: researchers need affordable housing and good and affordable schools for their children. Hawai`i lacks both.
- Kaka`ako Makai is potentially a world class site – but right now there are significant problems with homeless people, feral cats, and infestations of fleas and mosquitoes. These problems affect use of the park.
- There are homeless people living in the hyperbaric chamber!
- Think about facilities and attractions for families that would complement the Children's Discovery Center: family restaurants, ocean exhibits/small aquarium.
- What happened to the concept of a "world class aquarium"?
- Bus access for school field trips important.
- HCDA should NOT have closed Koula Street. Resulting dead end condition is hazardous, especially during large crowd events like the 4th of July fireworks display. People park all over the place and just leave their cars. No way that emergency vehicles could get through the area!
- There is a lack of hands on property management and problem solving.
- Educational programs for local school children and others should be an important element for future facilities/ activities here.
- The Kewalo Research Lab could be relocated to another site near to but not at Point Panic. Research Lab staff have plans for expansion of their research and teaching programs, but they need support from HCDA and CPAC to convince the UH hierarchy that relocation/expansion is both feasible and desirable.
- Seawater AC project: have they looked at ceded lands issues? This project could provide AC for all of Kaka`ako Makai – and Mauka too.
- Regional parking facilities needed – consider a parking structure.
- The Andy Anderson plan included an underground parking garage that would have accommodated parking for all of the proposed new facilities. This kind of construction would be expensive, but structurally feasible.
- Consider relocating the amphitheater.
- Would KS be willing to trade land and make 2 of their Kaka`ako Makai parcels available for park development?
- Cutter Chevy dealership has been very successful at this location. Cutter Ford sales have fallen sharply since they moved from Kaka`ako Makai to Kalihi. This is a great location for car dealers!
- Issue: how to fairly assess lessees for "indirect cost" contributions to HCDA for maintenance of common lands and for Makai security?

B. Notes from meeting with Point Panic Users

- "Growing up in Kaka`ako, there were many different ethnic groups. Most of the folks here were poor, but they co-existed and pretty much got along. So: we should pay homage to the history of the place:

WELCOME TO ALL."

- The A&B Plan would have limited public access to Makai lands through the sale of luxury condo units. Just plain folks would have been squeezed out. So: DON'T EXCLUDE PEOPLE!
- Development is going to happen, so let's do it right!
- Lots of bothersome flies here! Need decent rest rooms.
- A friendly, local style eatery near Point Panic would be great!
- More parking is needed. Showers need to be renovated.
- The existing parking lot, which is near the waterfront promenade, should NOT be converted to "green space." This is one of the few spots along the Honolulu waterfront where people – including many handicapped folks – can drive up to the edge of the ocean and view the ocean from their cars. Check out Magic Island – parking is till pretty far from the shore.
- A theme for Kaka`ako Makai could be: A GREAT FOOD PLACE! Think: local food, Hawaiian food, multi-cultural food!
- Will need parking and restrooms for retail shops.
- Consider closing the park at night in order to discourage use by homeless and by undesirables.
- When the waterfront promenade was constructed, riprap material was dumped into the water and encroached on/changed the break.
- Senior citizens and runners clubs use the promenade.
- The promenade should continue around the entire Makai area; would provide continuous flow.
- The existing amphitheater is a good facility but lacks electrical connections.

C. <u>Additional Notes from Kewalo Basin Users (See Stakeholder Interviews Memo No. 4 for other Kewalo notes)</u>

- Plans currently being developed for Kewalo do not provide adequate facilities for long-liners. There are still 7 long-liners and 3 aku boats that dock at Kewalo. They need 90 foot slips with easy shoreside access for moving supplies and catch. Would be best to accommodate the long-liners along the main row of slips at Kewalo.
- Need to plan for the water and the land together.
- Current plans seem to assume that fishing boats will phase out from Kewalo. However, Honolulu Harbor is near max capacity. In near future, DOT Harbors may need to tell fishing boats that tie up at Pier 40 that they have to move out. These boats may then have to return to Kewalo. But can the "new" Kewalo accommodate them?
- The new plan for Kewalo may include as many as 100 additional boat slips. What will be the impact of that many additional boats?
- Bring back the fish auction! Could do auction for aku, onaga, etc.
- Could do a Farmers Market that sells affordably priced fish, meat, and produce. Combine with a "local" style coffee shop. Could expand to a "fishing village" or "fisherman's wharf" theme with restaurants, retail, etc.
- Is the new plan for Kewalo focused on accommodating "megayachts?" These yachts are NOT interested in coming to Hawai`i!
- HCDA has not addressed the need for adequate sanitary sewer lines at Kewalo.
- Honolulu Marine is willing to relocate its operations to a Ke`ehi Lagoon site, but wants HCDA to pay for their move. HCDA has not agreed to this, so Honolulu Marine may stay at Kewalo for the duration of their lease (2021).
- The pier at Fishermen's Wharf needs to have a minimum 7-foot wide area for work at the side of any boat(s) docked there, plus 2 12-foot wide vehicular lanes. So any walkway/bikeway would have to be set back from the

pier at least 31 feet.

- Public access to Kewalo Park is very important. If there is lots of commercial development near Kewalo Basin, that development would conflict with public access.
- Provide free parking for boat owners, charter guests, park users, etc.
- Consider converting the "net shed" into a community center – for hula, CPR training, activities for seniors, canoe storage and repair, etc.
- Note that the original plan for Pier 38 was for an "educational fishing village."

D. Notes from meeting with performing arts people

- Honolulu needs a performing arts venue/cultural center that would include a concert hall with 1000 to 1200 seats, rehearsal places, outdoor performance places, educational center, box office, and parking. See the MAUI ARTS AND CULTURAL CENTER constructed about 12 years ago.
- The culture/arts community needs "A HOME FOR THE ARTS." Currently, they are renting space at the Dole Cannery complex, but this is not their "own" place.
- This would not be a cultural center instead of park land; it would be a cultural center in the park.
- The cultural center could include or complement a HAWAIIAN MUSIC HALL OF FAME and/or a HAWAI`I SURFING MUSEUM.
- The culture/arts community has the capability of raising the $$$ to create a 15,000 sf complex for dance studios, music rooms, and related facilities.
- There could be great synergies between a performing arts center, the Children's Discovery Center, and the Keiki Fishing Conservancy.
- The "big picture" plan for Kaka`ako Makai could be: HARBOR + WATERFRONT + PARK + CULTURAL CENTER.
- The plan needs to be of/for/by Hawai`i. Hawai`i is a SPECIAL PLACE! We don't need Disney Land here!

E. Notes from meeting with Kaka`ako Business Owners

- The creation of "Gateway Park" displaced some locally-owned businesses. This park is not getting much use, and has become a hang-out for homeless people. So: was the displacement of local businesses worthwhile?
- Need to CONNECT Kaka`ako Mauka and Makai. However, people will "cross the street" for special events, but may NOT do so on a daily basis.
- Consider active recreation facilities: soccer, basketball, tennis, volleyball.
- Could the prohibition of housing development be amended to allow housing on KS land here? Maybe emphasize smaller units for empty nesters and singles, including housing for Med School students. Makai needs people and activities!
- Consider moving the existing main parking lot that serves Waterfront Park – or cover it with a landscaped deck, similar to the landscaped deck that covers the parking lot at the Honolulu Municipal Building.
- There may not be the potential for a lot of retail commercial and restaurants here, given the many existing and planned commercial establishments nearby on GGP lands. Even a "cultural marketplace" may not be successful here.
- Look at the possibility of EXPANDING KEWALO BASIN in the direction of the "Piano Lot" – to provide an "inland lagoon" with beach!
- Create places for informal gatherings and opportunities for hula, music, family parties, and baby luau.
- Adequate parking will be needed.
- The planning team also needs to look at traffic issues – how will use of Makai affect circulation and traffic

Mauka?
- The planners need to talk with the condo associations too.

F. Notes from meetings with historic preservation interests
- Historical context is of great importance.
- The planning process should include an architectural inventory and a cultural survey. See Cultural Surveys Hawaii cultural survey for Kaka`ako Mauka.
- Cultural places should be seen as great assets for the plan.
- Of obvious historical/cultural importance are the old sewer pump station and the old incinerator building. What else might there be?
- Re: the historic sewer pump station building: a group of architects has been trying to work out an agreement with HCDA for some time now. Check with the Hawai`i Architectural Foundation
- Ala Moana Beach Park is an historic area.
- The old sampan at Kewalo is on the Registry of historic artifacts (?).
- The Fishermen's Wharf restaurant is close to 50 years old. What about some kind of "adaptive reuse" of that building?
- Kewalo Basin could be the center piece for an historic walking tour, similar to the Pearl Harbor trail.
- The landscaping plan(s) should specify the use of indigenous plants.
- Consider having an area that shows Hawaii's architectural heritage: traditional Native Hawaiian "hale," plantation homes, early 19th century styles, 1950's, etc.
- The "Lei of Green" could be a joint project involving HCDA and the Hawai`i Capital Cultural Coalition.
- The Hawai`i Capital Cultural Coalition could be a source of funds for projects that relate to the preservation, restoration, or interpretation of historic places and resources.

G. Notes from meetings with architects and planners (including representatives from AIA, APA, ULI)
- Models to consider: Embarcadero Center, Chicago's Centennial Park. Tivoli Gardens with water features, Vancouver's Grandville Island, New York's Central Park (lots of places and activities!), Kapiolani Park.
- "Compliance/enforcement issues: how to ensure that the CPAC Vision and Guiding Principles are followed as various projects in/for Kaka`ako Makai are funded, designed, and implemented?
- A concept related to the point above: integrate revised Kaka`ako Makai RULES with the CPAC Vision and Guiding Principles.
- The consensus at the workshop was: "more green space."
- Maybe this plan needs to be an opportunistic plan that focuses on smaller, do-able projects rather than the "BIG PROJECT." Short range projects and activities can be implemented "now." Maybe just open up some land and allow people to do "homesteading" – i.e., begin using spaces in a natural way.
- Related point: it may be a long time before we see lots of new development here, so we need to implement some short term ideas and activities to animate the place.
- There should be a SHORT RANGE PLAN and a LONG RANGE PLAN.
- The Makai Master Plan has to interface with the Kewalo Basin Plan, and with the plans for the Cancer Research Center.
- Neighborhoods are built "from the ground up" – not by big splashy projects. There are only so many big projects feasible in any city.

- Note that the A&B Plan incorporated and expressed many of the "guiding principles" that were articulated by CPAC after the A&B Plan was rejected.
- It's unfortunate that critical elements of future development for Kaka`ako Makai have been micro-managed by the legislature.
- Does the current Master Plan program include a MARKET ANALYSIS?
- Consider doing surveys of actual Waterfront Park users – analysis via casual "observations" is not enough.
- What will be the area population 20 or 30 or 40 years in the future? Could be something like 35,000 people! What might be the needs of this urban population, and how might these needs be anticipated in the Master Plan? Note that, contrary to the assumptions of many planners regarding the demographics of Kaka`ako's resident population, there is a growing number of families with young children settling here.
- The Kaka`ako Mauka Plan does not provide public parks with active recreational facilities and family gathering places. Kaka`ako Makai will have to provide park facilities for the Mauka population. City park standards would require at least 55 acres of active recreational parks for Kaka`ako's future residential population.
- The plan needs to include a BUSINESS PLAN. Sources of capital need to be identified: public/private partnerships, tax credits, Tax Increment Financing, etc.
- If residential development is not permitted here, what could be the CASH COW for private development? What about office commercial?
- The challenge: to provide activities and facilities that will encourage activities "24/7."
- JABSOM unfortunately deleted a Childcare Center and a Fitness Center from its plan. These facilities would have helped to diversity activities here.
- Sources of funds for ongoing operations and maintenance also very critical. Models for maintenance and security: Waikiki Improvement Association, Fort Street Mall Improvement Association.
- Is there a way of tapping MAUKA properties for maintenance funds needed for MAKAI parks and public places? Or can the state "EO" the parks to the City?
- For private sector development, there is a fundamental difference of objectives between the DEVELOPER, who wants to hold costs down and maximize sales revenues, and the eventual OWNER/MANAGER, who may be more willing to invest in amenities that add value to the property and thus help to support higher lease rents.
- Locally based owner/manager companies are often the best – for the property, for the lessees, and for the customers.
- HCDA should explore partnering opportunities with KS. The 4 KS parcels need to be clearly addressed in the Plan.
- KEWALO BASIN is the key to development here. Kewalo should be the focus for commercial development, public gathering places, waterfront promenade.
- There could be a "festive transition zone" in the vicinity of the Kewalo/Ward Ave. corner of the site.
- McWayne Marine store on the Ala Moana Beach Park side was a good use.
- Is there still a way of providing a connection/pedestrian circulation across Kewalo Basin channel?
- How about a FISHING PIER for kids?
- Pedestrian and bicycle links to Ala Moana Beach Park and to downtown Honolulu also a major opportunity and planning concept: "lei of green."
- Consider shuttle links to the rail transit stations.
- Future uses could include a balance of recreational and commercial areas/uses. And what about residential? Would low rise apartments be acceptable to the

community? Does JABSOM need dorms and affordable apartments? Human scale of structures should be a key concern.

- Residential development will provide "eyes on the street" and "eyes on the park," and will thereby result in a safer place, especially at night.
- Ala Moana Blvd. should be a REAL BOULEVARD – with a planted median, street trees on both sides, broad walkways, nice lighting and street furniture, etc.
- Plan and design an ICONIC, BEAUTIFUL PEDESTRIAN BRIDGE that will span Ala Moana Blvd. – a bridge that will be a landscaped promenade with an easy, walkable gradient (no steps).
- Internal and external vehicular circulation will be critical. Consider a strong link to Cooke Street mauka, and a new road that provides a loop closer to Waterfront Park.
- Adequate, FREE public parking will be essential. Ala Moana Beach Park is underutilized because it does not have adequate parking.
- Concerned about Point Panic surfers insistence that "their" parking lot remain. A drop off spot for surf boards etc. could be provided, with a return driveway to a central parking area.
- Consider efficient "platform parking" structures with recreational or other uses on top. In any case, this Plan should include a "state of the art" plan for parking.
- Think about doing rooftop gardens.
- Major facilities could include: a large amphitheater for outdoor performances, a museum (maybe the old pump station) that features historic Kaka`ako and Kewalo pictures and artifacts.
- Could we convert the hills of Waterfront Park into an informal amphitheater? That would provide the audience a great makai view!
- Consider creating a cultural/educational center that combines a small theater, classrooms for teaching performing and visual arts, rehearsal rooms, etc.
- Overall, there's a need for a variety of activities and special events.
- Consider "fitness related" facilities. A Fitness Center?
- Need showers for joggers.
- Maybe any park(s) here should revert to the City – HCDA is not set up to fund and do park management and maintenance.
- The plan shouldn't be "just the will of the people." The planners need to bring their expertise to the process and provide some "push back" to community ideas that are not well grounded, as well as provide new ideas.

H. <u>Notes from meetings with developers</u>

- Ala Moana Blvd. is a HUGE BARRIER for access to Kaka`ako Makai. Need to provide for bicyclists and pedestrians, but right now the road is dangerous for non-vehicular circulation.
- Need to create pedestrian connection to Waikiki. This will encourage multiple activities and facilities here. Right now, Kaka`ako Makai is empty at night – except for the homeless, who are a real problem. Got to clean this up!
- Potential employment centers: JABSOM and KS lands.
- Consider some kind of modest food concession at Kewalo Park. The concession could also serve users in the western section of Ala Moana Beach Park.
- The key draw is the character of Kewalo Basin: there is no other WOW FACTOR here! Kewalo could attract more high end restaurants. Other attractive marine activities/ uses should be planned for lands adjacent to Kewalo. Keep the tour boats here.
- Consider expanding or reconfiguring Kewalo to create more fast land related to the harbor. Bring back the fish

auction!

- Connection between Kewalo Point and Point Panic: consider doing by means of a "clear tube" that would like on the channel bottom. Examples: Maui Aquarium, Baltimore Aquarium.
- Any RFP for a project or projects here should get input from a developer who has experience in waterfront development!
- HCDA's "reserved housing requirement" will be a negative factor for any future private sector development plans.

I. Notes from a meeting with the Office of Hawaiian Affairs (OHA)

- OHA's overall mission: (1) receive and manage income from the Land Trust, including ceded lands; (2) to advocate for Native Hawaiians at all levels of government; (3) own/manage real property for the benefit of Native Hawaiians.
- Planning and design themes: links to Hawaiian history and culture are of great importance for OHA.
- Kaka`ako Makai ALREADY IS A "PLACE" – with a history of use by Native Hawaiians.
- 2008 Bill to convey 18.5 acres of land adjacent to Kewalo Basin, including the "Piano Lot," but not including PBRC or John Dominis: 2 bills regarding this land transfer are still alive in the State Legislature.
- See the OHA-commissioned concept sketches for the Kewalo waterfront: farmers market, small offices, performing arts venue, restaurants, etc. in low to mid-rise buildings.
- There is a strong consensus within the CPAC that Kaka`ako Makai should honor "a Hawaiian Sense of Place" – but what is the level of understanding of this concept within the CPAC membership?
- "Open space" does not resonate with Native Hawaiians – the term connotes "an ABSENCE of people. Hawaiians are more focused on PEOPLE PLACES.
- Kaka`ako Makai should feature uses that can't be done elsewhere (in Honolulu): marine education, seawater pumping/use, ocean-related restaurants and markets.
- Ultimately, economics may prove to be the KEY ISSUE for planning discussions with the CPAC.
- Politicians used to love to come to Kaka`ako to campaign – because it was once a vibrant community.

J. Notes from meetings with environmental organizations

- Example of a great waterfront gathering place: Sydney. Also Portland's Willamette River Walk – human scale, mixed use.
- Regarding ongoing maintenance for parks and public places: there could be an endowment that would provide funds.
- This should be a cultural/community gathering place – with lots of grass and trees.
- Should also be a great strolling district – of which there are few, if any, in Honolulu.
- The LEI OF GREEN should be a 20 to 30 foot wide pedestrian path with curvilinear forms, landscaping, color, shops, banners, etc.
- Link Mauka and Makai – with view corridors, drainageways.
- "Just open space" is not enough to attract people. A mix and variety of facilities and uses is critical – including modest food facilities like the hamburger stand at Kaimana Beach! Need: a "critical mass" of attractions.
- CPAC understands that some commercial development will be needed here in order to activate the area and also to provide some revenue.
- Re: Parking Garage – consider a central parking structure

"clad" by retail.
- Building JABSOM here was a huge mistake!
- The political landscape can shift and change, and will surely influence our ability to implement a great plan.

K. Notes from meeting with UH Manoa Planning and Environmental Professors
- The current planning effort needs to look at the whole historical/political context for Kaka`ako. HCDA's overall mission was to develop a "new town in town" for a broad spectrum of people and families. They have betrayed their mission!
- See Kaka`ako planning documents from the 1970's and 1980's.
- The fiscal viability of the Makai Plan needs to include the economics of the entire Kaka`ako District – both Mauka and Makai.
- Re: gathering places – Kapiolani Community College's Saturday morning farmers market is a great success: affordable, productive, and fun – for both locals and visitors.
- The Waterfront Promenade is one of the key elements of Makai.
- There should be both primary and ancillary functions and facilities.
- Environmental concern: see new TSUNAMI INUNDATION MAPS. Kewalo Basin and adjacent lands will be devastated by a major tsunami.
- The plan needs to look at sustainable infrastructure and infrastructure systems!
- Why do we have mainland consultants doing a plan for a Hawaiian-themed place?

L. Notes from meetings with City Departments
- Note that there is a new bill that will return Kaka`ako Mauka jurisdiction to the City and return Kewalo to DOT Harbors (water) and to DLNR (land).
- HCDA needs to – and often does NOT – look seriously at circulation and traffic issues for the entire Kaka`ako District and beyond. Dense development in Kaka`ako will affect circulation throughout the downtown to Ala Moana Shopping Center area.
- Ala Moana Boulevard improvements and beautification are needed – but will State DOT really do something there? Some streets, Ala Moana Blvd. included, have to be designated for MAJOR TRAFFIC FLOWS! "Throttling down" traffic flows on Ala Moana Blvd. is NOT an option!
- Street connections from Kaka`ako Makai to Punchbowl St., South St. and Cooke St. are KEY.
- Consider possible future bus service within Kaka`ako Makai.
- More parking will be needed – perhaps two parking lots or structures.
- The GGP development was proposed as a "mixed income" development – but can/will GGP really move ahead with this project?
- In the wider urban context, the Makai area probably should provide significant acreage for active recreational facilities – baseball, soccer, basketball, volleyball, tennis, etc.
- Regarding residential development: can 201H over-ride the legislative prohibition of housing here?
- The planners need to check the revised TSUNAMI maps.
- What about support facilities for Kewalo Harbor boats?
- Need to look at storm water management and low impact development standards.
- The plan should incorporate bike routes per the City's and State's Bike Plans.
- Consider creating a special place with recreational facilities for special needs children. Good example in

Washington D.C.
- Shave ice shop near ball fields!

M. Notes from meetings with State Agencies
- DLNR has general management authorities for "Executive Order" lands. If HCDA "owns" the Kaka`ako Makai lands, then DLNR has no jurisdiction there.
- Question: is Kewalo Basin "EO" land or is it "owned" by HCDA?
- DLNR has jurisdiction for all submerged lands. Related question: what is the seaward boundary of Kaka`ako Makai: is it the "Low Low Water Line"?

COMMUNITY WORKSHOP NO.1

Continuing with its commitment to a broad based planning process, the HCDA, in January/February of 2010 organized a community workshop to review the vision and guiding principles with the broader community and develop planning alternatives for the area that can be used as a guideline for future development. Subsequent to this initial public workshop, further stakeholder meetings, focused group meetings and community workshops are anticipated to be held before developing alternatives for the area. Planning the future of Kakaako Makai is a process in the making with HCDA and the broader Honolulu community working together.

The January 30 through February 1, 2010 community planning workshop was facilitated by a professional planning and place-making team. Over several days, the community participants learned about the history of Kakaako Makai, reviewed planning concepts and plans that had been developed for the area over the last 40 years and participated in planning exercises for place-making in the District. Community members, in teams, broke out to walk and evaluate the wide variety of sites in the district and crafted planning ideas and methodologies through several facilitated discussions recorded and presented in the following.

These following sections list the product and results of this first of several community planning workshops for the area:

- Workshop Introductions from HCDA Executive Director Anthony Ching.
- Workshop Introduction from HCDA Chairperson Scott Bradley.
- Workshop Attendees Briefing Book. Each workshop participant was provided a copy of the workshop briefing book. The briefing book included materials to familiarize community members with the planning work they were going to be involved with and provided the background data that had been gathered prior to or prepared for the workshop. See Appendix XX to view the complete Workshop No. 1 Briefing Book
- Workshop Slide Presentations: Each day, of the three day Community Workshop, began with a presentation from the Planning Team to highlight the objectives of the day and to introduce project and area information as well as considerations for new planning and place-making principles applicable to Kakaako Makai.

- Day 1 - January 30, 2010: Following the morning introductions and comments from the HCDA, the Planning Team presented to the workshop attendees and introduction weekend's agenda, an overview of the project team, followed by a unique view of the area's geographical and social history, as well as an interesting look back at over 40 years of planning ideas for Kakaako Makai and the Honolulu Waterfront. Additionally, members of the Kakaako Makai Community Planning Advisory Council (CPAC) presented the group with an understanding and background of the Vision and Guiding Principles which was followed by an engaging presentation from Project for Public Spaces of international case studies of urban waterfront redevelopment with a special emphasis on those examples that have similar objectives and opportunities to that of Kakaako Makai.

- Day 2 - January 31, 2010: As an introduction to the day's workshop activities, Project for Public Spaces presented further best practices in shaping "Places" using successful examples of great spaces that evolved from an individual or complimentary group of catalyst uses.

- Day 3 - February 1, 2010: The workshop attendees and others were invited to return on Monday evening, the third and final day of the workshop, to hear about and review the activities and findings from the weekend. Included in the presentation were a summary of the activities in which the attendees participated along with examples of conceptual land use diagrams that represented the thoughts and ideas gathered, evaluated and critiqued over the weekend.

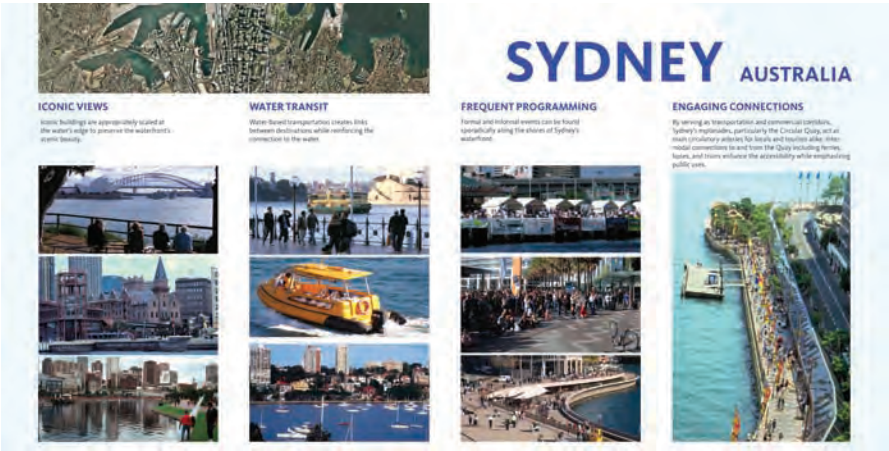
Waterfront Redevelopment Case Studies

The planning team presented various place-making and planning principles along with relevant case studies of great waterfront developments from around the world during the course of the workshop. Workshop attendees were able to view the enlarged case study examples displayed around the meeting area and discuss each in context with Kakaako Makai.

Each example noted below was selected for its similarity in singular program component over overall goals to that as envisioned for Kakaako Makai and the Honolulu waterfront.

San Francisco North Waterfront, California: After the 1987 Loma Prieta earthquake leveled a double-decker freeway that had previously disconnected the city from the bay, efforts to revive San Francisco's North Waterfront have progressed at a remarkably successful pace.

Sydney Harbor, Australia: One of the most visually stunning bays in the world, Sydney Harbor is also an amazing place to stroll, take a boat ride or just sit a spell. Locations like Circular Quay, The Rocks, and the Botanical Garden fit well with the harbor itself to create a unique waterfront atmosphere. As in Stockholm, Sydney's waterfront destinations are best accessed by ferry. When people can get around via the water, they are apt to hang around much longer and do more things on the waterfront. The upshot is a constant hum of people having fun at a huge variety of activities, which could easily occupy someone for days on end.



Aker Brygge, Oslo, Norway: Formerly a shipbuilding area, Aker Brygge is now a vibrant and densely packed new district. Its public promenade is one of the best-used public spaces anywhere, an area for strolling that has become the focal point of the harbor and the entire city of Oslo. Tourists and locals alike enjoy the cafés, playgrounds, sitable steps, engaging public art, floating restaurants and small fishing boats that sell their catch at the dock.

Stockholm Waterfront, Sweden: Stockholm has capitalized on its natural assets by locating major destinations on the waterfront. As a city of islands, the waterfront has quietly adapted over time providing many new and different ways for people to use it. What really sets Stockholm apart are the promenades and esplanades that naturally draw people to public destinations on the water, including City Hall (where the Nobel Prizes are awarded) and the Kungstradarden (King's Garden). Stockholm is a waterfront city, not just a city on the water, as evidenced by the prevalence of prominent destinations on the waterfront, the integration between the urban core and the water, and the widespread usage of waterborne transit.

Granville Island, Vancouver, British Columbia, Canada: Salvaged from the husks of old factories and infused with a spirit all its own, the district offers up a wonderfully imaginative stew of markets, play areas, cultural activities, and stunning waterfronts.

Paris Plage, Paris, France: For one month every summer, the Georges Pompidou Expressway along Paris' Right Bank transforms into a pedestrian refuge replete with a sandy beach.

South Beach, Miami, Florida: One of the most lively waterfront streets in the world, Ocean Drive in South Beach, Miami boasts a variety of historic building, sidewalk cafés and porches that are active both daytime and at nightfall.

South Bank River Front, Brisbane, Australia: South Bank's waterfront features a variety of cultural institutions anchored by open and abundant public spaces, including gardens, a riverfront promenade, dining, shopping, markets and more.

PLACE EVALUATION SESSION

Background

The community workshop addressed both, improvements to existing public spaces in Kakaako Makai, as well as the place-making potential for new developments. Participants not only worked on defining discreet public spaces within the Kakaako Makai area, but also, more importantly, brainstormed ideas for the programs that will activate these spaces.

Project for Public Spaces (PPS), a member of the planning team, lead a slide presentation with the relevant examples of great

waterfronts and public spaces noted previously in different cities in the US, Europe, and Australia. They described how these places are activated and the benefits they engender to the people living in these cities. These benchmarks illustrated the potential for creating excellent community gathering places out of nondescript or even blighted areas in a city in order to get participants to think about the opportunities that Kakaako Makai presents. Another objective of the presentation was also to elicit ideas from participants for the place evaluation exercise.

Process

The PPS place evaluation exercise is a means to better understand issues and opportunities for improving and supporting the experience of people in a public space. It asks participants to use common sense and intuition along with structured observation and interview skills to allow them to very quickly see the good and bad qualities of a place, and suggest improvements, both short and long term. It ignites a creative process about how to make a place vital and great.

Using the four main attributes of great public spaces—Comfort and Image, Access and Linkages, Uses and Activities, and Sociability—workshop participants completed a "place game" for seven different locations in Kakaako Makai as designated below. Their findings comprise the following observations and site-specific recommendations.

Using these specific criteria, workshop participants broke into groups and traveled to their respective sites to perform the Place Evaluation. The seven sites are depicted and described below:

1. Ala Moana Boulevard to the Next Step/Re-Use Hawaii warehouse building and between Keawe Street and Forrest Avenue
2. Next Step/Re-Use Hawaii warehouse building and Kakaako Waterfront Park south of JABSOM to Hawaii Children's Discovery Center
3. Ala Moana to Olomehani between Cooke Street and Koula Street: Piano Lot, Hawaii Children's Discovery Center and Kakaako Gateway Park
4. Makai end of Ahui Street, includes Panic Point, Kewalo Marine Laboratory, Look Lab, a portion of Kakaako Waterfront Park and various open sites
5. Ala Moana to Honolulu Marine Repair between Ahui Street and the Ewa edge of Kewalo Basin
6. Ala Moana Blvd and the Makai edge of Kewalo Basin and between Ala Moana Park and the Ewa edge of Kewalo Basin
7. A portion of the Diamond side of Kewalo Basin and Kewalo Basin Park

SITE #:_____ Date:_____

Rate Kaka'ako Makai:

COMFORT & IMAGE	POOR			GOOD
Overal attractiveness	1	2	3	4
Feeling of safety	1	2	3	4
Cleanliness/Quality of Maintanance	1	2	3	4
Comfort of places to sit & linger	1	2	3	4

Comments/Notes:

ACCESS & LINKAGES	POOR			GOOD
Visibility to/from the site	1	2	3	4
Ease in walking to the place	1	2	3	4
Transit access	1	2	3	4
Access to water & shoreline open space	1	2	3	4

Comments/Notes:

USES & ACTIVITIES	POOR			GOOD
Mix of stores/services	1	2	3	4
Frequency of community events/activities	1	2	3	4
Preservation of historic & cultural features	1	2	3	4
Economic vitality	1	2	3	4

Comments/Notes:

SOCIABILITY	POOR			GOOD
Number of people in groups	1	2	3	4
Evidence of stewarcship & management	1	2	3	4
Sense of pride and ownership	1	2	3	4
Presence of children and seniors	1	2	3	4

Comments/Notes:

Identify Opportunities

1. What do you like best about Kaka'ako Makai?
2. What five things do you think could be improved?
3. What types of activities could be provided to attract multiple user groups?
   - Activities for you and your family/friends
   - Community / group activities
   - Activities for office workers and daytime populations
4. What are your ideas about how best to celebrate the history and meaning of this park? (e.g. monuments, exhibits, programs, themes that should be celebrated)
5. What local partnerships (nearby institutions, business, community groups, etc.) or local talents (artists, garden clubs, students, etc.) could be involved?

PLACE GAME

Participants then returned to discuss their observations, compared recommendations and noted their group's ideas regarding:

- What they liked best about the site;
- What needed improving;
- Short-term improvements;
- Long term vision for building upon the park's history; and
- And partnerships and local talent.

Each group then reported its findings back to all workshop participants, describing issues and opportunities it identified for its particular area as follows:

Workshop Site 1

- Incorporate/restore historic pump station as visitor center, interpretive center, historical museum
- Tie to historic Immigration Center
- Live with current sewage pump facility
- True gateway park
- Active recreation facilities (basketball, tennis, volleyball, kiddie soccer, pool)
- Capture cruise ship passengers

Workshop Site 2

- Provide more amenities and pedestrian paths to allow for more use
- Provide covered performance space
- Passive recreation area
- Re-use warehouse and connect to park with access over drainage channel
- Provide better access to Ewa end of site (take down fences, provide additional parking, etc.)
- More access points into water
- Kids node around Hawaii Children's Discovery Center with playful sculpture and fountain

Workshop Site 3

- Kakaako Gateway Park doesn't feel like a gateway park
- Improve sense of arrival from Ala Moana Blvd.
- Add active uses to Kakaako Gateway Park (now a homeless encampment), maybe games
- Can't see ocean, so cut open berms in Kakaako Waterfront Park
- Introduce lagoon onto piano lot
- Linkages to other sites
- Provide physical and visual connection to Kewalo Basin
- Preserve city, Mauka and Diamond Head views
- Create anchor destination/museum
- Farmers and/or fish markets
- Presidential Library
- Centralized parking facility

Workshop Site 4

- Enhance Point Panic as viewpoint destination
- More shade and amenities for picnicking and BBQ area
- Relocate Kewalo Marine Research Center to allow more space for vending/kiosks/commercial
- Preserve and add trees
- Preserve "surf parking"
- Create Oceanographic/Surf Center
- Extend commercial maritime uses along Kewalo Basin channel
- Improve street circulation and connectivity

Workshop Site 5

- Gateway "window" into park and to water
- Need more eye candy to draw people in (active edge on Ala Moana)
- Improve circulation around busy intersection to reduce pedestrian/vehicle conflicts
- Activate a promenade with restaurants and other activity such as canoe museum
- Establish design guidelines for development

Workshop Site 6

- Consolidate wharf-side vendors into a single complex
- Create central arrival area with uses like restaurants and boat tour offices
- Reclaim Ala Moana frontage road and parking as shaded promenade lined with small business pavilions
- Provide pedestrian link between Kewalo Basin and Ward Neighborhood
- Close existing access point and share entrance with Ala Moana Park
- Improve pedestrian and vehicle access to Kewalo Basin and Kewalo Basin Park from Ala Moana Park

Workshop Site 7

- Create intimate space of discovery (meandering path) and quiet activities
- Widen boardwalk and enhance pole fishing area (Ewa of Nethouse)
- Gardens
- Allow for pedestrian circulation around whole peninsula
- Enhance community facilities and services
- Prefer green space for families rather than lots of parking
- Provide commercial opportunities for commercial fisherman
- Enhance as fishing destination
- Relocate underutilized buildings and limit to one story
- Create center for beach volleyball with seating area

Guiding Principles Discussion:

Workshop Participants reconvened on Sunday January 31st and participated in a facilitated group exercise whereby the Kakaako Makai Community Planning Advisory Council's Vision and Guiding Principles, were used to frame a discussion about the site specific recommendations generated by the Place Evaluation exercise the day before. The thoughts and suggestions provided below, organized to correspond with each of CPAC's 14 Principles, represent both a first step in operationalizing these guiding principles and contributing to the prioritization of projects, improvements and initiatives identified by workshop participants, while secondly illustrating where participants felt ideas most strongly supported the values and vision for Kakaako Makai as currently defined.

Community Cultural Gathering Place
Establish Kakaako as a gathering place where community and culture converge in response to the natural scenic beauty of the green shoreline open space.

- Activities
  - Farmers market
- Facilities
  - Permanent facility and/or garden that honors historic cultural diversity
  - Public spa/sauna that uses waste heat from seawater AC
  - Multicultural Performing Arts Center
  - Oceanographic Center
  - Hawaiian Surfing Museum
    - Surfing Museum to me showcased at Kakaako mauka combined with fish ponds/ reef stream and aquatic exhibition
  - Canoe Museum
  - Presidential Library
  - Create structures for education (classes, training, etc.)
  - Elderly Center: day facility to gather and participate in activities and programs
- Recreational facilities
  - Bike paths
  - Fitness trails
  - Health and fitness center
  - Designated dog park
- Integrate and Utilize Re-Use Hawaii / Next Step Warehouse:
  - Redeveloped as
    - Park land
    - Parking
    - Development
    - Beach Volleyball area with University of Hawaii
    - Keiki Swimming area
    - Could tie into existing storm drain canal

Hawaiian Cultural Values
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.

- Facilities
  - Fishing
  - Surfing
  - Farmers market
  - Park with strong maritime connections
  - Hula area
  - Story telling (mooelo)
  - Performing arts with facilities
    - Indoor/outdoor
    - Dual use with tourists from cruise ships

        - Evenings/Weekend: local use
- Level of romance that needs to be caught
    - Straight wall does not capture the romance of the ocean

Values of the Ahupua'a--Green Building Practices

- Sustainable economic and environmental practices
    - Integrate storm water drainage into landscaping/site design use natural filtration/wetlands for catchment and quality
    - Indoor/outdoor relationship in new/reused buildings (eg: Hale Style}
    - Use natural winds and ventilation for climate control
    - Green roofs on new/reuse buildings
    - Generate renewable energy onsite (solar, wind, etc.)
        - Net zero energy
        - Proton Center
    - Low emissions: energy, water, materials
    - Meet LEED certified principles
- Reuse first
    - Minimize demolition, use of landfill, use of new raw materials
    - Drainage canal as experience rather than barrier, would require redesign
    - Use the canal as a resource
- Plan for stewardship of the ocean
    - Integrate sewage pump station as educational representation of ahupuaa
    - Science, culturally based

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.

- Maintain visual access:
    - Create a system of linked views that lure and draw you throughout the park
        - Lower berm to create visual connection from Ala Moana through Kakaako Gateway Park to water
        - Utilize grade change to create vantage points
    - Distinguish and preserve key vantage points/view corridors
        - From Gateway Park to Point Panic
        - From Ala Moana to Kakaako Waterfront Park
        - Upper floor restaurants in cultural institutions capitalizing on views, tying to that institution's theme

Coastal and Marine Resources

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

- Pont Panic is "high rent" ocean site: investigate if eligible for historic designation as a cultural site:
    - Support surfing
    - Point Panic and ocean itself: world class asset
    - Ocean use is fundamental to this place …accentuate/expand
    - Add more ocean access, other ocean users
    - Preserve surfers' Mauka view
- Selective and restrictive access near ocean/beach/waterfront:
    - Prove why needed instead of why not
    - Don't block trades/protect wind and view corridors
    - Establish criteria and standards
- Need to address sea level rise:
    - Tsunami inundation: subject to severe damage from tsunami
- How to clean water at drainage canal; can it be redirected?
    - Sewage Pump Station
- Coastal native vegetative production
    - Edges returned to natural environment

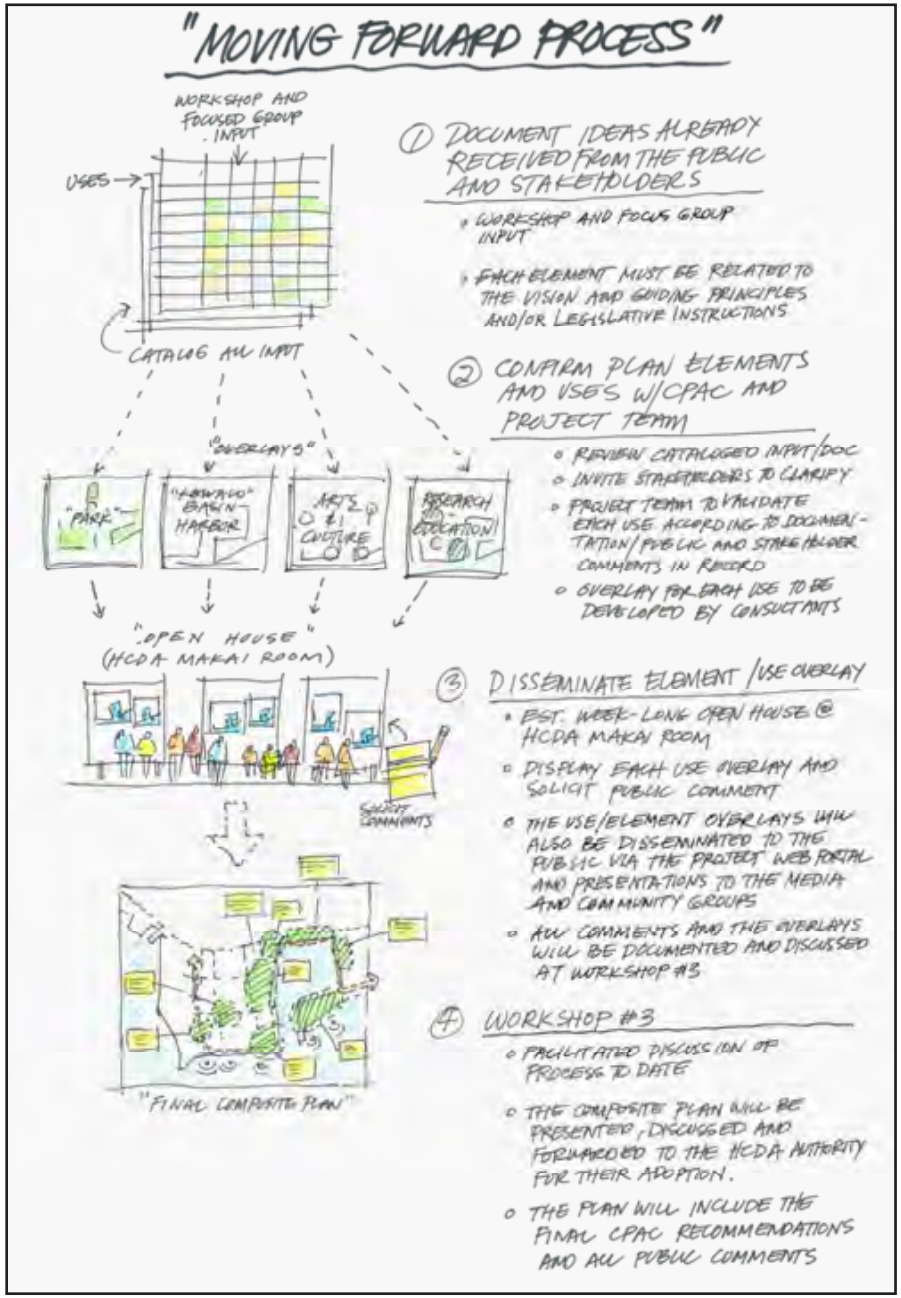
ADDITIONAL PROJECT TEAM MEETINGS
Project Team Meeting - July 27, 2010: Uses and Categories

Process Moving Forward

Following the second the Public Workshop, the Project Team, consisting of community stakeholders, CPAC Members, HCDA Staff and Board Task Force, along with the MVE Pacific Planning Team discussed the next steps necessary in developing a concept plan . The diagram below was developed to outline the process moving forward and was facilitated through a series of Project Team Meetings in preparation for the Community Open House and Final Workshop events:

The Project Team, considering all the community ideas for programs and uses within the makai district, evaluated and prioritized these potential plan elements.

Draft List of Master Plan Elements: The list was compiled through a review of all of the stakeholder input and ideas received during the planning period October 2009 through June 2010. MAJOR ELEMENTS are shown in BOLD/CAPS, and related possible detailed components of these elements are noted in the accompanying text. The lists of detailed components are NOT intended to be "comprehensive."



MASTER PLAN ELEMENTS	DISCUSSED / PROPOSED BY	CPAC GUIDING PRINCIPLES ADDRESSED
PARK EXPANSION & ENHANCEMENT Including: more green/open space, trees, picnic tables, BBQs, pavilions, restrooms, lunch wagons, water/play feature(s) for keiki, Community Center, places/spaces for community cultural celebrations, easy access to the ocean - including steps to the ocean, parking and access to the ocean for people who may be physically challenged, active recreation facilities and activities, adequate parking for all park areas and facilities, provide for public safety and security.	• "Petition" signed by Waterfront Park users • Many CPAC discussions • Community Workshop No. 1 • Waterfront Park Users Focused Group • Environmental Organizations Focused Group • Professional Organizations Focused Group • Community Workshop No. 2	• Community Cultural Gathering Place • Open View Planes • Expanded Park and Green Space • Public Use of Public Lands in the Public Interest
WATERFRONT ACCESS; PARKING & CIRCULATION Extend the Waterfront Promenade/Lei of Green: multi-purpose path for walkers, joggers, low speed bicyclists linking Ala Moana Beach Park to Kakaako Makai and downtown Honolulu; Emphasize multi-modal circulation systems. Improvements to Ala Moana Blvd. and better connections between Kakaako Mauka & Makai; improvements to internal park circulation; adequate parking for all uses and facilities, free parking for park users, safe paths for walkers, bicyclers, and joggers, access to the Ewa end of Kakaako Makai at Keawe Street and the drainage channel, electric "jitney" for internal circulation, maintain and improve parking facilities at Point Panic, coordinate access/egress to Makai with both State DOT and City DTS	• Many plans for Kakaako Makai, dating back • to the 1970's • Many CPAC discussions • Community Workshop No. 1 • Waterfront Park Users Focused Group • Environmental Organizations Focused Group • Professional Organizations Focused Group • Interview with City Dept. of Transportation Services	• Public Accessibility
KEWALO BASIN IMPROVEMENTS Maintain Kewalo as a commercial harbor, do harbor improvements in accordance with the Kewalo Basin Master Plan; related land side improvements that may include a section of the Waterfront Promenade, food kiosks and/or a family style restaurant, boat maintenance area, exhibits/demonstrations of traditional boat building, fuel dock, operations dock at the current Harbor Master's office, enhanced "front row" facilities -- including a small plaza, better "front door" access, bus loading area, maritime security zone, adequate parking for harbor users.	• Kewalo Basin Master Plan Advisory Group • Interviews with Kewalo Basin Users • Community Workshop No. 1 • Kewalo Basin Focused Group	• Kewalo Basin
CULTURAL PUBLIC MARKET *"Requests for proposals for the cultural public market shall contemplate but not be limited to the inclusion of the following types of facilities and services: (1)*	• Hawai`i State Legislature: HRS 206E-34: • "Cultural public market"	• Community Cultural Gathering Place • Hawaiian Culture and Values of the Ahupuaa

Retail outlets for ethnically diverse products; (2) Venues for businesses with ethnic themes, including restaurants and other service-related businesses; (3) Theaters, stages, and arenas designed to showcase cultural performing artists as well as community performing arts; (4) Exhibition space or museums that showcase artwork created by international and local artists; and (5) Museums or other educational facilities focusing on the history and cultures of the various ethnic groups within Hawaii, including Hawaiian history." (HRS 206eE34) The "FARMERS MARKET" concept is compatible with the "CULTURAL PUBLIC *MARKET" concept.* Adequate parking for all facilities will be needed.	• Many CPAC discussions • State Agencies Focused Group	• Cultural Facilities • Small Local Business
HAWAIIAN CULTURE & PERFORMING ARTS Center for Hawaiian Music and Dance Hawai`i Surfing Museum & Hall of Fame, Performing Arts Multi-Purpose Complex, Outdoor performance spaces, adequate parking for all facilities.	• HRS 206E-34 • Interviews with performing arts groups • Culture & The Arts Focused Group • Multi-Cultural Organizations Focused Group	• Community Cultural Gathering Place • Hawaiian Culture and Values of the Ahupuaa • Cultural Facilities
MARINE SCIENCE AND EDUCATION Marine Science and Education Complex with research facilities for the Kewalo Laboratory, classrooms, exhibits, small aquarium, educational programs, and activities for families and children; Keiki Fishing Conservancy, Kula Kai Museum, adequate parking for all Facilities.	• Presentations to CPAC • Interview with Keiki Fishing Conservancy • Interviews with marine scientists • Community Workshop No. 1 • Science and Education Focused Group	• Coastal and Marine Resources
LIFE SCIENCES AND EDUCATION John A. Burns School of Medicine (JABSOM), Cancer Research Center, other research facilities, related educational programs for young people, adequate parking for all facilities.	• Kakaako Makai Master Plan 1993 • Kakaako "Waterfront Business Plan" of 2002 • Interviews with JABSOM, KS • Community Workshop No. 1 • Science and Education Focused Group • Professional Organizations Focused Group • State Agencies Focused Group • Urban Land Institute Focused	• Community Cultural Gathering Place

	Group	
CIVIC USES Replacement of existing state office building, State Sheriff's Dept. office, Kakaako Makai Welcome and Interpretive Center, adequate parking.	• Community Workshop No. 1 • Surfers and Park Users Focused Group	• Community Cultural Gathering Place • Public Safety, Health and Welfare
PRESERVATION OF HISTORIC RESOURCES Historic Sewer Pump Station Restoration, Fort Wall, adaptive re-use of the Incinerator Building, Kewalo Basin improvements, adequate parking.	• Interviews with SHPD, Historic HI Foundation • Community Workshop No. 1 • Historical-Cultural Focused Group	• Community Cultural Gathering Place

A Basis of Planning Matrix:

As a compliment to the list above, a detailed matrix of uses categorized into nine major groups was prepared. Each of these nine categories of use were prioritized and would be subsequently considered a distinct "overlay" and discussed individually in the Project Team forum to identify important programming goals, size and intensity of use and alternate probable locations within the District.

Kakaako Makai District Master Plan																							
Basis of Planning - Program Element Outline																							
	Priority	1									1					1							
	Layer	Park Expansion / Enhancement									Waterfront Access - Incl. Parking and Circulation					Kewalo Basin Harbor and Support Facilities							
Source	Elements	Expanded Green Space / Preserve Open View Planes	Repair & Renovation Program for Existing Facilities	Improved Comfort Facilities	Expanded Picnic and Shade Elements	Active Recreational Uses	New Gateway Park Element	Water Play Feature (s)	Community Center	Community Gardens	Waterfront Promenade	Ocean Access & Safety	Parking	Improve Connectivity and Circulation, Including Private and Public Multimodal Transportation, Disabled Accessibility Improvements	No Motor, Reduced Improvements, Alooha Moua Access	Commercial Small Boat Harbor & Support Facilities	Maintenance Hoaloni and Repair Facility	Marine Retail Village - Services and Food	Expand Operations Kiosks	Fuel Dock	Improved and New Comfort Stations with Showers	Community Center (@ Not Shed)	Secure Public Loading Area
Legislative Statutes																							
Cultural Public Market Place - 2006-34													•										
Kaki Fishing Conservancy - Act 3, 2007 Special Session																							
CPAG - Vision and Guiding Principles																							
Community Cultural Gathering Place		•				•					•												
Hawaiian Culture and Values of the Ahupuaa																							
Open View Planes		•																					
Coastal and Marine Resources												•											
Expanded Park and Green Space		•			•	•					•												
Public Accessibility		•				•					•	•	•	•									
Public Safety, Health and Welfare																							
Public Land Use Legislation - Public Use of Public Lands in the Public Interest																							
Kewalo Basin		•											•			•							
Cultural Facilities									•													•	
Small Local Business																		•					
Site Design Guidelines: A Hawaiian Sense of Place in Landscape, Setting and Design			•		•																		
Community and Government Partnership																							
Future Funding and Management		•	•																				
Community Stakeholders (November-January Interviews)		•	•	•	•	•		•			•	•	•	•	•	•	•	•	•			•	
Community Public Workshop No. 1		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•		•		
Community Focused Groups (February-June Meetings)																							
Science and Education			•																				
Culture & the Arts													•	•	•		•						
Historical and Cultural																							
Surfers and Park Users		•	•	•	•	•		•			•	•	•	•							•	•	
Environmental Organizations		•						•		•				•									
Professional Organizations		•			•	•					•		•	•	•								
Kakaako Neighborhood Groups		•																					
Kewalo Basin Stakeholders											•	•		•		•	•	•	•	•	•	•	•
State Agencies														•	•								
Urban Land Institute Hawaii														•									
Community Public Workshop No. 2		•			•	•				•	•		•	•	•								
HCDA Public Comment Portal (Limehouse)		•	•		•				•		•	•	•	•		•						•	
Count		14	7	3	8	8	1	4	3	3	10	7	10	12	5	5	3	4	3	1	3	5	1

This basis of design, developed from the various sources of project outreach including, Legislative instructions, CPAC Vision and Guiding Principles, Stakeholder and Focused Group meetings, Public Workshops 1 and 2, as well as public comments received through the HCDA Project Web Portal, was considered a comprehensive statement of the community's vision and the basis for the development of a concept plan for the district. The complete Basis of Planning Program Element Outline is included in this appendix, along with a list of use suggestions received through community outreach, but not included in the Basis of Design Matrix

The Project Team work session notes follow:

Participants: CPAC Members Wayne Takamine, Michelle Matson, Bob Crone, Scotty Furushima, Kanekoa Crabbe; HCDA Task Force Members Dexter Okada, Russ Saito and Grady Chun; HCDA Staff Tony Ching and Deepak Neupane; Consultant Team Members Geoff Miasnik, Peter Apo, Bruce Tsuchida

Purpose of the meeting was to review the planning process that we will follow leading up to the next community workshop, and to discuss and reach consensus on the major elements for the master plan.

These notes summarize the main points of discussion and the important outcomes of the meeting. The group reviewed and discussed the planning process diagram and generally agreed that this process was acceptable.

1. The group then reviewed two chart size summaries of potential MASTER PLAN ELEMENTS and related detailed uses and facilities. It was noted that the summaries should be reviewed carefully, as they include the input of the many stakeholders that have been consulted to date. There were a total of nine major “categories” of uses on both summaries.

The question was asked: "Are there other 'categories' of uses that should be added to the nine major categories?" There was some discussion on possibly adding a category for "waterfront commercial" uses, but it was noted that the Vision and Guiding Principles support small local businesses that would be ancillary uses to major public uses. It was thus decided that small local business uses could be ancillary uses and would not be a distinct use "category."

2. The six CPAC members and the two Task Force members were each given 5 stick on "dots" and were asked to "vote" for their highest priority plan element(s). The vote totals were:

• Park Expansion and Enhancement	16
• Waterfront Access: Parking & Circulation	7
• Kewalo Basin Improvements	9
• Cultural Public Market	3
• Hawaiian Culture & Performing Arts	0
• Marine Science & Education	2
• Life Sciences & Education	0
• Civic Uses	0
• Historic Preservation	3

3. The question was then asked: "Are the CPAC members present in agreement that the 9 categories of uses listed on the two charts are the major elements that should be included in the conceptual graphics that the consultants will prepare for the upcoming "OPEN HOUSE"? Five of the six CPAC members present said that they concurred; one of the six stated their position as "neutral."

4. Other comments and ideas that were raised during the discussion included:
   - The "Open House" will feature graphic material "overlays" that illustrate the major master plan elements, including notes on size and cost. People who come to the Open House will be asked to fill out a "SPOT" analysis sheet for each overlay – "Strengths, Problems, Opportunities, Threats."
   - Shouldn't the "base condition" be "all park"? There was some discussion of a park being the overall setting within which other desirable elements would be carefully sited.

- The “People’s Plan” can also be considered and evaluated as part of the “Open House” displays.
- In general, the 9 categories make sense.
- Need to talk to the City Ocean Safety Office re: Lifeguard HQ facility.
- Who will manage/administer all of these uses and facilities? The Master Plan must address management issues and needs!
- Although small local businesses align with the CPAC Vision and Guiding Principles, Kakaako Makai is a difficult location for local small businesses to succeed.
- There were some good ideas in the concepts that were presented at Community Workshop No. 2.
- What happens after Workshop No. 3?
- Need to clarify what is meant by the category: “Hawaiian Culture & Performing Arts.” “Hawaiian Culture and Values of the Ahupuaa” is a CPAC Guiding Principle – not a “use” or a “facility.”

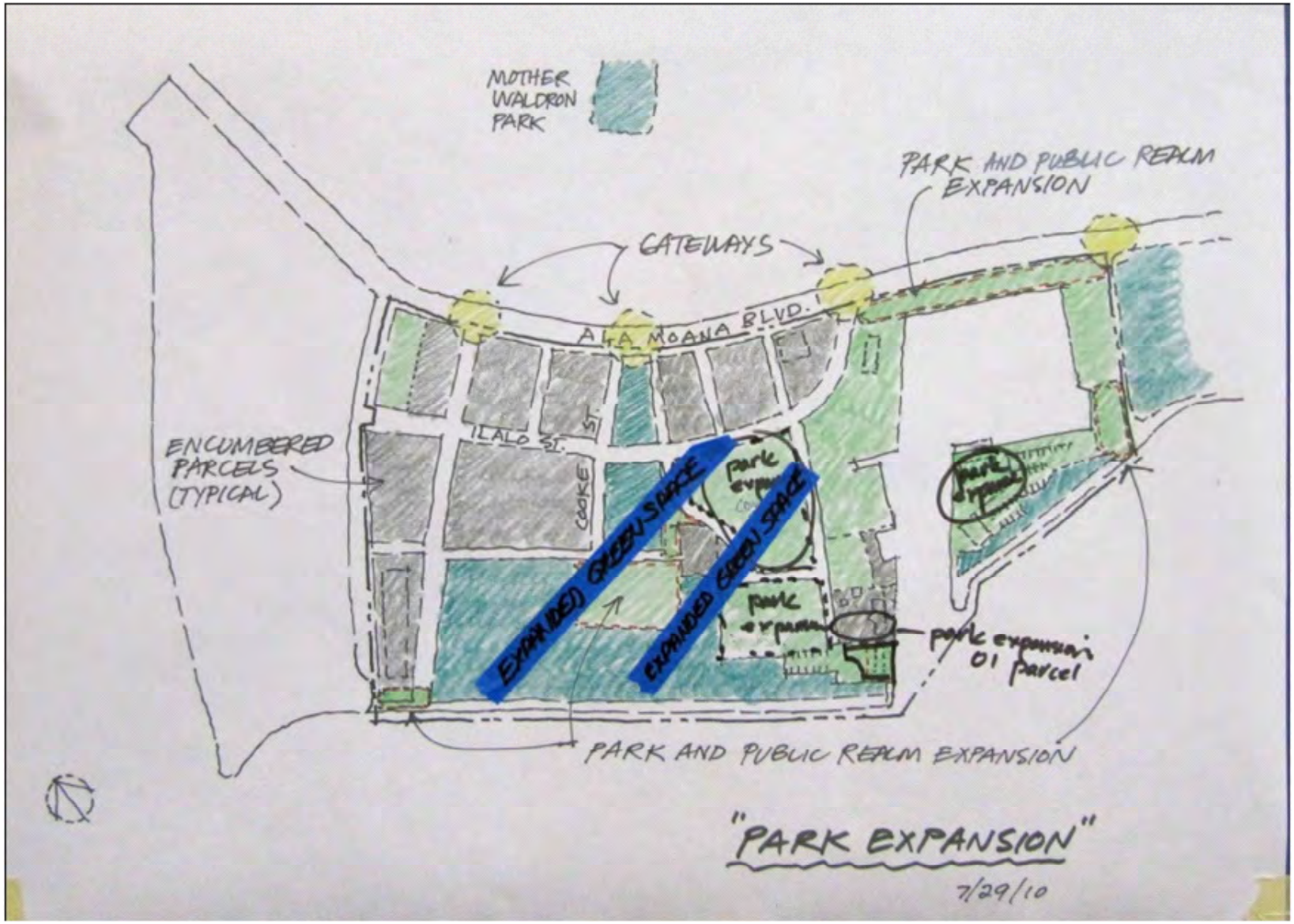
5. Next Steps: the consultants will develop overlay concept drawings for the 3 highest priority elements: PARK EXPANSION & ENHANCEMENT, KEWALO BASIN IMPROVEMENTS, and WATERFRONT ACCESS, PARKING & CIRCULATION. The Project Team will meet again next Tuesday, Aug. 3 at either 3:00 pm or 5:30 pm, depending on availability of related FOCUSED GROUPS members, including Kewalo Basin people.

Project Team Meeting - August 3, 2010: Plan Overlays 1, 2 &3

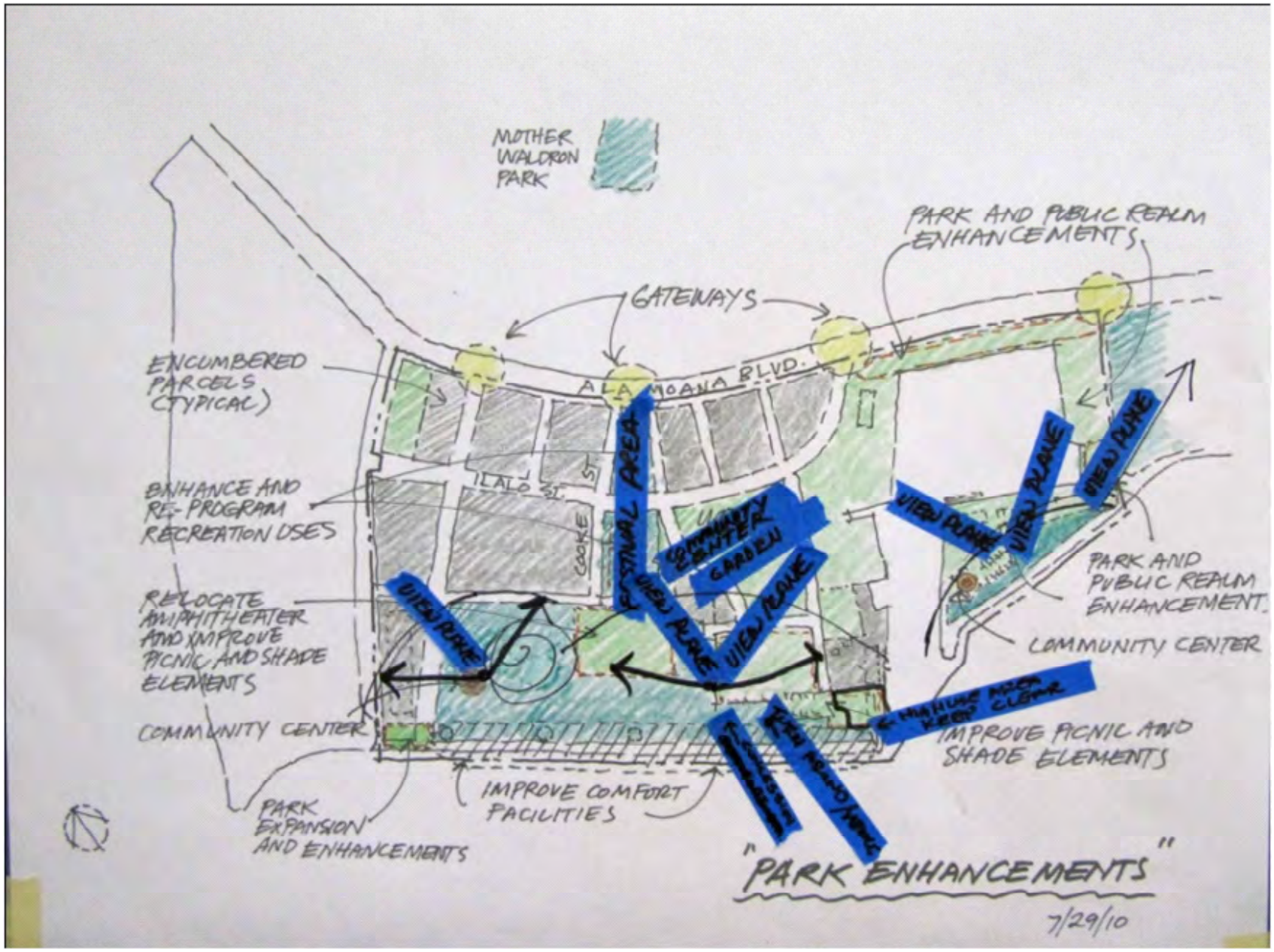
This Team work session completed the review, initial thoughts and site planning for the Park Expansion/Enhancement, Waterfront Access and Kewalo Basin programming elements.

The following are the annotated diagrams and meeting notes
Site Diagrams (with Annotations)

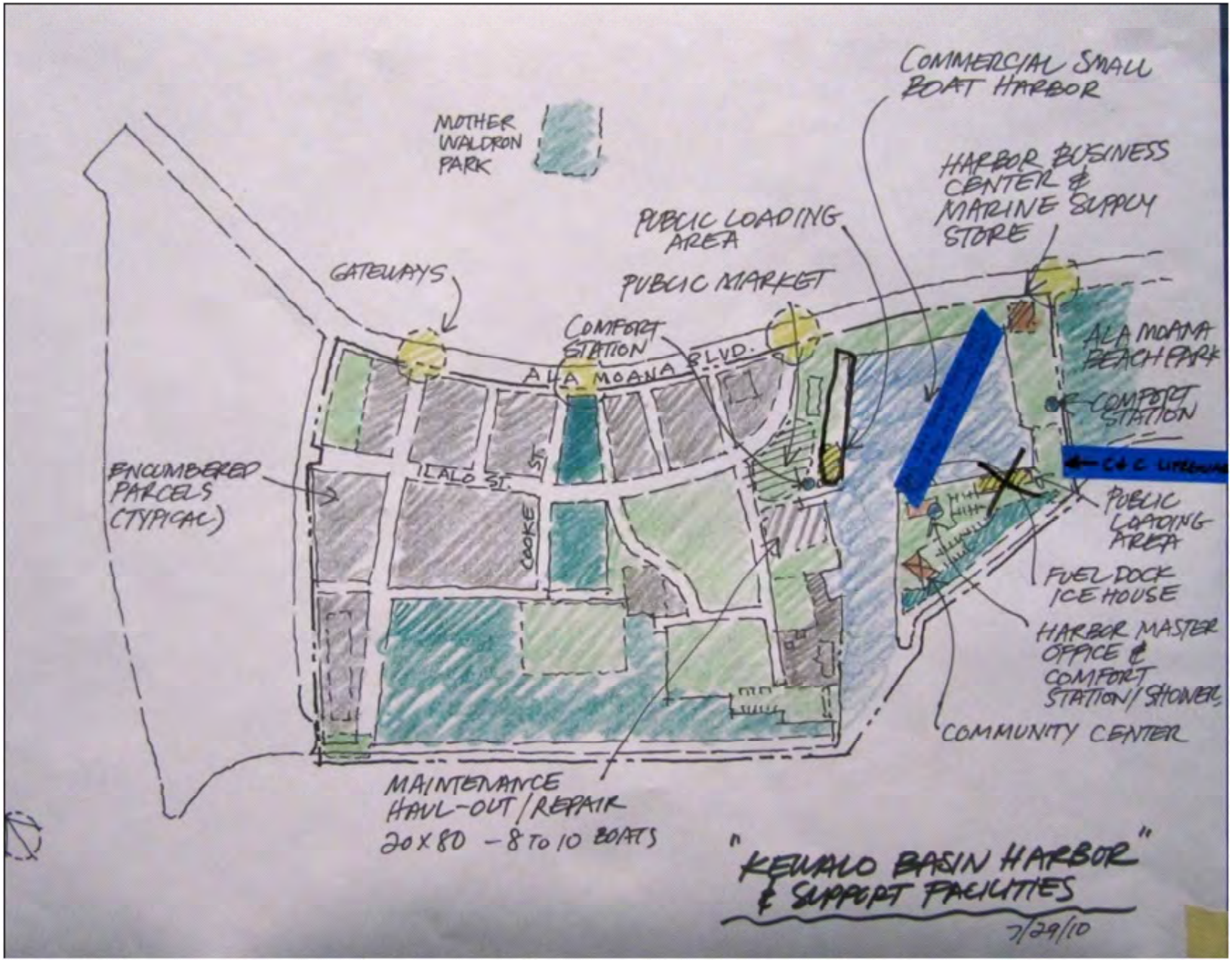
Park Expansion - 1a



Park Expansion - 1b



Kewalo Basin Harbor and Support Facilities - Alternative 2 - 3b



Preliminary Development Cost Data

Conceptual Cost Matrix
Kaka'ako Makai Master Planning

		Cost Metric				
		/ Each	/ Acre	/ Linear Ft	/ Bldg SF	/ Pkg Stall
I. Park Expansion / Enhancement						
Expanded Green Space / Preserve Open View Planes			$700,000			
Repair & Renovation Program for Existing Facilities	Varies					
Improved Comfort Facilities		$200,000 (new)				
Expanded Picnic and Shade Elements	TBD					
Active Recreational Uses			$1,500,000			
New Gateway Park Element	TBD					
Water Play Feature (s)						
Community Center					$200	
Community Gardens			$700,000			
II. Waterfront Access - Incl. Parking and Circulation						
Waterfront Promenade						
(a) Ground Lease Buyout (for ROW)	Varies					
(b) New Bulkhead Wall				$9,000		
(c) New Promenade				$250		
(d) Renovate Existing Promenade				$125		
Ocean Access & Safety	TBD					
Parking						
(a) Surface Parking						$5,000
(b) Parking Garage						$30,000
Improve Connectivity and Circulation, including Private and Public Multimodal Transportation. Disabled Accessibility Improvements						
(a) Streetscape Improvements (each side of street)				$150		
(b) Circulation Improvements around Kewalo Basin	TBD					
(c) Multimodal Transportation and Disabled Access Improvements	TBD					
Ala Moana Boulevard Improvements - Mauka-Makai Access						
(a) Ilalo-Punchbowl Extension				$9,000		
III. Kewalo Basin Harbor and Support Facilities						
Commercial Small Boat Harbor & Support Facilities	TBD					
Maintenance Haul-out and Repair Facility	TBD					
Marina Retail Village - Services and Food					$200	
Expand Operations Kiosks		$15,000				
Fuel Dock	TBD					
Improved and New Comfort Stations with Showers		$200,000 (new)				
Community Center					$200	
Secure Public Loading Area	TBD					
IV. Other Costs						
Demolition					$15	
Soil Remediation			$500,000			
Ground Lease Buyouts						
(a) Value of Remaining Lease Term	Varies					
(b) Relocation Costs	Varies					
(c) Goodwill	Varies					
(d) Value of Capital Improvements	Varies					

Cost Matrix 7.30.10.xls; Sheet1; 8/2/2010

Project Team Meeting Notes:
Participants were: Bob Oda, Dexter Okada, Elaine Tamashiro, Scotty Furushima, Reg White, Michelle Matson, Gary Dill, Kanekoa Crabbe, Curtis Crabbe, Ron Iwami, Bob Crone, Wayne Takamine, Tony Ching, Deepak Neupane, Geoff Miasnik, Peter Apo, Bruce Tsuchida.

Agenda: review and discuss preliminary conceptual graphics for the 3 highest priority "use categories" for the Master Plan:

- PARK EXPANSION AND ENHANCEMENT
- WATERFRONT ACCESS – PARKING AND CIRCULATION
- KEWALO BASIN HARBOR AND SUPPORT FACILITIES

This memo summarizes highlights of the meeting – it is not intended to be detailed meeting "minutes."

Tony Ching opened the meeting by explaining how the planning process will progress over the next few weeks, up to the week-long "open house:"

- The Project Team will meet several times to review and discuss "overlays" – conceptual graphic plans that illustrate the 9 "categories of uses" that were discussed at the July 27 Project Team meeting.
- Changes/additions that are generally agreed upon by the Project Team members will be noted on the overlays.
- After the 9 sets of overlays have been reviewed by the Project Team, all of the use concepts and related additions/changes will be consolidated into a "composite conceptual plan" drawing.
- The Project Team will then meet to review and discuss the composite conceptual plan, and to resolve any conflicts or contradictions that appear on the composite.
- The Project Team can then prepare material for the "open house."

The discussion on the 3 highest priority use categories is summarized as follows:

1. PARK EXPANSION & ENHANCEMENT

Other areas recommended by the group as park expansion areas, included the "Piano Lot," the former "Look Lab" parcel, the John Dominis restaurant site, the PBRC parcel (upon Kewalo Marine Lab's relocation to a new site within Kakaako Makai), and if possible the NOAA site at the end of Kewalo Peninsula.

- We should envision KakaakoMakai as a green park expanse with any public/cultural uses and facilities set into the park environment.
- Show the documented significant historic and cultural makai-to-mauka view planes. These are very important to this public area!
- Picnic and shade areas, improved comfort stations.
- A Community Center for community use should be centrally located and accessible within the Piano Lot or other suitable location.
- The "Aku Boat Museum" should be located adjacent to the Keiki Fishing Conservancy site.
- Maybe provide a small concession facility at Point Panic.
- Gateway Park may be an ideal site for "festivals."

2. WATERFRONT ACCESS – PARKING AND CIRCULATION

Consider a more fluid path system – the graphic pedestrian diagram is too rectilinear. Additional sections of the "promenade" could traverse through the waterfront park from the Point Panic area to Cooke Street.

- Ilalo Street is already a great walking feature – connect Ilalo to the Kewalo Basin promenade.

- Connect Kewalo Basin promenade to Ala Moana Beach Park in the vicinity of the existing comfort station located on the far east side of Kewalo Basin.
- Promenade needs to go around Honolulu Marine, rather than along the waterfront at this point.
- Point Panic drop-off parking and turn-around – this should allow for vehicular circulation and not be a dead-end.
- New "Sea Steps" should not go down into the water – the material will quickly corrode. For example, along the Kewalo Basin Park promenade any new Sea Steps should only extend from the Promenade to the lower tier of the bulkhead and not farther into the water.
- Sea Steps for "Flies" and for "Incinerator" surfing areas would be good. Also could add *one set of Sea Steps for "Kewalos" – at the Marineland surfspot entry point. It should be similar to the existing one.* (Note: italics here indicate clarification provided by Ron Iwami after the meeting.)
- Consider providing "peripheral parking" facilities at "Lot C" and at the state office building parking area located on Ilalo Street. A dedicated circulator shuttle could carry people from these peripheral parking areas to various destinations within the park.

3. KEWALO BASIN HARBOR AND SUPPORT FACILITIES

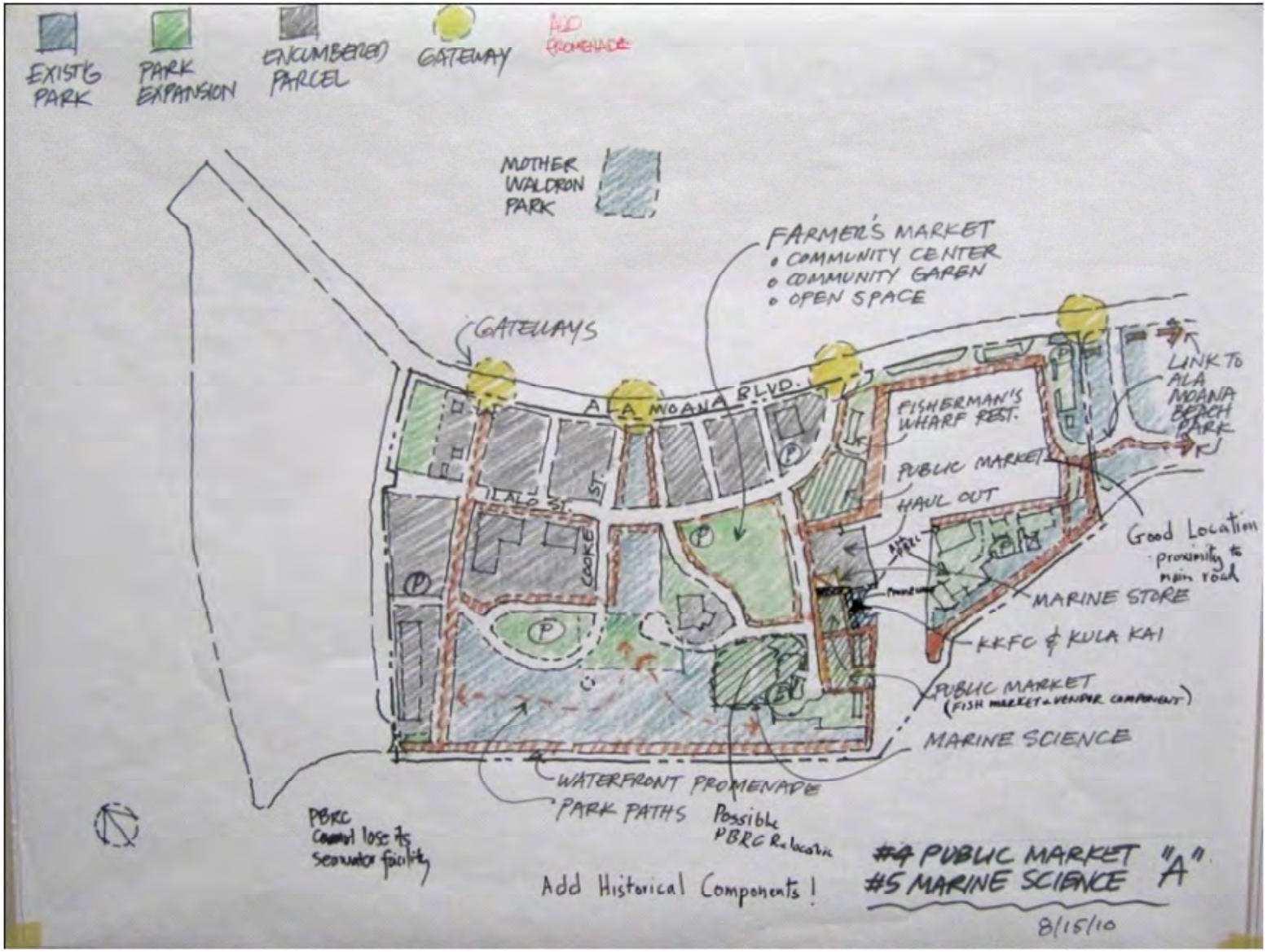
- For a future boat maintenance area, don't reduce the size of the Honolulu Marine parcel. Kewalo stakeholders provided the planning contact information for the maintenance facilities in Kalaeloa that can be a resource for planning a maintenance facility that utilizes a straddle lift.
- Short-term existing use vs long-term preferred use – a better location for the haul-out area needed for the boats would on the other side of the harbor when funds are available.
- Definition of "Fuel Dock" should be "an access point for fuel trucks to pump fuel into boats," and not a permanent fuel vendor operation.
- For the "public loading area," there needs to be a one way lane in from Ahui Street along the haul out canal, then turning into a 31-foot wide service lane going mauka along the pier face at the Fisherman's Wharf area, allowing a 7-foot lane along the pier face for crew to safely work the vessels, a 12-foot travel lane for vehicles stopped to service the boats and an open 12-foot lane for vehicular access to Ala Moana Blvd. Pedestrians and vehicular traffic must be kept away from the 7-foot wide crew working lane along the pier face at all times, and from the entire 19-foot service lane area while a vessel capable of carrying more than 150 passengers is actively loading or unloading passengers. Delete second "public loading area" that is shown at Kewalo Peninsula.
- The green pedestrian way and harbor boardwalk with small local harbor businesses and marine supply should be on the mauka and Ala Moana Park sides of the harbor.
- Overall intent should be to keep Kewalo Peninsula "quiet and low key."
- Possible City Ocean Safety and Life Guards HQ at former "dolphin lab" site? Why wouldn't the City put this facility on City land – maybe at Ala Moana Beach Park? First responders need access to Point Panic and Kewalo Basin waters, and transport access through the harbor to emergency vehicle.

SOME OTHER COMMENTS

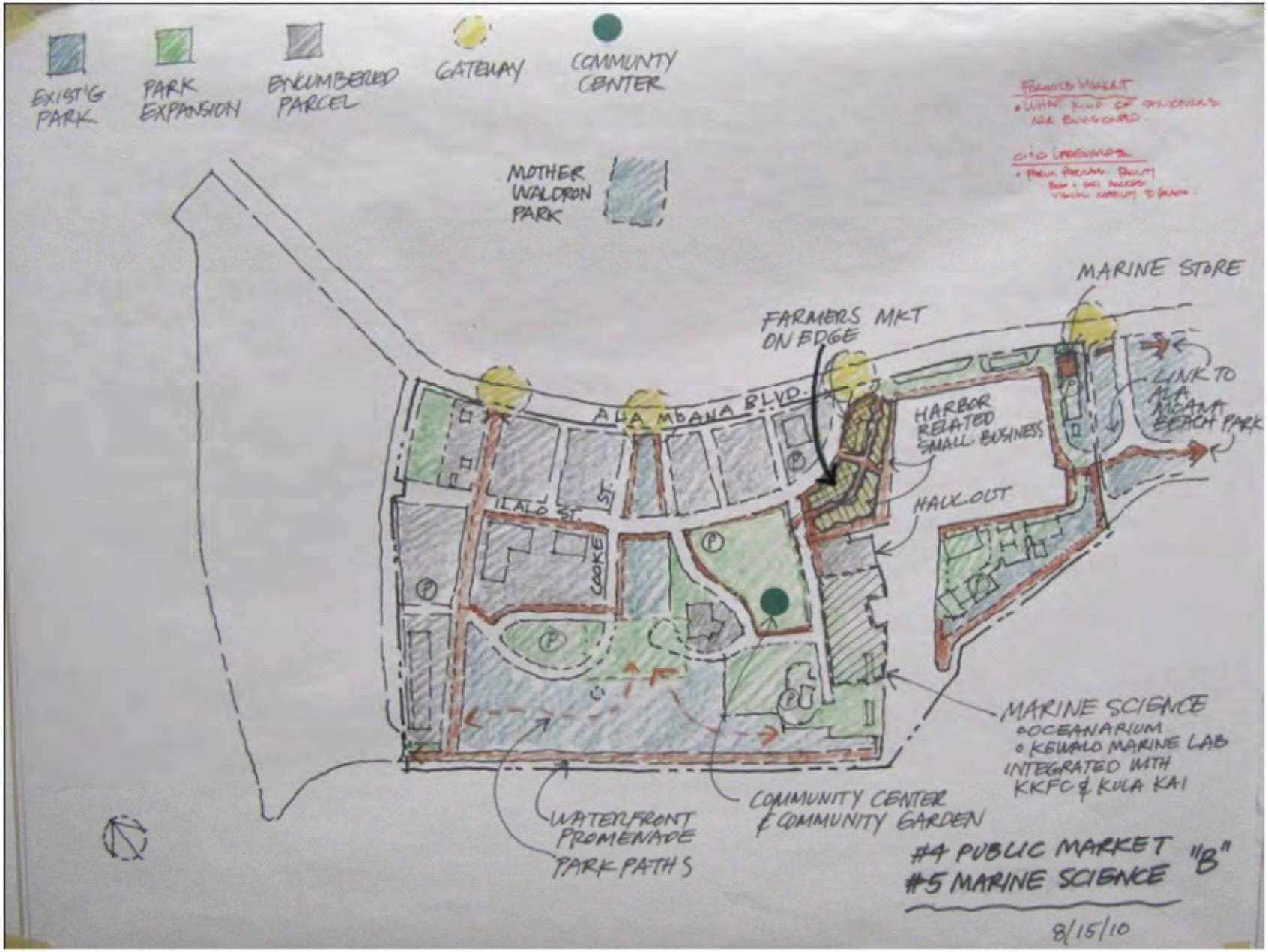
The use category that combines "Hawaiian Culture" and "Performing Arts" should be changed. "Hawaiian Culture" should be an overarching theme for Kakaako Makai, not part of a "use category."

Project Team Meeting - August 17, 2010: Plan Overlays 4, 5 & 6
Site Diagrams (with Annotations)

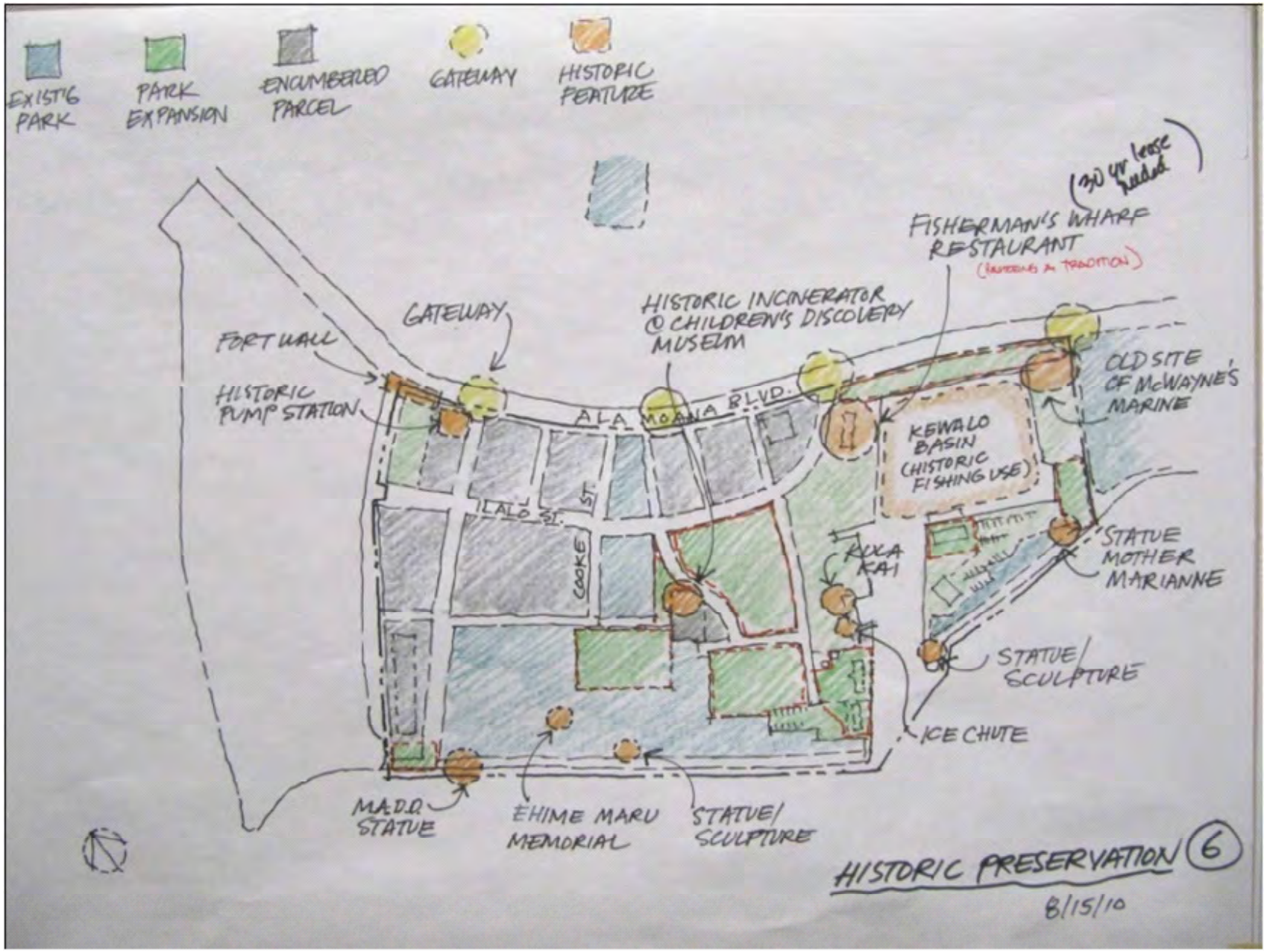
Public Market and Marine Science - 4 & 5a



Public Market and Marine Science - 4 & 5b



Historic Preservation - 6



Preliminary Development Cost Data

Conceptual Cost Matrix
Kaka'ako Makai Master Planning
Updated Aug. 17, 2010

		Cost Metric ("all-in" cost*)				
		/ Each	/ Acre	/ Linear Ft	/ Bldg SF	/ Pkg Stall
I. Park Expansion / Enhancement						
Expanded Green Space / Preserve Open View Planes			$700,000			
Repair & Renovation Program for Existing Facilities	scope?					
Improved Comfort Facilities		$200,000 (new)				
Expanded Picnic and Shade Elements						
Active Recreational Uses			$1,500,000			
Water Play Feature (s)						
Community Center					$200	
Community Gardens			$700,000			
II. Waterfront Access - Incl. Parking and Circulation						
Waterfront Promenade						
(a) Ground Lease Buyout (for ROW)						
(b) New Bulkhead Wall				$8k - $9k		
(c) New Promenade				$250		
(d) Renovate Existing Promenade				$100 - $200		
Ocean Access & Safety						
(a) Sea steps						
(b) Emergency Marine Vehicle Launch						
Parking						
(a) Surface Parking						$5,000
(b) Parking Garage						$30k - $35k
Improve Connectivity and Circulation, including Private and Public Multimodal Transportation. Disabled Accessibility Improvements						
(a) Streetscape Improvements (each side of street)				$150		
(b) Circulation Improvements around Kewalo Basin (Roads)				$9,000		
(c) Multimodal Transportation and Disabled Access Improvements	scope?					
Ala Moana Boulevard Improvements - Mauka-Makai Access						
(a) Ilalo-Punchbowl Extension				$9,000		
(b) New/Improved Ala Moana Crosswalks						
III. Kewalo Basin Harbor and Support Facilities						
Commercial Small Boat Harbor & Support Facilities	by others					
Maintenance Haul-out and Repair Facility (Straddle Lift)						
Marina Retail Village - Services and Food					$200	
Expand Operations Kiosks		$15,000				
Fuel Dock (Fuel Truck Access Point)						
Improved and New Comfort Stations with Showers		$200,000 (new)				
Community Center					$200	
Secure Public Loading Area		Victor?				

IV. Cultural Public Market Place

Farmers Market					$200 - $300	
Fish Market					$200 - $300	
Retail Outlets for Ethnically Diverse Products					$300 - $400	
Ethnic Themed Service Related Businesses, including Restaurants					$400 - $500	
Theaters, Stages, and Arenas (Cultural & Community Performing Arts)					$300 - $400	
Exhibition Space, Educational Facilities, or Museums (Local History/Art/Culture)					$600 - $700	
Local Food & Lunch Wagons/Other Small Businesses					$200 - $300	

V. Arts and Cultural Programming

Hawaiian Museum of Music and Dance					$600 - $700	
Performing Arts Multi-Purpose Complex - Indoor/Outdoor					$600 - $700 (indoor)	
Surfing and Watersports Museum and Hall of Fame					$600 - $700	
Area for Community Cultural Celebrations						
Other Arts and Cultural Programming						

Cost Metric ("all-in" cost*)

	/ Each	/ Acre	/ Linear Ft	/ Bldg SF	/ Pkg Stall

VI. Marine Sciences and Education

Keiki Fishing Conservancy						
Kewalo Marine Lab						
Oceanographic Center/Aquarium					$500+	
Harbor Historic Interpretive Center/Museum					$600 - $700	
Other Educational Programming						

VII. Life Science and Education

Hawaii Cancer Research Center					$300 - $500	
Other Life Science Programming						

VIII. Civic

State Office Building Replacement					$300 - $500	
Sheriffs Station						
District Welcome and Interpretive Center						
OHA - Office of Hawaiian Affairs Headquarters					$300 - $500	

IX. Historic Preservation

Historic Pump Building						
Fort Wall						
Childrens Discovery Museum (former Incinerator)						
Fisherman's Wharf Restaurant						
Kewalo Basin						
Kula Kai - Historic Sampan						
Kewalo Basin Historic Ice Chute						
Support Historic Preservation						

X. Other Costs

Demolition					$15	
Soil Remediation			$500,000			
Ground Lease Buyouts						
(a) John Dominis Restaurant						

Project Team Meeting Notes

Participants were:

- Tony Ching and Deepak Neupane, HCDA Staff
- Russ Saito and Dexter Okada, HCDA Task Force for the Master Plan
- Geoff Miasnik, Peter Apo, and Bruce Tsuchida, consultant team
- Wayne Takamine, Michelle Matson, Bob Crone, Scotty Furushima, CPAC
- Stakeholders: Lainie Tamashiro, Jim Howe (Ocean Safety), Bob Miller and Jack Levin (Fisherman's Wharf), Reg White (Kewalo stakeholder), Mark Martindale and Bob Richmond (Kewalo Marine Lab), Matthew Loke (State DOA), Eleanor Nakama-Mitsunaga (Hawai`i Farm Bureau), William Feltz (East-West Center), Bob Oda (KS)

Agenda: review and discuss preliminary conceptual graphics for 3 "use categories" for the Master Plan:

- CULTURAL PUBLIC MARKET
- MARINE SCIENCES/EDUCATION
- HISTORIC PRESERVATION

This memo summarizes highlights of the meeting – it is not intended to be detailed meeting "minutes."

Tony Ching opened the meeting with a summary of the planning process that the Project Team (HCDA staff + consultants + CPAC representatives) has been implementing during the past 2 months that will lead up to a week long "open house" and thereafter to the 3rd community workshop. (See attached planning process diagram for an illustration of this planning process.) He also briefly reviewed charts and graphic concept plans that the Project Team had discussed in previous meetings, and new graphics for the focus of this meeting: CULTURAL PUBLIC MARKET, MARINE SCIENCES/EDUCATION, and HISTORIC PRESERVATION. He invited the participants to come up and look at the charts and graphics displayed on the walls of the conference room. After this informal review of the planning material, the group re-convened to discuss the concept plans. The discussion is summarized as follows:

CULTURAL PUBLIC MARKET

It was noted that the state statute (HRS 206E-34) authorizing development of a "Cultural Public Market" at KakaakoMakai does not require that the "Cultural Public Market" be located on one specific site, and provides for:

- *The Hawaiian culture as the featured culture*
- *Consideration of public-private partnerships in its development and operation*

- *Contemplation of a number of types of features that could be included under this general concept, including businesses with "ethnically diverse products" .and "ethnic themes, including restaurants"; and facilities for "cultural and community performing arts… exhibition space … museums … educational facilities focusing on the history and cultures of the various ethnic groups within Hawaii, including Hawaiian history."*
- The Department of Agriculture and Hawai`i Farm Bureau would like to see a "FARMERS MARKET" established at KakaakoMakai.

- This would be a "permanent" facility featuring local farm products, tropical flowers, and local fish/seafood. It would eventually be in operation morning through evening, 7 days a week.
- Generally, a Farmers Market would work well on a site that is near the waterfront. The "Piano Lot" would be an ideal site for this facility, or it could be at multiple locations, including the "Cannery Lot" or the "Fish Auction Lot." would also work well.
- Some of the vendor spaces might have different vendors during the evening hours because local people are fresh produce buyers earlier in the day, and tourists would patronize the market at night with a preference for prepared foods.
- Storage and refrigeration facilities will be needed for food safety.
- If this Market is funded by the State of Hawai`i, discussions with Food Industry representatives may be needed in order to resolve any issues regarding "competition" with grocery stores and other established food vendors.
- The Farmer's Market representatives will provide more information to the planning consultant on the space needed and grant funding for a permanent facility.
- A Mauka-Makai farmer's and fish market would reflect the Hawaiian values of the ahupuaa.
- Craft sellers, particularly Hawaiian crafts, would be a complementary use.
- Regarding performing arts as part of the "Cultural Public Market," a relatively modest, versatile facility could accommodate rehearsal and performance spaces for hula, taiko drum and other ethnic performance arts.
- The larger open festival area could be flexibly expanded as needed from the Waterfront Park parking lot through the Gateway Park blocks.
- The entire "Cultural Public Market" area should be VERY DIFFERENT from Ward Center shops across the street.

<u>MARINE SCIENCES/EDUCATION</u>

The existing Kewalo Marine Laboratory building was constructed near Point Panic in 1972, and has 20 years remaining on the lease. The building is still in good condition and is valued at approximately $35,000,000. About 45 people, including post-doctorate researchers, under-graduate students and post-graduate students, work in this building daily.

- A seawater intake pipe brings high-quality ocean water into the building. This $2 million seawater infrastructure is vital to the Lab's work and would be difficult to move.
- The Kewalo Marine Lab researchers have $6,000,000 in active grants and brought in about $14,000,000 in research grants during the past 5 years for cutting-edge research, including species evolution. The lab is one of only two CSI coral reef research labs in the world. All direct operations costs, including electricity, are paid from the grants.
- The UH Administration has been contemplating vacating this building, and if this is done to expand the park the Kewalo Marine Lab researchers would like to see a new Marine Sciences complex be constructed at Kakaako Makai, perhaps

at the vacant "Look Lab" site or at the "Kewalo Peninsula/NOAA" site to be vacated in 2012. The "Fish Auction" site could also work in partnership with other planned uses.

- There is a big need for more marine science education in Hawai`i. Currently, 92% of the marine science jobs in the state are being filled by scientists from outside of Hawai`i.
- There is now strong emphasis on community education, and eventually, a marine sciences educational program for grades K through 12 should be established here to educate young people on global climate change, ocean pollution, etc.
- The researchers would like to e a constructive partner with HCDA and CPAC to move this concept ahead. $35,000,000 to $40,000,000 would be needed for a new building. Possible sources of funds would include private conservation and education foundations, the state Dept. of Education, UH, KS, NOAA, Hawai`i State Legislature, mainland U.S. universities, and private sector developer(s).
- Researchers are to provide more facility program details and requirements to the planning consultant.

POSSIBLE FACILITY FOR CITY LIFE GUARDS

City and County of Honolulu Life Guards have jurisdiction as the primary responders for public ocean safety from the beach to 1 mile seaward.

- Ocean waters on the 'Ewa side of Kakaako Makai are very hazardous – including rough water conditions and large tiger sharks. On the other hand, Kewalo Peninsula is a good place for "to get people into the water" – consider creation of a new sand beach on the Ala Moana Park side of the Kewalo Basin Peninsula.
- Drowning is the leading cause of death for visitors to Hawai`i. Immediate response by life guards is critical to save people who get into trouble out in the ocean.
- Increased recreational boating and inexperienced shoreline users bring increased risks to the Kewalo Basin Channel area.
- The City needs an Ocean Safety facility that has access to the water for quick response to ocean emergencies. A site at Kewalo Basin, perhaps in the vicinity of the former dolphin pens, would be ideal. A site at Kewalo would provide: (1) visual monitoring of the ocean and ocean users, (2) a place to quickly launch Life
    - Guard jet skis for rescue operations, (3) a base facility for public outreach and education, (4) a waterfront site that provides them with the ability to transfer individuals from watercraft to land vehicles with quick accessibility to Queens Hospital.
- The Ocean Safety division may be merged with the City's Fire Department, which uses a rescue boat.
- The Ocean Safety division does not want to interfere with the public promenade. To allow for a green connection from Kewalo Basin Park to Ala Moana Park, CPAC has identified an alternate site for a possible Ocean Safety facility just mauka of the vacant marine mammal lab site with good access to the harbor.
- The Ocean Safety representative will meet with the planning consultant to discuss facility program details and requirements.

FISHERMAN'S WHARF RESTAURANT

Constructed in 1947, with additions in 1953 and 1959, Fisherman's Wharf Restaurant is one of the last icons of a particular design genre and an "interesting cultural icon" traditional to Kewalo Basin Harbor and Kakaako's architectural heritage.

- The building needs a lot of work, but is worth restoring and the lessee would like to make it part of the Master Plan.

However, a 30-year lease is needed in order to obtain financing for the restoration work.

- The initial goal would be to restore the interior while bringing the building up to current building codes, Disabled Accessibility requirements, etc.
- Once restored, Fisherman's Wharf Restaurant could be considered for the historic register.

KAMEHAMEHA SCHOOLS LANDS IN KAKAAKO MAKAI

KS does not have detailed plans for their Kakaako Makai lands at this time. Generally, future uses will be commercial uses that would support the public park uses here.

- KS will be sensitive to integration of the view planes and landscaping without walls to be compatible with the park.
- KS would not try to compete with commercial developer "giant" GGP. Smaller scale retail uses serving and attracting local people would be the general theme.
- The car dealers like their current locations here: ideal visibility because of the drive-by traffic.
- The vacant parcel of KS land next to the state office building could have some synergies with a future Farmers Market on the Piano Lot.

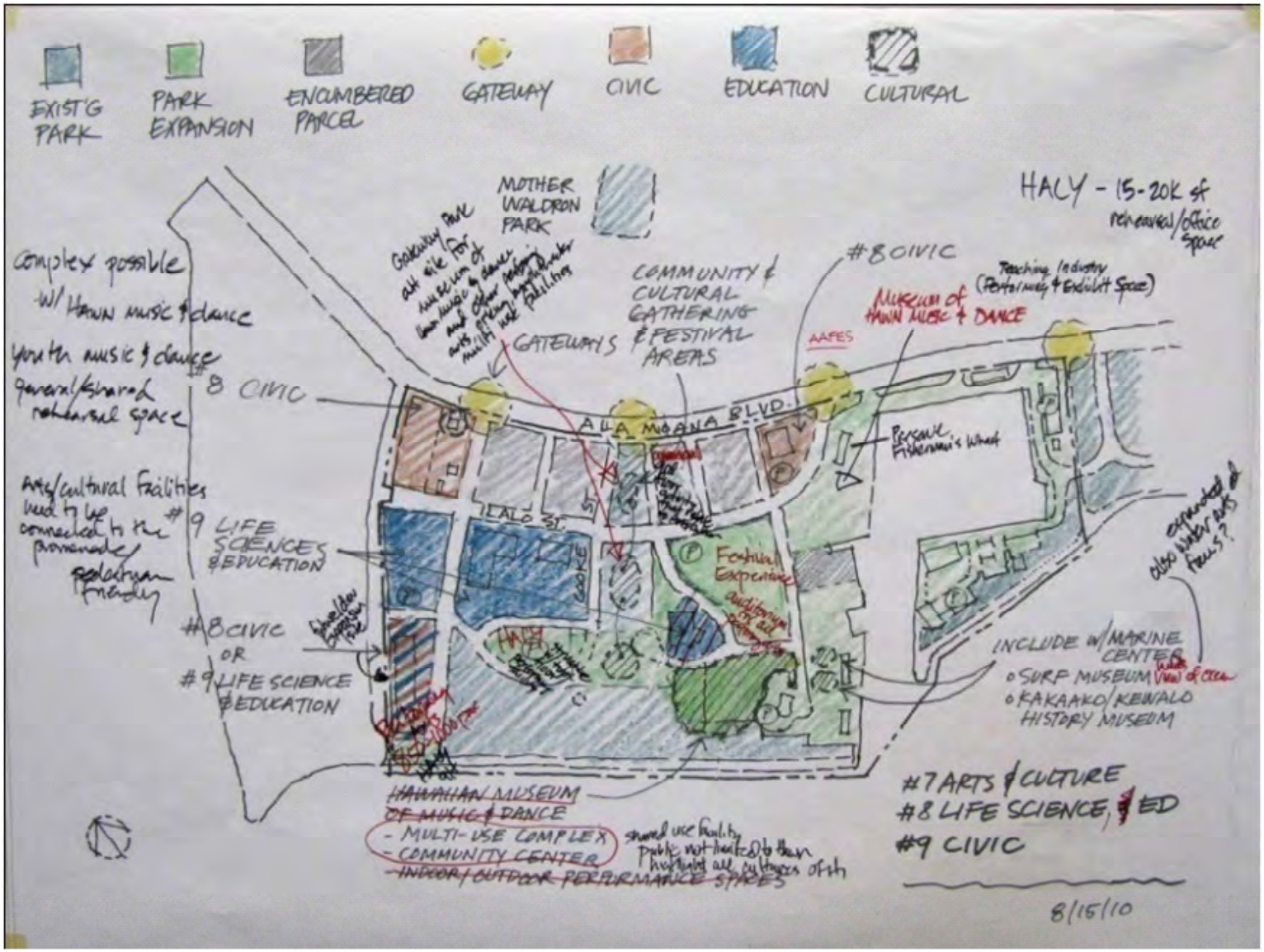
KULA KAI AND OTHER HISTORIC FEATURES

The Kula Kai is the "last aku sampan." It should be preserved and displayed at a Kewalo Fishing Museum that could be located adjacent to the Keiki Fishing Conservancy site.

- The Fort Wall is along Ala Moana Boulevard fronting the historic Pump Station.
- The significant makai-mauka view planes from the shoreline to the mountains are historic.

Project Team Meeting - August 31, 2010: Plan Overlays 7, 8 & 9
Site Diagrams (with Annotations)

Arts & Culture, Life Science & Education, Civic - 7, 8 & 9



Project Team Meeting Notes

Participants were:

- Tony Ching, HCDA ED
- Dexter Okada, HCDA Task Force for the Master Plan
- Geoff Miasnik, Peter Apo, and Bruce Tsuchida, consultant team
- Wayne Takamine, Kanekoa Crabbe, Michelle Matson, Bob Crone, Scotty Furushima, Bob Oda, Fumiko Wellington, CPAC
- Stakeholders: Lainie Tamashiro, Mark Martindale (Kewalo Marine Lab), Bob Miller (Fishermen's Wharf), Bill Feltz (E-W Center), Tom Fee (ULI Hawaii), Ron Iwami (Friends of Kewalos), Lucien Wong (Museum of Hawaiian Music and Dance), John Parkinson (Ballet Hawai`i)

Agenda: review and discuss preliminary conceptual graphics for 3 "use categories" for the Master Plan:

- ARTS & CULTURE
- LIFE SCIENCES & EDUCATION
- CIVIC USES

This memo summarizes highlights of the meeting – it is not intended to be detailed meeting "minutes."

Tony Ching opened the meeting with a summary of the planning process that the Project Team (HCDA staff + consultants + CPAC representatives) has been implementing during the past 2 months that will lead up to a week-long "open house" and thereafter to the 3rd community workshop.

ARTS & CULTURE

- The proposed MUSEUM OF HAWAIIAN MUSIC & DANCE will be a performing arts center and an economic development project and job generator. Preliminary concepts include a 40,000 sf facility that would cost about $25,000,000. The Museum would be run by a non-profit entity. Suggested sites: Fisherman's Wharf site; "mound" site makai of JABSOM; AAFES Lot + some KS land.
- The Maui County Arts/Cultural Center is a good example of a multi-use complex within a park-like setting.
- There is a desire to restore Fisherman's Wharf Restaurant.
- We should consider a complex of indoor and outdoor arts/ cultural facilities clustered in the vicinity of the Children's Discovery Center.
- The Hawai`i Arts Center for Youth (HACY) needs a facility of 15-20,000 sf, mainly for rehearsals and office space. Perhaps there could be some sharing of space with the Museum of Hawaiian Music and Dance.
- Rehearsal space is badly needed and there is also a need for a theater that would seat 850 to 1,000 people.
- And consider an outdoor performance area near the waterfront where the audience could enjoy ocean and sunset views – so perhaps the warehouse site at the `Ewa end of KakaakoMakai?
- What are the thoughts of Hawaiian practitioners familiar with cultural experiences – where would they feel this would be most appropriate?
- Consider converting the existing amphitheater site to a performing arts space with public parking for park users below. A medium height structure here, on the makai side of the JABSOM campus, would have less visual impact than would be the case for other sites in the Makai area.
- This consolidated space could house all the needed multi-use performing arts functions discussed, with a Hawaiian hula performance platform connected to the top of the existing mound facing the ocean and sunsets as desired for cultural importance.
- Loading area access would be needed at the back.
- Consider siting some of these facilities in the "Gateway Park" space, and the festival area on the piano lot.
- The Gateway Park blocks were intended as a green mauka-makai axis and would be an ideal open space for multi-cultural festivals

and events.

- Gateway Park is on axis with Cooke Street as a view corridor to the Park enabled by a KS land swap. There is an importance of shoreline activities and the view plane to the water and the mountains.
- Performing arts facilities near Point Panic is NOT a good idea – this would bring too many people to that area of KakaakoMakai. A "community center" or passive uses near Point Panic would be ok. Maintain access to Point Panic.
- A performing arts complex with shared facilities should be for ALL of the cultures of Hawai`i.
- The plan must be very sensitive to view planes, in keeping with the Vision and Guiding principles.

CONSENSUS: to move performing arts venue away from Point Panic.

- The "Hawaiian Surfing Museum and Hall of Fame" would be another important cultural/educational facility with an economic potential. Hawaiian water sports and its history could be exhibited and taught here. Would this facility be developed together with a relocated Kewalo Marine Lab? There is interest and a plan for this as a 15,000 sf activity center with watermen hall of fame exhibits. This should have an open view of the ocean surf, and be no more than 1-2 stories in height.
- Hawaiian "water arts" education, e.g., surfing, canoeing, etc. could be connected with this facility. It could be a draw and economic catalyst.
- The Waterfront Promenade should access performing arts places so Kaka 'ako Makai can be a walking experience.
- How will the "ahupua`a" concept fit into the planning process for the Makai Plan? This should come under education and culture.

<u>LIFE SCIENCES & EDUCATION</u>

- JABSOM and the Children's Discovery Center are included under this heading.
- We still need clarification of major constraints, including details of the "Landfill Closure Plan."
- The "Opportunities and Constraints" maps will be displayed at the Open House.

<u>CIVIC USES</u>

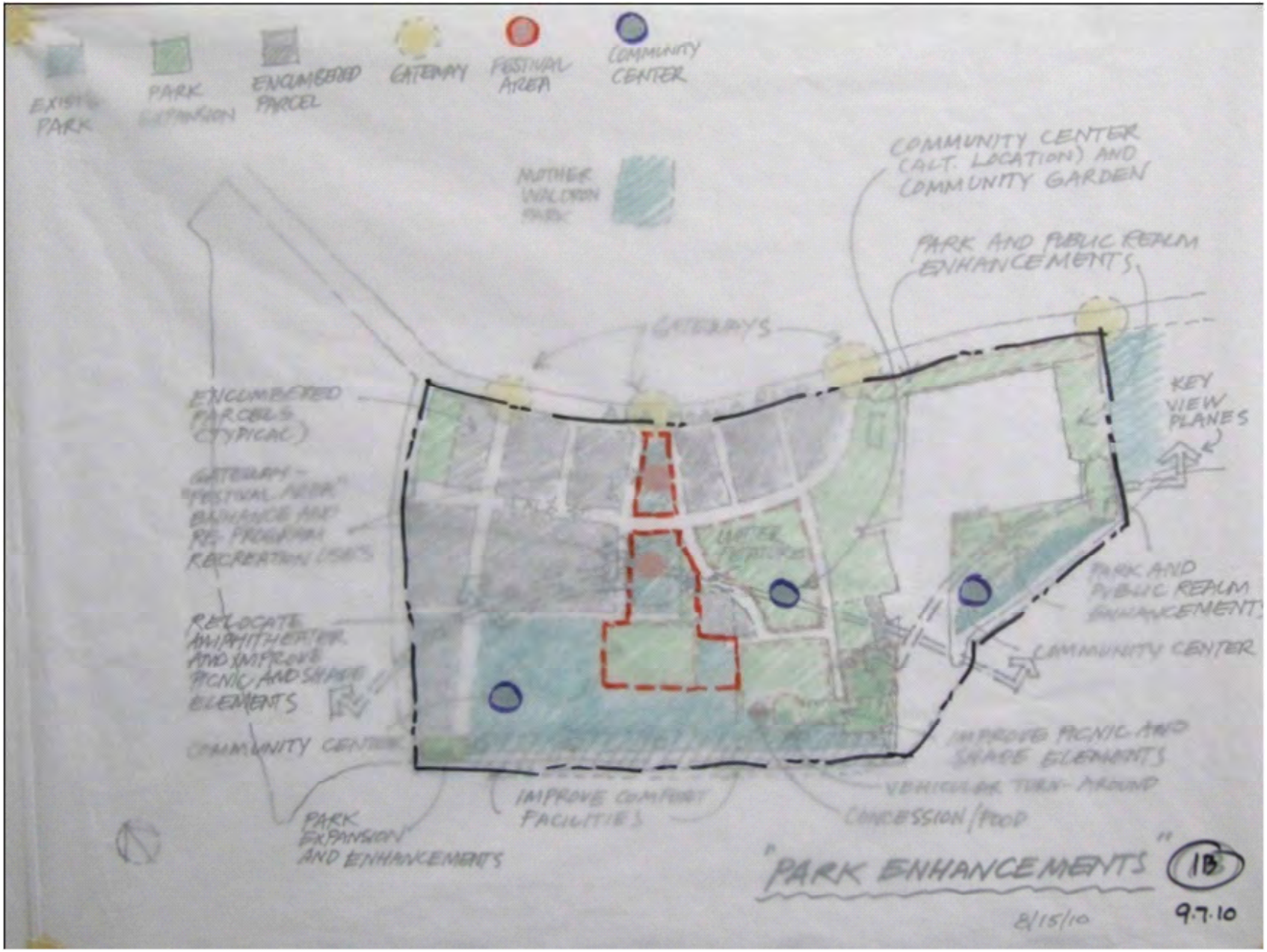
- The AAFES Building and the Forrest Avenue corner lot are included under this heading.
- State DOH currently occupies the AAFES Building and has no plans to move.
- A new building could eventually be located on the Forrest Avenue corner lot that could house HCDA, Sheriff's Office, and other state agencies, perhaps including DLNR DOBAR -- now in needs of a more centralized location, as they issue many permits in Waikiki and Ala Moana.
- The proposed City Ocean Safety and Life Guards HQ at Kewalo Basin is another civic use that should be considered. That facility needs good access to the water and to Ala Moana Blvd. for fast access to Queens Hospital Emergency Room.

<u>General Comment:</u> We need to develop a Plan that reflects the UNIQUENESS OF KAKAAKOMAKAI. We should not put uses/facilities here that could be readily located in other parts of Honolulu.

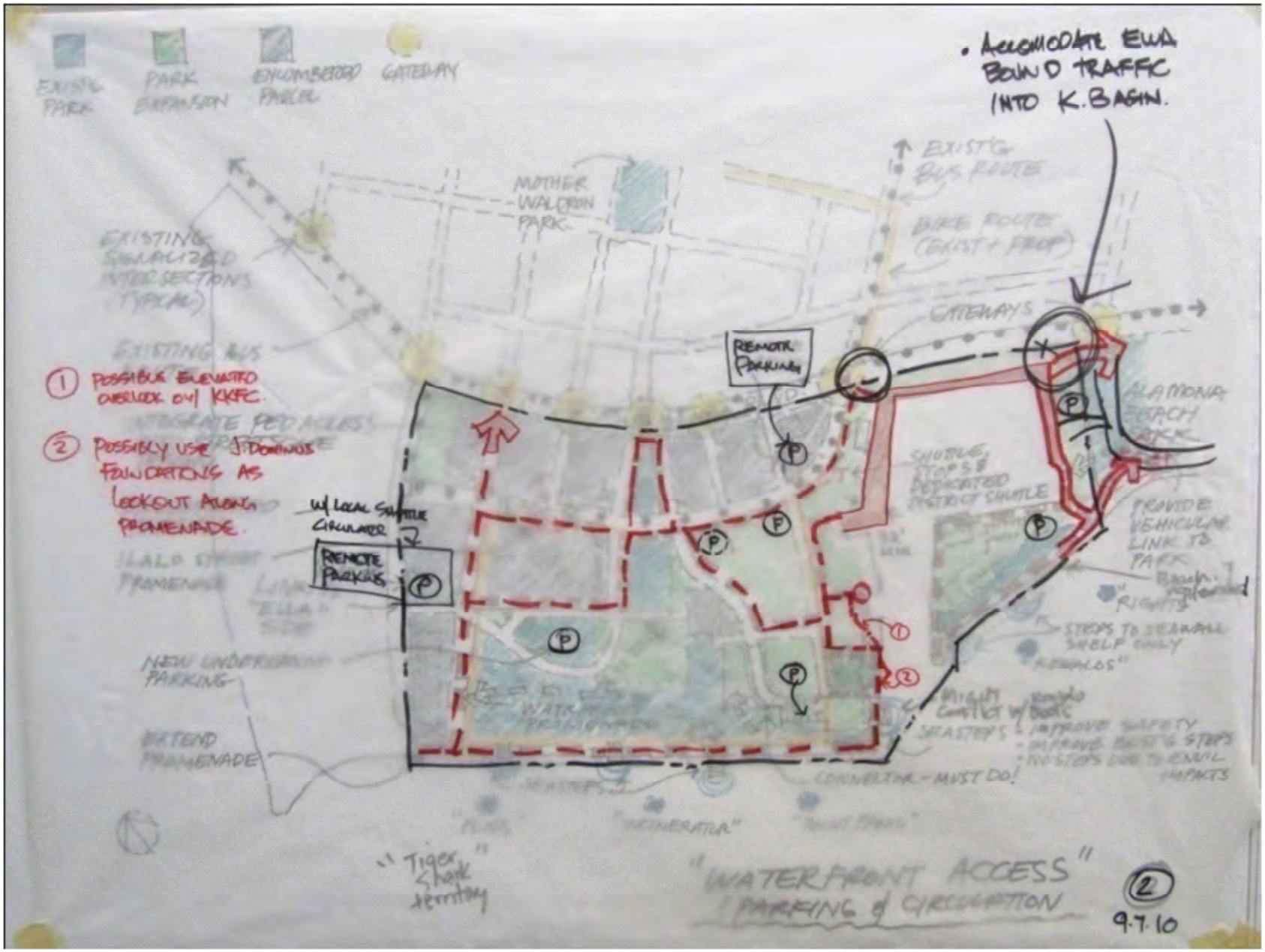
Project Team Meeting - September 7, 2010: Plan Overlay Reconciliation
Site Diagrams (with Annotations)

Park Expansion - 1a

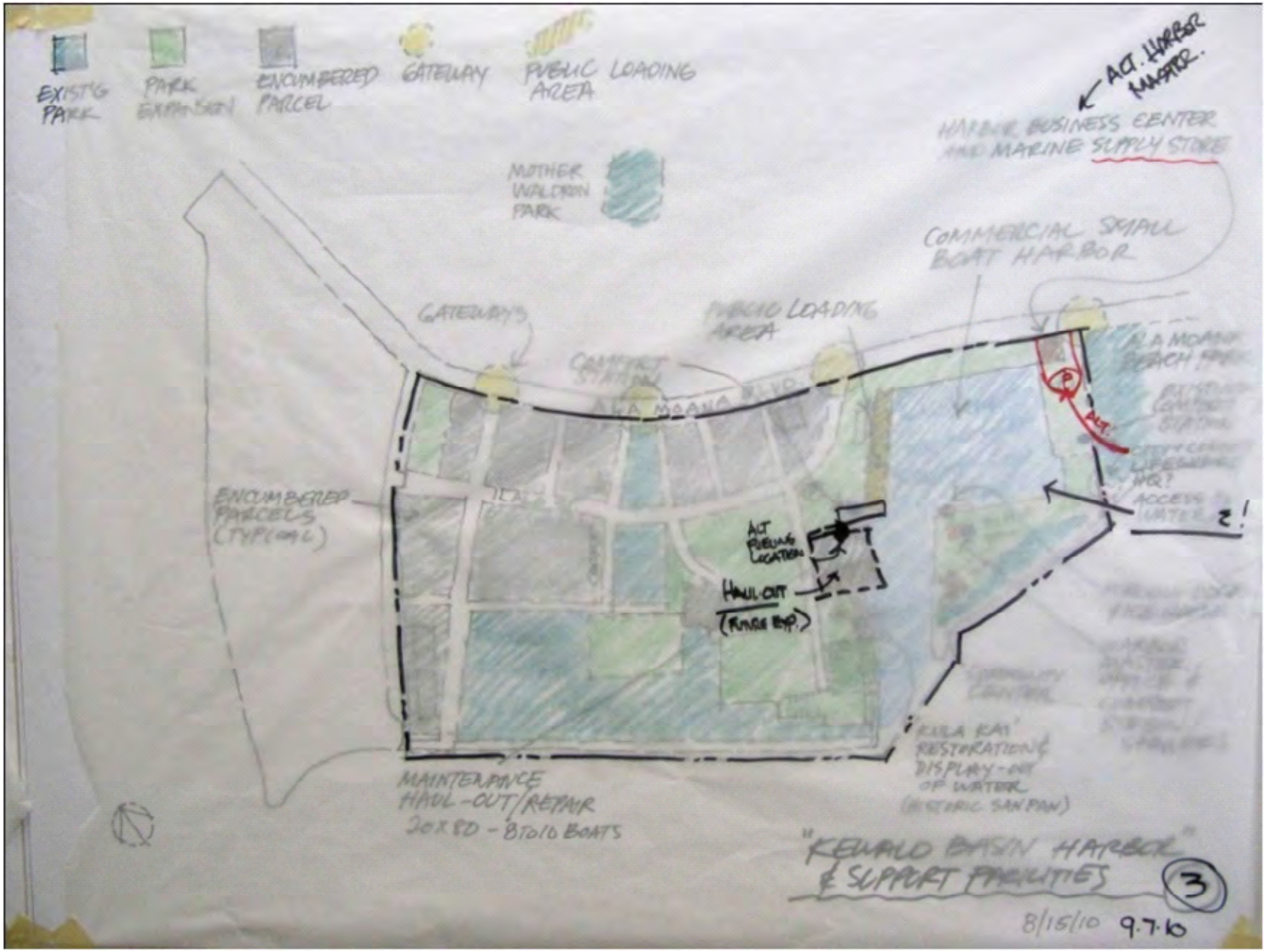
Park Enhancements - 1b



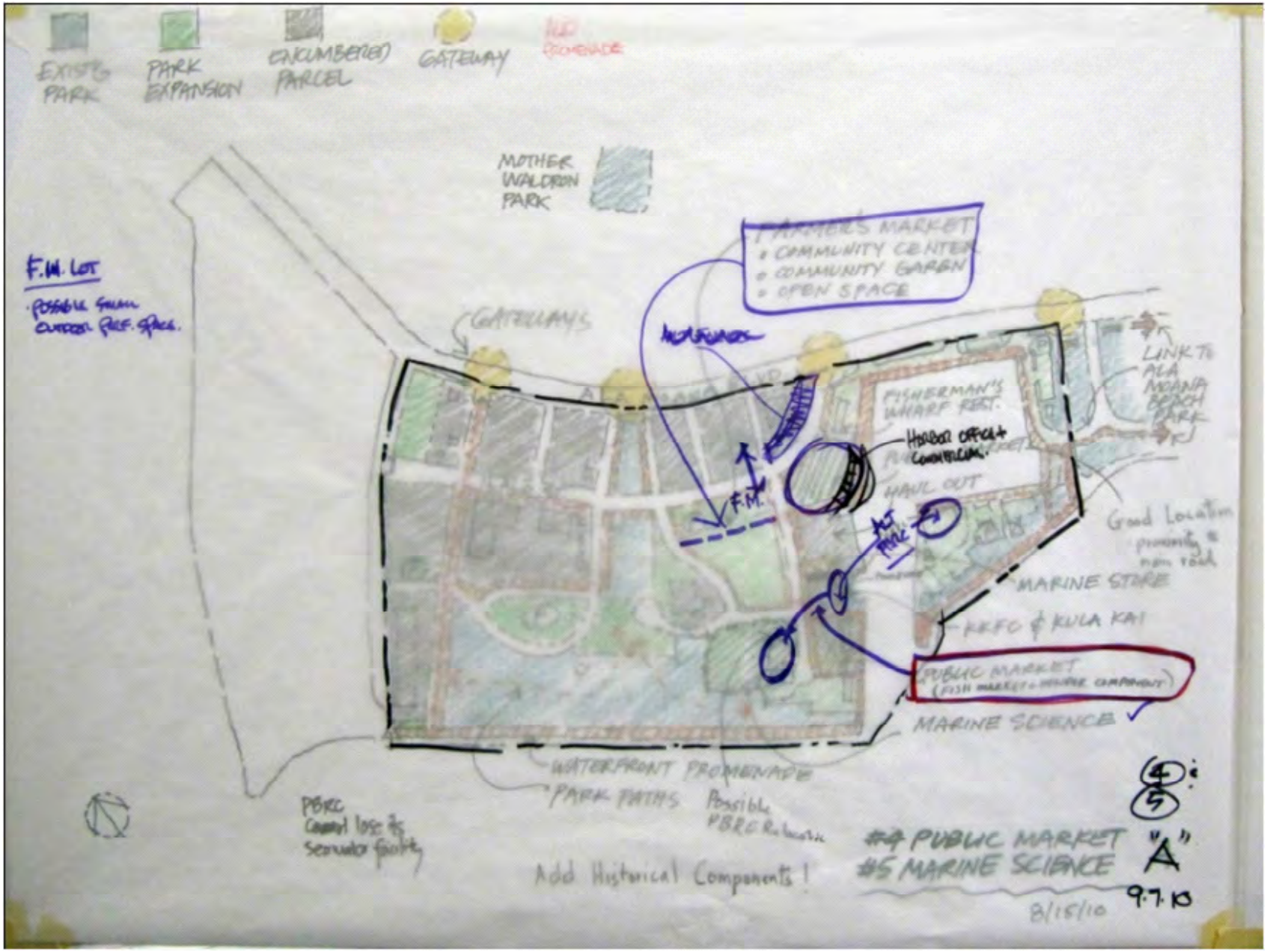
Waterfront Access (Parking and Circulation) - 2



Kewalo Basin Harbor and Support Facilities - 3

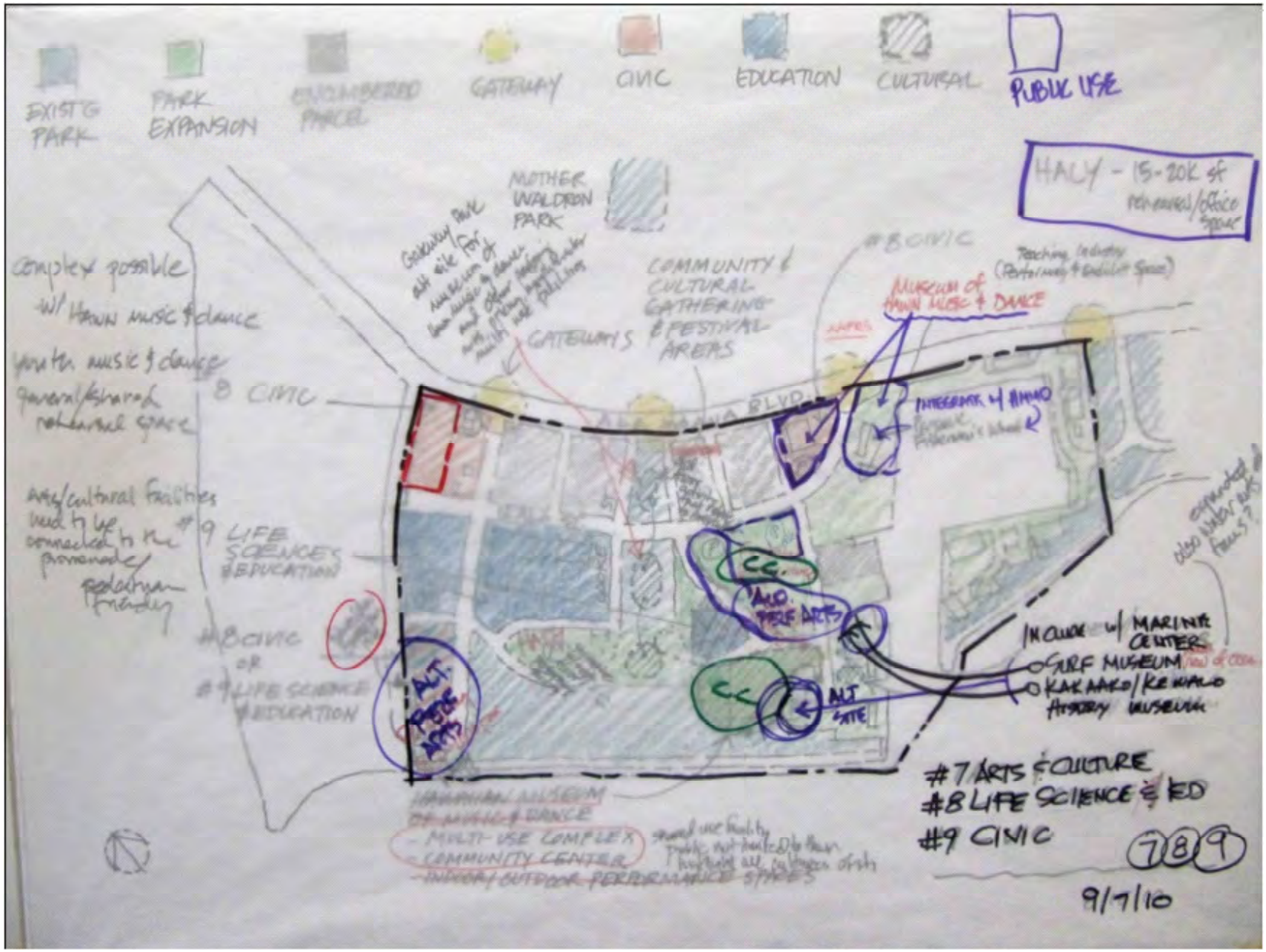


Public Market and Marine Science - 4 & 5a



Historic Preservation - 6

Arts & Culture, Life Science & Education, Civic - 7, 8 & 9



Project Team Meeting Notes

Participants were:
Tony Ching, HCDA ED
Dexter Okada, HCDA Task Force for the Master Plan
Geoff Miasnik, Peter Apo, and Bruce Tsuchida, consultant team
Wayne Takamine, Kanekoa Crabbe, Michelle Matson, Bob Crone, Scotty Furushima, Fumiko Wellington, CPAC
Stakeholders: Reg White (Kewalo Stakeholders), Bob Richmond (Kewalo Marine Lab), Bob Miller and Jack Levin (Fishermen's Wharf), Stuart Coleman (Surfrider Foundation)

Agenda: "Reconcile" uses and concepts that may be contradictory or incompatible. Also continue the discussion of alternative sites for various facilities – but NOT attempt to "finalize" any one site for each of the major possible facilities.

This memo summarizes highlights of the meeting – it is not intended to be detailed meeting "minutes."

ARTS & CULTURE, MARINE SCIENCES & EDUCATION, CIVIC USES

- Consider integrating the "Museum of Hawaiian Music and Dance" with the Fisherman's Wharf Restaurant renovation and creation/design of a "gateway" at this critical location.
- Consider combining a 15,000 sf rehearsals/offices facility plus 850 to 1000 seat theater plus community center on a portion of the Piano Lot.
- Performing Arts Center could be sited on the warehouse parcel. Alternatively, that parcel could be shown on the plan as a "future expansion" site.
- The Hawaiian performing arts center suggested next to the mound makai of JABSOM is not shown on the overlay.
- A Community Center could also be located on the Look Lab parcel.
- The surfing exposition/hall of fame facility should be located away from the Kewalo channel so that structure(s) will not block views of the shoreline surf area. The Look Lab site may be a good location for this facility. This site would provide good Point Panic surf views.
- Consider combining the surfing hall of fame on the Look Lab site with the expanded Kewalo Marine Lab and/or the community center.
- Alternatively, the Kewalo Marine Lab's research and marine conservation functions would also tie in with KKFC's community conservation functions and the fishing museum at the Kewalo Basin cove area.
- The NOAA facility will be vacated in a few years, and this could be another option for the Kewalo Marine Lab expansion.
- State offices could be moved from the AAFES parcel to the Forrest Avenue parcel.

HISTORIC PRESERVATION

- The "Ice Chute" and Kula Kai sampan should be returned to a site near the Keiki Fishing Conservancy.
- Consider leaving part of the John Dominis concrete deck "in place" – could serve as an historic "look-out" along the waterfront promenade.
- The historic pump station could be restored for some kind of public use.

PUBLIC CULTURAL MARKET & FARMERS MARKET

- The Farmers Market could be located on the "Fish Auction" parcel or on a portion of the "Cannery" parcel, or a portion of the Piano Lot.
- Consider using the "Cannery" parcel to integrate various commercial uses that serve the needs of Kewalo tenants.
- Elements of the Farmers Market on the Piano Lot might extend into the KS parcel that's adjacent to the AAFES building. This would provide synergy and street exposure for the Market.
- A peripheral parking facility at the AAFES lot with mixed use

would be very accessible for Kewalo Harbor users and uses/ users at the Piano Lot.
- Consider including a small performance area as a central part of the Public Cultural Market project.

KEWALO BASIN
- Per new EPA requirements, a future boat haul-out/repair facility will have to be about as large as the existing Honolulu Marine boat yard.
- Long term, an "industrial" use like a boat haul-out/repair yard is not compatible with the park and public facilities that are envisioned for Kakaako Makai. However, the Kewalo stakeholders are adamant that a boat haul-out/repair facility be maintained at this site, where boats have been built for over 150 years.
- If the marine dry-dock stays, the large industrial structure should be removed. A boat haul-out/repair yard here should look more like the former Ala Wai marine facility.
- There is room for the fuel truck area to be near the haul-out canal.
- Harbor offices and related uses including the suggested HQ for City Life Guards could be located at the corner parcel in the vicinity of Ala Moana Blvd./Ala Moana Beach Park boundary.

WATERFRONT ACCESS, PARKING & CIRCULATION
- Consider extending the section of the waterfront promenade from the John Dominis site to the harbor not along Ahui Street but just `Ewa of and overlooking the Keiki Fishing Conservancy site, to provide harbor views.
- Consider using the term "boardwalk" rather than "plaza" for the waterfront promenade along the Kewalo Basin perimeter to Ala Moana Beach Park.
- The promenade should be designed to accommodate bicycles as well as pedestrians.
- The required Kewalo Basin loading dock can also accommodate pedestrians.
- Need to address `Ewa-bound vehicles that want to turn LEFT from Ala Moana Blvd. into Kewalo Basin area.
- Consider possible parking structure at Kewalo/Ala Moana Blvd/ Ala Moana Beach Park corner – with Harbor offices and Life Guards HQ on ground floor.
- Consider creating two peripheral parking facilities and providing an internal shuttle service to carry people from these parking areas to various destinations within the park. The peripheral parking would be complemented by the promenade, thus reducing vehicular activity within the park.
- Peripheral consolidated parking garage locations: consider the existing AAFES parking lot area and Lot C; consider a corner of the Piano Lot.

PARK EXPANSION & ENHANCEMENTS
- Park expansion: across the box culvert; recover the existing Waterfront Park parking lot; the Piano Lot; the PBRC site upon relocation of the Kewalo marine Lab; the John Dominis site if the lease is purchased from Ocean Investments; the Look Lab site and marine gravel lots.
- Need green space around Historic Pump Station compatible with the historic site to serve as a gateway to Kakaako Makai. Could this structure serve as a Kakaako Museum? Interior space is limited – only about 1500 sf. The pump station has been mentioned as an interpretive or orientation center.
- Piano Lot and Look Lab parcel should be primarily green park space. Built facilities of modest size could be compatibly located within this park setting.
- There can be a number of open, flexible "Festival" areas.
- At least 4 potential sites for a Community Center: Net Shed, Piano Lot, Look Lab site, area makai of Waterfront Park hill.

RELATED ISSUES AND IDEAS

- So far the siting discussion is in 2 dimensions. When will 3-dimensional designs be developed to show density and view planes? For example, office space has been mentioned for a "Culture and the Arts" center. Will this mean a tall structure that will impact views from the Park mauka and/or makai?
- The view planes are one of the priorities of the Vision and Guiding Principles. There will be a BIG PROBLEM if tall buildings are constructed near the shore.
- A "geocultural perspective": Kakaako Makai was originally ocean/reef/ocean activities. Then a toxic dump. Now being planned for various public uses. Priority #1 should be for uses that need to be at/near the ocean. And we need to ask: does a proposed facility exist somewhere else on Oahu? If YES, then we should not duplicate that use here on the waterfront. And the approach to physical design should emphasize activities that celebrate the climate and ocean culture of Hawai`i. Example: a "Performing Arts Center" should be an open hula mound rather than a formal mainland style stage.
- Perhaps NOT a good idea to build various new facilities along the Kewalo edge. Can these new facilities sustain themselves?
- Let's not forget the tsunami inundation zone!
- This should be a GREEN DISTRICT – WITH NO CARS!
- The GREEN/OPEN SPACE THEME is the key. Any structures should be of modest size and should fit into the park environment. Good example: the Info Center at Hanauma Bay. DON'T put a Bishop Museum size building here!
- Any Performing Arts facility should be such that it will be used every day, a place where kids can practice – not just for major performances.
- The dominant themes should be education for keiki and an open and welcoming place that reflects the cultures of Hawai`i – NOT large scale commercial development.
- Any commercial facilities will need convenient parking – or they will not stay in business!
- Ala Moana Center was designed with each end set at the maximum distance that people will walk between commercial facilities. Recreational and park use is different.
- Kakaako Makai is very valuable space for the community, regardless of dollar value. It should not be used as a land grab, and facilities found elsewhere should not be duplicated here.

NEXT STEPS:

- OPEN HOUSE – now scheduled for the week of Sept. 27. MVE will prepare "clean/nice looking" drawings of the master plan elements for display at the Open House.

Note: CPAC Acting Chair asked that CPAC have an opportunity to review the new drawings before they are displayed at the Open House – to make sure that there is not a repeat of the problems that we experienced at Community Workshop No. 2.

- **COMMUNITY WORKSHOP NO. 3** is currently scheduled to take place 3 weeks after the completion of the Open House – so during the week of October 25, 2010.

KAKAAKO MAKAI
DISTRICT MASTER PLAN

BASIS OF PLANNING - PROGRAM ELEMENT OUTLINE

July 27, 2010

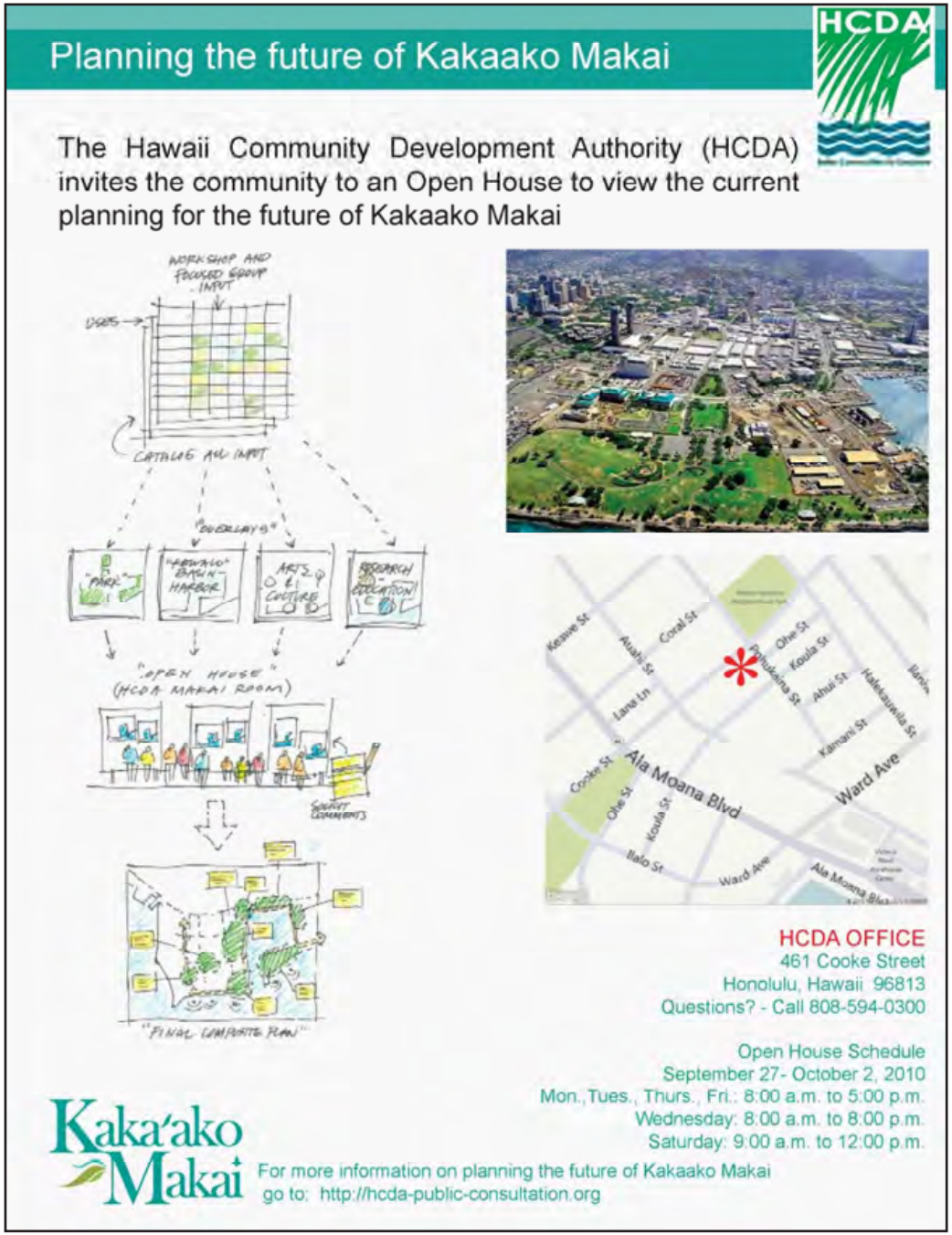
Kakaako Makai District Master Plan																							
Basis of Planning - Program Element Outline																							
	Priority	1									1					1							
	Layer	Park Expansion / Enhancement									Waterfront Access - Incl. Parking and Circulation					Kewalo Basin Harbor and Support Facilities							
Source	Elements	Expanded Green Space / Preserve Open View Planes	Repair & Renovation Program for Exisitng Facilities	Improved Comfort Facilities	Expanded Picinic and Shade Elements	Active Recreational Uses	New Gateway Park Element	Water Play Feature (s)	Community Center	Community Gardens	Waterfornt Promenade	Ocean Access & Safety	Parking	Improve Connectivity and Circulation, including Private and Public Multimodal Transportation. Disabled Accessibility Improvements	Ala Moana Boulevard Improvements - Mauka-Makai Access	Commercial Small Boat Harbor & Support Facilities	Maintenance Haul-out and Repair Facility	Marine Retail Village - Services and Food	Expand Operations Kiosks	Fuel Dock	Improved and New Comnfort Stations with Showers	Community Center (@ Net Shed)	Secure Public Loading Area
Legislative Statutes																							
Cultural Public Market Place - 206E-34													●										
Keiki Fishing Conservancy - Act 3, 2007 Special Session																							
CPAC - Vision and Guiding Principles																							
Community Cultural Gathering Place		●				●																	
Hawaiian Culture and Values of the Ahupuaa											●												
Open View Planes		●																					
Coastal and Marine Resources												●											
Expanded Park and Green Space		●			●	●					●												
Public Accessibility		●				●					●	●	●	●									
Public Safety, Health and Welfare																							
Public Land Use Legislation - Public Use of Public Lands in the Public Interest																							
Kewalo Basin		●											●			●							
Cultural Facilities									●													●	
Small Local Business																		●					
Site Design Guidelines A Hawaiian Sense of Place in Landscape, Setting and Design			●		●																		
Community and Government Partnership																							
Future Funding and Management		●	●																				
Community Stakeholders (November-January Interviews)		●	●	●	●	●		●			●	●	●	●	●	●	●	●	●			●	
Community Public Workshop No. 1		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		●	●		●		
Community Focused Groups (February-June Meetings)																							
Science and Education			●																				
Culture & the Arts													●	●	●		●						
Historical and Cultural																							
Surfers and Park Users		●	●	●	●	●		●			●	●	●	●							●	●	
Environmental Organizations		●						●		●				●									
Professional Organizations		●			●	●					●		●	●	●								
Kakaako Neighborhood Groups		●																					
Kewalo Basin Stakeholders											●	●		●		●	●	●	●	●	●	●	●
State Agencies														●	●								
Urban Land Institute Hawaii														●									
Community Public Workshop No. 2		●			●	●				●	●		●	●	●								
HCDA Public Comment Portal (Limehouse)		●	●		●				●		●	●	●	●		●						●	
Count		14	7	3	8	8	1	4	3	3	10	7	10	12	6	5	3	4	3	1	3	5	1

Kakaako Makai District Master Plan																			
Basis of Planning - Program Element Outline																			
	Priority	2								2					2				
	Layer	Cultural Public Market Place								Arts and Cultural Programming					Marine Science and Education				
Source	Elements	Farmers Market	Fish Market	Retail Outlets for Ethnically Diverse Products	Ethnic Themed Service Related Businesses, including Restaurants	Theatres, Stages and Arenas - Showcase Cultural & Community Performing Arts	Exhibition Space or Museums Showcasing International and Local Artwork	Museums or Other Educational Facilities Focusing on the History and Cultures of Ethnic Groups within Hawaii, incl. Hawaiian History	Local Food & Lunch Wagons. Other Small Local Businesses	Hawaiian Museum of Music and Dance	Performing Arts Multi-Purpose Complex - Indoor & Outdoor	Surfing and Watersports Museum and Hall of Fame	Area for Community Cultural Celebrations	Other Arts and Cultural Programming	Keiki Fishing Conservancy	Kewalo Marine Lab	Oceanographic Center / Aquarium	Harbor Historic Interpretive Center / Museum	Other Educational Programming
Legislative Statutes																			
Cultural Public Market Place - 206E-34		●	●	●	●	●	●	●	●	●	●	●	●					●	
Keiki Fishing Conservancy - Act 3, 2007 Special Session															●				
CPAC - Vision and Guiding Principles																			
Community Cultural Gathering Place								●						●					●
Hawaiian Culture and Values of the Ahupuaa								●											
Open View Planes																			
Coastal and Marine Resources														●					●
Expanded Park and Green Space																			
Public Accessibility														●					●
Public Safety, Health and Welfare																			
Public Land Use Legislation - Public Use of Public Lands in the Public Interest															●				
Kewalo Basin															●	●			●
Cultural Facilities		●				●		●		●	●		●	●					
Small Local Business				●	●				●										
Site Design Guidelines A Hawaiian Sense of Place in Landscape, Setting and Design																			
Community and Government Partnership																			
Future Funding and Management																			
Community Stakeholders (November-January Interviews)		●	●	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●
Community Public Workshop No. 1		●	●	●	●	●	●	●	●		●	●	●	●		●	●		●
Community Focused Groups (February-June Meetings)																			
Science and Education				●		●										●	●		
Culture & the Arts										●	●								
Historical and Cultural						●				●	●	●						●	
Surfers and Park Users								●	●			●		●			●		●
Environmental Organizations											●			●		●	●		●
Professional Organizations											●								●
Kakaako Neighborhood Groups																			
Kewalo Basin Stakeholders			●															●	
State Agencies		●							●										
Urban Land Institute Hawaii									●										
Community Public Workshop No. 2		●							●		●			●		●			
HCDA Public Comment Portal (Limehouse)		●				●		●	●	●				●		●		●	
Count		7	4	5	4	7	3	8	9	6	9	5	4	10	3	7	5	5	9

Kakaako Makai District Master Plan																			
Basis of Planning - Program Element Outline																			
	Priority	3					4					4							
	Layer	Life Science and Education					Civic					Historic Preservation							
Source	Elements	John A. Burns School of Medicine	Hawaii Cancer Research Center	Hawaii Childrens Discovery Museum	Other Life Science Programming		State Office Building Replacement	Sherrifs Station	District Welcome and Interpretive Center	OHA - Office of Hawaiian Affairs Headquarters		Historic Pump Building	Fort Wall	Childrens Discovery Museum (Former Incinerator)	Fisherman's Wharf Restaurant	Kewalo Basin	Kula Kai - Historic Sampan	Kewalo Basin Historic Ice Chute	Support Historic Preservation
Legislative Statutes																			
Cultural Public Market Place - 206E-34									●										
Keiki Fishing Conservancy - Act 3, 2007 Special Session																			
CPAC - Vision and Guiding Principles																			
Community Cultural Gathering Place																			
Hawaiian Culture and Values of the Ahupuaa																	●		●
Open View Planes																			
Coastal and Marine Resources																●	●		
Expanded Park and Green Space																			
Public Accessibility																			
Public Safety, Health and Welfare																			
Public Land Use Legislation - Public Use of Public Lands in the Public Interest																			
Kewalo Basin																●		●	
Cultural Facilities																	●	●	●
Small Local Business																●			
Site Design Guidelines A Hawaiian Sense of Place in Landscape, Setting and Design																			●
Community and Government Partnership																			
Future Funding and Management																			●
Community Stakeholders (November-January Interviews)									●	●		●		●	●	●	●		
Community Public Workshop No. 1		●	●	●				●	●	●		●	●	●	●	●			
Community Focused Groups (February-June Meetings)																			
Science and Education		●	●	●															
Culture & the Arts												●	●			●		●	
Historical and Cultural																			
Surfers and Park Users																			
Environmental Organizations				●															
Professional Organizations																			
Kakaako Neighborhood Groups								●											
Kewalo Basin Stakeholders																			
State Agencies																			
Urban Land Institute Hawaii					●														
Community Public Workshop No. 2					●														
HCDA Public Comment Portal (Limehouse)																			
Count		2	2	3	2		0	2	3	2		3	2	2	2	6	4	3	4

COMMUNITY OPEN HOUSE

Open House - September 27, 2010



With the outcomes of the Project Teams work sessions in the form of developed conceptual plan overlays complete, a Public Open House was organized and held over the week from September 27 to October 2, 2010. The Open House was opened on the first morning with Senator Brickwood Galuteria and Representative Tom Brower in attendance offering a few words of perspective about the history and future of Kakaako.

Exhibits: In addition to a large amount of the materials gathered through the previous months from the Community Outreach, including Workshop and Project Team Meeting diagrams, the public Open House allowed the community to view the progress, discuss and leave comments on the conceptual planning of the district to date depicted in the following diagrams:

Overlay 1a - Land Use

Overlay 1b - Park Enhancement

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Land Use, Park Expansion, Park Enhancement - Comments

STRENGTHS

- Park expansion to Ilalo Street Must be A PARK SETTING
- Gateways are good.
- Significant public view planes are essential to PRESERVE – mauka to makai AND makai to mauka.
- Community Center and garden.
- Community center and garden on Piano Lot - centrally located for community access and sustainability by community.
- Green space appears to be preserved. Like how the areas not being utilized will be improved under "park expansion."
- Becomes a better "gathering place."
- Areas identified for park enhancement/ expansion and public use good. Good designations as shown.
- Prefer Piano Lot site for community center (not other 2 sites). Better to cluster such facilities for synergy. Also, better site organization than spreading out.
- Good use for Gateway Park areas for festivals, etc. Use for informal sports fields (soccer, lacrosse. etc.) when no events.
- Mix of green, commercial and civic space.
- Mixed use.

OPPORTUNITIES

- Must be a PARK SETTING – a park setting into which public facilities not available elsewhere are placed. A SPECIAL PLACE that people will know about and want to be.
- Low-level public uses within the PARK SETTING to Ilalo Street.
- Community center is needed – best in a central location – Piano Lot.
- Multi-purpose public use – historic preservation; museums; research
- Keep all low rise structures.
- Open up open green space and park use to area makai of piano lot. (sketch provided)
- Would (use) slate grey encumbered sites along Ala Moana, (Cooke to Ward) as open space along Ala Moana
- (Park improvements) should continue from waterfront to ewa to connect open space at Cooke and Ala Moana. Even if it is just a large pedestrian access green space.
- Better to have mixed use, perhaps a world-class museum.
- Integrate park with public spaces, such as civic center or culture and arts center or complex of performing arts buildings.
- Use (historic pump station gateway) as interpretive and orientation center for residents and visitors alike – for all points of interest in Kakaako Makai.

Land Use, Park Expansion, Park Enhancement - Comments

- Community center and garden on Piano Lot - centrally located for community access and sustainability by community.
- Making park improvements along Ala Moana Blvd.
- Gateway connections are in great locations.
- Open space along Ala Moana Blvd. is necessary but may need a more “plaza” type of usable space.
- Lots of green.
- More green space is needed which is always good.
- More comfort stations and shade trees are good along the waterfront. All areas makai of Piano Lot should be green open space.
- All areas makai of Piano Lot should be green open space.
- Historic pump station is ideal gateway –should be major first gateway to Kakaako Makai (and Mauka).
- Relocating parking for Waterfront Park to continue green axis of Gateway Park.
- Lei of green and park enhancements are a good setting and context. The park-like setting should extend to streets, courtyards, medians, building setbacks. Create a neighborhood in a park, not just a park in a neighborhood!
- Like the plan to enhance comfort facilities, picnic and shared elements.
- Great. Mixed use green + education +civic + arts.
- Mixed use for various activities and interests.
- Underutilized. Doesn’t support economy

- Pump station gateway to include gateway landscaping fronting Forrest Ave. and Ala Moana Blvd.
- Overall plan needs a composite vision that integrates the elements. It should include both a narrative and an illustrative map that puts the pieces together, identifies any conflicts between elements.
- The plan also should include all of the parcels, not exclude those in certain ownership. The vision plan needs to be comprehensive, not have artificial lines based on current owners.
- Makai may be defined as a place with opportunities for enhancing mind, body, spirit, and psyche – via facilities and open space.
  - » medical research and education
  - » culture and arts creativity,
  - » performance and education
  - » ocean research and recreation
  - » passive and active experience of an island ocean setting
  - » By day: Farmers market and local arts market
  - » By night: outdoor dining and entertainment

PROBLEMS

- Hurricane and tsunami inundation area.
  - » Opportunities: Park expansion on Piano Lot, Look Lab/ makai sites makes more sense. Park expansion to Ilalo Street – a PARK SETTING
- Continued maintenance of expanded park.
- Homeless
- Eyesore.
- Storm water management needs to be addressed as a land use issue in and if itself and not as an off-shoot or collateral issue related to land development in general.
- Suppose it is discovered that appropriate storm water solutions require 20 acres of land? Such a possibility needs to be considered sooner rather than later as the possibility might prevent/foreclose other development options. This issue was raised in both workshops and noted on the web portal.
- On legend, symbol for public use and for park enhancements look the same – not clear on map which is which.
  - » Opportunities: Use better contrast to clarify symbols between legend and plan. (Is lite green on map park expansion? – If so, correct legend.)
- Gateways are major and minor. Major are at Cooke St. and block to east (Gateway Park block) and at Ward. Minor gateway at Keawe St. like other diagrams, not entire block from South to Keawe.
  - » Opportunities: Devise Gateway symbol at Keawe to match other diagrams. Emphasize Cooke/Ohe St. and

THREATS

- Yellowish areas (on maps) should be green. Redundant commercial and structural mass in piano lot and makai Look Lab sites – should be all green just as John Dominis site and waterfront park parking lot site (are shown).
- Commercializing Piano Lot and Look Lab/marine sites
- Please make it local friendly. Don't want another Waikiki that tailors to tourists.
- A place where local families would like to come and not over-crowded, noisy and busy.
- Consider aviation noise impacts to new facilities (i.e., offices, classrooms, etc.).
  - » Opportunities: Noise mitigation (soundproofing walls) should be considered. Buildings in question for height impacts may file for an aeronautical evaluation at www. oeaaa (?).faa.gov
- Ignores view plane mauka to makai.
- Will it stay green forever?
- $
- Would hate to see this area go totally commercial. Better to use it for cultural and educational and environmental purposes.
- Community garden on contaminated land?? Not sure if that's safe to grow things on contaminated soil.
- Should not be home to disparate pieces of sculpture that do not contribute or reinforce selected character or style/ theme.
- The undefined public use areas

Ward Ave. Gateways.

- Will the public go?
- Does not link makai with mauka. Cooke needs to be more prominent corridor.
- No iconic structure – where will the $ come from?
- Outdoor dining cafes (not enough). Draw locals and tourists DAILY not just for special events.
- How would you decide who would use/reap benefits from community garden?
- Community center at Kewalo Basin Park is not centrally located – private clubhouse.
- "Public Use" areas are unclearly defined.
- How will the "public use" be utilized?
- "Public Use" is not clear nor limited. What kind of "use"?
  - » Opportunities: Public use facilities should be moved to ewa end. AWAY from Sea Steps – make the makai lot of Piano Lot PARK USE.
- Areas makai of piano lot with PBRC should all be park and open. Move public facilities use to ewa end. Expand and keep Sea Steps and park open. Open up circulation to promenade.
  - » Opportunities: Move PBRC and facilities to ewa end.
- Encumbered parcels should remain or become a commercial district!! Needs to have restaurants/ shops from John Dominis to Fisherman's Wharf historic restaurant. Open to waterfront with pedestrian promenade.
  - » Opportunities: Needs to have a reason for people to come and use this space.

- Ocean Investments dual wedding cathedral behemoth at John Dominis site. CANCEL LEASE. BAD PLAN – EYESORE PLAN.
- Architecture of some state buildings has been notoriously bad. (UH) Planning may be great, but if it ends up with bad buildings, we're stuck. – Hope this can be avoided.
- Ocean Investments plan to replace low profile John Dominis Restaurant with EYESORE BEHEMOTH twin wedding cathedral
-

Overlay 2 - Parking and Circulation

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Parking and Circulation - Comments

STRENGTHS

- Changing name of promenade to "Boardwalk:
- Including bike paths in addition to walkways
- Addressing traffic flow and parking issues
- Peripheral Parking:
- *Lot C, AAFES
- *Between mound and JABSOM (on
- amphitheater site)
- Peripheral parking on AAFES lot serves Kewalo Basin and Piano Lot.
- Secondary pathways
- Promenade expansion along channel with lookout.
- Connection to Ala Moana Park at shoreline
- Dedicated shuttle – Kakaako Makai Trolley.
- More parking in the area is good. Like the "tuck under parking" at landfill area.
- Take advantage of Promenade idea – closing streets.
- Promenade and bike paths are great.
- Peripheral parking on AAFES lot serves Kewalo Basin and Piano Lot.
- Local shuttle! GREAT!

OPPORTUNITIES

- Boardwalk at Kewalo Basin for harbor shops and services. Traditional flavor will attract visitors also.
- Keep promenade close to harbor – along channel and just 'ewa of KKFC (not on Ahui Street)
- Be sure light signals are set to the speed limit so it's not more stop & stop traffic along Ala Moana Blvd.
- Will it go to the Ward area and back?
- Keep parking free.
- Need shade areas, currently limited.
- Acquire and develop green pathway running from Makiki to Kakaako.
- Integrating the parcel to be one expanse of a coherent plan.
- Consider pedestrian and bicycle overpass option over Ala Moana from
- 1-2 access locations.
- In addition, acquire property or public right of way linking/ extending park to Mother Waldron Park via pedestrian overpass.
- Underground parking?
- Water taxis to Ala Moana or Hilton HV (Hawaiian Village) pier and Aloha Tower.
- Define Ilalo St. as limited access route for shuttles, rickshaws, park-and-small business access vehicles only.

Parking and Circulation - Comments

- Promenade along the water front invites walkers, joggers, bikers. And shares the beauty of the shoreline with the public.
- Like public walkway around the harbor.
- Like the Promenade public access throughout park and waterfront. .
- How does site relate to public transportation stops?
- Adding walkway that connects Kewalos to Ala Moana.
- Link to Ala Moana Park (circulation) good.
- Tuck- under parking good concept – cover with grass for park space above (similar to municipal parking lot).
- Good use of peripheral parking
- PEDESTRIAN FOUCUSED CIRCULATION
- Bike routes, pedestrian routes –
- allow a quiet island experience.
- The promenade could serve as an outdoor seating area to enjoy the views, have maybe a children's water feature and take a water taxi or shuttle.

- Piano Lot for parking/commercial use.

Parking and Circulation - Comments

PROBLEMS

- Any stairs for beach access besides the two already existing? Difficulty for the public to swim in the ocean potentially keeps the public from utilizing the park. For example, easier for public to swim at Ala Moana (or) Waikiki than Kakaako unless you going to surf.
- Parking needs to be free parking for public. No parking meters.
- Parking needs to remain free for those who utilize beach every day. Don't want to always pay for parking just to come to surf.
- Parking at Point Panic poor land use for land so close to ocean. Convert to park space. Use shuttle for body boarders or consolidate with nearby facility parking.
- Delete parking at Point Panic site near ocean. Too valuable as park space to waste on parking.
- Point Panic is only body boards and fins – not heavy long boards. Use central parking (Ilalo and Ahui Streets) and shuttle bus. Or move parking back and incorporate with parking of other nearby facility.
- Rather than parking at Ilalo and Ohe St. and at AAFES site, provide consolidated parking at Ilalo and Ahui Sts. on piano lot for more central location in area served.
- Don't locate parking on AAFES site or on Piano Lot where shown. Locate on Piano Lot at corner of Ilalo and Ahui Streets to centralize in area to be served
- Too much shoreline parking; there should be a shoreline attraction.

THREATS

- Public swimming will interact with boat traffic.
- Too much ocean use – keep access to ocean as is – plan so ocean access is intended to be available to only skilled surfer dudes and boaters.
- Parking on Piano Lot is a waste of good space for public uses in a PARK SETTING
- UH - Regarding parking, they must stay within their campus for parking!
- Too many interior roads and unclear circulation.
- Bus route on Ilalo – commercial and public traffic route would cause Ilalo to become a high use traffic area.
- Would not do tuck-under parking. Seems very costly with a lot of environmental mitigation for parking lot.

Parking and Circulation - Comments

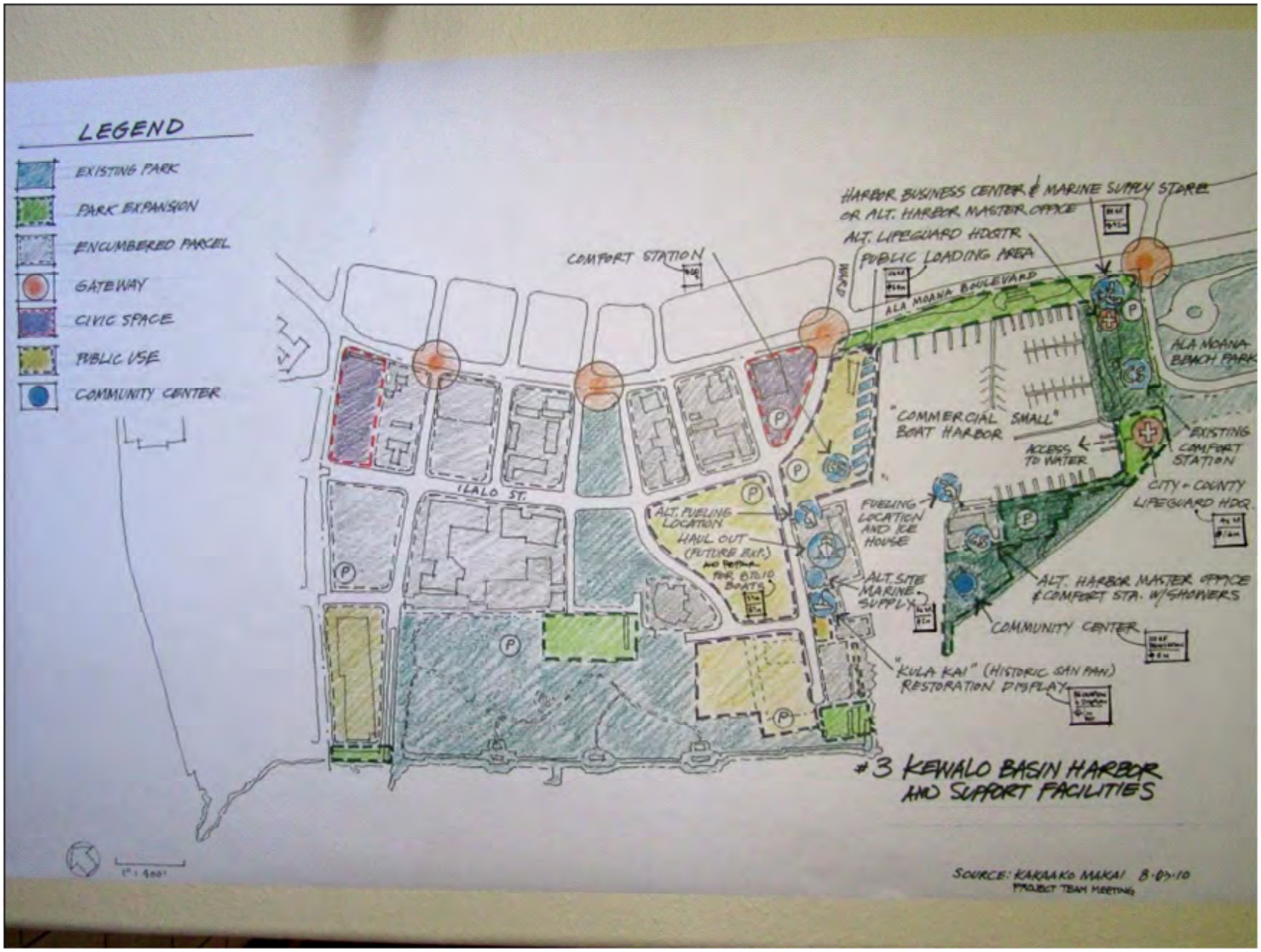
- Convert to park space. Use shuttle for body boarders or consolidate with nearby facility parking.
- New land uses (per legend) good (except below)
- Parking at Point Panic poor land use so close to ocean.
  - » Opportunities: Locate parking at Ilalo and Ahui corner of Piano Lot. Delete other two "P" in area.
- Eliminate Point Panic parking and integrate with other parking.
- There need to be stronger links mauka/makai and laterally to Aloha Tower. The fact that Mother Waldron (Park) is no longer shown on this plan is a problem.
  - » Opportunities: Need to keep a wider view – while the project is in the makai areas, its sphere of influence is much greater.
- Ala Moana Blvd. traffic noise/and fast moving heavy traffic – cause distraction to the quiet island experience intended for Makai.
- If there is no vehicular access for Kewalo Basin users from Ward Avenue, why is the marine store sited on the Ward side of Kewalo Basin?
  - » Opportunities: Shouldn't it be on the Ala Moana Park side closer to their parking and vehicular access?
- Walking/biking promenade/boardwalk should follow waterline all the way. Not sure why it doesn't around current boat yard? See "Future Plan" section.
- The main walkway from Ala Moana/Cooke St. seems too disconnected getting to the waterfront.
  - » Opportunities: Perhaps create a more direct and intuitive link to the water with visual connection.

Parking and Circulation - Comments

- » Also, work harder to create a continuous sea walk, "Green Lei" that links across the mouth of boat harbor with graceful pedestrian bridge.

- Do not like tuck-under parking. Very costly with a lot of environmental mitigation to just develop a parking lot.
  - » Opportunities: Do a parking structure behind the children's museum/or piano lot., Something close that conveniently services the Child Museum and waterfront
  - » Child Museum - day use
  - » Waterfront – night use
  - » Existing parking lot for Child Museum can be changed for open space but parking should be located diamond head side or waterfront side of Child Museum.
- Distance from parking.
- Enough parking? – especially for large crowd events -
- Parking can be underground?
- Parking shown between Ohe St. and Kewalo Basin (3 locations)
  - » Opportunities: Delete parking near Point Panic and consolidated 2 parking locations on Ilalo Street and one on piano lot at corner of Ahui and Ilalo (see comment on other plan sheets)
- I think creating more parking within existing park is an expensive and unnecessary solution to creating more parking spaces.

Overlay 3 - Kewalo Basin



Kewalo Basin and Support Improvements - Comments

STRENGTHS

- Gateway connections are in great locations. Open space along Ala Moana Blvd. is necessary but may need a more "plaza" type usable space.
- Lots of green.
- Fisherman's Wharf Restaurant.
- Kewalo Marine Lab best on fish auction site to compliment KKFC community marine conservation uses.
- Gateways
- Kula Kai
- * Harbor support and shops on cannery site.
- C&C lifeguard (facility) good (location) with boat slip.
- Lots of green.

OPPORTUNITIES

- A cultural and educational use would secure the site for the public common good over the long term AND be profitable.
- Restore Fisherman's Wharf Restaurant.
- Ice chute at KKFC – restore.
- I think this space is missing an opportunity for educational assets. They are interested in building more buildings on historic land.
- Like that if remains a working harbor, why not have water taxis? Waikiki-Kewalo Basin-Aloha Tower water shuttles?
- Provide link between adjacent uses mauka and makai along harbor front by relocating haul-out and repair to Keehi Lagoon.
- The boat haul-out and repair area would be more ideal to locate (with) the harbor master, life guard facility and other public facilities offices.
- Harbor support services, harbor master and harbor shops at cannery site.
- Restore Fisherman's Wharf Restaurant.
- Consolidate Basin support facilities (see #3 comments) at DH (diamond head) side of Kewalo Basin including Kewalo Basin peninsula.
- Concentrate harbor support uses to area DH (diamond head) of Kewalo Basin (not in "green" park space) as indicated (see Map #3)

PROBLEMS

- The area where the old net house and McWayne Marine Supply was located is a fairly narrow area. To locate a harbor business center there would be too cramp(ed).
- CS (comfort station) should not be at such prominent space/ point. Relocate to interior.
  - » Opportunities: Shift location of Fisherman's Wharf Restaurant to comfort station site. Promote view of harbor/activities.
- Harbor support scattered all around harbor and is at times obnoxious land use conflicting with adjacent uses.
  - » Opportunities: Concentrate harbor support (harbor master office, marine supply store, restrooms) and life guard facility in harbor support and parking structure DH of Basin. Locate haul-out and repair to Keehi Lagoon and locate fueling and ice house to where indicated at NOAA site. Eliminate all uses 'ewa of Basin except for Kula Kai and public loading area.
- Do not like the public loading area right by the harbor.
  - » Opportunities: It would be better as a walkway for public, bikers, to have a better view of harbor and ocean for scenic walks.
- New land uses (per legend) good (except below)
- Dry dock, haul-out use 'ewa side of Basin, incompatible with park uses (heavy industrial, obnoxious land use)
  - » Opportunities: Free up area for continuity of adjacent uses and move boat repair to Keehi Lagoon where it should be.
  - » Boat repair, formerly at Ala Wai, should be at Keehi Lagoon, not here. Integrate Honolulu Marine site into

THREATS

- Shame to see the site go to commercial development and purely profit.
- Adding more fueling stations to the shoreline could be a hazard to the environment.
- (Proposed) expanded park conflicts with harbor use on Kewalo Basin Peninsula.
- Haul-out and repair facility 'ewa of Kewalo Basin is degrading to areas around it. Heavy industrial use has no business adjacent to park and public use areas!
- Boat haul-out and maintenance site on 'ewa side of Kewalo Basin – consolidate harbor support in structure with parking on DH side of Basin (see #3 comments).
- Existing dry dock is a heavy-duty eyesore and polluter – reduce size for small boat use, similar to Ala Wai Marine.
- Fueling locations? Are they adding these? Or are they already existing. Does this cause any potential danger in leaks into the water?
- Dry dock, haul-out area 'ewa of Kewalo Basin (see Problems). This is major threat to success of overall plans.
- Seems underutilized, could go dense commercial later on.
- "Potential Threat" – Please ensure that this harbor is a "working" harbor and harbor users are OK with proposed concept plan and future plan.

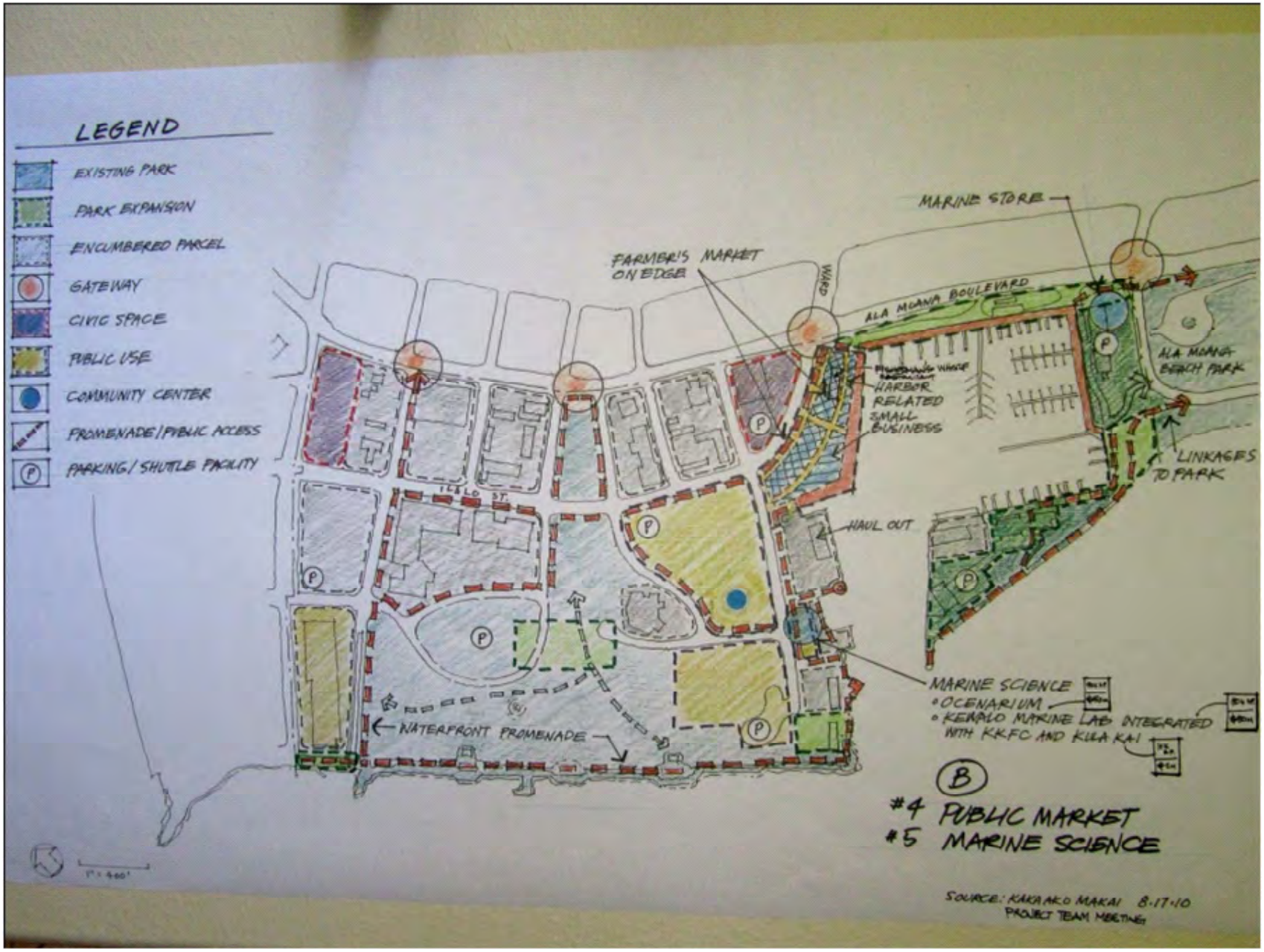
Public Market - Comments

surrounding uses.

- Marine store is not centrally located.
  - » Opportunities: Marine store best on Boardwalk at McWayne site.
- Marine supply at dry dock is out of place.
  - » Opportunities: Marine supply should be accessible and centrally located. Best at McWayne site.
- C&C lifeguard (facility) should be midway between shoreline and Ala Moana Blvd.
- What type of "public realm" is adjacent to active pier and dock use on the Kewalo Basin peninsula? Public use should not conflict with active dock use.

Overlay 4 and 5a – Public Market and Marine Science

Overlay 4 and 5b - Public Market and Marine Science



Public Market - Comments

STRENGTHS

- Restore Fisherman's Wharf Restaurant.
- Farmer's market on Piano Lot fronting Ilalo Street – visible and accessible.
- I like the location of farmer's market being close to the waterfront and being near an existing restaurant that could use some pedestrian traffic.
- Adding small businesses is necessary to create attractions that people will come to buy/see/relax at.
- Mixed use for various activities and interests
- I really like the plan so far.
- Public market will locate, incorporate "haul-out" site and enlarge to include farmers and fish market. Incorporate Fisherman's Wharf (in same structure or new structure) into public market – locate harbor office to DH side of Basin (see #3 comments).
- Farmers market use.
- Farmers market with a fresh fish component is a great idea.
- Marketplace should be concentrated not spread around.

OPPORTUNITIES

- Harbor-related small businesses on cannery lot – very compatible with harbor.
- Farmer's AND fish market – "Mauka-Makai Marketplace"
- Park element on piano lot with farmers and fish market will benefit that (farmers and fish market) element
- Marketplace – should be concentrated in area(s) but not scattered throughout – bad for business if we have to hunt for a business – should be small business venues.
- Plan should include more retail, especially along waterfront (but facing harbor on boardwalk). Retail should restrict high-end shops and focus on dining cafes with outdoor seating. An international food court if you will.. Locals and tourists will gather where there are food options with a view! Too little of this on Oahu!
- Consolidate public market, farmer's market for better synergy and shared use of common facilities, locate in area of fish market, public market and haul-out.
- Use Look Lab for farmers market. It will draw people closer to the park and food vendors will give reason to stay and linger in the park.
- Farmers market to be in open area. Not necessarily have to be enclosed in building??
- Markets and business for local business will be great.

Public Markets - Comments

PROBLEMS

- Cannery lot – bad place for farmers market – too condensed and constricted by busy traffic.
  - » Opportunities: Farmers market on Piano Lot – needs passive park element to be comfortable and inviting.
- Public market should not be on harbor perimeter. This is needed for harbor support shops and services!
  - » Opportunities: The harbor shops must not be more than a single story – with views between.
- What do you mean by small business? Are you building a building for these businesses? Is this going to block the harbor view? If so, not sure if agree.
- Not sure about the location of harbor offices next to public markets.
- Farmer's market, "Mauka-Makai Marketplace," should not be in constricted Kewalo Basin corner
  - » Opportunities: Should be on Piano Lot together with welcoming and inviting passive park companion space
- Outdoor dining cafes (not enough). Draw locals and tourists DAILY not just for special events.

THREATS

- "Public Market" is a misnomer when condensed into separate lot – Cultural Public Market is defined in the statute and looks at the entire area for public uses and Hawaiian cultural emphasis.
- The plan does not appear to include any commercial activity. How is this to be funded or implemented? Will the public uses alone provide enough vibrancy in the area?
- Environmental groups trying to ban retail. Retail (cafes) will attract people!
- Haul-out area (see #3 comments), also marine store.
- No structures over one story along harbor.

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Marine Science - Comments

STRENGTHS

- Kewalo Marine Lab as marine science with KKFC
- PBRC – If large public component locate as part of oceanarium at mauka side of Look Lab site (prefer). If research lab only (lesser option), locate at NOAA site. Site near KKFC is poor site - too small.
- Keeping the Kewalo Marine Lab is of vital importance. This is the only viable research space that has access to the ocean with good water quality. The lab brings in large sums of money to UH via its grants and has a national/ international reputation for its quality. We need it here.
- Keeping Kewalo Marine Lab and relocating it appropriately near the cove is of significant importance to continue this vital research and marine conservation and education effort.

OPPORTUNITIES

- Locate "PBRC" at Look Lab site and provide public education and viewing areas into "oceanarium." Include like uses (surfing museum, etc.)
- Moving the lab back from the water but maintaining access would be a chance to update the research facilities and perhaps expand its program. Continuing a branch of a top-notch research institution on this side of the island will continue bringing funding in but also keep the UH Marine Science Program at the top of its game.
- Locate Kewalo Marine Lab with expanded public education and exhibit function, possibly with surf museum and other water focus on mauka side of Look Lab site and expand park into makai of side of Look Lab site. Expand park space around Point Panic. Best site for ocean center functions right in view of ocean.

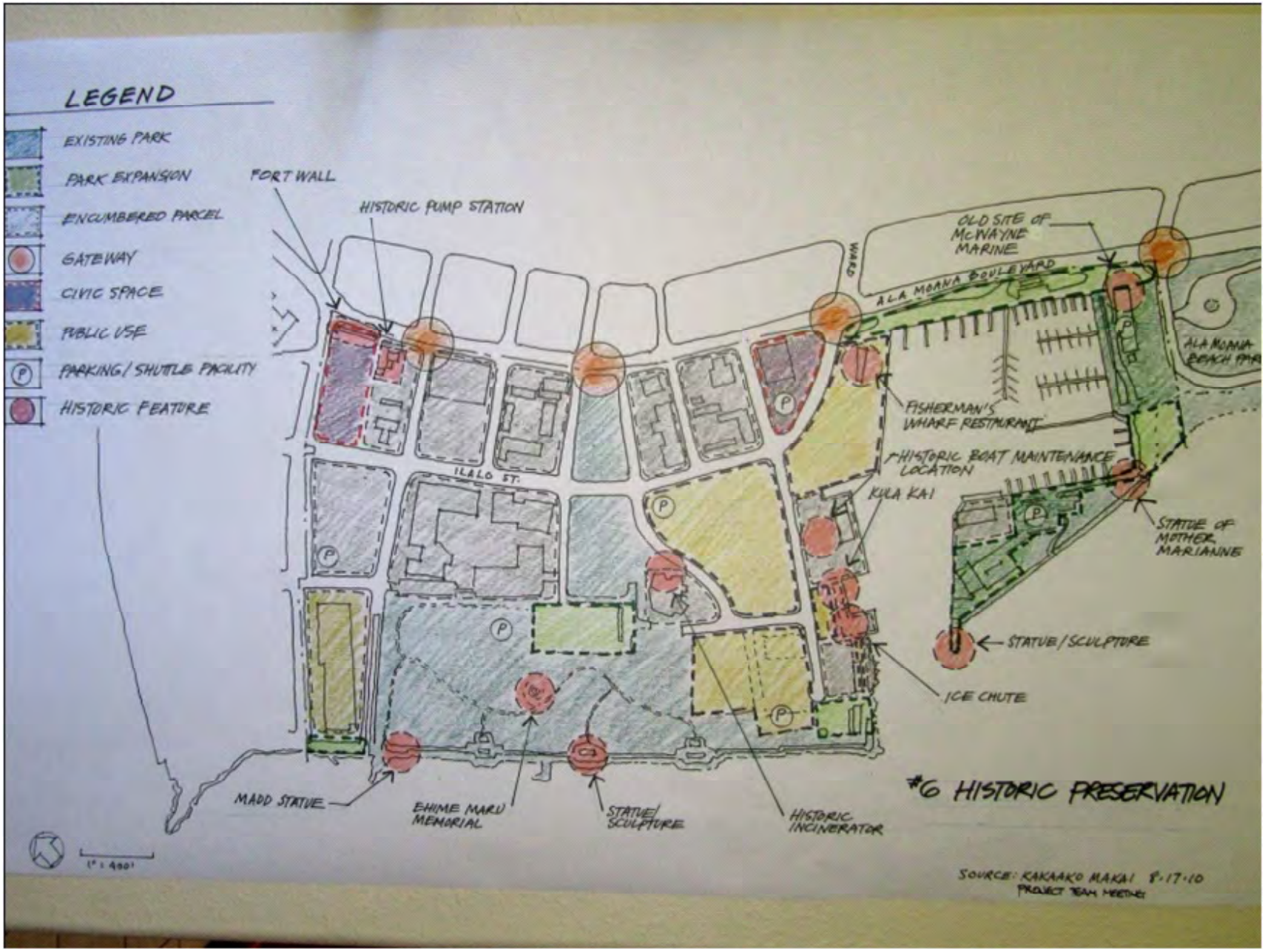
PROBLEMS

- The area where the old net house and McWayne Marine Supply was located is a fairly narrow area. To locate a harbor business center there would be too cramp(ed).

THREATS

- The present UH plan to demolish the labs in 2013 must not go through. That, at present, is the greatest threat to a highly effective and productive educational facility.

Overlay 6 - Historic Preservation



Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Historic Preservation - Comments

STRENGTHS

- Fort Wall and Pump Station as historic complex
- Ice chute – restore at KKFC and Kula Kai at KKFC as historic complex
- Fisherman's Wharf Restaurant – RESTORE interior, upgrade exterior. Add shops and landscaping.
- Preserving in place:
  - » Fort wall, Pump station, Statues and memorials in park
  - » Incinerator building and tower
- Preserve historic areas and build a historical narrative of significance of location.
- Historic buildings and uses are a strong starting place to establish area identity, foundation and character, (and) should inform all new design and development.
- Great idea.
- Recognition of known historic properties and resources, especially pump station and discovery center and Kewalo Basin.
- Preserving historic pump station, incinerator stack, and Fisherman's Wharf is desirable.
- Historic features must be preserved and restored to communicate the fishing history and tradition of Kakaako Makai
  - » Fisherman's Wharf (restaurant)
  - » Ice chute, Kula Kai

OPPORTUNITIES

- Green belt frontage at pump station and fort wall.
- Historic lookout at John Dominis site on channel !
- McWayne marine (site) – (historic) marine supply location.
- Keep Kula Kai in water in Kewalo Basin (more relevant setting for sampan) and make an attraction – do not locate out of context on dry land.
- Use historic pump station as Kakaako museum and area information center.
- Learning center to promote the area should be considered.
- Develop historic/marine theme to guide character/look of district, including architecture, site furnishings (e.g. benches, trash receptacles, etc.), light fixtures and art.
- Use John Dominis cantilevered foundation as promenade lookout!

Historic Preservation - Comments

PROBLEMS

- MADD statue, Ehime Maru memorial, generic statues/ sculptures ARE NOT HISTORIC SITES! They are simply ornamental features – some symbolic, some not.
- Not worthy of historic preservation consideration:
  - » Ice chute
  - » Boat maintenance facility
  - » Fisherman's Wharf
  - » McWayne Marine (store) site
- See other comment regarding 3 parking areas shown between Ohe St. and Kewalo Basin.
  - » Opportunities: Limit historic sites to only ones listed under "Strengths"
- People need to be educated about the history and traditions of Kewalo Basin Harbor to appreciate these - see ("Strengths") above !
- Not much is known about any historical sites other than the pumping station.
- Fisherman's Wharf restaurant is not worth saving and should not encumber parcel as constraint to build from or around.
  - » Opportunities: Determine style/character – then use that to inform what should stay or go.
- Need to connect history with the present, prefer a museum that focuses on past and present issues.
- Please conduct an architectural survey of all existing buildings to determine:
  - » age
  - » historic integrity
  - » historic significance

THREATS

- Should not be home to disparate pieces of sculpture that do not contribute or reinforce selected character or style/ theme.
- Massing (civic) structure to corner at Forrest Avenue.
- Haul-out and boat repair facility (see #3 comments)

Historic Preservation - Comments

- Using the criteria and professional standards of the National Register of Historic Places. Contact (Historic Hawaii Foundation) if referrals are needed for qualified firms. The horizon should be eligibility at plan build-out (2040+) not just now (2010).
- Need land use plan as part of overall plan. What is relationship to historic buildings, gateways and public spaces?

Overlay 7, 8 and 9 – Arts & Culture, Life Science & Education and Civic

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Arts, Culture, Life Sciences & Education - Comments

STRENGTHS

- Amphitheater site – Hawaiian Cultural center with performing and practice platform adjacent to top of mound for makai cultural relationship (parking below with enclosed offices and rehearsal studios for shared performing arts uses as well).
- Hawaiian Museum of Music and Dance support host culture.
- Performing arts and Hawaiian and educational built over 3 levels of parking adjacent to mound. (See Opportunities)
- Performing Arts – Dance/Theater/Music – so needed – waterfront /side location wonderful. Copenhagen has an opera house (new) and a theater on the harbor.. Oslo has a brand new opera house in their harbor (stunning buildings). So many groups need rehearsal and performance space.
- Use waterfront for surf museum, etc. Need to provide our visitors more value. Look at San Diego – wonderful parks, art, museums.
- Arts and Culture – very important. Performing arts sites to accommodate various groups – dance, theater, music, etc. Must be designed with flexibility and multi-use in mind.
- Excellent idea to build arts and culture center
- Different things like the performing arts center, etc. and community center will attract more people.
- Great use of space for educational and civic purposes open to the public.

OPPORTUNITIES

- Using the piano lot for parking is a waste of an opportunity space. A parking garage would require a smaller square-foot area, and then a surf/hula interactive museum could be located next to the farmers market and children's museum.
- Use Royal Hawaiian Shopping Center and GGP's new mall.
- UH Manoa needs the Hawaiian Museum of Music and Dance facilities more than Kakaako Makai.
- (Performing Arts & Hawaiian Education) Use lower levels for offices/rehearsal/ sound studio (desired by Museum for Hawaiian Music and Dance)
- Use top level for Hawaiian hula practice and performances on mound facing ocean and sunsets
- Construct a bandstand similar to Kapiolani Park if the amphitheater is demolished.
- Locate Museum of Hawaiian Music and Dance and other performing arts and community center in piano lot for better synergy with each other, better relation to other park and public uses.
- Build (arts and culture center) closer to ocean to be set-off by the natural beauty of environment like Sydney's opera house.
- Museum and educational facility.
- Performing arts facility.

Arts, Culture, Life Sciences & Education - Comments

- Need more of these public spaces of learning for both locals and tourists.
- Good local host culture representation of local Kakaako Makai historic uses.
- There is a serious demonstrated need for a performing arts complex, including an 800-1000 seat indoor flexible hall, a modest outdoor amphitheater, and most important, a variety of rooms for learning and rehearsing, including halau hula, Japanese taiko, Korean dance, Filipino dance/ music, ballet and modern dance, and youth symphony, chorus, and HTY (Hawaii Youth Theatre).

- Need an anchoring, modern, sustainable building to attract locals, tourists, families such as a museum to make the space an educational and cultural district.
- There are museum/performing arts uses that should expand beyond this specific site, like a maritime museum or natural museum – should have a wider interest group also.
- Arts and Culture Foundation
- Conservatory and rehearsal rooms
- Community group fales (hale) -
- Hawaiian style open air, covered, easily maintainable, gathering areas for halau practice and self teaching
- Suggest performing arts spaces be adjacent to, or near the Museum of Hawaiian Music and Dance, to share some facilities. Nearby cultural marketplace and farmers market will greatly benefit from these activities. Ideal partnership/compliment to parkland.

PROBLEMS

- State funding is not reliable.
- Uses limited open space.
- Under-used buildings. A UH Museum of Hawaiian Music and Dance would get better use.
  - » Opportunities: Open air uses like hula mound and gardens (lo'i) better.
- Surf Museum – not on harbor.
  - » Opportunities: Surf Museum best with Point Panic exposure.
- Hawaiian cultural and performing arts structures on Gateway Park open space axis or piano lot – cannot have "all uses" there.
  - » Opportunities: Gateway Park best for flexible multi-ethnic festivals and events.
- (Arts and culture center) does not take advantage of making it set-off by water's edge. Too close to major intersection and street.
- Sites are somewhat spread apart – seems like there is a missed opportunity to use synergy created by creating closer relationships between uses/programs – could save $$ also.
- Important to keep area active days and into evenings (safety, security, efficient use of prime land).
- Buildings/facilities vs. parkland, see Threats
- Proposed museums have no funding. By contrast, presidential museums come fully funded.
- Using the criteria and professional standards of the National Register of Historic Places. Contact (Historic Hawaii

THREATS

- Overdevelopment and lack of public park space.
- Placing performing arts on periphery by commercializing Hawaiian cultural uses on Ala Moana Blvd. or harbor – see Guiding Principles: do not exploit!
- Must relate to open space and water – see above (Opportunities) re. views.
- Museum of Hawaiian Music and Dance at AAFES site or at Fisherman's Wharf site (totally out of context with master plan) – just a land grab for high profile site. Keep out of this area.
- Museum of Hawaiian Music and Dance and other performing arts in Gateway Park. (Horrible use of this park/open space.)
- Economy and buy-in from arts and culture community and State overall.
- Timing of development should be coordinated so one use is not stranded (like the discovery museum) – it would benefit all of the cultural/arts uses to be developed in a short time line.
- So many uses are envisioned for Kakaako Makai. We strongly suggest that the AAFES and Next Step lots be acquired (long-term) to add to acreage. There are no logical reasons for those 2 uses in Kakaako Makai.
- Lack of $
- Individual museums will not be frequented regularly. Combine all museum ideas and make some INTERACTIVE component so that it has an edge to other existing museums. Let's be honest, how often do you go to a museum? NOT OFTEN

Development Cost Figures

Conceptual Cost Matrix

	Cost Metric ("all-in" cost*) - 2010$			
	/ Each	/ Acre	/ Linear Ft	/ Bldg SF
I. Park Expansion / Enhancement				
Expanded Green Space / Preserve Open View Planes		$700k		
Repair & Renovation Program for Existing Facilities		$300k - $400k		
Improved Comfort Facilities	$300k - $400k (new)			
Expanded Picnic and Shade Elements (incl. lighting)	$50k			
Active Recreational Uses		$1.5m		
Water Play Feature (s)	$150k			
Community Center				$300 - $400
Community Gardens		$700k		
II. Waterfront Access - Incl. Parking and Circulation				
Waterfront Promenade				
(a) New Bulkhead Wall			$8k - $9k	
(b) New Promenade			$250 - $275	
(c) Renovate Existing Promenade			$125 - $175	
Ocean Access & Safety				
(a) Sea steps	$250			
Parking				
(a) Surface Parking	$5k - $7k per stall			
(b) Parking Garage	$30k - $35k per stall			
Improve Connectivity and Circulation, including Private and Public Multimodal Transportation. Disabled Accessibility Improvements				
(a) Streetscape Improvements (each side of street)			$150 - $200	
(b) Circulation Improvements around Kewalo Basin (Roads)			$9k	
Ala Moana Boulevard Improvements - Mauka-Makai Access				
(a) Ilalo-Punchbowl Extension			$9k	
(b) New/Improved Ala Moana Crosswalks	$400k			

	Cost Metric ("all-in" cost*) - 2010$			
	/ Each	/ Acre	/ Linear Ft	/ Bldg SF

III. Kewalo Basin Harbor and Support Facilities

Commercial Small Boat Harbor & Support Facilities	by others			
Maintenance Haul-out and Repair Facility	$6m - $7m			
Marine Store and Harbor Support				$300 - $400
Expand Operations Kiosks	$15k			
Improved and New Comfort Stations with Showers	$300k - $400k (new)			
City and County of Honolulu Lifeguard Facility				$300 - $400
Secure Public Loading Area (repair/upgrade of Fisherman's Wharf loading dock)				$200 - $250

IV. Cultural Public Market Place

Farmers Market				$300 - $400
Fish Market				$400 - $500
Retail Outlets for Ethnically Diverse Products				$300 - $400
Ethnic Themed Service Related Businesses, including Restaurants				$400 - $600 (shell & core only)
Theaters, Stages, and Arenas (Cultural & Community Performing Arts)				$600 - $800
Exhibition Space, Educational Facilities, or Museums (Local History/Art/Culture)				$600 - $700
Local Food & Lunch Wagons/Other Small Businesses				$200 - $300 (pad & hookup)

V. Arts and Cultural Programming

Hawaiian Museum of Music and Dance				$700 - $800
Performing Arts Multi-Purpose Complex - Indoor/Outdoor				$800 - $1,000 (indoor)
Surfing and Watersports Museum and Hall of Fame				$600 - $700
Area for Community Cultural Celebrations		$900k (park area)		

	Cost Metric ("all-in" cost*) - 2010$			
	/ Each	/ Acre	/ Linear Ft	/ Bldg SF
VI. Marine Sciences and Education				
Keiki Fishing Conservancy	$500k			
Kewalo Marine Lab				$800 - $1,000
Harbor Historic Interpretive Center/Museum				$600 - $700
VII. Life Science and Education				
Hawaii Cancer Research Center	by others			
VIII. Civic				
Office Building Replacement				$400 - $500
Sheriffs Station (Satellite Facility)	$5m			$400 - $500
IX. Historic Preservation				
Historic Pump Building - District Welcome and Interpretative Center	$4m (Est. Restoration)			$300 - $700
Fisherman's Wharf Restaurant				$500k (plug)
Kula Kai - Historic Sampan	$1m			
X. Other Costs				
Infrastructure & Sitework		$500k - $1m		
Demolition				$10 - $20
Soil Remediation		$500k		

KAKAAKO MAKAI
DISTRICT MASTER PLAN

OPEN HOUSE
ATTENDEE SIGN-IN SHEETS

September 27, 2010

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
October 2, 2010, 9:00 - 12:00 noon

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
~~Anna~~ Lum Robert		215 N King street # 708	536-1860	Lum96822@yahoo.com
Heidi Meeker	Neighbor	876 Curtis St. # 1005 Honolulu, HI		
Jeff Merz	Waikiki Neighborhood Board	2452 Tusitala St. PH8 96815	255-7802	jeffmerz@rocketmail.com
RANDAHL MATSUNO		876 CURTIS ST. #1005 HONOLULU, HI 96813		RANDAHL.MATSUNO@GMAIL.com
Lainie Tamashiro	Public interest	~~yes~~ already on list		—
VINCENT SHIGEKUNI		1001 BISHOP ST., #650 HONOLULU, HI 96813	521-5631	vshigekuni@pbrhawaii.com
RAYMOND LOW	NONE	2424 KAPIOLANI Blvd #7 HON. HI. 96826		
Michael Wong	Park user	1188 Bishop St #1511 Honolulu HI 96813	221-5600	michaelwongesq@gmail.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
October 1, 2010, 8:00 - 5:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Robert PERKINSON	UH	3030 Lowrey Av #106 Honolulu, HI 96822	956-6599	perk@hawaii.edu
Corey Schmidt	Bureau Veritas	970 N. Kalaheo Avenue Suite C-316 Kailua	690-2844	corey.schmidt@us.bureauveritas.com
TRACI TOGUCHI	SEN. CAROL FUKUNAGA'S OFFICE	Hawaii State Capitol 415 S Beretania St, Rm 216, Honolulu, HI 96813	586-6890	t.toguchie capitol.hawaii.gov
ROBERT IRVINE	CMID	239 MERCHANT ST, 100 Honolulu, HI 96813	5237710	RIRVINE@CMDINC.com
RON STEITZER	"	"	"	rsteitzer@andintl.com
Quinn Vittum	Re-use Hawaii	PO Box 161291 Honolulu, HI 96816	285-0269	quinn@reuse-hawaii.org
MIKE PALMER		1980-A MOTTSMITH DR. HONOLULU, HI 96822	561-3981	mpalmer@rphawaii.com
Wm Feltz			944-7612	FeltzB@EastWestCenter.org
Kay Mura	Self			kay@kaymura.com
Sunny Unga	Friends of Kewalos.		354-7721	sunnykim@gmail.com
Elizabeth Pearson	c/o Richard Ellis, Inc.	1003 Bishop Street, 18th Floor Hon HI 96813	366 2850	liz.pearson@cbre.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
October 1, 2010, 8:00 - 5:00 p.m.

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Name	Organization	Mailing Address	Phone No.	E-Mail Address
Paul Quintiliani	Kamehameha Schools	567 S. King St. #200 Honolulu, HI 96813	534-3854	paquinti@ksbe.edu
[illegible]	[illegible]	[illegible]		
Megan Malloy	Colliers Monroe Freidlander	220 S. King St. #1800 Honolulu, HI	358-7257	megan@colliershawaii.com
JASON UMEMOTO	UMEMOTO CASSANDRO	970 N. Kalaheo Ave A-306 KAILUA, HI	254-8702	jason@uchawaii.com
Nancy Cassandro	UCDC	970 N. Kalaheo Ave #A-306 KAILUA HI 96734	254-8702	nancy@uchawaii.com
Kristine Macdonald	UCDC	" "	254-8702	kristine@uchawaii.com
Robert D'Anna	University of Hawaii at Manoa	99-1333 Aiea heights drive Aiea, HI 96701	808-989-5284	RMDANNA67@GMAIL.com
Mary Steiner	Outdoor Circle			
Bob Loy	" "			
Alphonso Braggs	NAACP	PO Box 6 Honolulu HI 96810	7838969	naacphawaii@aol.com
[illegible]	JPA LLC		479-1562	

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
October 1, 2010, 8:00 - 5:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Katrina Lu	~~0~~	7521 Kahakuloa Pl. Hon. HI 96825	225.1885	~~0~~
PETER APO			256-6191	
Kiersten Faulkner	Historic Hawaii Foundn.		523-2908	Kiersten@historichawaii.org
Christopher Robbins		600 Queen St., 2706 Honolulu, HI 96813	UL	e_chrisR@yahoo.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 30, 2010, 8:00 - 5:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
PAUL KIMURA	HCDA			
PAUL VOELCKERS	VISITOR	1760 Capital View Douglas, Alaska 99824		
Jon Yee	AECOM	1001 Bishop St, 1600 Honolulu, HI 96813	391-0141	jon.yee@aecom.com
Stacy Hoshino	Hawaii Museums Association	PO Box 4125 Honolulu HI 96812	533-2787	stacy.h@mac.com.
Scott Smentek Michelle Smentek	SRRS, INC.	866 Leighton St HNL HI 96821	341-4015	scottesrubbish at gmail.com
Ken Takahashi	HHFDC			
NEAL KUROSAKI	FAA - HCF	760 WORCHESTER AVE HON, HI 96818	840-6100	NEAL.KUROSAKI@FAA.GOV
Brent Nakano	Visitor	3729 Pukalani Pl. Hon. HI 96816	542-3578	brent.nakano@gmail.com
CAROL NAISH	BALLET HAWAII	473 Paumakua PL Kailua 96734	3526415	carol_naish@yahoo.com
Kevin Killeen		on file		

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 30, 2010, 8:00 - 5:00 p.m.

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Name	Organization	Mailing Address	Phone No.	E-Mail Address
Kenny Choi	KITV NEWS →			
BOB	KITV NEWS			
Moses Akana	FAA Honolulu Control Facility	760 Worchester Ave Honolulu 96818	840 6135	moses.akana@faa.gov
Mark Martindale	Kewalo Marine Lab/U.H.	41 Ahui St. 96813		

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 29, 2010, 8:00 - 8:00 p.m.

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Name	Organization	Mailing Address	Phone No.	E-Mail Address
Glenn Ishikawa		425 South #3103 96813		Guglenn1@Me.com
Selina Tarantino	Re-use Hawai'i	po Box 161291 Hon. HI 96816		selina@reusehawaii.org
Rodney Evans	Rod's Rods Solar Power Generators	562 Lauiki St Apt 2 Honolulu, HI 96818		rodneye9110@usa.com rodneye@hawaii.edu
BRIAN BOTT	BBNCO	818 SO. KING ST. #704 HONOLULU, 96813	(808) 479-3057	BBNCO@YAHOO.COM
Timothy White		824 University Ave. #8 Honolulu, HI 96826	(808) 221-3409	tmwhite@gmx.com
W. A. Kibby AIA/ME	Self	1221 Victoria St. # 2301 Honolulu 96814	548-6444	WKibby@HawaiiRR.Com
S Kay Mura		641 Paopua Lp. Kailua HI 96734	261-8124	kay@kaymura.com
Lenie Miasnik	Pankow	615 Piikoi St #701 Honolulu HI 96814	2036135	Lmiasnik@pankow.com
Jim Schlosser	RESIDENT	1177 Queen ST. #1605 Honolulu, HI 96814	220-2790	jschlosserRI@me.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 29, 2010, 8:00 - 8:00 p.m.

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Name	Organization	Mailing Address	Phone No.	E-Mail Address
Carla Von		P.O. Box 10092 Hono. Hi 96816		gemvon@hawaii.rr.com
Bruce Nagao		98-454 Pualima Aiea 96701		nagaob001@hawaii.rr.com
DARIENNE DEY	FRIENDS OF KEWALO	2712 WAI'AKA RD. #9 HONOLULU, HI 96826		DARIENNE@HAWAII.EDU
Jay Kadowaki	Friends of Kewalo	15		
Ron Iwami	Friends of Kewalo			
GREGG TAKEUCHI	FRIENDS OF KEWALOS.			
GARY OMORI	CRC. WOA			
TERRY MAYEDA	ACTIVIST	1519 NUUANU AV # 1740 Honolulu 96817		
Anne He Endow	HHK-Hawaiian Studies	14 Wood St. Hon Hi 96817		annendow@hawaii.rr.com

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September 29, 2010, 8:00 - 8:00 p.m.

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Name	Organization	Mailing Address	Phone No.	E-Mail Address
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LANA FURUICHI	H. H. K.	1255 Nuuanu #714	524-0609	Twinkletoes@hawaii.rr.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 28, 2010, 8:00 - 5:00 p.m.

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Name	Organization	Mailing Address	Phone No.	E-Mail Address
Charles Barclay	Almar Management	1125 B-1 Ala Moana Blvd	808 594-0851	kbh.harbormaster@gmail.com
Alex Fergus	Fergus & Company	125 Merchant St. Suite 200	282-2366	alexander.fergus@gmail.com
Sandra Rossetter	HAR - EP	795 Nimitz 96813	808-587-1886	sandra.c.rossetter@Hawaii.gov
Scott Furu				
Tim Lawler	Makai Sales	483 Waialae Ave #391	921-200	makaisls@aloha.net
Karen Hofstad		Box 203 Petersburg, AK 99833	907.518.1400	Karenhofstad@hotmail.com
Ralph Bauinsslot	Self	P.O. Box 4151 Hon. Hi - 96812	808 227-9307	ralph@bruins-abt.com
Bill Sakaguchi	Self	P.O. Box 680 Kailua 96734	927-3165	wizardi@lava.net
Rick Schneider	Events International	1 Awha Tower Drive, P3 Honolulu, Hi 96813	294-7954	rick@eventsint.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 28, 2010, 8:00 - 5:00 p.m.

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Name	Organization	Mailing Address	Phone No.	E-Mail Address
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DON ACOHIDO	ACOHIDO & ASSOC.	1520 LILIHA ST., STE. 711 HON HI 96817	286-1562	donacohido@aol.com
Cyrus Chen	DLNR	1177 Queen St. #602 Hon HI 96814	587-0409	cyruschen@aol.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 27, 2010, 8:00 - 5:00 p.m.

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Name	Organization	Mailing Address	Phone No.	E-Mail Address
Scott Smentek & michelle Smentek	Scottie's Rubbish Removal Services	866 Leighton St. HNL, HI 96821	341-4015	Scotties rubbish @gmail.com
Artaxerxes Kata				
SCOTTY FUKUSHIMA	CPAC			
Dexter Okada	HCDA / CPAC			
BOB CROWE	CPAC			
Michelle Marsen	CPAC			
ERIC CRISPIN	UH MANOA		956-8018	ECRISPIN@HAWAII.EDU
DUKE CHO				thunder73god@hotmail.com
R. GALUTERIA	STATE SENATE			
BOB MILLER	FISHERMAN'S WHARF			
Mana Parpal	UH Manoa			parpal@hawaii.edu

Kaka'ako Makai Waterfront Master Plan Open House
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September 27, 2010, 8:00 - 5:00 p.m.

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Name	Organization	Mailing Address	Phone No.	E-Mail Address
Anthony Cambra	HCDA Cleaner Samurai P Services	420 Halbloa II Pl Apt A Hon, HI 96821	853-9053	Cambra3000@yahoo.com
Les Loo	Hawaiian Telcom	P.O. Box 2200 MC: A-10 Honolulu, HI 96841	546-7761	leslie.loo@hawaiiantel.com
Michael Wong		1188 Bishop St. #1511 Honolulu HI 96813	221-5600	michael.wongesq@gmail.com
Wayne Takamine	CPAC			
Ron Mizutani	KHON 2	88 Piikoi St.	348-2949	
Merle Tallett	eight inc	55 Merchant St 457 Hon HI 96813		
Kirk Malanchuk	EIGHT INC	"		
G. Takeuchi	Servco	2850 Pukoloa St #300 Hon HI 96819	564-1354	
L. Wong	Actus Land Lease LLC			Lucien.Wong@actuslandlease.com
Mike Dang	MD			mikedang[illegible]@gmail.com

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September 27, 2010, 8:00 - 5:00 p.m.

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Name	Organization	Mailing Address	Phone No.	E-Mail Address
John R Dunch		441 Lewers St #501 Hono Hi 96815	561-8825 Fax 922-6439	

PROJECT TEAM MEETINGS

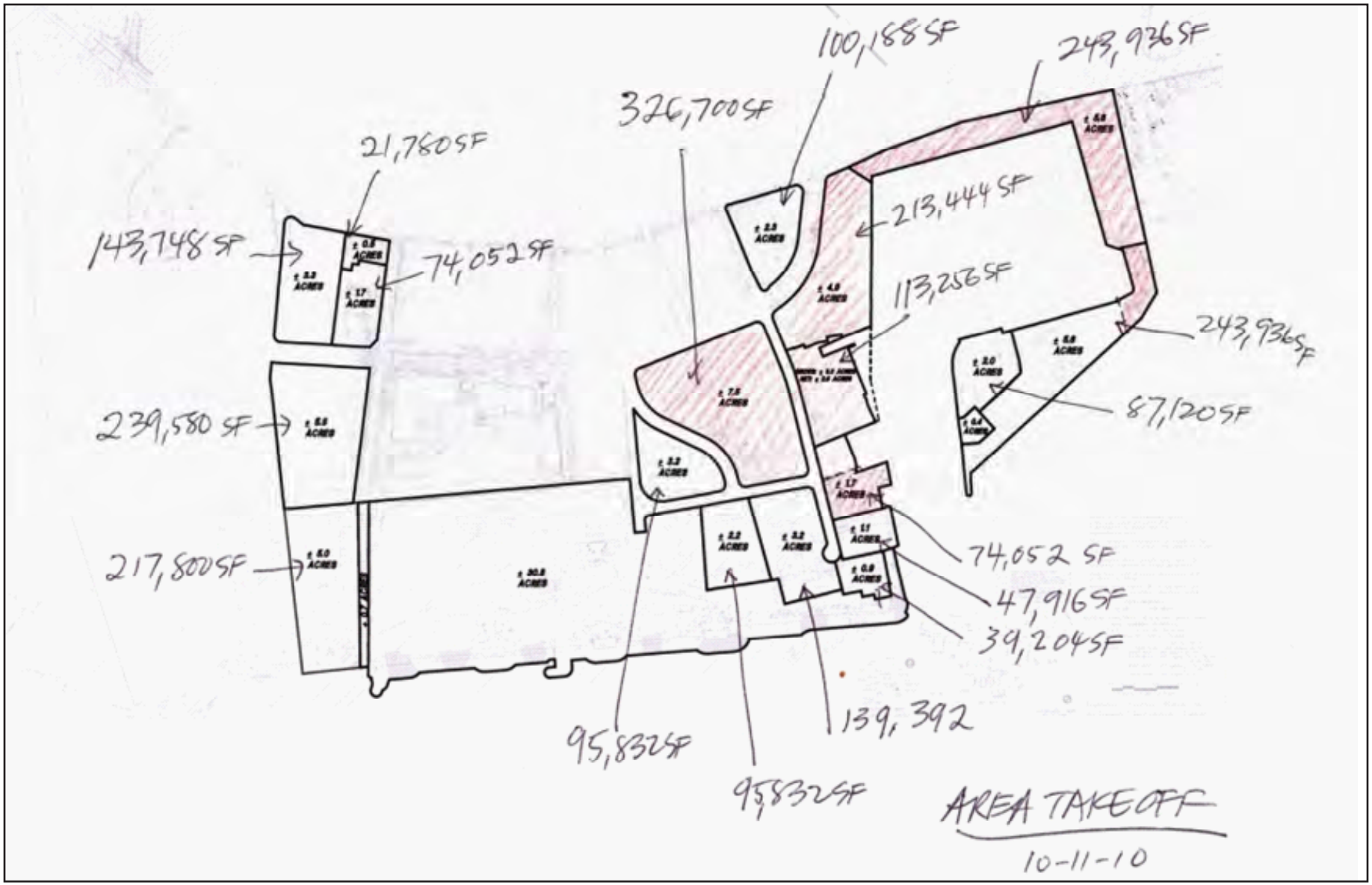
Project Team Meeting - October 14, 2010
Project Team members reconvened after the week long Open House to review the community comments and consider preliminary concepts to bring all the Overlays together in a new singular composite concept plan.

For comparative discussion, CPAC members prepared and presented their own site diagram depicting the assemblage and locations of uses. Refer to detailed meeting notes below for descriptions and thoughts.

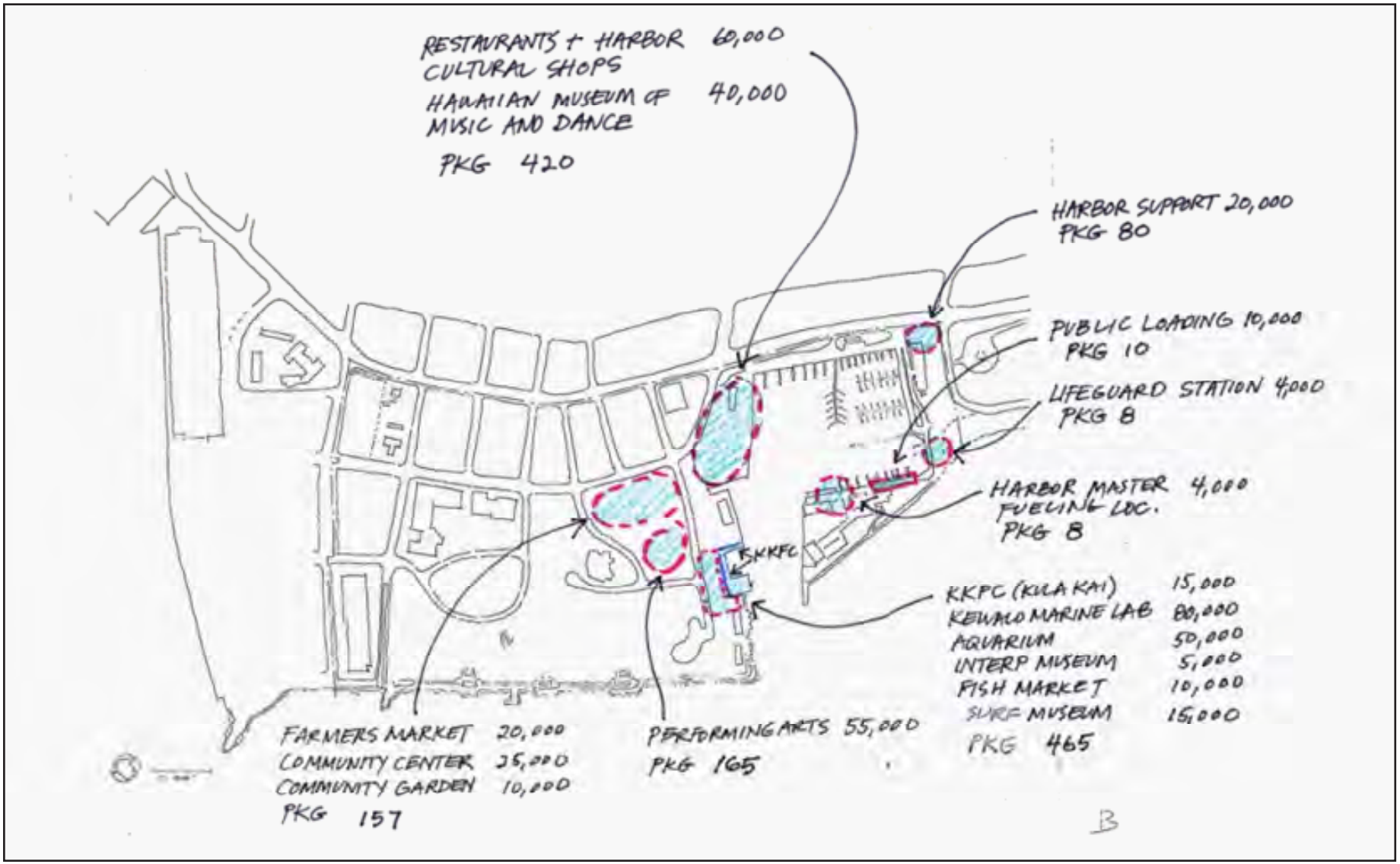
The MVE Pacific Team prepared a preliminary Land Use Matrix defining the physical size of the major plan elements being considered.

KAKAAKO MAKAI LAND USE MATRIX - 10-12-2010

	Parcel	Area (sf)	Use	Program (sf)	Parking Spaces	Parking Ratio (cars / sf)	Comments
1	Piano Lot	326,700	Farmers Market	20,000	50	1/400	
			Community Center	25,000	83	1/300	
			Community Garden	10,000	10	1/1,000	
			Performing Arts Complex	55,000	183	1/300	
				110,000	326		
2	Cannery Lot	213,444	Restaurant (incl Fisherman's Wharf), Harbor & Cultural Shops	60,000	200	1/300	
			Hawaiian Museum of Music and Dance	40,000	133	1/300	
				100,000	333		
3	KKFC Lot	74,052	KKFC (incl Kula Kai)	15,000	50	1/300	
			Surf Museum	15,000	50	1/300	
			Kewalo Marine Lab	80,000	160	1/500	
			Aquarium	50,000	166	1/300	
			Interpretive Museum	5,000	16	1/300	
			Fish Market	10,000	25	1/400	
				175,000	467		
4	NOAA Lot	87,120	Harbor Master Office and Fueling	4,000	4	1/1,000	
				4,000	4		
5	Tanks Lot	39,000	Life Guard Station	4,000	4	1/1,000	
				4,000	4		
6	Mc Wayne Site	39,000	Harbor Support	20,000	50	1/400	
				20,000	50		
				413,000	1,184		


100,188 SF
243,936 SF
326,700 SF
21,780 SF
143,748 SF
74,052 SF
213,444 SF
113,256 SF
243,936 SF
87,120 SF
239,580 SF
217,800 SF
74,052 SF
47,916 SF
39,204 SF
95,832 SF
139,392
95,832 SF
AREA TAKEOFF
10-11-10

CANNERY LOT
McWAYNE'S SITE
PIANO LOT
TANKS LOT
NOAA LOT
KKFC LOT
200'
65'
45'
TO BE USED IN CONJUNCTION WITH
"KAKAAKO MAKAI LAND USE MATRIX 10-12-10"
13 OCT 2010
OLC


RESTAURANTS + HARBOR CULTURAL SHOPS 60,000
HAWAIIAN MUSEUM OF MUSIC AND DANCE 40,000
PKG 420
HARBOR SUPPORT 20,000
PKG 80
PUBLIC LOADING 10,000
PKG 10
LIFEGUARD STATION 4,000
PKG 8
HARBOR MASTER 4,000
FUELING LOC.
PKG 8
KKFC
KKPC (KULA KAI) 15,000
KEWALO MARINE LAB 80,000
AQUARIUM 50,000
INTERP MUSEUM 5,000
FISH MARKET 10,000
SURF MUSEUM 15,000
PKG 465
FARMERS MARKET 20,000
COMMUNITY CENTER 25,000
COMMUNITY GARDEN 10,000
PKG 157
PERFORMING ARTS 55,000
PKG 165
B

Considering the available parcels and their gross size in acres (red shaded areas), these program components (blue squares), including considerations for required parking (blue hatched squares) were then organized to scale on a site plan, in groups of uses derived from the Overlay exercise, and for this initial evaluation only shown in single story configurations. The resultant diagram below indicates in a very clear picture that some sites can accommodate the proposed program well, while others will need to consider alternatives, including multiple story buildings, rearrangement of uses onto other sites, or reduction in program sizes. The outcome of this discussion was that several alternative diagrams will be prepared by the planning team to study exactly these types of accommodations of program for the next Project Team meeting.

The work session notes follow:

Participants were:

- Tony Ching and Deepak Neupane, HCDA
- Dexter Okada, HCDA Task Force for the Master Plan
- Geoff Miasnik, Peter Apo, Bruce Tsuchida, consultant team
- Wayne Takamine, Kanekoa Crabbe, Michelle Matson, Scotty Furushima, Bob Crone, CPAC;
- Stakeholders: Mark Martindale (PBRC), Bob Miller (Fisherman's Wharf), Bill Feltz (E-W Center), Bob Oda (Kamehameha Schools), Ron Iwami, Friends of Kewalos), Lainie Tamashiro (park user), Eleanor Nakama-Mitsunaga (Farm Bureau), Kevin Chang (OHA), Stuart Coleman (Surfrider Foundation), Lucien Wong (Museum of Hawaiian Music and Dance), Eric Crispin (UH)

Agenda: Report from CPAC on CPAC draft conceptual plan for KakaakoMakai and discussion of major planning variables that will need to be further detailed and discussed before Community Workshop No. 3, scheduled for October 28, 2010.

The summary of the CPAC presentation that follows was provided by Michelle Matson:

"Statutory instructions relating to the "Cultural Public Market" per HRS 206E-34 were highlighted in terms of the Master Plan process:

- The cultural public market shall be located on state land within the Kakaako Makai area. . . A public parking lot shall be included.
- The Hawaii community development authority shall. . . Ensure that the Hawaiian culture is the featured culture in the cultural public market.
- Proposals for the cultural public market shall contemplate but not be limited to:
  - ethnically diverse products . . . ethnic themes, including restaurants
  - cultural performing artists as well as community performing arts
  - exhibition space. . . museums or other educational facilities

  A translation of the "cultural public market" is not necessarily limited to commercial exchange of goods and services condensed on a certain parcel, but can also be the exchange of ideas in the cultural, recreational and educational sense. An example was offered:
  - Kakaako Makai is a cultural public market where cultural, recreational and educational ideas are exchanged, and where the host Hawaiian culture is the featured culture in a synergy of cultures within this community gathering place.

Key recommendation: Whatever is proposed should be unique to Kakaako Makai and not found somewhere else on O`ahu.

The CPAC Master Plan recommendations and consensus points to date follow the nine categories established for the Project Team discussion and public comment process. Plan elements were highlighted on a site plan from the CPAC's October 12 general public meeting discussion relating to Master Plan Priorities. The worksheet from the meeting was distributed and the following information was presented.

- Park Expansion and Makai-Mauka Viewplanes
  CPAC discussion surpassed small areas of park expansion to a substantial park expansion of green open space from the shoreline to Olemehani St, which is a natural promenade element curving around the Children's Discovery Center, and continuing with a green palette threading to Ala Moana Blvd.
  - Protection and preservation of significant public makai-mauka viewplanes.
    - The existing Kakaako Makai makai-to-mauka panoramic viewplanes are documented as significant in the Honolulu Primary Urban Center Development Plan.
  - Expanding green open space to Olemehani St., a natural promenade element curving around the Children's Discovery center, to include first and foremost the John Dominis site, Look Lab and wastewater lots, and the PBRC site with relocation of the Kewalo Marine Lab.
  - Expanding Gateway Park from Waterfront Park to provide a greater green axis to Ala Moana Blvd., following to Mother Waldron Park.
  - A green shoreline park connection from Kewalo Basin Park to Ala Moana Park

- Park Setting
  - Park setting throughout the area with green surroundings and companion passive park open spaces for public uses and facilities from Olemehani St. to Ilalo St.
  - Four green gateways to Kakaako Makai at Ala Moana Blvd., landscaped on each side to enhance the gateway.
    - Ward/Ilalo St. corners at Fisherman's Wharf and AAFES lot.
    - Gateway Park from Cooke St. to Koula St., with similarly landscaped corners on the adjacent Kamehameha Schools lots
    - The Fort Wall and Pump Station historic complex from Forrest Ave. to Keawe St. is an important gateway to Kaka'ako Makai first seen coming from the airport and downtown going toward Waikiki.
    - A new Kewalo Basin entrance at Kamakee St. and Ala Moana Park.
  - Green linkage along Ala Moana Blvd. at Kewalo Basin to enhance the public promenade. This continues through the length of Ilalo St.
  - The green public promenade continues for pedestrian accessibility throughout the area, with extensions from the shoreline to Ala Moana Blvd. and from Keawe St. to Ala Moana Park, including a new connection from Kewalo Basin Park to Ala Moana Park.
    - The public gathering place is a pedestrian-oriented area conducive to pedestrian circulation, bicycle circulation and peripheral parking.
    - The pedestrian-oriented area is emphasized by keeping heavy traffic, including buses and delivery trucks, on peripheral streets.
  - A passive park companion for the farmer's market along Ilalo St. and cultural garden companion for the community center are on the Piano lot.
  - Existing Honolulu Marine dry-dock area frontage would make an ideal harbor observation area with public seating areas accessible from the public promenade.

- Historic Preservation
  - Restoration of the historic Pump Station is supported with adaptive reuse as a gateway and 1500 sq. ft. interpretive center for the points of interest in Kakaako Makai.
  - Restoration of Fisherman's Wharf Restaurant as a continuing traditional harbor feature is well supported.

- Kewalo Basin Marine Science and Education
  - Relocated and expanded Kewalo marine lab research and education center at Kewalo Basin cove.
    - This was determined following discussion and prioritization of various alternative sites in the vicinity, and an analysis that revealed the Look Lab lot would have some difficulties related to necessary infrastructure connections.
  - KKFC keiki fishing and marine conservation education remaining at Kewalo Basin Cove with use of the bulkhead and cove perimeter.
  - Kaka'ako/Kewalo Fishing History Museum as an additional public educational element.

- Kewalo Basin Commercial Small Boat Harbor
  Discussion has proceeded on what to retain, replace and/or add. More discussion is needed with the Kewalo Basin stakeholders so all can work together.
  - Harbor support services
    - Harbormaster and fuel truck stop has been recommended for the 'ewa side of Kewalo Basin peninsula dock; an alternate site previously suggested is adjacent to marine haul-out ramp
    - Harbor support services along the diamondhead harbor perimeter and possibly a marine supply store on former McWayne
    - marine supply site.
    - Possibly retain marine dry-dock and haul-out for future boat repair use and a marine supply store.
  - Restored Fisherman's Wharf Restaurant and small harbor shops on 'ewa-mauka side.
    - There is strong support for the restoration of the traditional and historic Fisherman's Wharf Restaurant at its existing gateway location.
  - Small local shops, restaurants and services ancillary to harbor uses are consistent with HRS 206E-34 and the Guiding Principles. These would be low density and compatible with surrounding uses to serve the area.
  - Existing Honolulu Marine dry-dock area frontage would make an ideal harbor observation area with public seating areas accessible from the public promenade.

- Cultural Facilities within the Park Setting
  The popular selected public use facilities are consistent with HRS 206E-34.
  - Hawaiian Music and Dance
    - Priority indoor/outdoor facility for the Hawaiian culture as the featured culture stipulated by statute and supported by CPAC and the Guiding Principles.
      - Discussion is needed with Hawaiian cultural experts to inform the plan and the appropriate location, with all working together.
      - CPAC and Guiding Principles discourage exploiting the Hawaiian culture.
      - Successful public facilities will be known in Kakaako Makai wherever they are located, and thus would not need to be located in a commercial area on or near Ala Moana Blvd. to create visibility.
  - Community Performing Arts
    - Shared spaces are needed for ballet, symphony, multi-ethnic music and dance, etc., rehearsal and office space,

performance area(s), theater, and chorus, especially for youth education and exposure to performing arts.
    - The recommendation for an auditorium with 800-1000 seating capacity was discussed and compared to large auditoriums elsewhere in Honolulu, and it was questioned whether a performance area of this size this should be in Kakaako Makai.
    - Possibly some facility components could be shared with the Hawaiian Music and Dance facility for financial and spatial feasibility.
    - One location for this would be above a new parking facility on the present amphitheater site, accessible from Keawe St. for needed loading docks, with a signature Hawaiian Music and Dance cultural center adjacent to the top of the mound.
    - A cluster of separate performing arts facilities has been suggested for the Piano Lot.
    - It has been noted that youth demographics are closer to the Second City, Kapolei, and a community performing arts theater and youth education center might be best utilized there.
  - Multi-Ethnic Festivals and Events
    - The flexible outdoor open space of Gateway Park's green axis expanded to Waterfront Park is ideal for large or small multi-ethnic cultural festivals and events.
  - Surfing Museum/Exposition Hall of Fame
    - Preferred location is the makai end of the Piano Lot to connect the function and use of this facility visually with the Point Panic surf element across the Park open space.
  - Mauka-Makai Farmers and Fish Market
    - Ideal street and park exposure is along Ilalo Street on the Piano Lot.
    - An inviting and comfortable passive park area and shade trees are desired to complement this public cultural attraction representing the values of the *ahupua'a.*
  - Community Center and Cultural Garden
    - Needed by the community at a central and accessible location on the Piano Lot.
    - Complemented by a native Hawaiian botanical garden / agricultural exhibit having synergy with the farmers market, sustained and maintained by the community.

- <u>Civic Agency Offices</u>
  - State agencies – the preferred consolidated location is on Forrest Avenue behind the Pump Station historic complex, which is a peripheral location that does not interfere with the park open space or setting.
    - Sheriff's Division will serve to protect Kakaako Makai and its users and facilities.
    - State agency offices related to this area would be consolidated closer to the downtown civic area.
    - It was agreed that this is a good synergy of elements.
  - C&C Ocean Services rescue and training center – preferred location is on the diamondhead side of Kewalo Basin between Ala Moana Blvd. and the shoreline.
    - Kewalo Basin provides efficient first response for shoreline activities accessible by rescue craft docked in the harbor.
    - Ala Moana Blvd. adjacent to the harbor provides direct emergency access to downtown hospitals.

- <u>Parking and Circulation</u>
  - Peripheral consolidated parking facilities
    - Institutional peripheral parking on Lot C –

- This has been incorporated into the JABSOM and CRC development agreement.
- This should be inclusive of all JABSOM, CRC, and KS parking needs and requirements.
- Park use and public facility parking at amphitheater site
- Kewalo Basin and Piano Lot peripheral parking on AAFES lot.
- AAFES lot is in close proximity to both Kewalo Basin and the Piano Lot.
- A central interior multi-level parking facility can be constructed on the existing parking site, framed by small local shops and businesses accessible from the green public promenade along this Ilalo St./Ala Moana Blvd. block.
- Possibly some parking on the Piano Lot, but it has not been determined how this could be integrated with the several public use facilities needed here, and more discussion with farmers market interests is needed.

o Dedicated circulator trolley shuttles serving all points of interest between peripheral / consolidated parking facilities.
o Peripheral public transportation stops was brought up in the open house comments.

<u>Summary of Consensus Points at the October 12 CPAC General Public Meeting</u>

- Expansion of Park Open Space
  - o <u>Expanding shoreline park open space to Olemehani St</u>. by incorporating the Look Lab lot, graveled wastewater lot, John Dominis site and Kewalo Marine Lab site.
  - o Expanding the Gateway Park green open space axis by relocating Waterfront Park parking to the amphitheater site.
  - o Adding a green shoreline connection between Kewalo Basin Park and Ala Moana Park
  - o Supporting 500 petitioners advocating pavilions for community use in park open space

- Park Setting for Facilities and Uses
  - o <u>Ensuring a park setting for public facilities and uses from Olemehani St. to Ilalo Street</u>.
  - o Providing green public promenades from the shoreline to the four Ala Moana Blvd. gateways.
  - o Covering parking facilities with park where possible (as are Municipal Bldg. and HPD parking facilities)

- Historic Preservation
  - o Historic Pump Station restoration and adaptive reuse as an interpretive center.
  - o Restoration and continuing use of Fisherman's Wharf Restaurant.

- Kewalo Basin Marine Science and Education
  - o Keep Kewalo Marine Lab at the present Kewalo Basin site until an expanded facility for research, education and community outreach can be constructed at Kewalo Basin Cove.

- Kewalo Basin Commercial Small Boat Harbor
  - o Retain and restore Fisherman's Wharf Restaurant at its existing location.

- Peripheral and Consolidated Parking
  - o Relocate Waterfront Park parking to the amphitheater site
  - o Lot C as the institutional parking facility, including JABSOM,CRCH and KS shared parking

Comments, Questions and Answers

Comments:

- Kewalo Basin Park stakeholders want to perpetuate keeping it low-key and a peaceful place to be with the least amount of facilities or commercial activities.
  - After the NOAA facility has been relocated, green park expansion between the channel and the net house would be good.
  - Harbor support facilities are ok in this area too because they are necessary
  - The net house is a critical piece for the park. The youth services, life skills and conservation non-profit there will benefit the park.
  - Parking is at a premium.
  - A surfing museum facility with event bleachers is not a good idea for this area. One year there were 14 surf contests, and the park users worked with State and commercial sponsors to limit these to 8 events because of the impacts on the Park and loss of beneficial public use.
- Point Panic stakeholders want to make sure that the existing parking lot remains, and would like to see it expanded when the Park is expanded.
  - Koula St. has been cut off and should be reopened for needed access and circulation.
  - Street parking has been cut off and more street parking has been requested. The number of spaces needed can be provided.
- The existing Honolulu Marine haul-out and dry-dock and site will eventually become an adverse use adjacent to park facilities and uses.
  - The harbor shops could extend from the cannery site to this area and the promenade could come closer to the water here and accommodate seating, viewing and circulation areas as a harbor environment experience.
- Loading docks are specific functional requirements apart from the general larger plan.
- If there is no location for the Museum for Hawaiian Music and Dance then there is no cultural Hawaiian component in this plan.
  - There is the Okinawan Cultural Center, Filipino Cultural Center, Japanese Cultural Center, and Chinese Cultural Plaza, but no such center for the native Hawaiian population, so the Museum of Hawaiian Music and Dance, which is really a cultural center because of the importance of music and dance to the Hawaiians, is a critical component, particularly on Ala Moana Blvd.
  - This is also job creation, which does not seem to be part of the other uses in this planning process.
- The Hawaiian music and dance facility is a key component and priority facility, and emphasizing the Hawaiian culture in Kakaako Makai is stipulated by statute. The CPAC believes this is one of the most important elements.
  - Alternative sites and shared facilities have been discussed, and incorporating this in the larger plan bears further discussion, especially with the Hawaiian community, cultural experts and *kupuna*, to gain guidance and direction.
- What has been defined by the CPAC to date are the ideals expressed by consensus at the October 12 meeting and summarized in the presentation. This is a solid foundation for moving forward with the work in progress, and for considering what makes Kaka'ako Makai unique, or what would be better for other locations.
- As each entity presents their concept the CPAC wants to ensure the process is not confined to silos and is an open discussion so people are not working in a vacuum. There may be some

conflicts, but the CPAC will communicate the information candidly so the best decision can be made.

Questions (with answers from CPAC members and stakeholders):

- Any discussion on the Obama Presidential Library?
  - Pros and cons surfaced in the open house comments. A presidential library is seen more as a civic use perhaps better placed elsewhere in Kakaako near the civic center. If placed in Kakaako Makai it may monopolize the shoreline area and overtake the community's stated needed and desired public uses.
- What is the area needed for the relocated and expanded Kewalo Marine Lab?
  - The present footprint is approximately 12,000 square feet at 3 stories. Forward thinking in rebuilding is to expand educational and community outreach capabilities, and State and federal agencies may also want to contribute to a larger research facility. Based on economies of scale, 80,000 square feet doubles the size of the existing lab facility.
  - Shared facilities could provide economies in shared common area spaces.
  - 80,000 square feet appears to be an agreeable placeholder size.
  - Once momentum is underway to secure funding for this it is foreseen that federal funds and private contributions together with the community's interest would make this possible.
- Does the CPAC support the performing arts facility in a particular place?
  - There has been no consensus on location yet given questions about support facilities and service logistics, such as a theater and loading docks, and how they could fit into a park setting or off a main street with connection to a parking facility. Or if this would be reduced in scale to be more conducive to the Park setting. More information is needed.
  - Two places have been discussed for two different reasons.
    - A shared facility at the amphitheater site accommodating the parking facility of 2-3 levels with the community performing arts indoor rehearsal space and offices above, and the Hawaiian Music and Dance cultural center architectural element on top, adjacent to the top of the mound for outdoor performances taking advantage of the panoramic views.
    - A cluster of dominant separate facilities having synergy on the Piano Lot near the children's museum and marine lab, with other museums clustered in that area with indoor and outdoor spaces.
- Is there a location for Hawaiian music and dance?
  - The one conclusion made and supported in CPAC discussion is that the vicinity of Ala Moana Blvd. is not compatible for a cultural Hawaiian music and dance facility because of the commercial uses.
  - It will be important to hear from the Hawaiian community and cultural experts on this.
- What is proposed for the AAFES lot?
  - Small shops were suggested for the more commercial exposure enhanced by the green promenade setting on this block of Ilalo Street.
  - The peripheral consolidated parking facility would be on the interior so the bare structure would not overwhelm the street as the parking structures do on Queen and Kamakee and entering downtown on Pali at Bishop and Beretania.
  - This would be similar to the street-level shops at the Ward Center parking facility, to make it more pedestrian-oriented and relate it to the small harbor shops across Ilalo St.
- Is there stronger support for commercial uses versus having the Museum of Hawaiian Music and Dance near Ala Moana Blvd.?

- The idea is to give the Hawaiian Music and Dance center the highest prominence. Part of this is the association with the Park and relationship with the cultural and educational facilities within the overall area.

- How does Kamehameha Schools feel about the idea of adding landscaping to their property corners to enhance the gateways?
  - KS: Whatever is done on the Makai side on KS lands will be complementary and not contrary to the intent of the Park renovations."

After CPAC had completed their presentation, Tony Ching asked: "Is there anything in our 'priorities' that would eliminate any of the plan elements that we've looked at so far?" CPAC response was: "No, no elements have been eliminated, although there are still outstanding questions about some of them. We are also looking at acquiring the John Dominis parcel."

Tony then explained the Land Use/Building Size/Parking Matrix, and the graphic that illustrated the possible "space demands" of various facilities on specific parcels of land at KakaakoMakai. He outlined the analysis that will be done next: determine percent of open space that should be provided; determine where parking should be located, see what uses and facilities can fit where. He noted that we are not going to eliminate any uses/facilities. The plan is to have the HCDA Board adopt the plan at their December meeting. HCDA will then probably ask the Legislature for some funding for park expansion and enhancement as the priority action item. Kewalo land side facilities will also be a funding priority.

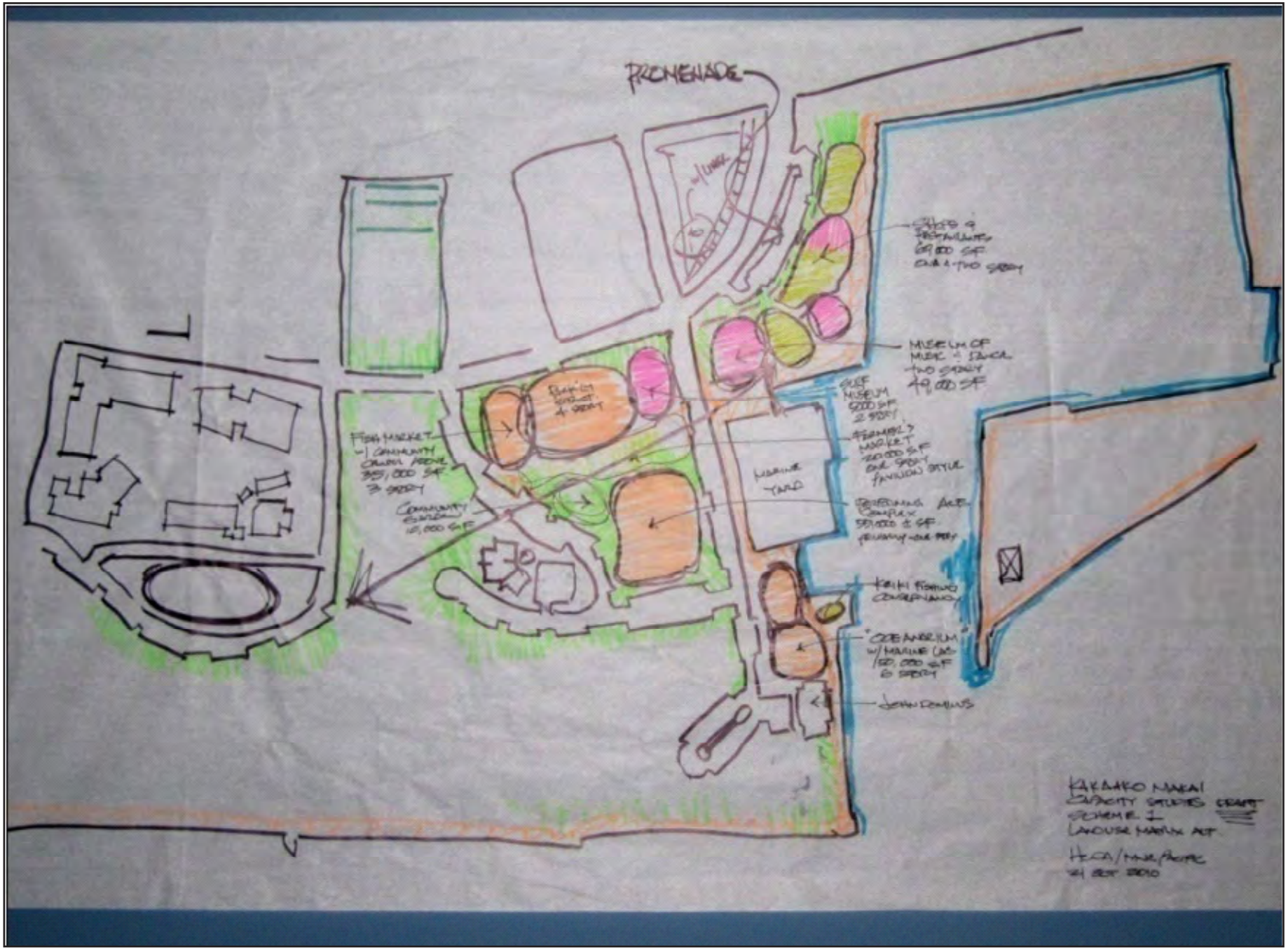
The next Project Team meeting will be Thursday, October 21. 2010. The agenda will include a discussion of open space/parking/facilities siting and the agenda/process for the upcoming October 28 Community Workshop No. 3.

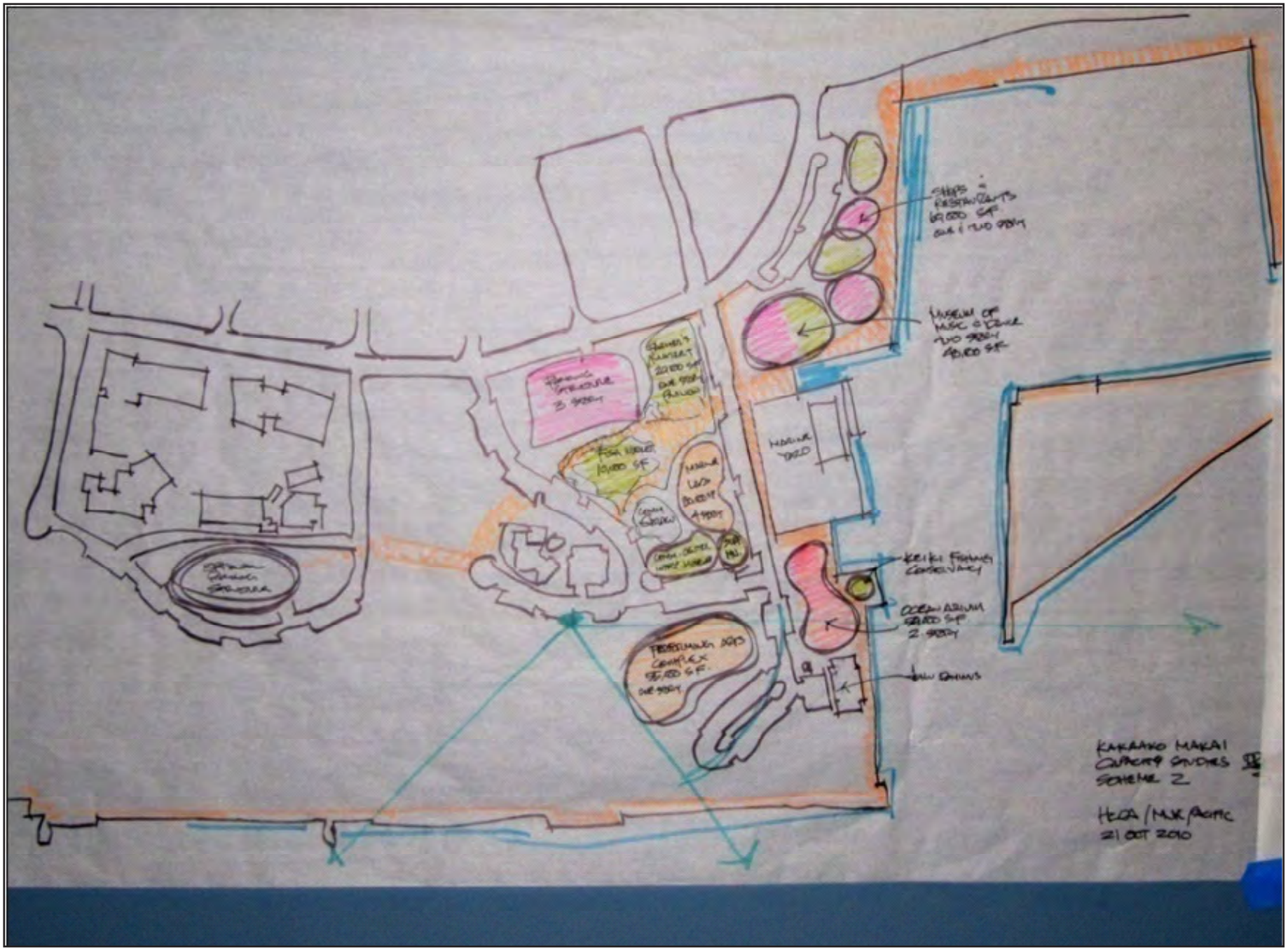
Project Team Meeting - October 21, 2010

New conceptual plan sketches were presented and discussed.

KAKAAKO MAKAI LAND USE MATRIX: October 21, 2010

Parcel	Area (sf)	Use	Program (sf)	Parking Spaces	Park Ratio (stalls / sf)	Net Open Space	Comments
Piano Lot	326,700	Farmers Market	20,000	50	1/400		
		Fish Market	10,000	25	1/400		
		Community Center	25,000	83	1/300		
		Community Garden	10,000	10	1/1,000		
		Interp Museum	5,000	17	1/300		
		Surf Museum	15,000	50	1/300		
			85,000	235			
Cannery Lot	213,444	Restaurant (incl FWR), Harbor + Cultural Shops	60,000	200	1/300		
		HA Museum of Music and Dance	40,000	133	1/300		
			100,000	333			
KKFC Lot	74,052	KKFC (incl Kula Kai)	15,000	50	1/300		
		Oceanarium	50,000	167	1/300		
		Kewalo Marine Lab	80,000	160	1/500		
			145,000	377			
LOOK LAB & CC YARD	235,224	Presidential Library	120,000	400	1/300		
		Performing Arts	55,000	183	1/300		
			175,000	583			
NOAA Lot	87,120	Harbor Master Office and Fueling	4,000	4	1/1,000		
			4,000	4			
Tanks Lot	39,000	Life Guard Station	4,000	4	1/1,000		
			4,000	4			
Mc Wayne's Site	39,000	Harbor Support	20,000	50	1/400		
			20,000	50			
			533,000	1,586			


PROMENADE
MARINE YARD
KAKAAKO MAKAI
CAPACITY STUDIES DRAFT
SCHEME 1
LANDUSE MATRIX ALT.


KAKAAKO MAKAI
SCHEME 2
HKCA / MUK PACIFIC
21 OCT 2010

FISHERMAN'S WHARF
FISH MARKET
SHOPS & RESTAURANTS
PROMENADE
FARMERS MARKET
MARINE YARD
KAKAAKO MAKAI
CAPACITY STUDIES
SCHEME 3
DRAFT
HCDA/MNR PACIFIC
21 OCT. 2010

Meeting Notes:

Participants:

- Tony Ching and Deepak Neupane, HCDA
- Dexter Okada, HCDA Task Force for the Master Plan
- Geoff Miasnik, Peter Apo and Bruce Tsuchida, consultant team
- Wayne Takamine, Michelle Matson, Scotty Furushima, Bob Crone, Fumiko Wellington, Nancy Hedlund, CPAC;
- Stakeholders: Bob Miller (Fisherman's Wharf), Bob Oda (Kamehameha Schools), Lainie Tamashiro (park user), Lucien Wong (Museum of Hawaiian Music and Dance), Ronald Yamakawa (SFCA), Alana Parpal (UH Manoa), Fred Berg (Honolulu Sea Water AC), Juanita Kawamoto (Hawai`i Farmers Union), Bill Feltz (East-West Center), Matthew Loke (HDOA)

Agenda:

3:00-4:00 Review the planning process

4:00-5:00 Present updated conceptual alternative drawings for discussion.

- Process review - Tony Ching again provided information on his summary of the planning process to be collectively followed to develop the KakaakoMakai Master Plan. In addition, he used chart notes that addressed: "WHAT THE PLAN REPRESENTS," "PROCESS," and "IMPLEMENTATION." (Note: Tony Ching's hand-out with the chart notes was provided at the October 25, 2010 Project Team meeting) He provided the following new information:
    - It is the HCDA's expectation that when a funded development project with a specific plan for a specific location comes to or is initiated by HCDA, the merits of the project and its conformance with the plan will be evaluated.
    - If a proposed or appropriated project is in excess of the plan's allowances, the HCDA would determine if foreclosure of adjacent proposals will be necessary.
    - If a project constituency does not show funding support for the project then the HCDA would be obliged to consider another project for the site.
    - Conflicts with competing uses will not be addressed in the plan, which represents a vetted wish list of design objectives for a particular area.
- Project Team concerns, comments, and questions with answers by Tony Ching followed:

A. Cultural consultant Peter Apo pointed out the following:
    - At the last Project Team meeting the CPAC presented and prioritized everything that is supported at this stage of the process following the vetting of ideas. The message from the CPAC's comprehensive summary was that the guidelines had been met.
    - At that time there was agreement on this set of qualifying projects to be included in the plan for the workshop, and the plan is now moving into the stage of sizing and positioning the elements.
    - Was not this endorsed by CPAC? If so, the HCDA representations just made are confusing and may lead to more controversy at the workshop.

B. There would also be controversy over new proposals being added to the plan at the last minute for the workshop, such as the, elephant-in-the-room, presidential library potentially consuming up to 225,000 square feet.

C. Is the purpose of this last workshop to garner more ideas, or to gather comments on what is now the working agreement of elements?
    - At this point in time these will try to be captured if they fit the plan.

D. What projects or facilities get included in the Master Plan and how are inclusions and exclusions determined? Will this

now be a rotating consideration of projects into the next year?

- It could be that fluid, and the plan could be amended because the HCDA has to adopt what comes in the door.

E. This process has involved the CPAC as a team of diverse stakeholders successfully working out challenges such as the Guiding Principles, so the work on the plan should not be easily tossed out if another proposal comes through the door.

F. So much time has been invested in this Master Plan effort by so many people, and the outcome must be a Master Plan that is a clear guide and can be relied upon for the future. This can have some flexibility, but if the HCDA's revolving door keeps spinning there is nothing to rely on.

G. The Master Plan needs to have strength as well as flexibility over time.

H. The Guiding Principles are the foundation of the Master Plan, and they must be adhered to regardless of what comes through the door. But now we are hearing something different.

- The Guiding Principles are the pillar of the plan and mentioned in the matrix. These are a review parameter just as Legislative instruction is.

I. The question should be about how the proposals fit into the Vision Statement's park setting, commercial harbor use, etc.

- The advocates of specific projects have not been asked how their facility will fit into the Vision for KakaakoMakai.

J. The Guiding Principles are the measure of what is publicly acceptable and appropriate for the area. Implementation will depend on what the public requires and what can be publicly funded.

K. There has been a concern about this being called a Master Plan, which is a misnomer because there is not enough substance to call it a Master Plan. It is more of a "framework plan" of concepts, schemes and potential uses of areas.

- We are drawing bubbles, not bricks and mortar, so there is a conceptual framework, not a development plan with specifications.

L. Once a real Master Plan is adopted by the HCDA, what will HCDA do to help the project constituents get their funding, etc. for the accepted public use projects, and the community center needed for group meetings?

- HCDA can provide public meeting space as needed.

M. HCDA should communicate with the community and the stakeholders on available funding sources, opportunities, public-private partnerships, and other opportunities to implement the vetted and accepted projects.

- UH, C&C, Kewalo Marine Lab and other public facility projects are on their own. HCDA will seek funding for HCDA asset projects such as street repairs, the promenade, regional parking facilities, harbor improvements and other Park and infrastructure projects to make the plan work.

N. If HCDA receives a proposal for a 125,000 to 225,000 sf facility, this could cancel out or impact several of the community's desired elements accepted for the Master Plan. If this should happen, how will the HCDA evaluate these losses to the community?

- The consultants have drawings of the accepted projects' space requirements provided by the stakeholders to show how the project masses fit into the plan.

O. Does HCDA have a schedule of lease rates or other financial planning for maintenance of the Park and public facilities?

- A schedule can be provided, but it is finite. Park maintenance is approximately half of the $2 million presently generated. Public facility projects are funded by legislative appropriation.

- Updated Conceptual Alternatives Drawings Presentation and Discussion - Geoff Miasnik presented 3 conceptual plan drawings. Conceptual drawings #1 and #2 illustrated siting options for the various park areas and facilities that the Project Team has discussed over the past several months:

  <u>Conceptual alternative drawing #1:</u>
  - Park open space areas - Waterfront Park and Point Panic area to Olemehani St.; Gateway Park.
  - Public-use facilities areas – Piano lot park setting; AAFEs lot and Kewalo Basin perimeter, including Fisherman's Wharf, cannery lot, fish auction lot, NOAA building and McWayne lot; historic pump station block (except present C&C pump station).
    - Fisherman's Wharf restaurant and shops – 1 and 2 stories on 60,000 sf,
    - Harbor cannery lot –2 stories Hawaiian Music and Dance on 50,000 sf
    - Piano lot –
      - 1- story farmers market on 20,000 sf, with fish market on _____ sf
        - Cross-block promenade in center of farmers market to connect green space with cannery lot;
        - Community garden - 10,000 sf ;
      - 1-story community center on 35,000 sf;
      - 2-story surfing museum and exhibition center on 15,000 sf.
      - 1- story performing arts center on 55,000 sf, located on Ilalo St. as requested during open house;
  - Peripheral parking facilities
    - Amphitheater site – 4-story new parking structure with 900 stalls: 400 existing stalls for expanded park users and 500 new stalls for JABSOM campus
    - AAFES site – 4-story new parking structure with 650 stalls
    - McWayne lot - 2-story new parking structure for Harbor users with ____ stalls
  - Central parking facilities
    - Piano lot - 3- to 4-story parking structure with 235 spaces for all the facilities clustered on this lot
    - Point Panic – expanded surface parking lot with _____ stalls.

  <u>Conceptual drawing #2 alternatives:</u>
  - Public use facilities area:
    - Fisherman's Wharf restaurant and shops – adjacent ground-level parking area along Ilalo St.
    - Kewalo Basin fish auction lot with KKFC along the bulkhead -
      - Oceanarium – 2 stories on 50,000 sf.
      - Kewalo Marine Lab marine science center – 2 stories on 60,000 sf. for educational, community outreach and research functions
    - Piano Lot – relocate performing arts facility to reduce size of parking structure.

  <u>Consolidated comments:</u>

  - Viewplanes

    - The view planes must be maintained. Please map the view planes.
    - Mauka-makai viewplanes - the ahupua'a is mauka-makai.

- Park open space
    - Leave the Park area open.
    - Olemehani St. is the boundary that sets the Park open space, including the Look Lab lot, gravel lot and John Dominis site per CPAC consensus.
    - The John Dominis lease must be purchased before OI construction begins, or eminent domain will be necessary to expand the Park.
- Cultural facilities
    - There are no cultural representations to acknowledge the values of the ahupua'a.
    - The Hawaiian cultural center is misplaced on the commercial cannery lot at Kewalo Basin.
    - Relocate the performing arts center to the present amphitheater site above the proposed parking structure.
    - A new amphitheater performance area should not be near Point Panic - there will be too much congestion and competition for the shoreline users' parking.
    - The surfing museum and exposition center is in a good place on the makai end of the Piano Lot, which relates visually to Point Panic but does not encroach on the expanded Park open space.
- Other public use facilities:
    - The farmers market needs street exposure on Ilalo Street together with a companion passive park area on the Piano lot.
    - Marine science and oceanarium can be combined.
    - Oceanarium is a marginal concept and not financially feasible.
- Local ancillary retail services
    - Commercial buildings are clustered too close together adjacent to the harbor. When was this decided?
    - Shops should be on the Ilalo St. side - small shops along the Ilalo St. promenade to create a pedestrian experience near Fisherman's Wharf, with small shops lining peripheral parking on the AAFES lot across the street.
- Parking structures
    - Multi-level interior parking on the AAFES lot will serve both Kewalo Basin and the Piano lot.
    - A multi-level parking structure should not be on the corner of the Piano Lot adjacent to the Park open space. A passive park open space is needed at this corner for the farmers market in a park setting.

Consultant Apo commended the Guiding Principles and noted that the plan needs guidance but it will take much more time to resolve the issues. Consultant Miasnik noted that there could

be more review and discussion at the workshop of the pros and cons on the alternative locations.

- Overview
    - Both alternative concepts show buildings massed together on one side of the plan at the piano lot and the harbor without open space relief. This is very disturbing.
    - It would be best to balance the plan with more space between buildings for a synergistic flow within the park setting.
    - This could be accomplished by relocating the performing arts center and the Hawaiian cultural music and dance center to the amphitheater site on the ‘ewa side and taking advantage of the relocated parking facility on the lower levels.

Consultant Miasnik asked if there was interest in doing something with the mounds, and with concurrence proceeded to present conceptual drawing #3, a concept for the development of a “Presidential Library” at Point Panic based on information from UH for a potential location. This civic institutional concept had not been made part of the planning discussions, and comments from Project Team members on this drawing were mostly negative because this concept was unrelated to the Vision and Guiding Principles for Kakaako Makai.

- Tony Ching commented that a presidential library was mentioned during the HCDA open house, and he had solicited and received some explicit materials defining a UH notion for this facility to be located in Kakaako Makai. He noted that these libraries have significant funding opportunities.

- Consultant Miasnik suggested that a Presidential Library could provide funds to remediate this “brownfields” site by removing-the mounds containing contaminated incinerator ash material, and could also provide resources for operations and maintenance of park grounds and facilities associated with the presidential library site in perpetuity.

Comments:

- Digging up and shipping out the contaminated soil mounds simply places the burden elsewhere, which is not environmentally responsible.

- The strongly supported Park expansion would be lost to Park constriction to make way for a civic library use and associated office and meeting facilities consuming 120,000 to 225,000 sf of open park space at Point Panic.

- The problem with these concepts is that too many facilities are proposed to be consolidated on limited areas of land. How about using some of the KS lots along Ala Moana Boulevard, and the Next Step shelter building site?

- The concept is misplaced. It would monopolize the area.

The next Project Team meeting was set for Monday, October 25 at 5:00. The focus of that meeting will be to discuss the conceptual plan and details for the October 28 community workshop.

Project Team Meeting - October 25, 2010
New conceptual programming plan sketches were presented and discussed.

KAKAAKO MAKAI LAND USE MATRIX: October 25, 2010

Parcel	Area (sf)	Use	Program (sf)	Stories	Footprint	Parking Spaces	Park Ratio (stalls / sf)	Net Open Space	Comments
Piano Lot	326,700	Farmers Market	20,000	1	20,000	50	1/400		
		Fish Market	10,000	1	10,000	25	1/400		
		Community Center	25,000	2	12,500	83	1/300		
		Community Garden	10,000	1	10,000	10	1/1,000		
		Surf Museum - District Interpretive Museum	20,000	2	10,000	67	1/300		
		Performing Arts Center	55,000	1	55,000	183	1/300		
		Parking Garage	82,000	2	41,000				235 Parking Stalls Accomodated
			140,000		158,500	418		51.48%	
Cannery Lot	213,444	Restaurant (incl FWR), Harbor + Cultural Shops	60,000	1	45,000	200	1/300		
		HA Museum of Music and Dance	40,000	2	20,000	133	1/300		
			100,000		65,000	333		69.55%	
KKFC Lot	74,052	KKFC (incl Kula Kai)	15,000	1	15,000	50	1/300		
		Kewalo Marine Lab and Public Exhibition	60,000	2	30,000	120	1/500		
			75,000		45,000	170		39.23%	
NOAA Lot	87,120	Harbor Master Office and Fueling	4,000	1	4,000	4	1/1,000		
			4,000		4,000	4		95.41%	
Kewalo - Mauka & DH	243,936	Life Guard Station	4,000	1	4,000	4	1/1,000		
		Harbor Support	20,000	2	10,000	50	1/400		
			24,000		14,000	54		94.26%	
			343,000		286,500	980			980 Stalls x 350 s.f / Stall = 343,000 s.f. of Parking Required to support program. Additional parking for existing Park at 400 spaces needs to be provided as well as 500 spaces for JABSOM and CRC. Total Parking of 1880 spaces anticipated

PARK
PARK
PARK
PARK
PARK
KAKAAKO MAKAI
CAPACITY STUDIES DRAFT
25 OCT. 2010

Participants were:

- Tony Ching and Deepak Neupane, HCDA
- Geoff Miasnik and Bruce Tsuchida, consultant team
- Wayne Takamine, Michelle Matson, Bob Crone, Nancy Hedlund, CPAC;
- Stakeholders: Bob Miller (Fisherman's Wharf), Juanita Kawamoto (Hawai`i Farmers Union), Bill Feltz (East-West Center), Mark Martindale (Kewalo Marine Laboratory), Pamela Boyer (Haleiwa Farmers Market), Annie Suite (Hawaii Kai Farmers Market)

Agenda: Present the "Composite Plan" and discuss roles and responsibilities for the upcoming October 28 Community Workshop.

Composite Conceptual Plan: Tony Ching presented the "Composite Conceptual Plan" diagram and related numbers to the group.

Highlights of the plan:

- Park expansion and enhancement makai of Olemehani Street create the "base map" for the plan
- There will be a number of public facilities in a PARK LIKE SETTING mauka of Olemehani Street.
- Total public facility "program space" will be about 343,000 square feet (sf)
- Since some of the buildings will be 2-stories, the total estimated "footprint" of the various facilities will only be about 245,500 sf (about 5.6 acres)
- Calculation of park-like open space between the planned public facilities per lot:
  - Piano Lot 52%
  - Cannery Lot 70%
  - Fish Auction Lot 40%
- Parking needs for Kaka 'ako Makai are estimated at a total of 1780 stalls in three parking structures, rounded to 2000 as identified at the open house:
- 4-story structure with 900 stalls on the amphitheater site makai of JABSOM - the present 400 parking stalls for park use must be maintained, and the latest complication is a total of 500 stalls needed for JABSOM.
- 4-story structure with 650 stalls and a framed with a "liner" of ground level commercial space on AAFES parcel - for the cannery lot and Piano Lot overflow
- 2-story structure on the Piano Lot with 230 stalls and a framed "liner" of ground level leased space on the central corner.
- The Point Panic parking lot is agreed to be maintained, but with a circular turn-around configuration instead of flow-through to a connecting street.
- The Honolulu Marine ship yard remains.
- The promenade is generally defined.
- One- and two-story structures around Kewalo Basin are color-coded in yellow and orange on the conceptual drawing.
- Outlines of the public-use areas and facilities on the various lots are shown on the conceptual drawing::
- Piano Lot – surf museum (15,000 sf), community center (15,000 sf), community garden, a fish market (_____ sf) and a pavilion-type farmers market (20,000 sf), performing arts facility (55,000 sf), and a parking structure (_____ sf).
- The green open space around the farmers market can serve cultural festivals, performances and presentations as well as stalls.
- Maintaining the community garden as a feature also provides open space.
- Cannery lot – existing Fisherman's Wharf restaurant; harbor shops, restaurants and businesses (60,000 sf); and Hawaiian museum of music and dance (80,000 sf)

- Fish auction lot – KKFC (15,000 sf) and a relocated and expanded 2-story Kewalo Marine Lab (60,000 sf)
- Kewalo Basin Diamondhead perimeter – 1-story and 2-story marine store and life guard facility.
- Forrest Avenue lot – future expansion area for civic office space and parking mix.

Project Team Comments, Concerns, and Questions - with Answers by Tony Ching:

A. It is important to form the edges that face the park. Putting a parking structure in the center on the Piano Lot along Ilalo Street as an introduction to the park is NOT A GOOD IDEA. Recommend that this be located between the performing arts center and the Hawaiian music and dance facility.

B. The parking structure shown consuming the important central edge of the Piano Lot should be should be part of the performing arts center's footprint to allow passive park space to serve the farmers market and other public uses and facilities on the Piano Lot.
    - This was added for the open house from a business standpoint. This is just a concept and it could change in the final design. The space requirement is shown accurately, but it is by no means the final design.

C. Is parking for the JABSOM campus in the parking structure makai of JABSOM in addition to what has been discussed for the JABSOM campus on their Lot C parking area?
    - JABSOM parking has been discussed and a parking study will define additional KS parking needs and requirements.
    - Parking stalls are calculated by the average time used by the total estimated number of cars.

D. Parking is also important to the farmers market functions. Will the parking be free or paid parking?
    - Parking will always be free to park users, but it is premature to look at parking rates for other public uses and facilities.
    - Free parking will be farther away than paid convenient parking.

E. What will happen with the ELEPHANT IN THE ROOM?
    - The 120,000 sf "presidential library" is highly speculative with no timetable. There will be a brief mention of this, but it is not in the composite conceptual plan.

F. Are the Hawaiian music and dance museum at the cannery lot and the cultural arts center two separate facilities?
    - Yes, the Hawaiian music and dance facility is considered exhibition space. Looking at their business plan, they have 40,000 sf of exhibition space. They also have an iconic tower that signals and marks the area; an economic development facility for sound stages, recording rooms and rehearsal halls; and an outdoor amphitheater, which is shown in the park open space near Point Panic.

G. How high is the Hawaiian music and dance facility envisioned to be?
    - Typically two stories. But it could be 100 feet high if there are stage requirements to pull up sets.

Community Workshop #3 Planning: Tony Ching outlined the workshop program as follows:

- "Open House" style, "not a seminar"
- Peter Apo will do a *pule* to open the meeting.

- Tony Ching will do a short introduction describing the ground rules, the process, and a short perspective of the community planning since January and the basic premise of ending up with community design. "This is not the HCDA plan – this is a community design plan."
- Background drawings and charts will be displayed on the walls of the meeting room.
- A "Composite Plan" will be displayed at each of 4 information stations, together with a facilitator, large chart note pad, and paper and pens for written comments.
- The CPAC can act as docents and have their drawing to discuss.
- There will be a web portal station to demonstrate how comments can be made online.
- People will then have an opportunity to circulate, view the drawings, talk among themselves, talk with the facilitators, write down their comments, issues and ideas, etc.

Project Team Comments, Concerns, and Questions - with Answers by Tony Ching:

A. How will comments be received so everyone can hear and understand what others have to say?
    - There will be a written record of comments so people can come and go.
    - The open house format allows people to circulate and look at the displays.

B. The term "Workshop" implies interaction. Simply recording and storing information does not allow an understanding of the outcome, or the weight of sentiments behind it.
    - Public comments have been solicited since January, and there are now certain assumptions.

C. This would then be only a presentation as a fait accompli because "workshop" implies that work remains to participate in.
    - Then the agenda can be changed to "open house."

D. If there are four stations, at the end of the meeting each facilitator can summarize the things discussed.
    - It is difficult to get people to stay for two hours at an open house.

COMMUNITY WORKSHOP NO.3

Community Workshop No. 3 - October 28, 2010

Planning the future of Kakaako Makai

HCDA

The HCDA is inviting the community to a third community workshop for planning the future of Kakaako Makai. Since the first community workshop held in February 2010, the HCDA has worked with the Kakaako Makai Community Planning Advisory Council (CPAC) and other stakeholder groups to develop a conceptual master plan for Kakaako Makai. This workshop will present to the community a series of conceptual master plan options developed through collaboration with the CPAC and other stakeholders groups. The HCDA encourages you to attend the workshop and get involved in planning for the future of Kakaako Makai.

WORKSHOP - THURSDAY
OCTOBER 28, 2010
5:30 P.M. - 7:30 P.M.

HAWAII CONVENTION CENTER
Room 311
1801 Kalakaua Avenue
Honolulu, Hawaii 96815
Parking available for a flat rate of $5

Kaka'ako Makai

For more information on planning the future of Kakaako Makai
go to: http://hcda-public-consultation.org

Briefing Book: The materials provided for the attendees of the final Public Workshop are included in this appendix.

Conceptual Plan and Comments

ALA MOANA BLVD.
ILALO STREET
COOK STREET
Future Civic Use
Historic Pump Station/Visitor Facility
Parking Structure
Parking Structure
Parking Structure
Performing Arts Complex
Farmers' Market
Community Gardens
Community Center
Park Expansion
Park Enhancement
Promenade Connection
Promenade Renovation
Hula Mound and Outdoor Performance Venue
Fishermans' Wharf Restaurant
Harbor Shops and Restaurants
Museum of Music and Dance
Fish Market
Surfing and Waterfront Museum and Hall of Fame
Keiki Fishing Conservancy
Kenalo Marine Lab
John Dominis Restaurant
New Promenade
Marine-related Retail
Harbor Master
Promenade Renovation
Park Expansion
Enhanced Landscape
COMPOSITE PROGRAM CONCEPT PLAN
KAKAAKO MAKAI
HCDA
MVE PACIFIC
28 OCT 2010

The following notes represents the community comments on the Conceptual Plan transcribed from tablets and notepads at Workshop No. 3:

1. Free parking
2. Public Funding
3. How long?
4. The Plan incorporates community concepts of open space and public use.
5. Kewalo Lab (could) be at NOAA site.
6. “Park first” - then facilities
7. Concern about boatyard
8. Promenade is great.
9. Still a lot of details to work out.
10. Need to animate the park. People. Not dangerous at night. Has to be safe. Lighting too.
11. Honolulu Marine should move.
12. Or, could the boatyard look/be good looking?
13. Who/how to fund???
14. Great Plan - thank you for all your hard work and listening skills. Aloha.
15. I support the Hawaiian Music & Dance Hall of Fame facility
16. Not too happy at the JABSOM Cancer Research Ctr. height at 100ft.
17. Concerned about Wedding Chapel height at John Dominis property.
18. Stop committing land to other uses while the process goes on.
19. Eliminate drive to top of hill behind Burns Med School. Park users should be prioritized, not auto access or experience park from the car.
20. Parking structure is OK, not “drive”.
21. Location of Performing Arts should switch with parking structure at Piano Lot.
22. Stronger link with Ala Moana park + P.S. (Parking Structure).
23. Stronger access with Kewalo Basin & Ala Moana Park.
24. Replace Performing Arts Complex ($55m ??) with open-air stage like band stand in Kap Park (Kapiolani Park).
25. Can the Radio Tower be relocated!
26. Master Plan should be 24-7 (24 hours per day, 7 days per week) village not just weekend use. Why not mixed income community. Possibly in K.S. (Kamehameha Schools)parcels.
27. Bike lane. Enhance Ala Moana. Enhance St. (Street) section for bike.
28. Parking Structure should be safe & enliven with “activity” & community uses.
29. Parking at surf area needs to “view surf” not just relocate surface parking.
30. What about programs for children, adolescents?
31. The lifeguard area is a wonderful idea and greatly needed. Can we add water safety education facilities to that for kids?
32. Please include the Point Panic parking lot on the park design. Not a turn-around point. As years of use has been proven.
33. Place the farmer’s market near the site closest to where Fisherman’s Wharf was if it no longer will be there.
34. Lessen commercial development that looks for iconic structures.
35. Take a look at a more Hawaiian village ideal. Shoreline low impact community functions to more commercial use fronting Ala Moana Blvd.
36. Farmer’s Market and Fish Market refrigeration and freezer storage.
37. Encourage more Hawaiian organization input. Input for the museum and cultural center.
38. 2nd (choice) Farmer’s Market and Fish Market near Point panic by proposed Hula Mound.
39. 3rd choice - current Piano Lot site plan.
40. Free parking.
41. Need to consider income stream to support any type of development, large or small.
42. Our parks are all in sad state due to lack of public funding and the general state of the economy.
43. If the plan is totally depends on public funds, it may be a while

before the area can be improved.

44. 500+ Park users and other signed petition and was submitted for inclusion in the Community comments by Mike Wong.
45. Point Panic Parking: Why expand parking on the shoreline? It will be a sea of cars. Like the parking threaded thru along street. See JJR Sims Park in Ohio.
46. Please consider building a child care facility within the Civic Center/Community Center areas. It would serve the community well while not over-commercializing it. It would inject additional life into the area (parents, children, recreationers)
47. Incorporating numerous facilities for public use and benefit is a great idea. These facilities should be certified and use sustainable practices. Safety is always a nubmer one concern. Putting a lifeguard facility would benefit the community.
48. KCC Farmer's Market currently occupies 26,000 s.f. of ground. We should propose at least that much area of KM (Kakaako Makai) Farmers Market.
49. Sports facilities for basketball, tennis was proposed for Ewa lands west of Forrest Ave. What happened to them?
50. Generally I like what you show.
51. Need to treat storm water from makai lands before discharging to ocean. Recognize treatment as a land use.
52. Will plan/HCDA funds be used to pay for Fisherman's Wharf Restaurant refurbishment.
53. Aquarium?
54. No!
55. Restore Fisherman's Wharf.
56. Hawaiian Music and Dance in the wrong place. Too commercial. Not enough cultural. See OHA Community Center plan.
57. Where is the Gateway Park Axis? You have eliminated a key feature. The Gatgeway Park axis. Olemehani Street continuous to Cooke Street. This is a definitive boundary from Kewalo Basin to Cooke Street! We need this. This will make an exceptional tree lined promenade in and of itself. Please restore Olemhani Street to Cooke Street around the Children's Discovery Center. It has curvature (?) and character! It defines the Gateway Park Axis to Mother Waldron Park.
58. Gateway Park is main axis of park and key visual to park. Corner across from Gateway Park at corner of Ilalo Street is key site at the leading corner. It should not be a parking structure. Reverse locations of parking structure and performing arts complex so performing arts complex is at this prime corner.
59. Circulation (vehicular) & parking is not clear Diamond Head of Kewalo Basin. Show concept here clearly on final plan including bus lane between harbor walkway and landscaping along Ala Moana Blvd (mauka side of Harbor), parking (lot, or structure) eventually) D.H. (Diamond Head) of harbor and access off of Ala Moana Park Drive to parking lot/structure and parking makai of Kewalo Basin.
60. Locate KKFC (Kewalo Keiki Fishing Conservancy) structure (iconic structure) on Peninsula not set back from it.
61. The setback is needed for open space for fishing operations!!
62. You need pull out/in points to drop kids off when the go to play in the park or perform hula. Just drop off points.
63. NO PRESIDENTIAL LIBRARY! The Presidential Library is a land banking play to hold up the park expansion for all the people of Honolulu. You cannot level the mounds. They are a barrier for JABSOM and CRC (Cancer Research Center)inundation from tsunami. Otherwise they never would have been built / be built. The Presidential Library (if considered for Kakaako Makai) will "bring a critical mass of CROWDS" per UH Chancellor's office. It will consume and monopolize the public uses and public parking in Kakaako Makai!

The Planning Team received from an attendee of the Workshop a Petition signed by several hundred individuals who support open space, recreational, family and cultural uses in the district. The complete Petition is included in this appendix. Workshop Participant Sign-in Sheets are included at the end of this appendix.

KAKAAKO MAKAI
DISTRICT MASTER PLAN

WORKSHOP 3:
ATTENDEE BRIEFING BOOK

October 28, 2010

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- Kakaako Makai District Aerial Map
- Kakaako Makai Community Planning Advisory Council (CPAC)
- Vision and Guiding Principles for Kakaako Makai
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- Basis of Planning Matrix and Exclusions
- Community Open House Exhibits (September 27 - October 2, 2010): Overlays and Public Comments
- Land Use and Park Expansion Diagram (October 28, 2010)
- Composite Program and Concept Plan (October 28, 2010)
- Program and Development Cost Matrix (October 28, 2010)
- Notes

Planning the Future of Kakaako Makai
3rd Community Workshop
October 28, 2010
5:30-7:30 PM
Hawaii Convention Center

Agenda

1. Pule
2. Workshop Ground Rules and Process
3. Community Planning/Design - A Cultural Perspective
4. What the Conceptual Master Plan is?
    - Opportunities & Potential Revealed
    - Park Expansion/Enhancement
    - Public Facilities in a Park Like Setting
    - Assumptions
5. Orientation Stations
    - Community Planning/Design Process Tour
    - HCDA Public Consultation Web-Portal Demonstration
    - Conceptual Master Plan
    - Implementation Strategies

Google

KAKAʻAKO MAKAI COMMUNITY PLANNING ADVISORY COUNCIL

THE VISION FOR KAKAʻAKO MAKAI
The Hawaiian Place of Kaʻākaukukui and Kukuluaeʻo

Kakaʻako Makai is the community's gathering place. A safe place that welcomes all people, from keiki to kūpuna, 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. Kakaʻako Makai honors, celebrates and preserves its historic sense of place, Hawaiian cultural values and our unique island lifestyle for present families and future generations.

GUIDING PRINCIPLES
Community Cultural Gathering Place
Establish Kakaʻako Makai as a gathering place where community and culture converge in response to the natural scenic beauty of the green shoreline open space.

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

Hawaiian Culture and Values of the Ahupuaʻa
Base the framework for planning, decision-making and implementation of the Kakaʻako Makai master plan on Native Hawaiian values and traditional and customary rights and practices protected by the State.[1]

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

Open View Planes
Protect, preserve and perpetuate Kakaʻako Makai's open view planes from the mountains to the sea as an inherent value of the Hawaiian ahupuaʻa and an important public asset for residents, visitors and future generations.[3]

- Ensure planning and development safeguards to identify,

[1] Hawaii State Constitution, Article XII, Section 7. Inform the planning process by the principles and traditions of the ahupuaʻa, and inspire the master plan by the interconnected relationship of people.
[2] §206E-34(c)(5), Hawaii Revised Statutes. The Hawaiian host culture is emphasized as pre-eminent yet inclusive of other cultures.
[3] Significant Panoramic Views Map A-1, Honolulu Primary Urban Center Development Plan.

document, retain, restore and protect makai-mauka and diamondhead-ewa open view planes to the Koʻolau mountains, Diamond Head (Lēʻahi) and the Waiʻanae mountains as seen from the view vantage areas and vicinities of Kakaʻako Makai's public lands and Kewalo Basin Harbor.

Coastal and Marine Resources

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

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

Expanded Park and Green Space

Ensure expansion of Kakaʻako Makai's shoreline parks as significant landscaped open spaces[4]
joining the lei of green parks extending from Diamond Head (Lēʻahi) to Aloha Tower.

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

Public Accessibility

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

- Ensure complete public recreational access with minimal impact to the environment, including drop-off accommodation of ocean recreation equipment and connections to public transportation.
- Provide a shoreline promenade and tree-lined paths to safely and comfortably accommodate pedestrians, bicyclists and the physically impaired.
- Provide sufficient shared parking complementary to the natural setting to support all uses in Kakaʻako Makai, with workplace parking available for recreational and cultural users during non-working hours.

Public Safety, Health and Welfare

Ensure that Kakaʻako Makai is a safe and secure place for residents and visitors.

- Keep public use areas safe day and night for public comfort and enjoyment.
- Ensure that exposure to land and ocean is environmentally safe for people and marine life by assuring timely investigation, determination, and remediation of contaminates.
- Ensure that Kakaʻako Makai remains free and clear of elements, activities and facilities that may be potentially harmful to the natural environment and public well-being, including laboratories containing and experimenting with Level 3 or higher

[4] Inclusive of Kewalo Basin Park, Kakaʻako Waterfront Park and Kakaʻako Gateway Park.

bio-hazardous pathogens and/or biological toxins known to have the potential to pose a severe threat to public health and safety.[5]

Public Land Use Legislation –
Public Use of Public Lands in the Public Interest
Recognize and respect the effort and intent of the Hawaii State Legislature to uphold the greater public interest by ensuring and sustaining public uses on Kakaʻako Makai State public lands for the greater public good.

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

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

- Enable continued functional commercial boating uses at Kewalo Basin Harbor9 and preserve the beneficial relationships between the existing small commercial fishing and excursion boat businesses and land-based maritime support service businesses.
- Ensure that Kewalo Basin will continue as a State of Hawaii commercial harbor and valuable public facility asset by repairing, maintaining and enhancing the harbor for small commercial fishing and excursion boat use.
- Ensure the protected use of Kewalo Basin Cove for Kewalo Keiki Fishing Conservancy keiki fishing and marine conservation programs.
- Support Kewalo Marine Laboratory's continued valuable marine biology and ecosystems research and education in the vicinity of Kewalo Basin.
- Ensure preservation of Kewalo Basin Park, the net house and parking lot for public use, upgrade and improve existing facilities within the park, and provide green open space between Ala Moana Park and the channel frontage.[10]

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

- Contemplate compatible indoor and outdoor performance venues that encourage the teaching, practicing, and presentation of hula, theater, music, dance, and other performing and visual arts, with an outdoor multi-cultural festival space for Honolulu's diverse ethnic communities.[11]
- Contemplate educational facilities, such as an exhibition hall with permanent, interactive and rotating exhibits, museums communicating the cultural history of the area, and places for traditional Hawaiian cultural practices.[12]

[5] Protection of the public health and safety is first and foremost in this area a) immediately adjacent to a Shoreline recreation area and the urban population center, b) in close proximity to a regional beach park and the Waikiki primary visitor destination, and c) within the updated tsunami zone. http://beta.abc3340.com/news/stories/1007/460171.html http://www.nytimes.com/2007/10/05/us/05labs.html?_r=1
[6] §206E-31.5, Hawaii Revised Statutes.
[7] HCR 30, 2006.
[8] Act 3, 2007, Special Session.
[9] §206E-33(2), Hawaii Revised Statutes.

- Establish a cultural market stocked by local farmers, fishers and Hawaiian traditional craft makers to reflect the Hawaiian values of gathering and trading in the ahupuaʻa between the mountains and the sea.[13]
- Ensure a community center for local families to gather, interact and learn from each other.

Small Local Business

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

- Ancillary small businesses may include diverse local restaurants, cafés, small shops, markets or other uses that will complement the recreational, cultural, harbor or other public facilities serving the community interest.[14]
- Encourage small local enterprises that emphasize the Hawaiian culture and support traditional local products, rather than large corporate retailing attractions.

Site Design Guidelines –
A Hawaiian Sense of Place in Landscape, Setting and Design

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

- Provide and maintain abundant native coastal plants and trees to blend the scenic andsensory qualities of the coastal environment and create a Hawaiian sense of place.
- Identify, protect, preserve, restore, rehabilitate, interpret and celebrate Kakaʻako Makai's historic sites, facilities, settings, and locations.
- Maintain the quality of coastal environmental elements including natural light, air and prevailing winds.
- Mandate sustainability principles, conservation technologies, and green building standards for buildings, grounds and infrastructure.[16]

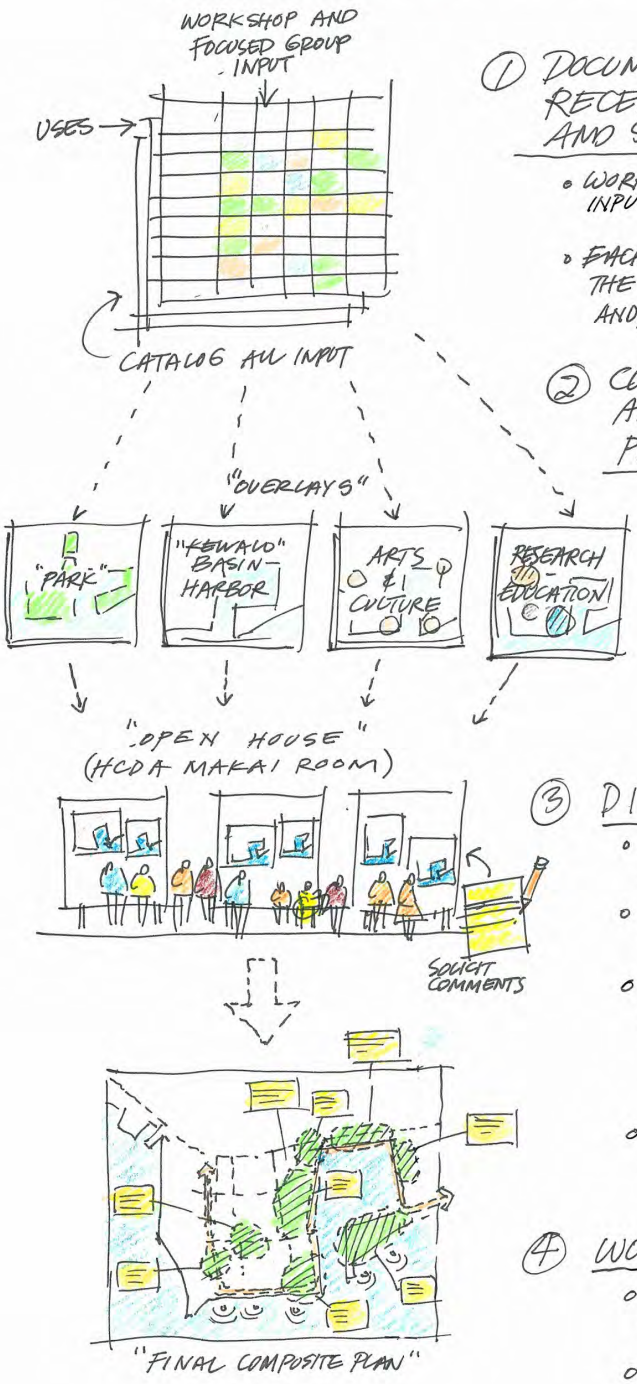
Community/Government Planning Partnership

The Kakaʻako Makai Community Planning Advisory Council places the public interest first and foremost, and will strive to uphold the greater good of the community in partnership with the HCDA as the public oversight agency by:

- Openly working with the community, the HCDA and the HCDA's planning consultants as guaranteed by government commitment to ongoing community representation and involvement throughout the master planning process;
- Openly communicating with the State Legislature and other elected public officials;
- Committing the time and effort required to meet the goals and objectives of the Kakaʻako Makai planning process, and advocating responsibly in the public interest both collectively
- and individually, notwithstanding premature or conflicting proposals.

[10] Inclusive of greenbelt connections between Ala Moana Park and Kewalo Basin Park, between the Net House and Kewalo Basin Channel, and between Ala Moana Boulevard and Kewalo Basin to Point Panic.
[11] §206E-34(d)(3), Hawaii Revised Statutes.
[12] §206E-34(d)(5), Hawaii Revised Statutes.
[13] §206E-34(a) and (b), Hawaii Revised Statutes.
[14] §206E-34(d)(2), Hawaii Revised Statutes.
[15] Encourage private development mauka of Ilalo Street to compliment the gathering place concept of the Kaka'ako Makai public use area on public lands by providing landscaped set-backs and inviting open architecture at the street level.
[16] Ensure reasonable carrying capacity with limited infrastructure for sufficient water supply, storm-water drainage and waste disposal.

"MOVING FORWARD PROCESS"



① DOCUMENT IDEAS ALREADY RECEIVED FROM THE PUBLIC AND STAKEHOLDERS

- WORKSHOP AND FOCUS GROUP INPUT
- EACH ELEMENT MUST BE RELATED TO THE VISION AND GUIDING PRINCIPLES AND/OR LEGISLATIVE INSTRUCTIONS

② CONFIRM PLAN ELEMENTS AND USES W/CPAC AND PROJECT TEAM

- REVIEW CATALOGED INPUT/DOC
- INVITE STAKEHOLDERS TO CLARIFY
- PROJECT TEAM TO VALIDATE EACH USE ACCORDING TO DOCUMENTATION/PUBLIC AND STAKEHOLDER COMMENTS IN RECORD
- OVERLAY FOR EACH USE TO BE DEVELOPED BY CONSULTANTS

③ DISSEMINATE ELEMENT/USE OVERLAY

- EST. WEEK-LONG OPEN HOUSE @ HCDA MAKAI ROOM
- DISPLAY EACH USE OVERLAY AND SOLICIT PUBLIC COMMENT
- THE USE/ELEMENT OVERLAYS WILL ALSO BE DISSEMINATED TO THE PUBLIC VIA THE PROJECT WEB PORTAL AND PRESENTATIONS TO THE MEDIA AND COMMUNITY GROUPS
- ALL COMMENTS AND THE OVERLAYS WILL BE DOCUMENTED AND DISCUSSED AT WORKSHOP #3

④ WORKSHOP #3

- FACILITATED DISCUSSION OF PROCESS TO DATE
- THE COMPOSITE PLAN WILL BE PRESENTED, DISCUSSED AND FORWARDED TO THE HCDA AUTHORITY FOR THEIR ADOPTION.
- THE PLAN WILL INCLUDE THE FINAL CPAC RECOMMENDATIONS AND ALL PUBLIC COMMENTS

SASAKI 7-15-10

Kakaako Makai District Master Plan																							
Basis of Planning - Program Element Outline																							
	Priority	1									1					1							
	Layer	Park Expansion / Enhancement									Waterfront Access - Incl. Parking and Circulation					Kewalo Basin Harbor and Support Facilities							
Source	Elements	Expanded Green Space / Preserve Open View Planes	Repair & Renovation Program for Exsiting Facilities	Improved Comfort Facilities	Expanded Picinic and Shade Elements	Active Recreational Uses	New Gateway Park Element	Water Play Feature (s)	Community Center	Community Gardens	Waterfornt Promenade	Ocean Access & Safety	Parking	Improve Connectivity and Circulation, including Private and Public Multimodal Transportation. Disabled Accessibility Improvements	Ala Moana Boulevard Improvements - Mauka-Makai Access	Commercial Small Boat Harbor & Support Facilities	Maintenance Haul-out and Repair Facility	Marine Retail Village - Services and Food	Expand Operations Kiosks	Fuel Dock	Improved and New Comnfort Stations with Showers	Community Center (@ Net Shed)	
Legislative Statutes																							
Cultural Public Market Place - 206E-34													●										
Keiki Fishing Conservancy - Act 3, 2007 Special Session																							
CPAC - Vision and Guiding Principles																							
Community Cultural Gathering Place		●				●																	
Hawaiian Culture and Values of the Ahupuaa											●												
Open View Planes		●																					
Coastal and Marine Resources												●											
Expanded Park and Green Space		●			●	●					●												
Public Accessibility		●				●					●	●	●	●									
Public Safety, Health and Welfare																							
Public Land Use Legislation - Public Use of Public Lands in the Public Interest																							
Kewalo Basin		●											●			●							
Cultural Facilities									●													●	
Small Local Business																		●					
Site Design Guidelines A Hawaiian Sense of Place in Landscape, Setting and Design			●		●																		
Community and Government Partnership																							
Future Funding and Management		●	●																				
Community Stakeholders (November-January Interviews)		●	●	●	●	●		●			●	●	●	●	●	●	●	●	●			●	
Community Public Workshop No. 1		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		●	●		●		
Community Focused Groups (February-June Meetings)																							
Science and Education			●																				
Culture & the Arts													●	●	●		●						
Historical and Cultural																							
Surfers and Park Users		●	●	●	●	●		●			●	●	●	●							●	●	
Environmental Organizations		●						●		●				●									
Professional Organizations		●			●	●					●		●	●	●								
Kakaako Neighborhood Groups		●																					
Kewalo Basin Stakeholders											●	●		●		●	●	●	●	●	●	●	
State Agencies														●	●								
Urban Land Institute Hawaii														●									

Kakaako Makai District Master Plan																			
Basis of Planning - Program Element Outline																			
	Priority	2								2					2				
	Layer	Cultural Public Market Place								Arts and Cultural Programming					Marine Science and Education				
Source	Elements	Farmers Market	Fish Market	Retail Outlets for Ethnically Diverse Products	Ethnic Themed Service Related Businesses, including Restaurants	Theatres, Stages and Arenas - Showcase Cultural & Community Performing Arts	Exhibition Space or Museums Showcasing International and Local Artwork	Museums or Other Educational Facilities Focusing on the History and Cultures of Ethnic Groups within Hawaii, incl. Hawaiian History	Local Food & Lunch Wagons. Other Small Local Businesses	Hawaiian Museum of Music and Dance	Performing Arts Multi-Purpose Complex - Indoor & Outdoor	Surfing and Watersports Museum and Hall of Fame	Area for Community Cultural Celebrations	Other Arts and Cultural Programming	Keiki Fishing Conservancy	Kewalo Marine Lab	Oceanographic Center / Aquarium	Harbor Historic Interpretive Center / Museum	Other Educational Programming
Legislative Statutes																			
Cultural Public Market Place - 206E-34		●	●	●	●	●	●	●	●	●	●	●	●					●	
Keiki Fishing Conservancy - Act 3, 2007 Special Session															●				
CPAC - Vision and Guiding Principles																			
Community Cultural Gathering Place								●						●					●
Hawaiian Culture and Values of the Ahupuaa								●											
Open View Planes																			
Coastal and Marine Resources														●					●
Expanded Park and Green Space																			
Public Accessibility														●					●
Public Safety, Health and Welfare																			
Public Land Use Legislation - Public Use of Public Lands in the Public Interest															●				
Kewalo Basin															●	●			●
Cultural Facilities		●				●		●		●	●		●	●					
Small Local Business				●	●				●										
Site Design Guidelines A Hawaiian Sense of Place in Landscape, Setting and Design																			
Community and Government Partnership																			
Future Funding and Management																			
Community Stakeholders (November-January Interviews)		●	●	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●
Community Public Workshop No. 1		●	●	●	●	●	●	●	●		●	●	●	●		●	●		●
Community Focused Groups (February-June Meetings)																			
Science and Education				●		●										●	●		
Culture & the Arts										●	●								
Historical and Cultural						●				●	●	●						●	
Surfers and Park Users								●	●			●		●			●		●
Environmental Organizations											●			●		●	●		●
Professional Organizations											●								●
Kakaako Neighborhood Groups																			
Kewalo Basin Stakeholders			●															●	
State Agencies		●							●										
Urban Land Institute Hawaii									●										

Kakaako Makai District Master Plan																			
Basis of Planning - Program Element Outline																			
	Priority	3					4					4							
	Layer	Life Science and Education					Civic					Historic Preservation							
Source	Elements	John A. Burns School of Medicine	Hawaii Cancer Research Center	Hawaii Childrens Discovery Museum	Other Life Science Programming		State Office Building Replacement	Sherrifs Station	District Welcome and Interpretive Center	OHA - Office of Hawaiian Affairs Headquarters		Historic Pump Building	Fort Wall	Childrens Discovery Museum (Former Incinerator)	Fisherman's Wharf Restaurant	Kewalo Basin	Kula Kai - Historic Sampan	Kewalo Basin Historic Ice Chute	Support Historic Preservation
Legislative Statutes																			
Cultural Public Market Place - 206E-34									●										
Keiki Fishing Conservancy - Act 3, 2007 Special Session																			
CPAC - Vision and Guiding Principles																			
Community Cultural Gathering Place																			
Hawaiian Culture and Values of the Ahupuaa																	●		●
Open View Planes																			
Coastal and Marine Resources																●	●		
Expanded Park and Green Space																			
Public Accessibility																			
Public Safety, Health and Welfare																			
Public Land Use Legislation - Public Use of Public Lands in the Public Interest																			
Kewalo Basin																●		●	
Cultural Facilities																	●	●	●
Small Local Business																●			
Site Design Guidelines A Hawaiian Sense of Place in Landscape, Setting and Design																			●
Community and Government Partnership																			
Future Funding and Management																			●
Community Stakeholders (November-January Interviews)									●	●		●		●	●	●	●		
Community Public Workshop No. 1		●	●	●				●	●	●		●	●	●	●	●			
Community Focused Groups (February-June Meetings)																			
Science and Education		●	●	●															
Culture & the Arts												●	●			●		●	
Historical and Cultural																			
Surfers and Park Users																			
Environmental Organizations				●															
Professional Organizations																			
Kakaako Neighborhood Groups								●											
Kewalo Basin Stakeholders																			
State Agencies																			
Urban Land Institute Hawaii					●														

Kakaako Makai District Master Plan
Community Outreach Summary of Proposed Uses
Project Team Meeting
July 27, 2010

Proposed Uses and other Program Elements **NOT INDICATED** on July 2010 Basis of Planning Matrix:

1. Ulumaki court, makahiki games facilities, tot lots
2. Recreational facilities for special needs children and adults
3. Dog park
4. Storm drain channel reconfiguration and renaturalization
5. Swimming pool. Flow-rider
6. Marae (a sacred and social in pre-Christian Polynesian societies) to anchor the project
7. Surf and Sea Shop
8. Presidential Library and Museum
9. Homesteads
10. Spear fishing
11. Water taxi service
12. Fish auction
13. Fish storage - refrigerated
14. Mixed-Use including residential on private (KS) properties
15. Honolulu Seawater Air-conditioning project
16. Residential: Alternatives to for-sale luxury, including rentals of a affordable, workforce, student/faculty, artist live/work or seniors type.
17. Pedestrian bridge over Ala Moana Boulevard
18. Pedestrian bridge over storm drain channel
19. Connect Gateway and Waterfront Parks by taking Ilalo underground
20. Child daycare
21. Seniors Center
22. Children's node (adjacent Hawaii Children's Discovery Center)
23. Fitness Center
24. Outdoor fitness course (Par Course)
25. Canoe storage
26. Ocean water safety access facility
27. Fishing pier
28. Relocate Radio Tower and facility
29. Public boat launch
30. Renewable energy projects
31. Miniature golf

Facility Improvements:

1. Plant/Tree Nursery
2. Surfboard lockers
3. Re-shape berms in Kakaako Waterfront Park
4. Ice vending machines
5. Public Art installations. Interactive
6. History walk
7. Remove non-essential barriers and fences (ex. fencing on the Makai side of JABSOM).
8. Bicycle, Segway, surfboard and fishing equipment rentals
9. Fish cleaning facilities
10. Expand existing breakwater to create expanded kids swimming area
11. Celestial observation area

LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
PARK ENHANCEMENTS
WARD
ALA MOANA BOULEVARD
ILALO ST.
1" = 400'
#1A LAND USE and PARK EXPANSION
SOURCE: KAKAAKO MAKAI 8·03·10
PROJECT TEAM MEETING

LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
PARK ENHANCEMENTS
FESTIVAL AREA
COMMUNITY CENTER
VIEW PLANE
FESTIVAL AREA/ COMMUNITY GATHERING
WARD
ALA MOANA BOULEVARD
ALA MOANA BEACH PARK
PARK AND PUBLIC REALM IMPROVEMENTS
ILALO ST.
KEY VIEW PLANE
FOOD CONCESSION
RELOCATE AMPHITHEATER
IMPROVE COMFORT FACILITIES PICNIC AND SHADE ELEMENTS
#18 PARK ENHANCEMENTS
1" = 400'
SOURCE: KAKAAKO MAKAI 8.03.10 PROJECT TEAM MEETING

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Land Use, Park Expansion, Park Enhancement - Comments

STRENGTHS

- Park expansion to Ilalo Street Must be A PARK SETTING
- Gateways are good.
- Significant public view planes are essential to PRESERVE – mauka to makai AND makai to mauka.
- Community Center and garden.
- Community center and garden on Piano Lot - centrally located for community access and sustainability by community.
- Green space appears to be preserved. Like how the areas not being utilized will be improved under "park expansion."
- Becomes a better "gathering place."
- Areas identified for park enhancement/ expansion and public use good. Good designations as shown.
- Prefer Piano Lot site for community center (not other 2 sites). Better to cluster such facilities for synergy. Also, better site organization than spreading out.
- Good use for Gateway Park areas for festivals, etc. Use for informal sports fields (soccer, lacrosse. etc.) when no events.
- Mix of green, commercial and civic space.
- Mixed use.

OPPORTUNITIES

- Must be a PARK SETTING – a park setting into which public facilities not available elsewhere are placed. A SPECIAL PLACE that people will know about and want to be.
- Low-level public uses within the PARK SETTING to Ilalo Street.
- Community center is needed – best in a central location – Piano Lot.
- Multi-purpose public use – historic preservation; museums; research
- Keep all low rise structures.
- Open up open green space and park use to area makai of piano lot. (sketch provided)
- Would (use) slate grey encumbered sites along Ala Moana, (Cooke to Ward) as open space along Ala Moana
- (Park improvements) should continue from waterfront to ewa to connect open space at Cooke and Ala Moana. Even if it is just a large pedestrian access green space.
- Better to have mixed use, perhaps a world-class museum.
- Integrate park with public spaces, such as civic center or culture and arts center or complex of performing arts buildings.
- Use (historic pump station gateway) as interpretive and orientation center for residents and visitors alike – for all points of interest in Kakaako Makai.

Land Use, Park Expansion, Park Enhancement - Comments

- Community center and garden on Piano Lot - centrally located for community access and sustainability by community.
- Making park improvements along Ala Moana Blvd.
- Gateway connections are in great locations.
- Open space along Ala Moana Blvd. is necessary but may need a more "plaza" type of usable space.
- Lots of green.
- More green space is needed which is always good.
- More comfort stations and shade trees are good along the waterfront. All areas makai of Piano Lot should be green open space.
- All areas makai of Piano Lot should be green open space.
- Historic pump station is ideal gateway –should be major first gateway to Kakaako Makai (and Mauka).
- Relocating parking for Waterfront Park to continue green axis of Gateway Park.
- Lei of green and park enhancements are a good setting and context. The park-like setting should extend to streets, courtyards, medians, building setbacks. Create a neighborhood in a park, not just a park in a neighborhood!
- Like the plan to enhance comfort facilities, picnic and shared elements.
- Great. Mixed use green + education +civic + arts.
- Mixed use for various activities and interests.
- Underutilized. Doesn't support economy

- Pump station gateway to include gateway landscaping fronting Forrest Ave. and Ala Moana Blvd.
- Overall plan needs a composite vision that integrates the elements. It should include both a narrative and an illustrative map that puts the pieces together, identifies any conflicts between elements.
- The plan also should include all of the parcels, not exclude those in certain ownership. The vision plan needs to be comprehensive, not have artificial lines based on current owners.
- Makai may be defined as a place with opportunities for enhancing mind, body, spirit, and psyche – via facilities and open space.
  - » medical research and education
  - » culture and arts creativity,
  - » performance and education
  - » ocean research and recreation
  - » passive and active experience of an island ocean setting
  - » By day: Farmers market and local arts market
  - » By night: outdoor dining and entertainment

Land Use, Park Expansion, Park Enhancement - Comments

PROBLEMS

- Hurricane and tsunami inundation area.
  - » Opportunities: Park expansion on Piano Lot, Look Lab/ makai sites makes more sense. Park expansion to Ilalo Street – a PARK SETTING
- Continued maintenance of expanded park.
- Homeless
- Eyesore.
- Storm water management needs to be addressed as a land use issue in and if itself and not as an off-shoot or collateral issue related to land development in general.
- Suppose it is discovered that appropriate storm water solutions require 20 acres of land? Such a possibility needs to be considered sooner rather than later as the possibility might prevent/foreclose other development options. This issue was raised in both workshops and noted on the web portal.
- On legend, symbol for public use and for park enhancements look the same – not clear on map which is which.
  - » Opportunities: Use better contrast to clarify symbols between legend and plan. (Is lite green on map park expansion? – If so, correct legend.)
- Gateways are major and minor. Major are at Cooke St. and block to east (Gateway Park block) and at Ward. Minor gateway at Keawe St. like other diagrams, not entire block from South to Keawe.
  - » Opportunities: Devise Gateway symbol at Keawe to match other diagrams. Emphasize Cooke/Ohe St. and

THREATS

- Yellowish areas (on maps) should be green. Redundant commercial and structural mass in piano lot and makai Look Lab sites – should be all green just as John Dominis site and waterfront park parking lot site (are shown).
- Commercializing Piano Lot and Look Lab/marine sites
- Please make it local friendly. Don't want another Waikiki that tailors to tourists.
- A place where local families would like to come and not over-crowded, noisy and busy.
- Consider aviation noise impacts to new facilities (i.e., offices, classrooms, etc.).
  - » Opportunities: Noise mitigation (soundproofing walls) should be considered. Buildings in question for height impacts may file for an aeronautical evaluation at www. oeaaa (?).faa.gov
- Ignores view plane mauka to makai.
- Will it stay green forever?
- $
- Would hate to see this area go totally commercial. Better to use it for cultural and educational and environmental purposes.
- Community garden on contaminated land?? Not sure if that's safe to grow things on contaminated soil.
- Should not be home to disparate pieces of sculpture that do not contribute or reinforce selected character or style/ theme.
- The undefined public use areas

Ward Ave. Gateways.

- Will the public go?
- Does not link makai with mauka. Cooke needs to be more prominent corridor.
- No iconic structure – where will the $ come from?
- Outdoor dining cafes (not enough). Draw locals and tourists DAILY not just for special events.
- How would you decide who would use/reap benefits from community garden?
- Community center at Kewalo Basin Park is not centrally located – private clubhouse.
- "Public Use" areas are unclearly defined.
- How will the "public use" be utilized?
- "Public Use" is not clear nor limited. What kind of "use"?
  - » Opportunities: Public use facilities should be moved to ewa end. AWAY from Sea Steps – make the makai lot of Piano Lot PARK USE.
- Areas makai of piano lot with PBRC should all be park and open. Move public facilities use to ewa end. Expand and keep Sea Steps and park open. Open up circulation to promenade.
  - » Opportunities: Move PBRC and facilities to ewa end.
- Encumbered parcels should remain or become a commercial district!! Needs to have restaurants/ shops from John Dominis to Fisherman's Wharf historic restaurant. Open to waterfront with pedestrian promenade.
  - » Opportunities: Needs to have a reason for people to come and use this space.

- Ocean Investments dual wedding cathedral behemoth at John Dominis site. CANCEL LEASE. BAD PLAN – EYESORE PLAN.
- Architecture of some state buildings has been notoriously bad. (UH) Planning may be great, but if it ends up with bad buildings, we're stuck. – Hope this can be avoided.
- Ocean Investments plan to replace low profile John Dominis Restaurant with EYESORE BEHEMOTH twin wedding cathedral
-

LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
PROMENADE / PUBLIC ACCESS
BICYCLE ROUTE
BUS ROUTE
PARKING / SHUTTLE FACILITY
SIGNALIZED INTERSECTION
ACCOMODATE EWA BOUND TRAFFIC INTO KEWALO BASIN
CLOSE SIGNAL w/o INTERSECTION HERE
ALA MOANA BOULEVARD
PERIPHERAL PARKING
ALA MOANA BEACH PARK
SHUTTLE STOPS & DEDICATED DISTRICT SHUTTLE
POSSIBLE ELEVATED OVERLOOK @ KKFC
32' MIN.
PROVIDE VEHICULAR AND PED LINK TO PARK
LOCAL SHUTTLE CIRCULATOR w/ PERIPHERAL PARKING
"RIGHTS"
STEPS TO SEAWALL SHELF ONLY
"KEWALOS"
POSSIBLE USE OF J. DOMINUS FDNS AS LOOKOUT POINT
SEA STEPS: IMPROVE SAFETY
+ IMPROVE EXISTING STEPS
+ NO STEPS DUE TO ENV'L IMPACTS
WATERFRONT PROMENADE
"FLIES"
"INCINERATOR"
"POINT PANIC"
EXTEND PROMENADE
NEW TUCK-UNDER PARKING (- MIN. IMPACT TO LANDFILL)
1" = 400'
#2 WATERFRONT ACCESS PARKING & CIRCULATION
SOURCE: KAKAAKO MAKAI 8.03.10 PROJECT TEAM MEETING

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Parking and Circulation - Comments

STRENGTHS

- Changing name of promenade to "Boardwalk:
- Including bike paths in addition to walkways
- Addressing traffic flow and parking issues
- Peripheral Parking:
- *Lot C, AAFES
- *Between mound and JABSOM (on
- amphitheater site)
- Peripheral parking on AAFES lot serves Kewalo Basin and Piano Lot.
- Secondary pathways
- Promenade expansion along channel with lookout.
- Connection to Ala Moana Park at shoreline
- Dedicated shuttle – Kakaako Makai Trolley.
- More parking in the area is good. Like the "tuck under parking" at landfill area.
- Take advantage of Promenade idea – closing streets.
- Promenade and bike paths are great.
- Peripheral parking on AAFES lot serves Kewalo Basin and Piano Lot.
- Local shuttle! GREAT!

OPPORTUNITIES

- Boardwalk at Kewalo Basin for harbor shops and services. Traditional flavor will attract visitors also.
- Keep promenade close to harbor – along channel and just 'ewa of KKFC (not on Ahui Street)
- Be sure light signals are set to the speed limit so it's not more stop & stop traffic along Ala Moana Blvd.
- Will it go to the Ward area and back?
- Keep parking free.
- Need shade areas, currently limited.
- Acquire and develop green pathway running from Makiki to Kakaako.
- Integrating the parcel to be one expanse of a coherent plan.
- Consider pedestrian and bicycle overpass option over Ala Moana from
- 1-2 access locations.
- In addition, acquire property or public right of way linking/ extending park to Mother Waldron Park via pedestrian overpass.
- Underground parking?
- Water taxis to Ala Moana or Hilton HV (Hawaiian Village) pier and Aloha Tower.
- Define Ilalo St. as limited access route for shuttles, rickshaws, park-and-small business access vehicles only.

Parking and Circulation - Comments

- Promenade along the water front invites walkers, joggers, bikers. And shares the beauty of the shoreline with the public.
- Like public walkway around the harbor.
- Like the Promenade public access throughout park and waterfront. .
- How does site relate to public transportation stops?
- Adding walkway that connects Kewalos to Ala Moana.
- Link to Ala Moana Park (circulation) good.
- Tuck- under parking good concept – cover with grass for park space above (similar to municipal parking lot).
- Good use of peripheral parking
- PEDESTRIAN FOUCUSED CIRCULATION
- Bike routes, pedestrian routes –
- allow a quiet island experience.
- The promenade could serve as an outdoor seating area to enjoy the views, have maybe a children's water feature and take a water taxi or shuttle.

- Piano Lot for parking/commercial use.

Parking and Circulation - Comments

PROBLEMS

- Any stairs for beach access besides the two already existing? Difficulty for the public to swim in the ocean potentially keeps the public from utilizing the park. For example, easier for public to swim at Ala Moana (or) Waikiki than Kakaako unless you going to surf.
- Parking needs to be free parking for public. No parking meters.
- Parking needs to remain free for those who utilize beach every day. Don't want to always pay for parking just to come to surf.
- Parking at Point Panic poor land use for land so close to ocean. Convert to park space. Use shuttle for body boarders or consolidate with nearby facility parking.
- Delete parking at Point Panic site near ocean. Too valuable as park space to waste on parking.
- Point Panic is only body boards and fins – not heavy long boards. Use central parking (Ilalo and Ahui Streets) and shuttle bus. Or move parking back and incorporate with parking of other nearby facility.
- Rather than parking at Ilalo and Ohe St. and at AAFES site, provide consolidated parking at Ilalo and Ahui Sts. on piano lot for more central location in area served.
- Don't locate parking on AAFES site or on Piano Lot where shown. Locate on Piano Lot at corner of Ilalo and Ahui Streets to centralize in area to be served
- Too much shoreline parking; there should be a shoreline attraction.

THREATS

- Public swimming will interact with boat traffic.
- Too much ocean use – keep access to ocean as is – plan so ocean access is intended to be available to only skilled surfer dudes and boaters.
- Parking on Piano Lot is a waste of good space for public uses in a PARK SETTING
- UH - Regarding parking, they must stay within their campus for parking!
- Too many interior roads and unclear circulation.
- Bus route on Ilalo – commercial and public traffic route would cause Ilalo to become a high use traffic area.
- Would not do tuck-under parking. Seems very costly with a lot of environmental mitigation for parking lot.

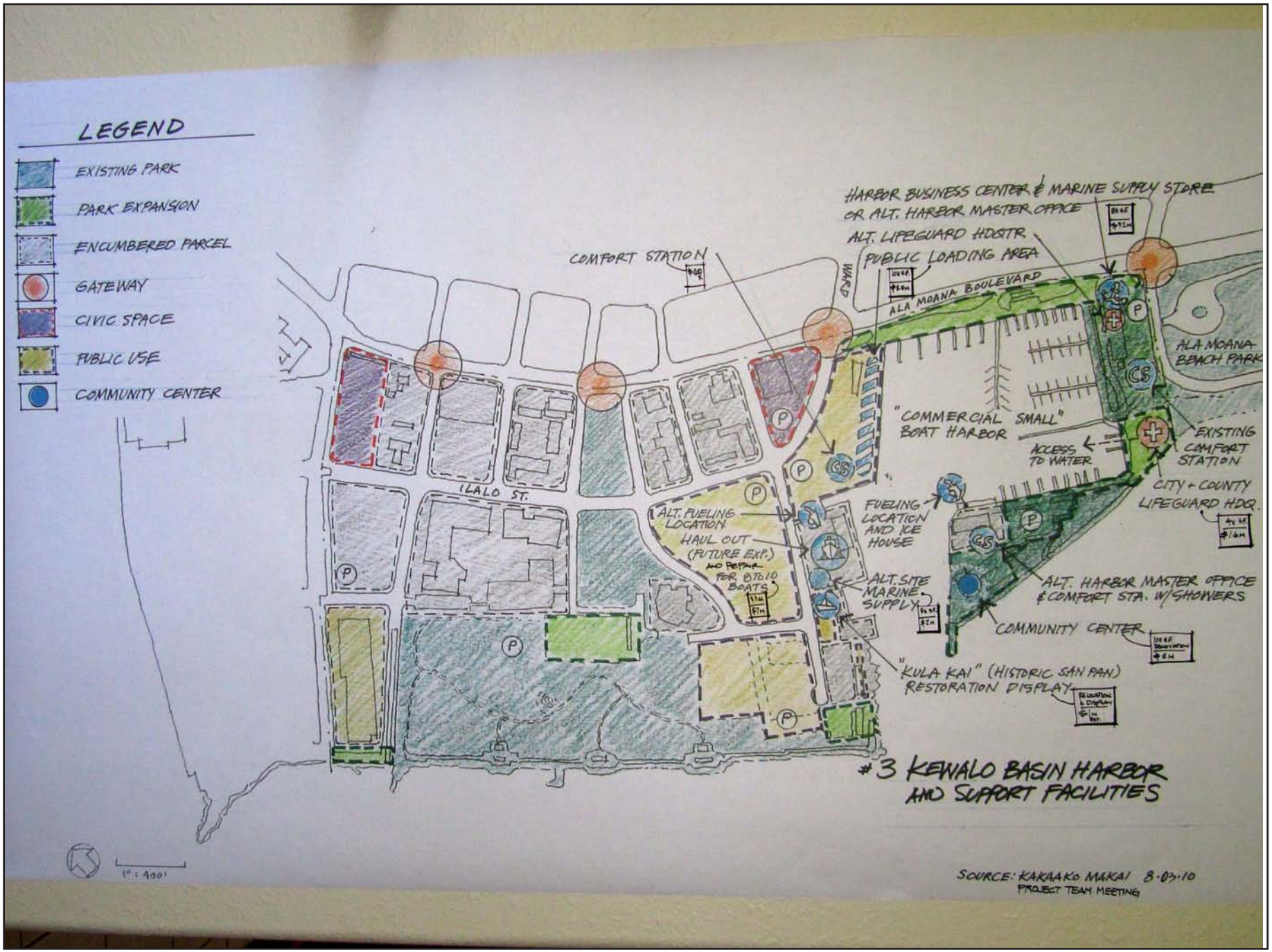
Parking and Circulation - Comments

- Convert to park space. Use shuttle for body boarders or consolidate with nearby facility parking.
- New land uses (per legend) good (except below)
- Parking at Point Panic poor land use so close to ocean.
  - » Opportunities: Locate parking at Ilalo and Ahui corner of Piano Lot. Delete other two "P" in area.
- Eliminate Point Panic parking and integrate with other parking.
- There need to be stronger links mauka/makai and laterally to Aloha Tower. The fact that Mother Waldron (Park) is no longer shown on this plan is a problem.
  - » Opportunities: Need to keep a wider view – while the project is in the makai areas, its sphere of influence is much greater.
- Ala Moana Blvd. traffic noise/and fast moving heavy traffic – cause distraction to the quiet island experience intended for Makai.
- If there is no vehicular access for Kewalo Basin users from Ward Avenue, why is the marine store sited on the Ward side of Kewalo Basin?
  - » Opportunities: Shouldn't it be on the Ala Moana Park side closer to their parking and vehicular access?
- Walking/biking promenade/boardwalk should follow waterline all the way. Not sure why it doesn't around current boat yard? See "Future Plan" section.
- The main walkway from Ala Moana/Cooke St. seems too disconnected getting to the waterfront.
  - » Opportunities: Perhaps create a more direct and intuitive link to the water with visual connection.

Parking and Circulation - Comments

- » Also, work harder to create a continuous sea walk, "Green Lei" that links across the mouth of boat harbor with graceful pedestrian bridge.

- Do not like tuck-under parking. Very costly with a lot of environmental mitigation to just develop a parking lot.
  - » Opportunities: Do a parking structure behind the children's museum/or piano lot., Something close that conveniently services the Child Museum and waterfront
  - » Child Museum - day use
  - » Waterfront – night use
  - » Existing parking lot for Child Museum can be changed for open space but parking should be located diamond head side or waterfront side of Child Museum.
- Distance from parking.
- Enough parking? – especially for large crowd events -
- Parking can be underground?
- Parking shown between Ohe St. and Kewalo Basin (3 locations)
  - » Opportunities: Delete parking near Point Panic and consolidated 2 parking locations on Ilalo Street and one on piano lot at corner of Ahui and Ilalo (see comment on other plan sheets)
- I think creating more parking within existing park is an expensive and unnecessary solution to creating more parking spaces.


LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
COMMUNITY CENTER
HARBOR BUSINESS CENTER & MARINE SUPPLY STORE
OR ALT. HARBOR MASTER OFFICE
ALT. LIFEGUARD HDQTR
PUBLIC LOADING AREA
COMFORT STATION
ALA MOANA BOULEVARD
ALA MOANA BEACH PARK
"COMMERCIAL SMALL" BOAT HARBOR
ACCESS TO WATER
EXISTING COMFORT STATION
CITY + COUNTY LIFEGUARD HDQ.
ILALO ST.
ALT. FUELING LOCATION
HAUL OUT (FUTURE EXP.)
NO REPAIR FOR 8 TO 10 BOATS
FUELING LOCATION AND ICE HOUSE
ALT. SITE MARINE SUPPLY
ALT. HARBOR MASTER OFFICE & COMFORT STA. W/SHOWERS
COMMUNITY CENTER
"KULA KAI" (HISTORIC SAMPAN) RESTORATION DISPLAY
#3 KEWALO BASIN HARBOR AND SUPPORT FACILITIES
1" = 400'
SOURCE: KAKAAKO MAKAI 8-03-10
PROJECT TEAM MEETING

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Kewalo Basin and Support Improvements - Comments

STRENGTHS

- Gateway connections are in great locations. Open space along Ala Moana Blvd. is necessary but may need a more "plaza" type usable space.
- Lots of green.
- Fisherman's Wharf Restaurant.
- Kewalo Marine Lab best on fish auction site to compliment KKFC community marine conservation uses.
- Gateways
- Kula Kai
- * Harbor support and shops on cannery site.
- C&C lifeguard (facility) good (location) with boat slip.
- Lots of green.

OPPORTUNITIES

- A cultural and educational use would secure the site for the public common good over the long term AND be profitable.
- Restore Fisherman's Wharf Restaurant.
- Ice chute at KKFC – restore.
- I think this space is missing an opportunity for educational assets. They are interested in building more buildings on historic land.
- Like that if remains a working harbor, why not have water taxis? Waikiki-Kewalo Basin-Aloha Tower water shuttles?
- Provide link between adjacent uses mauka and makai along harbor front by relocating haul-out and repair to Keehi Lagoon.
- The boat haul-out and repair area would be more ideal to locate (with) the harbor master, life guard facility and other public facilities offices.
- Harbor support services, harbor master and harbor shops at cannery site.
- Restore Fisherman's Wharf Restaurant.
- Consolidate Basin support facilities (see #3 comments) at DH (diamond head) side of Kewalo Basin including Kewalo Basin peninsula.
- Concentrate harbor support uses to area DH (diamond head) of Kewalo Basin (not in "green" park space) as indicated (see Map #3)

PROBLEMS

- The area where the old net house and McWayne Marine Supply was located is a fairly narrow area. To locate a harbor business center there would be too cramp(ed).
- CS (comfort station) should not be at such prominent space/ point. Relocate to interior.
  - » Opportunities: Shift location of Fisherman's Wharf Restaurant to comfort station site. Promote view of harbor/activities.
- Harbor support scattered all around harbor and is at times obnoxious land use conflicting with adjacent uses.
  - » Opportunities: Concentrate harbor support (harbor master office, marine supply store, restrooms) and life guard facility in harbor support and parking structure DH of Basin. Locate haul-out and repair to Keehi Lagoon and locate fueling and ice house to where indicated at NOAA site. Eliminate all uses 'ewa of Basin except for Kula Kai and public loading area.
- Do not like the public loading area right by the harbor.
  - » Opportunities: It would be better as a walkway for public, bikers, to have a better view of harbor and ocean for scenic walks.
- New land uses (per legend) good (except below)
- Dry dock, haul-out use 'ewa side of Basin, incompatible with park uses (heavy industrial, obnoxious land use)
  - » Opportunities: Free up area for continuity of adjacent uses and move boat repair to Keehi Lagoon where it should be.
  - » Boat repair, formerly at Ala Wai, should be at Keehi Lagoon, not here. Integrate Honolulu Marine site into

THREATS

- Shame to see the site go to commercial development and purely profit.
- Adding more fueling stations to the shoreline could be a hazard to the environment.
- (Proposed) expanded park conflicts with harbor use on Kewalo Basin Peninsula.
- Haul-out and repair facility 'ewa of Kewalo Basin is degrading to areas around it. Heavy industrial use has no business adjacent to park and public use areas!
- Boat haul-out and maintenance site on 'ewa side of Kewalo Basin – consolidate harbor support in structure with parking on DH side of Basin (see #3 comments).
- Existing dry dock is a heavy-duty eyesore and polluter – reduce size for small boat use, similar to Ala Wai Marine.
- Fueling locations? Are they adding these? Or are they already existing. Does this cause any potential danger in leaks into the water?
- Dry dock, haul-out area 'ewa of Kewalo Basin (see Problems). This is major threat to success of overall plans.
- Seems underutilized, could go dense commercial later on.
- "Potential Threat" – Please ensure that this harbor is a "working" harbor and harbor users are OK with proposed concept plan and future plan.

Public Market - Comments

surrounding uses.

- Marine store is not centrally located.
  - » Opportunities: Marine store best on Boardwalk at McWayne site.
- Marine supply at dry dock is out of place.
  - » Opportunities: Marine supply should be accessible and centrally located. Best at McWayne site.
- C&C lifeguard (facility) should be midway between shoreline and Ala Moana Blvd.
- What type of "public realm" is adjacent to active pier and dock use on the Kewalo Basin peninsula? Public use should not conflict with active dock use.

LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
COMMUNITY CENTER
PROMENADE/PUBLIC ACCESS
PARKING/SHUTTLE FACILITY
FARMER'S MARKET
• COMMUNITY CENTER
• COMMUNITY GARDEN
• OPEN SPACE
WARD
ALA MOANA BOULEVARD
ALA MOANA BEACH PARK
FISHERMAN'S WHARF REST.
PUBLIC MARKET
HARBOR OFFICE & COMMERCIAL
ILALO ST.
MARINE STORE
KKFC + KULA KAI
HAUL OUT
WATERFRONT PROMENADE
PUBLIC MARKET (FISH MARKET AND VENDOR COMPONENT)
ALT. LOCATIONS FOR PBRC (KEWALO MARINE LAB)
A
#4 PUBLIC MARKET
#5 MARINE SCIENCE
1" = 400'
SOURCE: KAKAAKO MAKAI 8.17.10 PROJECT TEAM MEETING

LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
COMMUNITY CENTER
PROMENADE/PUBLIC ACCESS
PARKING/SHUTTLE FACILITY
MARINE STORE
FARMER'S MARKET ON EDGE
WARD
ALA MOANA BOULEVARD
ALA MOANA BEACH PARK
FISHERMAN'S WHARF RESTAURANT
HARBOR RELATED SMALL BUSINESS
LINKAGES TO PARK
ILALO ST.
HAUL OUT
MARINE SCIENCE
• OCENARIUM
• KEWALO MARINE LAB INTEGRATED WITH KKFC AND KULA KAI
WATERFRONT PROMENADE
1" = 400'
B
#4 PUBLIC MARKET
#5 MARINE SCIENCE
SOURCE: KAKAAKO MAKAI 8.17.10 PROJECT TEAM MEETING

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Public Market - Comments

STRENGTHS

- Restore Fisherman's Wharf Restaurant.
- Farmer's market on Piano Lot fronting Ilalo Street – visible and accessible.
- I like the location of farmer's market being close to the waterfront and being near an existing restaurant that could use some pedestrian traffic.
- Adding small businesses is necessary to create attractions that people will come to buy/see/relax at.
- Mixed use for various activities and interests
- I really like the plan so far.
- Public market will locate, incorporate "haul-out" site and enlarge to include farmers and fish market. Incorporate Fisherman's Wharf (in same structure or new structure) into public market – locate harbor office to DH side of Basin (see #3 comments).
- Farmers market use.
- Farmers market with a fresh fish component is a great idea.
- Marketplace should be concentrated not spread around.

OPPORTUNITIES

- Harbor-related small businesses on cannery lot – very compatible with harbor.
- Farmer's AND fish market – "Mauka-Makai Marketplace"
- Park element on piano lot with farmers and fish market will benefit that (farmers and fish market) element
- Marketplace – should be concentrated in area(s) but not scattered throughout – bad for business if we have to hunt for a business – should be small business venues.
- Plan should include more retail, especially along waterfront (but facing harbor on boardwalk). Retail should restrict high-end shops and focus on dining cafes with outdoor seating. An international food court if you will.. Locals and tourists will gather where there are food options with a view! Too little of this on Oahu!
- Consolidate public market, farmer's market for better synergy and shared use of common facilities, locate in area of fish market, public market and haul-out.
- Use Look Lab for farmers market. It will draw people closer to the park and food vendors will give reason to stay and linger in the park.
- Farmers market to be in open area. Not necessarily have to be enclosed in building??
- Markets and business for local business will be great.

Public Markets - Comments

PROBLEMS

- Cannery lot – bad place for farmers market – too condensed and constricted by busy traffic.
  - » Opportunities: Farmers market on Piano Lot – needs passive park element to be comfortable and inviting.
- Public market should not be on harbor perimeter. This is needed for harbor support shops and services!
  - » Opportunities: The harbor shops must not be more than a single story – with views between.
- What do you mean by small business? Are you building a building for these businesses? Is this going to block the harbor view? If so, not sure if agree.
- Not sure about the location of harbor offices next to public markets.
- Farmer's market, "Mauka-Makai Marketplace," should not be in constricted Kewalo Basin corner
  - » Opportunities: Should be on Piano Lot together with welcoming and inviting passive park companion space
- Outdoor dining cafes (not enough). Draw locals and tourists DAILY not just for special events.

THREATS

- "Public Market" is a misnomer when condensed into separate lot – Cultural Public Market is defined in the statute and looks at the entire area for public uses and Hawaiian cultural emphasis.
- The plan does not appear to include any commercial activity. How is this to be funded or implemented? Will the public uses alone provide enough vibrancy in the area?
- Environmental groups trying to ban retail. Retail (cafes) will attract people!
- Haul-out area (see #3 comments), also marine store.
- No structures over one story along harbor.

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Marine Science - Comments

STRENGTHS

- Kewalo Marine Lab as marine science with KKFC
- PBRC – If large public component locate as part of oceanarium at mauka side of Look Lab site (prefer). If research lab only (lesser option), locate at NOAA site. Site near KKFC is poor site - too small.
- Keeping the Kewalo Marine Lab is of vital importance. This is the only viable research space that has access to the ocean with good water quality. The lab brings in large sums of money to UH via its grants and has a national/ international reputation for its quality. We need it here.
- Keeping Kewalo Marine Lab and relocating it appropriately near the cove is of significant importance to continue this vital research and marine conservation and education effort.

OPPORTUNITIES

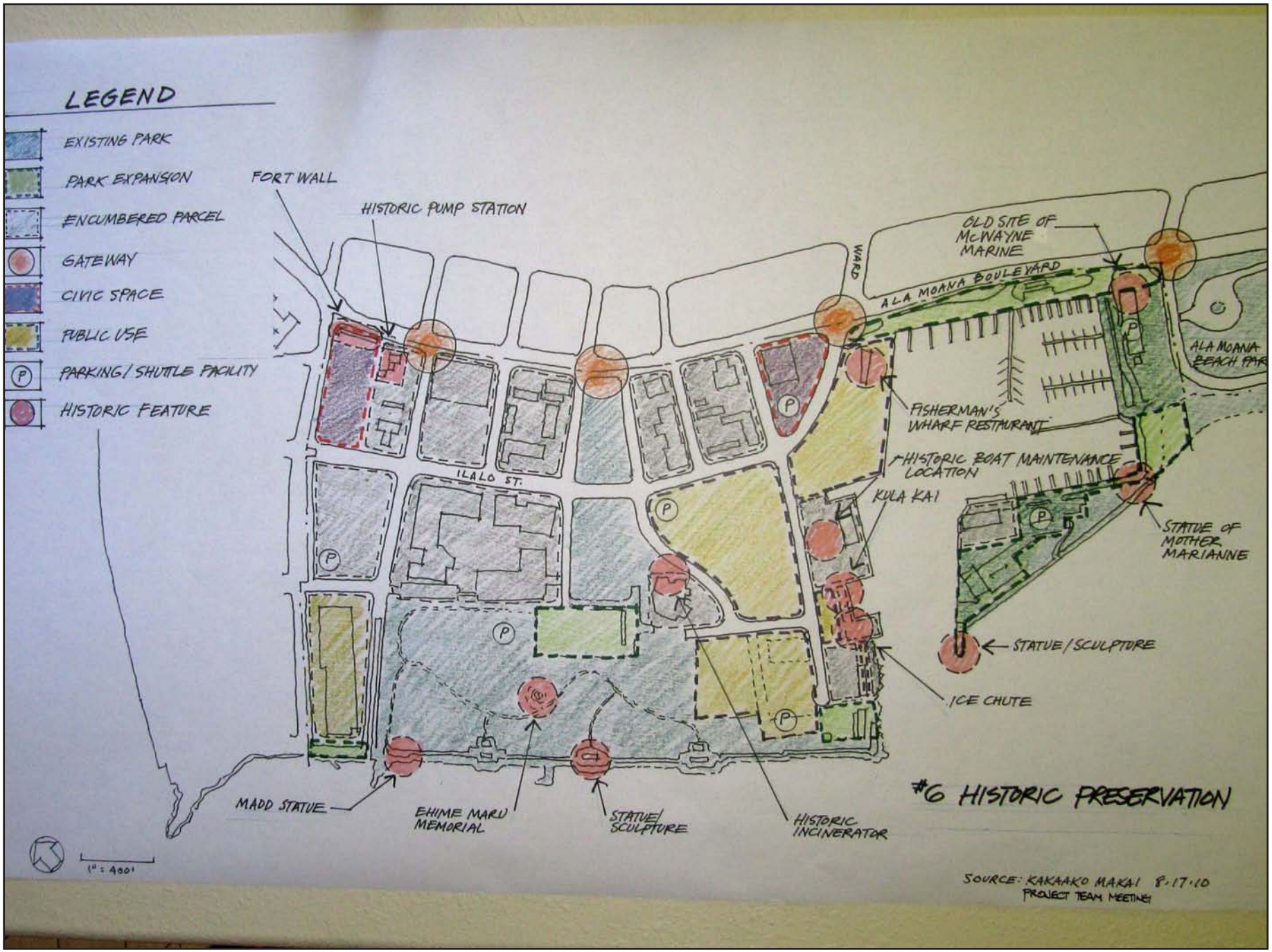
- Locate "PBRC" at Look Lab site and provide public education and viewing areas into "oceanarium." Include like uses (surfing museum, etc.)
- Moving the lab back from the water but maintaining access would be a chance to update the research facilities and perhaps expand its program. Continuing a branch of a top-notch research institution on this side of the island will continue bringing funding in but also keep the UH Marine Science Program at the top of its game.
- Locate Kewalo Marine Lab with expanded public education and exhibit function, possibly with surf museum and other water focus on mauka side of Look Lab site and expand park into makai of side of Look Lab site. Expand park space around Point Panic. Best site for ocean center functions right in view of ocean.

PROBLEMS

- The area where the old net house and McWayne Marine Supply was located is a fairly narrow area. To locate a harbor business center there would be too cramp(ed).

THREATS

- The present UH plan to demolish the labs in 2013 must not go through. That, at present, is the greatest threat to a highly effective and productive educational facility.


LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
PARKING/SHUTTLE FACILITY
HISTORIC FEATURE
FORT WALL
HISTORIC PUMP STATION
OLD SITE OF McWAYNE MARINE
WARD
ALA MOANA BOULEVARD
ALA MOANA BEACH PAR
FISHERMAN'S WHARF RESTAURANT
HISTORIC BOAT MAINTENANCE LOCATION
KULA KAI
ILALO ST.
STATUE OF MOTHER MARIANNE
STATUE/SCULPTURE
ICE CHUTE
MADD STATUE
EHIME MARU MEMORIAL
STATUE/SCULPTURE
HISTORIC INCINERATOR
#6 HISTORIC PRESERVATION
1" = 400'
SOURCE: KAKAAKO MAKAI 8.17.10
PROJECT TEAM MEETING

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Historic Preservation - Comments

STRENGTHS

- Fort Wall and Pump Station as historic complex
- Ice chute – restore at KKFC and Kula Kai at KKFC as historic complex
- Fisherman's Wharf Restaurant – RESTORE interior, upgrade exterior. Add shops and landscaping.
- Preserving in place:
  - » Fort wall, Pump station, Statues and memorials in park
  - » Incinerator building and tower
- Preserve historic areas and build a historical narrative of significance of location.
- Historic buildings and uses are a strong starting place to establish area identity, foundation and character, (and) should inform all new design and development.
- Great idea.
- Recognition of known historic properties and resources, especially pump station and discovery center and Kewalo Basin.
- Preserving historic pump station, incinerator stack, and Fisherman's Wharf is desirable.
- Historic features must be preserved and restored to communicate the fishing history and tradition of Kakaako Makai
  - » Fisherman's Wharf (restaurant)
  - » Ice chute, Kula Kai

OPPORTUNITIES

- Green belt frontage at pump station and fort wall.
- Historic lookout at John Dominis site on channel !
- McWayne marine (site) – (historic) marine supply location.
- Keep Kula Kai in water in Kewalo Basin (more relevant setting for sampan) and make an attraction – do not locate out of context on dry land.
- Use historic pump station as Kakaako museum and area information center.
- Learning center to promote the area should be considered.
- Develop historic/marine theme to guide character/look of district, including architecture, site furnishings (e.g. benches, trash receptacles, etc.), light fixtures and art.
- Use John Dominis cantilevered foundation as promenade lookout!

Historic Preservation - Comments

PROBLEMS

- MADD statue, Ehime Maru memorial, generic statues/ sculptures ARE NOT HISTORIC SITES! They are simply ornamental features – some symbolic, some not.
- Not worthy of historic preservation consideration:
  - » Ice chute
  - » Boat maintenance facility
  - » Fisherman's Wharf
  - » McWayne Marine (store) site
- See other comment regarding 3 parking areas shown between Ohe St. and Kewalo Basin.
  - » Opportunities: Limit historic sites to only ones listed under "Strengths"
- People need to be educated about the history and traditions of Kewalo Basin Harbor to appreciate these - see ("Strengths") above !
- Not much is known about any historical sites other than the pumping station.
- Fisherman's Wharf restaurant is not worth saving and should not encumber parcel as constraint to build from or around.
  - » Opportunities: Determine style/character – then use that to inform what should stay or go.
- Need to connect history with the present, prefer a museum that focuses on past and present issues.
- Please conduct an architectural survey of all existing buildings to determine:
  - » age
  - » historic integrity
  - » historic significance

THREATS

- Should not be home to disparate pieces of sculpture that do not contribute or reinforce selected character or style/ theme.
- Massing (civic) structure to corner at Forrest Avenue.
- Haul-out and boat repair facility (see #3 comments)

Historic Preservation - Comments

- Using the criteria and professional standards of the National Register of Historic Places. Contact (Historic Hawaii Foundation) if referrals are needed for qualified firms. The horizon should be eligibility at plan build-out (2040+) not just now (2010).
- Need land use plan as part of overall plan. What is relationship to historic buildings, gateways and public spaces?

LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
COMMUNITY CENTER
PROMENADE/PUBLIC ACCESS
PARKING/SHUTTLE FACILITY
LIFE SCIENCE
GATEWAY PARK AS ALT. SITE FOR MUSEUM OF HAWAIIAN MUSIC AND DANCE AN OTHER PERFORMING ARTS
• PARKING
• AMPHITHEATER
• MULTI-USE FACILITIES
• GROUND FLOOR RELATES TO ARTS & CULTURE
ALT. SITE FOR HAWAIIAN MUSEUM OF MUSIC AND DANCE
• TEACHING, INDUSTRY (PERFORMING & EXHIBIT SPACES)
• PRESERVE FISHERMAN'S WHARF RESTAURANT
• REDEVELOP AAFES BUILDING
NEW CIVIC OFFICE FACILITY
WARD
DISTRICT GATEWAY
HMMD ICON
ALA MOANA BOULEVARD
FISHERMAN'S WHARF RESTAURANT
ALA MOANA BEACH PARK
ILALO ST.
MARINE CENTER (ALT. SITES)
• SURF MUSEUM (VIEW OF OCEAN)
• KAKAAKO/KEWALO HISTORY MUSEUM
• OTHER WATER ARTS FOCUS
#7 ARTS & CULTURE
#8 LIFE SCIENCE & ED.
#9 CIVIC
ALT. PERFORMING ARTS SITES
• IN/OUT DOOR VENUES
• SHARED/FLEXIBLE PROGRAMS
• CONNECTED TO PROMENADE
FUTURE DEVELOPMENT/EXPANSION SITE
COMMUNITY CENTER (ALT. SITES)
• MULTI-USE COMPLEX
• NOT LIMITED TO HAWAIIAN CULTURE (HIGHLIGHT ALL CULTURES)
1" = 400'
SOURCE: KAKAAKO MAKAI 8-3/-10
PROJECT TEAM MEETING

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Arts, Culture, Life Sciences & Education - Comments

STRENGTHS

- Amphitheater site – Hawaiian Cultural center with performing and practice platform adjacent to top of mound for makai cultural relationship (parking below with enclosed offices and rehearsal studios for shared performing arts uses as well).
- Hawaiian Museum of Music and Dance support host culture.
- Performing arts and Hawaiian and educational built over 3 levels of parking adjacent to mound. (See Opportunities)
- Performing Arts – Dance/Theater/Music – so needed – waterfront /side location wonderful. Copenhagen has an opera house (new) and a theater on the harbor.. Oslo has a brand new opera house in their harbor (stunning buildings). So many groups need rehearsal and performance space.
- Use waterfront for surf museum, etc. Need to provide our visitors more value. Look at San Diego – wonderful parks, art, museums.
- Arts and Culture – very important. Performing arts sites to accommodate various groups – dance, theater, music, etc. Must be designed with flexibility and multi-use in mind.
- Excellent idea to build arts and culture center
- Different things like the performing arts center, etc. and community center will attract more people.
- Great use of space for educational and civic purposes open to the public.

OPPORTUNITIES

- Using the piano lot for parking is a waste of an opportunity space. A parking garage would require a smaller square-foot area, and then a surf/hula interactive museum could be located next to the farmers market and children's museum.
- Use Royal Hawaiian Shopping Center and GGP's new mall.
- UH Manoa needs the Hawaiian Museum of Music and Dance facilities more than Kakaako Makai.
- (Performing Arts & Hawaiian Education) Use lower levels for offices/rehearsal/ sound studio (desired by Museum for Hawaiian Music and Dance)
- Use top level for Hawaiian hula practice and performances on mound facing ocean and sunsets
- Construct a bandstand similar to Kapiolani Park if the amphitheater is demolished.
- Locate Museum of Hawaiian Music and Dance and other performing arts and community center in piano lot for better synergy with each other, better relation to other park and public uses.
- Build (arts and culture center) closer to ocean to be set-off by the natural beauty of environment like Sydney's opera house.
- Museum and educational facility.
- Performing arts facility.

Arts, Culture, Life Sciences & Education - Comments

- Need more of these public spaces of learning for both locals and tourists.
- Good local host culture representation of local Kakaako Makai historic uses.
- There is a serious demonstrated need for a performing arts complex, including an 800-1000 seat indoor flexible hall, a modest outdoor amphitheater, and most important, a variety of rooms for learning and rehearsing, including halau hula, Japanese taiko, Korean dance, Filipino dance/ music, ballet and modern dance, and youth symphony, chorus, and HTY (Hawaii Youth Theatre).

- Need an anchoring, modern, sustainable building to attract locals, tourists, families such as a museum to make the space an educational and cultural district.
- There are museum/performing arts uses that should expand beyond this specific site, like a maritime museum or natural museum – should have a wider interest group also.
- Arts and Culture Foundation
- Conservatory and rehearsal rooms
- Community group fales (hale) -
- Hawaiian style open air, covered, easily maintainable, gathering areas for halau practice and self teaching
- Suggest performing arts spaces be adjacent to, or near the Museum of Hawaiian Music and Dance, to share some facilities. Nearby cultural marketplace and farmers market will greatly benefit from these activities. Ideal partnership/compliment to parkland.

PROBLEMS

- State funding is not reliable.
- Uses limited open space.
- Under-used buildings. A UH Museum of Hawaiian Music and Dance would get better use.
  - » Opportunities: Open air uses like hula mound and gardens (lo‘i) better.
- Surf Museum – not on harbor.
  - » Opportunities: Surf Museum best with Point Panic exposure.
- Hawaiian cultural and performing arts structures on Gateway Park open space axis or piano lot – cannot have “all uses” there.
  - » Opportunities: Gateway Park best for flexible multi-ethnic festivals and events.
- (Arts and culture center) does not take advantage of making it set-off by water’s edge. Too close to major intersection and street.
- Sites are somewhat spread apart – seems like there is a missed opportunity to use synergy created by creating closer relationships between uses/programs – could save $$ also.
- Important to keep area active days and into evenings (safety, security, efficient use of prime land).
- Buildings/facilities vs. parkland, see Threats
- Proposed museums have no funding. By contrast, presidential museums come fully funded.
- Using the criteria and professional standards of the National Register of Historic Places. Contact (Historic Hawaii

THREATS

- Overdevelopment and lack of public park space.
- Placing performing arts on periphery by commercializing Hawaiian cultural uses on Ala Moana Blvd. or harbor – see Guiding Principles: do not exploit!
- Must relate to open space and water – see above (Opportunities) re. views.
- Museum of Hawaiian Music and Dance at AAFES site or at Fisherman’s Wharf site (totally out of context with master plan) – just a land grab for high profile site. Keep out of this area.
- Museum of Hawaiian Music and Dance and other performing arts in Gateway Park. (Horrible use of this park/open space.)
- Economy and buy-in from arts and culture community and State overall.
- Timing of development should be coordinated so one use is not stranded (like the discovery museum) – it would benefit all of the cultural/arts uses to be developed in a short time line.
- So many uses are envisioned for Kakaako Makai. We strongly suggest that the AAFES and Next Step lots be acquired (long-term) to add to acreage. There are no logical reasons for those 2 uses in Kakaako Makai.
- Lack of $
- Individual museums will not be frequented regularly. Combine all museum ideas and make some INTERACTIVE component so that it has an edge to other existing museums. Let’s be honest, how often do you go to a museum? NOT OFTEN

Historic Preservation - Comments

Foundation) if referrals are needed for qualified firms. The horizon should be eligibility at plan build-out (2040+) not just now (2010).

- Need land use plan as part of overall plan. What is relationship to historic buildings, gateways and public spaces?

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Civic - Comments

STRENGTHS

- Keep Forrest Ave. site and AAFES site as civic space – good use.

OPPORTUNITIES

- More multi-story underground or low profile and high capacity in empty lot near shore. Show the community how renewable energy can be used and useful.
- Presidential Museum and Library.
- Build the Obama Presidential Library and Museum with large park and education and global facility.
- What about Obama presidential library and museum? It would:
  - » synergize with the children's
  - » museum and medical school
  - » bring visitors to the park,
  - » bring an iconic building to the
  - » waterfront.

PROBLEMS

- No educational or civic cohesion.
- Civic Use – Don't consume all of Forrest Ave. lot. Area behind historic wall is part of Gateway – make it green.
  - » Opportunities: Civic use is best on makai ¾ of Forrest Ave. lot.
- More space in the interior of the park should be used for educational purposes.
  - » Opportunities: Look Lab converted into a Renewable Energy Discovery Center here

THREATS

- "Presidential Library" is out of place and out of context for Kakaako Makai - Vision and Guiding Principles: marine and cultural priorities.
- Tearing down this well-built (Look Lab) building.

P
P
P
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P
FUTURE PARK EXPANSION
LEGEND
EXISTING PARK
PARK EXPANSION/PUBLIC USE
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
FUTURE EXPANSION
1" = 400'
#1A LAND USE and PARK EXPANSION
SOURCE: KAKAAKO MAKAI 8·17·10

ALA MOANA BLVD.
ILALO STREET
COOK STREET
Future Civic Use
Historic Pump Station/Visitor Facility
Parking Structure
Parking Structure
Parking Structure
Performing Arts Complex
Farmers' Market
Community Gardens
Community Center
Park Expansion
Park Enhancement
Promenade Connection
Promenade Renovation
Hula Mound and Outdoor Performance Venue
Fishermans' Wharf Restaurant
Harbor Shops and Restaurants
Museum of Music and Dance
Fish Market
Surfing and Watersport Museum and Hall of Fame
Keiki Fishing Conservancy
Kewalo Marine Lab
John Dominis Restaurant
New Promenade
Marine-related Retail
Harbor Master
Promenade Renovation
Park Expansion
COMPOSITE PROGRAM CONCEPT PLAN
KAKAAKO MAKAI
HCDA
MVE PACIFIC
28 OCT 2010

Kakaako Makai - District Master Plan
Program Summary
Updated - October 28, 2010

Parcel	Area (sf)	Use	Program (sf)	Stories	Footprint	Parking Spaces	Park Ratio (stalls / sf)	Net Open Space	Comments
Piano Lot	326,700	Farmers Market	20,000	1	20,000	50	1/400		
		Fish Market	10,000	1	10,000	25	1/400		
		Community Center	25,000	2	12,500	83	1/300		
		Community Garden	10,000	1	10,000	10	1/1,000		
		Surf Museum - District Interpretive Museum	20,000	2	10,000	67	1/300		
		Performing Arts Center	55,000	1	55,000	183	1/300		
		Parking Garage	82,000	2	41,000				235 Parking Stalls Accomodated
			140,000		158,500	418		51.48%	
Cannery Lot	213,444	Restaurant (incl FWR), Harbor + Cultural Shops	60,000	1	45,000	200	1/300		
		Hawaiian Museum of Music and Dance	40,000	2	20,000	133	1/300		
			100,000		65,000	333		69.55%	
KKFC Lot	74,052	KKFC (incl Kula Kai)	15,000	1	15,000	50	1/300		
		Kewalo Marine Lab and Public Exhibition	60,000	2	30,000	120	1/500		
			75,000		45,000	170		39.23%	
NOAA Lot	87,120	Harbor Master Office and Fueling	4,000	1	4,000	4	1/1,000		
			4,000		4,000	4		95.41%	
Kewalo - Mauka & DH	243,936	Life Guard Station	4,000	1	4,000	4	1/1,000		
		Marine Store and Harbor Support	20,000	1	20,000	50	1/400		
			24,000		24,000	54		90.16%	
			343,000		296,500	980			980 Stalls x 350 s.f / Stall = 343,000 s.f. of Parking Required to support program. Additional parking for existing Park at 400 spaces needs to be provided as well as 500 spaces for JABSOM and CRC. Total Parking of 1880 spaces anticipated

Kakaako Makai - District Master Plan
Development Cost Summary
Updated - October 28, 2010

	Cost Metric ("all-in" cost*) - 2010$					
	/ Each	/ Acre	/ Linear Ft	/ Bldg SF	Program - Facility S.F.	Estimated Facility Cost
I. Park Expansion / Enhancement						
Expanded Green Space / Preserve Open View Planes		$700k				
Repair & Renovation Program for Existing Facilities		$300k - $400k				$5,000,000
Improved Comfort Facilities	$300k - $400k (new)					$2,000,000
Expanded Picnic and Shade Elements (incl. lighting)	$50k					$500,000
Active Recreational Uses		$1.5m				
Water Play Feature (s)	$150k					$150,000
Community Center				$300 - $400	25,000	$10,000,000
Community Gardens		$700k			10,000	$200,000
II. Waterfront Access - Incl. Parking and Circulation						
Waterfront Promenade						
(a) New Bulkhead Wall			$8k - $9k			
(b) New Promenade			$250 - $275			
(c) Renovate Existing Promenade			$125 - $175			
Ocean Access & Safety						
(a) Sea steps	$250					
Parking						
(a) Surface Parking	$5k - $7k per stall					
(b) Parking Garage	$30k - $35k per stall					
Improve Connectivity and Circulation, including Private and Public Multimodal Transportation. Disabled Accessibility Improvements						
(a) Streetscape Improvements (each side of street)			$150 - $200			
(b) Circulation Improvements around Kewalo Basin (Roads)			$9k			
Ala Moana Boulevard Improvements - Mauka-Makai Access						
(a) Ilalo-Punchbowl Extension			$9k			
(b) New/Improved Ala Moana Crosswalks	$400k					
III. Kewalo Basin Harbor and Support Facilities						
Commercial Small Boat Harbor & Support Facilities	by others					
Maintenance Haul-out and Repair Facility	$6m - $7m				144,000	$7,000,000
Marine Store and Harbor Support				$300 - $400	20,000	$8,000,000
Expand Operations Kiosks	$15k					$100,000
Improved and New Comfort Stations with Showers	$300k - $400k (new)					$400,000
City and County of Honolulu Lifeguard Facility				$300 - $400	4,000	$1,600,000
Secure Public Loading Area (repair/upgrade of Fisherman's Wharf loading dock)				$200 - $250	10,000	$2,500,000

	Cost Metric ("all-in" cost*) - 2010$					
	/ Each	/ Acre	/ Linear Ft	/ Bldg SF	Program - Facility S.F.	Estimated Facility Cost
IV. Cultural Public Market Place						
Farmers Market				$300 - $400	20,000	$8,000,000
Fish Market				$400 - $500	10,000	$4,000,000
Retail Outlets for Ethnically Diverse Products				$300 - $400	10,000	$4,000,000
Ethnic Themed Service Related Businesses, including Restaurants				$400 - $600 (shell & core only)	50,000	$30,000,000
Theaters, Stages, and Arenas (Cultural & Community Performing Arts)				$600 - $800	See Arts Programming	
Exhibition Space, Educational Facilities, or Museums (Local History/Art/Culture)				$600 - $700	See Arts Programming	
Local Food & Lunch Wagons/Other Small Businesses				$200 - $300 (pad & hookup)		
V. Arts and Cultural Programming						
Hawaiian Museum of Music and Dance				$700 - $800	40,000	$32,000,000
Performing Arts Multi-Purpose Complex - Indoor/Outdoor				$800 - $1,000 (indoor)	55,000	$55,000,000
Surfing and Watersports Museum and Hall of Fame				$600 - $700	15,000	$10,000,000
Area for Community Cultural Celebrations		$900k (park area)				
VI. Marine Sciences and Education						
Keiki Fishing Conservancy	$500k				15,000	$500,000
Kewalo Marine Lab				$800 - $1,000	60,000	$60,000,000
Harbor Historic Interpretive Center/Museum				$600 - $700	5,000	$3,500,000
VII. Life Science and Education						
Hawaii Cancer Research Center	by others					
VIII. Civic						
Office Building Replacement				$400 - $500	40,000	$20,000,000
Sheriffs Station (Satellite Facility)	$5m			$400 - $500	15,000	$7,500,000

	Cost Metric ("all-in" cost*) - 2010$					
	/ Each	/ Acre	/ Linear Ft	/ Bldg SF	Program - Facility S.F.	Estimated Facility Cost
IX. Historic Preservation						
Historic Pump Building - District Welcome and Interpretative Center	$4m (Est. Restoration)			$300 - $700	1,500	$4,000,000
Fisherman's Wharf Restaurant				$500k (plug)		$500,000
Kula Kai - Historic Sampan	$1m					$1,000,000
X. Other Costs						
Infrastructure & Sitework		$500k - $1m				
Demolition				$10 - $20		
Soil Remediation		$500k				
					Total	$277,450,000

KAKAAKO MAKAI
DISTRICT MASTER PLAN

WORKSHOP 3:
COMMUNITY PETITION RECEIVED

October 28, 2010

The undersigned want to save our Kaka'ako (Makai) with as much open space for park, recreational, family and cultural use as possible. We prefer easily accessible, user-friendly shaded areas, including covered and non-covered areas where small and large groups can easily have scheduled or unscheduled gathering such picnics, barbecues, pot lucks, parties, baby luau, family reunions, retirement parties, group gatherings, and receptions. Permits and reasonable fees for large gatherings are appropriate. We are against restaurants, retail shops, aquariums, water parks, symphony halls, and other commercial or large development, whether for profit or not for profit. We prefer community meeting rooms, pavilions, simple performing arts areas, and a few concession stands or areas where lunch wagons can set up. The park should be developed and maintained with public funds similar to the way Malaekahana State Park, Kapiolani Park, and Ala Moana Park are maintained.

Name	Address	City, State, Zip	Email (optional)
Art Markiewicz	950 Cooke St Honolulu, HI 96814	Honolulu, HI 96814	
Jaelyn Valentino	2466 Kapiolani	Honolulu HI 96826	
DAVID W. TSUJI	2577 Henry St.	Honolulu HI 96817	
RICHARD LEE	1122 KINAU ST	HONOLULU HI 96814	
George Pereira	1923 Colburn St.	Hon. HI 96819	
Nicole Nakamura	45-057 Anapaw St.	Kaneohe, HI 96744	
RIDGE Sonn	67-089 Nahonahoni	Waialua 96791	
Kawika Brito	1240 Nehili St	Honolulu HI, 96825	

The undersigned want to save our Kaka'ako (Makai) with as much open space for park, recreational, family and cultural use as possible. We prefer easily accessible, user-friendly shaded areas, including covered and non-covered areas where small and large groups can easily have scheduled or unscheduled gathering such picnics, barbecues, pot lucks, parties, baby luau, family reunions, retirement parties, group gatherings, and receptions. Permits and reasonable fees for large gatherings are appropriate. We are against restaurants, retail shops, aquariums, water parks, symphony halls, and other commercial or large development, whether for profit or not for profit. We prefer community meeting rooms, pavilions, simple performing arts areas, and a few concession stands or areas where lunch wagons can set up. The park should be developed and maintained with public funds similar to the way Malaekahana State Park, Kapiolani Park, and Ala Moana Park are maintained.

Name	Address	City, State, Zip	Email (optional)
Alex Dorrian	2861 Kanoa St	Honolulu, HI 96822	dorrian@hawaii.edu
Laureen McCoy	1617 Keeaumoku St. #1608	Honolulu, HI. 96814	lmccoy2121@aol.com
Kam Jo Hanneman	311 Lincoln Ave	Honolulu, HI 96816	kjhanneman@gmail.com
Brannon Parker	RR2 Box 4542	Pahoa HI	mbranparker@yahoo.com
Shae Chun	2012 Kaluhi St	Hon HI 96819	schun78@yahoo.com
Shana Serna	94-615 Kahaoio	Waipahu 96797	shanali.serna@gmail.com
Randy Serna	94-615 Kalaka	Waipahu 96797	shanali.serna@gmail.com
Raven Serna-Hill	94-615 Kahaoio	Waipahu 96797	ravenserna@yahoo.com
Kawika Irvine	86-306 Hakupaa St	Waianae, HI 96792	da8irvine@hotmail.com
Kelly Moen	85-1229 Kaneilio St.	Waianae, HI.	kmoen@yahoo.com
Paul Lo Akiu	87-847 Apuu	Waianae 96792	
Jamie Irvine	84-156 Makau St. #1	Waianae 96792	jiggers28@gmail.com
Aliah Irvine	84-156 Makau St. #1	Waianae 96792	aliah@hawaii.edu
Sheri Apuna	P.O. Box 894117	Mililani 96789	sbasheri@gmail.com
Brian Irvine	P.O. Box 894117	Mililani 96789	bkpirvine@yahoo.com
Pohakeelua Irvine	86-306 Hakupaa St	Waianae, 96792	

July 4, 2010

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Name	Address	City, State, Zip	Email (optional)
[illegible]	2281 Kalihi St	Honolulu	
[illegible]			
Kanoe Kim	98-00 Kuka'lo Pl #2	Aiea, HI 96701	kanoekim35@yahoo.c
Sinora Afoa	2215 N. School St	Honolulu, HI 96819	
Fosa Fualaau	2215 N. School St	Honolulu, HI 96819	
Shiloh Fualaau	94-354 pupumoni St #304	Waipahu, HI 96797	
Daisha Lynn Fualaau	94-354 pupumoni St #304	Waipahu, HI 96797	
Edmundo Gonzalez	Bonino 1035		GRINGURO@hotmail.com
[illegible]			GRINGURO@hotmail.com
A. Cencio	728 KINAU St	HONO HI	ARAVINDA108@GMAIL.COM
Gyna White	1220 W Mililani St. Apt 707	Honolulu HI,	GYNAW@hotmail.com
Melanie Berris	1228 Lunalilo St Honolulu HI 96826	Honolulu, HI	Mel.berris@gmail.com
Michael Kaonohi	785 Isenberg	Honolulu	64.com
Elena Nunez	1728 Ewa St	HON. HI	elvsupreme@yahoo.com
NUUSINA AFE	1728 EWA ST	HON. HI	
Robyn [illegible]	1728 Ewa St	Hon. HI	

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Name	Address	City, State, Zip	Email (optional)
A. Kaahaaina	36 Mahalani St	Hon Hi	—
Manon Mullen	521 Kawaihae St	Hon, Hi	—
V. Tully	521 Kawaihae St	Hon HI	
Melissa Mullen	521 Kawaihae St.	Hon Hi	
Michael Russo	45-542 Kamehameha Hwy	Kaneohe HI	
Dano Kaahaaina	1491 Ala Mahamoe	Hon Hi 96819	
Marie Riede	7540 Olili Pl	Hon. Hi 96825	
William Kam	1728 Aipaako	Hon Hi 96819	
[illegible]	1622 Maliu St.	Hon Hi 96819	
[illegible]	1622 Maliu St.	Hon Hi 96819	
Sandra Shiu	2035 Kam. Ave.	Hon 96822	
James Nakata	45-375 Akimalaai	Kaneohe 96744	
Linda Mitsunaga	1627 Hanai Lp	Hon, Hi 96817	
Ron Nish.	348 Awaiki Pl	Hon, Hi 96822	—
Alexis Sunile	1034 Nuuanu Ave #47	Hon. Hi 96817	
Laura Kitamura	619 Iliaina St	Kailua 96734	

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Name	Address	City, State, Zip	Email (optional)
ALIKA KAILIHINA	53834 KAM HWY HAUNA HI		Shan@sumososin.net
Sanja du Plessis	909 Ala Lilikoi St #705 Hon, HI		sanjadp@yahoo.com
Laine Nakachi	91-105 Makaaloa Place		lnakachi1@gmail.com
Dina Dudayan	91-377 Papipi Rd. Ewa Beach HI 96706		
JUNE NAKACHI	91-105 MAKAALOA PL	EWA BEACH 96706	
WERLINA	Young- [illegible]		
[illegible]	2500 PETER ST	HON. 96816	
William Hara	847 7TH AVE	Honolulu HI 96816	
Rose HA	SAME AS ABOVE	" "	
Totipo Nakachi	Island Nursing Home		
Lorraine Ichiyama	Island Nursing	Hon HI 96814	
Helen Ewis	[illegible]	Hon HI 96814	
James Choi	904 Kahikolu PL	Hon, Hi, 96818	

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Name	Address	City, State, Zip	Email (optional)
Ann Muman	1060 Luna'anela	Kailua HI 96734	
Iris Parry	99-417 Waoala Pl	Aiea, HI 96701	
Terry J. Takano	1319 Kunda ST	KAILUA 96734	
Krystal Yamamura	94-519 Lumiaina St. Apt J204	Waipahu HI 96797	

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Name	Address	City, State, Zip	Email (optional)
Bradley Watters	1335 Aalapapa Dr	Kailua HI 96734	
GARY MASUDA	755 HAO ST.	Hon. Hi 96821	masuda.gary@yahoo.com
Judith Wong	1460 Kalanchai Pl	H, H 96822	
Troy Williams	1778 Ala Moana	Honolulu, Hi 96815	
Colleen Jim	1031 Nuuanu Ave	HI 96817	

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Name	Address	City, State, Zip	Email (optional)
Carolee NISHI	348 Awini Pl	Hon Hi 96825	caroleenishi@hawaiirr.com
MELVIN BARROS	729 KUMUKAHI PL	Hon Hi 96825	PETETZ@AOL.com
Annette Endow	14 Wood ST.	Hon 96817	annendow@hawaii.rr.com
Ivanelle Hoe	3404 PAALEA	Hon 96816	
RICHARD NAGAGHIMA	2160 PUNA ST	Hon, Hi 96817	
E.M. Sweet	45-107 Mahelani Cr	Kaneohe, HI 96744	skippysweet@yahoo
TERRY MAYEDA	1519 NUUANU AV	Honolulu HI 96817	

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Name	Address	City, State, Zip	Email (optional)
Caroline Winzer (Campbell)	41 KARSTEN DR	WAHIAWA HI 96786	geroline@hawaiiantel.com
Teresa Berthiaume	P.O. Box 1115	Haleiwa, HI 96712	iamtb@hawaii.rr.com
Richard Hughes	2149 Damon St	HNL 96822	
Michael Mueller	2465 Ala Wai Blvd	Honolulu 96815	Anarchy1112@AOL.com
Susan Kay Lucas	2415 Ala Wai	Hono Hi 96815	
[illegible]	659 ILI AINA	KAILUA, Hawaii	Eljimb@comcast.net
Brenda Blankenship	14808 SW Mapleleaf Rd	Powell Butte OR 97753	brendakay29@live.com
Sharon Sawtey	657 Iliauna	Kailua, HI 96734	olona@mac.com
John Kahle	1122 Makiki	Honolulu, HI 96822	
Don Hutton	84-740 Kili	WAIANAE HI 96792	donhutton@hotmail.com
K L McGlone	PO Box 235166	Honolulu 96823	Katalina@lava.net

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Name	Address	City, State, Zip	Email (optional)
Chanelle Fabrenito	92-6940 Puliko St.	Kapolei, HI 96707	
Joy Angelos	421 Makaloa St.	Hon., HI 96819	n/a
Chris Baisom	3819 Sierra Dr	Hon HI 96816	
Craig Harburg	46-040 Emmelet Way	Kaneohe HI 96744	—
[illegible]	NA	NA	NA
[illegible]	N/A	N/A	N/A
Jayn Uyeshiro	N/A	N/A	N/A
[illegible]	123 Ala Street	Kailua, HI 96734	N/A
Kathleen Zukowski	796 Isenberg	Hon Hi 96826	—
Helen K. Gulu	796 Isenberg	Hon Hi 96826	—
Renee Zakeman	796 Isenberg	Hon Hi 96826	—
[illegible]	543 Farrington Hwy.	Kapolei, Hi 96707	—
Kimberly Bu	543 Farrington Hwy.	Kapolei, HI 96707	N/A
Ryan Valencia	95-195 Lelewalo St	Mililani, HI 96789	
DAN KAUSTIN	1331 Ala Kalanipiko	Hon. HI. 96819	
Marie Flor Agustin	1221 #A2 Kalona Rd.	HON HI 96819	

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Name	Address	City, State, Zip	Email (optional)
Chantal Santos	1226 Puu Poni Pl.	P.C., HI 96782	
Kanani Silva	98-1226 Kulawai St	Aiea, Hi 96701	
Keani Santos	98-1226 Kulawai St	Aiea, Hi 96701	
Jeni Cowell	801 S. Beretania	Honolulu, Hawaii	
HEATHER Hewelitz-Holmes	1309 A Ala Wai St	Honolulu HI 96815	
LESLIE COOKS	92-1110 Waikoli	KAPOLEI, HI	
MELISSA [illegible]	P.O. BOX 700207	KAPOLEI HI 96709	
ROB SOARES	98-1226 Kulawai	AIEA HI 96701	
[illegible]	PO BOX 848837	Waianae, 96789	
Leo Reanero Jr.	2021 Houghtailing st	Hon Hi 96817	
Mercy Vea	2021 Houghtailing St	Hon, Hi 96817	

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Name	Address	City, State, Zip	Email (optional)
Cheryllann Santiago	801 N. Vineyard Blvd.	C11 Hon. HI 96817.	—
Jaqueline Cummings	801 N. Vineyard Blvd	C11 Hon HI 96817	—
Kaliko Cummings	605 N. Vineyard Blvd #50-A	Hon. Hi. 96817	—
Alohalani Davis	87-141 Helelua #7	Nanakuli, HI 96792	—
Jenelle Cunez	566 N. Kukui St. 25D	Hon HI 96817	
Lei Cheung			
David Zin			
Leland Lu			
James Howlett			
[illegible]			
[illegible]			
Mono Manulani		Waipahu, Hawaii	—
AyJay Manulani	250 S. Vineyard st. #806	Honolulu, HI	—
Pati Manulani	SAME ADDRESS	—	—
Tamanna. L.	1125 C Higginson Apt. 205 Hon. HI.	Hon. Hi. 96822	—
Elias Kolopa Jr.	46285 Nakiki St	Waimanalo Hi 96795	

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Name	Address	City, State, Zip	Email (optional)
Clardean Lehano	588 Auwaiolimu St	Hon. Hi 96813	pua588@yahoo
Macey Kamauu	2353 Kaululaau St.	Hon Hi 96813	Hoakalei@yahoo.com
Shannon Gascon	9M Leu St.	Wahiawa Hi 96817	
Jaddyn Akamine	91-1027 Kelau St.	Kapolei Hi 96707	
Kim Lehano	PO BOX 860422	Wahiawa 96786	
Jace Lehano	588 Auwaiolimu St	Hon-HI 96813	
Damon Iaea	PO BOX 970924	Waipahu 96797	
Iolani Kamauoha	2353 Kaululaau St	Hon-HI 96813	
Eugene Lehano	588 Auwaiolimu St	Hon. Hi 96813	
Pili Lehano	588 Auwaiolimu St.	Hon. Hi 96813	
Kaimipono Kamauoha	2353 Kaululaau St	Hon Hi 96813	
Kalani Llanos	2353 Kaululaau St	Hon Hi 96813	
Kalai Chow	2353 Kaululaau St	Hon Hi 96813	

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Name	Address	City, State, Zip	Email (optional)
Darren Tanaka	2415-B Pauoa Rd	Hon, Hi 96813	
Eddie Leoso	99-127 Kohomua St	Aiea, Hi. 96701	
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Daisy Potauane	1525 Haka dr #401	Hon, Hi 96817	N/A
Bernadette Lene	1445 Alokele St	Hon, Hi 96817	N/A
Suzanne Bindu	1525 Haka Dr	Hon. Hi 96817	N/A
Jay Mamoe jr	1525 Haka Dr	Hon. Hi 96817	
Lehua Ayres	99-127 Kohomua St	Aiea, HI 96701	N/A
Ashlee Zimmerman	1129 Austin Ln	Hon. Hi 96817	
Rosalei Leoso	99-127 Kohomua	Hon Hi 96701	
Kyllie Kalani	2137 Kaumualii 3	Hon., Hi 96817	mamastatus@gmail
Jed Mamoe	1129 Austin ln.	Hon, HI 96817	michellelcilani@yahoo.com
Edward Mamoe	1129 Austin ln.	Hon. HI 96817	N/A
Kenneth Leoso	99-127 Kohomua St	Hon. Hi 96817	N/A
Jay Mamoe	1525 Haka dr #408	Hon. HI 96817	N/A
Eddie Leoso	1418 Ianalkila	Hon. HI. 96817	N/A

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Name	Address	City, State, Zip	Email (optional)
Dee Bordaje	99-234 Ohemana	Aiea, HI 96701	
Jacquilyn Bordaje	"	"	
Riemann Bordaje	"	"	
Marybeth Sorol	1272 Young St	Hon. HI 96814	
Judith Alcos	1350-A Pineapple Pl.	Hon. HI 96819	
NOEL ALFECHE	714 Puuhale Rd. #203	Hon. HI 96819	
Romeo Renay	701 7B Ehuwene St	Hon. HI 96819	
Rhoclyn Cortez	1600 Campus Rd. 1347	Los Angeles CA 90041	
Dennis Dasalla	617 McNeill St.	Hon, HI 96817	
Ryan Comondon	1470 DiVingham Blvd	Hon, HI 96817	
Lance Macabeo	94345 Papukupaest	Waipahu HI 96797	
Geraldine Dasalla	617 McNeill St.	Hon., HI 96817	
Melody Macabeo	94345 Papukupa St.	Waipahu, HI 96797	
GARY TORRADO	2816A KALIHI ST.	HON. HI. 96819	
MONES TAEZA	94-1214 KAHUAINA	ST. WAIPAHU HI. 96797	
Betty Taeza	94-1214 Kahuaina	St. Waipahu 96797	

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Name	Address	City, State, Zip	Email (optional)
Dominques K. Cummings	605 N. Vineyard Blvd 30-A	Honolulu, HI. 96817	ahipoke3me@yahoo
Jonah Cummings	"	"	jonah600th77@yahoo.com
Echo Cummings	"	"	—
Johnny Cummings	605 N. Vineyard	96817	"
Preston Tiaiaven	620. Nikuli St.	96817	
Lillian A. Clavalal	205 S. Vineyard St. #206	Hnl, HI 96813	jt7777@aol.com
Jaymie A. Tabilotu	205 S. Vineyard St. #206 Manalani	Hnl, HI 96813	jaymibt@hawaiihardwood flooring.org
Joseph P. Aquino	205 S. Vineyard St. #206	Hnl, HI 96813	aquino_clan4@yahoo.com
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Phillip Castillano	1470 DiVingham Blvd B216	Honolulu HI 96817	pcastillano@yahoo.com
BRANDON BANIAGA	2271 WILSON ST.	HON. HI 96819	BJBANIAGA@GMAIL.COM
NICOLE BANIAGA	2271 WILSON ST	HON HI 96819	—
Rosie Taumua	98-093 Lokoloko	Aiea HI 96701	R. Taumua
Alanna Gutierrez	41978 Waikupanaha St #2	Waimanalo 96795	—
Gabe Gutierrez	PO BOX 296	Waimanalo 96795	

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Name	Address	City, State, Zip	Email (optional)
ELIZABETH DIGA	2118 Young Alley St.	Hon. Hi 96817	
DELIA DABALA	617 McNeill St. B-109	Hon. Hi. 96817	
[illegible] DABALA	617 McNeill St. #109-B	Hon. HI 96817	
Jeffrey Degal	1212 Richard Ln	Hon HI 96819	
Anthony Terada	1209 N. School St. #B7-203	Honolulu HI 96817	
Mark Irby	2820 A. Kalihi St.	Honolulu, Hi 96819	
[illegible] MALASIA	1240 Lehani St.	Hon, HI 96819	
Steven Sibayan	91-1175 Hanalani St	Ewa-Beach, Hi 96706	
Rodney Eusebio	2099 Hawaii Kai Dr.	Hon, HI 96825	n/a
MARK [illegible]	2615 Puuwai Mauka	Hon, Hi, 96818	
JOSH BADUA	2220 JENNIE ST	HON, HI 96819	
IM Torres	2123 Wilson St.	Hon. HI 96819	
Keanu Manu	2820 A Kalihi St	Hon HI 96819	
Cecilia Lazo	45-419 Kuliouli St.	Kaneohe, HI 96744	n/a
Ray Degal	91-1001 Keaumiki Dr	Ewa, 96706	Na
Stephanie Barroga	1318 N. School St.	Hon. HI 96817	

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Name	Address	City, State, Zip	Email (optional)
Erin Tait	1101 F St. Waiwina	Hon. Hi. 96825	
Jody Kakugawa	927 - 21st Ave	Hon. Hi 96816	
Danielle Trode	1525 10th Ave	Hon HI 96816	
Andi Mori	571 Hao St	Hon, HI 96821	

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Name	Address	City, State, Zip	Email (optional)
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Kanitice Symister	2509 Alawai Blvd #402	Hon. HI 96815	
[illegible]	[illegible]		
Alberi Kauff	1872 Citron St #303	Hon. HI 96826	[illegible]
Melissa Holiki	1832 Citron St.	Hon. HI 96826 2661	
Kamaili Belaka	1832 Citron St.	Hon. Hi. 96826	
Douglas OH	2740 Kuilei St.	Honolulu, HI 96826	dougoh94@gmail.com
Jan Kolomalu	3454 Likini St	Hon. Hi 96818	
Elsie Urauchi	3454 Likini St.	Hon. Hi 96818	
Tori Kolomalu	3454 Likini St.	Hon. Hi 96818	
Naceille Means	99-234 Oheiana Loop	Aiea, HI 96701	
Robert Means	"	"	
Jeanalyn Means	"	"	
Michael Romero Means II	"	"	
Nancy Bordeje	"	"	
Cesar Bordeje	"	"	

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Name	Address	City, State, Zip	Email (optional)
Gladen Brachlock	705 Kuhuehui	Kapolei HI 96707	
Hoonani Wahilani	99-009 Kalaloa St B-201	Aiea, Hi 96701	
Konii Wahilani	99-009 Kalaloa St Apt #B-201	Aiea, HI, 96701	
Kaleo GARLASA	1953 DILLINGHAM	Honolulu, HI 96819	
Moses Mehetula	99-009 Kalaloa St #703	Aiea, Hi 96701	
Cherwin Mehetula-Solomon	99-009 Kalaloa st #705	Aiea Hi 96701	
Cheryl L. Mehetula	99-009 Kalaloa St #703	Aiea, HI. 96701	
Keala Card	1734 Hau St.	Hon. HI. 96819	
Michelle Lopez	99-009 Kalaloa St #603	Aiea, HI. 96701	
Ruth Onaga	1753 Malanai St	Hon. HI.	
Luana Maitland			
Paul Solomon	85-1253 Kumaipo	96792	
Weia Wahilani	99-009 Kalaloa St Apt B-201	Aiea, Hi, 96701	
Nicole Kamai	1701 Skyline dr.	Honolulu. Hi. 96817	
Joshua Kamai	" "	" " "	
Kawika Kamai	94-1040 Paiapl Pl	Waipahu, HI 96797	

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Name	Address	City, State, Zip	Email (optional)
GREG MASON	23 COX AV	BOND NSW 2[illegible]	GC MASON

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Name	Address	City, State, Zip	Email (optional)
Inge Anitunai	1728 Elunene St	Hon, HI 96819	
[illegible]	1728 Elunene St	Hon. HI 96819	
[illegible]	1525 KEWALO ST	HNL. HI 96822	
[illegible]	1525 KEWALO ST	HNL HI 96822	
Tracy Yang	2027 Wilcox Ln A304	Hon. HI 96819	
ETHEL Yang	1742 Young St. Apt 203	Hon. Hi 96826	
Jess Strong	1592 Perry St.	Hon Hi 96819	
Donna Pilani	1298 Hoolilir	Pearl City 96782	
LAMBERT ARBOLEDA	743 MAHAI ST	Hon. Hi 96826	
CLAUDIA STRONG	743 MAHAI ST	HON, HI 96826	
Jerri Rodriguez	1475 Linapuni St.	Hon, HI 96819	Kamalanirodrigues@yahoo.com
Elina KanaKaole	1475 Linapuni st.	Hon, HI 96819	elinakanakaole@rocketmail.com
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Name	Address	City, State, Zip	Email (optional)
Jeanne Kubo	1458 Pute Pl.	Hon., HI 96816	
Herbert Kubo	1458 Pute Pl.	Hon., HI 96816	
Bernice Jambar	440 Ocean St	Honolulu HI 96819	
Alex Jambar	"	"	
Lainani Jambar	"	"	
Kalani Jambar	"	"	
Charmaine Amd	"	"	
Cody Amd	"	"	
Violet Jhun	94870 Lunicuna St	Waipahu HI 96797	N/A
Ikaika Jhun	"	" "	N/A
Derek (Shino)	91-1097 Waihanoi St	Kapolei	
Healohame Machino	2888 Ala Ilima St. #1102	Honolulu Hi 96819	n/a.
Kanoe Keane	45-667 Ruokipa	Kaneohe, HI 96744	
Justin Clute	"	"	"
Ann Mehrhof	1775 East West Rd.	apt 1139	Hon HI 96822
Adam Cadorna	94-108 Mokuola Pl. # 6106 Waipahu HI 96797	"	halipinoy@yahoo.com

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Name	Address	City, State, Zip	Email (optional)
Jesse W	655 Ana Ala St	Hon HI 96817	—
Roger N	801-109 St	Hon HI 96817	—
Jaymar M.	1747 Pali Hwy	Hon., HI 96813	—
Pat W.	655 Anala St.	Hon HI 96817	
Janice I	04-053 Kuaka St	Waipahu HI 96797	
Peter L.	738 Olokele Ave #A	Hon. HI 96816	—
Erin M.	2238 [illegible]	Hon HI 96822	—
Julienne F.	1451 S King St.	Hon HI 96814	—
Raimy K.	1451 S. King St	Hon HI 96814	
Rufijan W.	1451 S. King St.	Hon HI 96814	
Ricardo W.	1451 S. King St	Hon HI 96814	
Sansan K.	1451 S. King St.	Hon HI 96814	
Nastina Ch.	1451 S. King St.	Hon HI 96814	—

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Name	Address	City, State, Zip	Email (optional)
Joanna Howard	1500 Pahulu St.	Honolulu, 96819	N/A
MILES P. FREED	" "	" "	N/A
Shiann K. Leong	" "	" "	N/A
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ANNA-MICHELLE FREED	1500 PAHULU ST.	HONOLULU, 96819	FREEDUNLIMITED@HOTMAIL.CO
Javier Alomar	" "	" "	n/a
Waviolan Howard	" "	" "	n/a
Pumehana Howard	" "	" "	n/a
Angela Howard	" "	" "	n/a
Pilikamo'o Freed	" "	" "	n/a
Randy Howard	" "	" "	n/a
Kailyn Powell	94-1130 Mikiola	96797	NA
Pomaikai Freed	112 Halii St.	Hilo, HI 96720	NA
[illegible]		Waipahu, 96797	
Robert Young	1640 Alameda St	Hi	
John Burkhard	1212 Kinau	Hono Hi	

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Name	Address	City, State, Zip	Email (optional)
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Calvin Marquez	45-415 Aumoku St	Kaneohe Hi 96744	
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Chomnida Khantharong	416 Magellan Ave #76	Honolulu HI 96817	khantmv@yahoo.com
John Kansou	1545 Liliapuni	Honolulu HI 96819	
Rafiny or Kariko	735 Kanokust	Honolulu Hawaii	Rafiny[illegible]@yahoo.com
Richard Walter	1715 Lauanale St.	Honolulu Hawaii	Kuiapuiswalter@yahoo.com
Jake Kansou	714 Linaburi st.	Honolulu HI	
MT Satame	803 Linaburi st	Honolulu HI	
Yozu A Kudaiou	94-345 Kulumii St	Waipahu	
CALVIN MORENO	91-669 KILIPOE	EWA BEACH, HI	
[illegible]	99 119 KOHONUI ST.	96817 AIEA Hi.	
Phillip Santiago	350 Aolea Kailua HI	96734	
Angela Miner	129 Plum St	Wahiawa, HI 96786	
Rosie Moreno	1434 Liliapuni St 178	Honolulu, HI 96819	

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John Gratinardo	PO Box 458	Laupahoehoe, HI, 96764	
* Leihulu Irvine	86-306 Hokupaa St.	Wai'anae, HI 96792	lirvi76@gmail.com
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Name	Address	City, State, Zip	Email (optional)
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Micah Burosan		Honolulu HI 96819	micah-burosan@yahoo
Karen Ramos		Honolulu, HI 96819	k.ramos91@yahoo.com
Jadalie Mae Salvador		Waipahu, HI 96797	jdaabibbbyx3@aol.com
Shawn Castro		Honolulu, HI 96819	
ERICKSON TABUCOL		Honolulu, HI, 96819	ericksontabucol@yahoo.com
Hisashi Gakiya	3415 Harding Ave.	Honolulu HI 96816	hisasea@hotmail.com
Daniel Colton	3415 Harding Ave	Honolulu HI 96816	dacoltjuty5@hotmail.com
Hiro Ito	1682 Kalakaua	Honolulu, HI	metrojungle_97@hotmail.com
Taylor Brown	1752 Dole St.	Honolulu, HI	

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Name	Address	City, State, Zip	Email (optional)
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808-497-9805

Name	Address	City, State, Zip	Email (optional)
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Mikaela Louie	2760 Tantalus Dr.	Honolulu, HI 96813	mlouie12@punahou.edu
Henry Louie	2760 Tantalus Dr	Honolulu HI 96813	KrtLouie@msn.com
Steve Jacques	742 Maluniu Ave	Kailua HI 96734	808-722-3130
Mildred Yo	920 Ward Ave #9F	Honolulu Hi	
Ann [illegible]	140 Hoomalu St	Pearl City HI 96782	
Mew Choy Wong	657 Paikau St	Honolulu Hi. 96816	

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Jaydon Gabriel	94-1579 Waipahu St	Hon, Hi 96797	
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Orlando Dupio	94-1539 Kauka Blvd 96797		
Wayne Wu	2139 Hillcrest	Hon, HI 96817	
Yu Ye Wu	2139 Hillcrest	Hon, HI 96817	
Datary Wu	2139 Hillcrest	Hon, HI 96817	
Elaine Wu	2139 Hillcrest	Hon, HI 96817	
Alvin Wu	1170 Nuuanu ave #1905	Hon, HI 96817	
Kelly Gao	1170 Nuuanu ave #1908	Hon, Hi 96817	
Justin Magaleng	3504 A Wela St.	Hon, HI 96815	
Nicole Sugasawara	1865 Mahana St.	Hon, Hi 96816	
Guan Lin	1440 Ward Ave	Hon, HI 96822	
Justin Gaddi	1637 Makiki St.	Hon, HI 96822	
Sarah Kanahara	1637 Makiki St.	Hon, HI 96822	
Katie Kubo	1458 Pute Pl.	Hon, HI 96816	

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Alan Johnson	PO Box 61113	Hon 96839	"
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EPATI PAU	802 WAIAKAMILO RD	Hon. Hi. 96817	
LANA MARGAITEGA	"	"	
Sitine Atonio	730 Umi St	Hon, 96819	aikapili@hotmail.com
Avery Igafo	730 Umi St	Hon. 96819	aikapili@hotmail.com
ITI ATONIO	730 VMI ST.	Hon, 96819	ETIATONIO@Hotmail.com
TIARE LUAMANUVAI	730 VMI ST.	HON, 96819	
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[illegible] Crossman	"	"	
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Eddie Ka'iama	"	"	
Najnoa Ka'iama	"	"	
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Kawika Diamond	" "	" "	" "
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Mary Leandro	1084 Lunaanela	Kailua HI 96734	maryleandro@aol.com
Kerry Germain	59-465 Ke Waena	Haleiwa HI 96712	

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Name	Address	City, State, Zip	Email (optional)
Maria Koko	41-285 Nakini St	Waimanalo, HI 96795	elesa7@yahoo.com
Jayrene Alapai	41-288 nakini St	Waimanalo, 96795	mijakita1172004@yahoo.com
Champagne Padua	41-288 nakini St	Waimanalo, 96795	paduachampagne@yahoo.com

July 4, 2010

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And Covers on Toilets

Name	Address	City, State, Zip	Email (optional)
Marita Agustin	91-1526 Pukanala St	Ewa Beach HI 96706	
Melson Agustin	91-1526 Pukanala	"	
Eva Marie Agustin	94-423 Hokuala St	Mililani HI 96789	
Richelle Agustin	" SAME "	" "	
Marinel Agustin	91-1526 Pukanala ST	Ewa Beach, HI, 96706	
Rocel Monis	94-465 Kuakahi Pl	Waipahu, HI 96797	
JULIETA BONGOT	2537 NIHI ST. HON.	HI. 96819	
Michelle Agustin	91-1526 Pukanala St.	Ewa Beach, HI 96706	
Abundia Bongot	2537 Nihi St	Hon. Hi. 96819	
Jessie Abalos	45-201 Haunani Pl.	Kan. HI 96744	
Normita Leon	4364 LIKINI ST	HNL, HI 96818	
Rosario Fuego	421 Mokauea St.	Hon. Hi 96819	
Roger Abalos	421 Mokauea St	Hon. HI 96819	
Lilly Ferrer	4362 Likini St	" " 96818	
Daniel Kong	2008 Aaniu Loop	Pearl City, HI 96782	
Michael Rabago	~~[illegible]~~ 1812 Kahanu St	Kalihi, HI 96819	

July 4, 2010

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Name	Address	City, State, Zip	Email (optional)
MATTHEW YOUNGBIRD	1228 LILOLILO	HON HI 96822	MYCHE57@GMAIL.COM
Steve Ana	1600 Ala Moana	Hnlu HI	SMOZAMBC@gol.n
Chris Jacopec	1049 Pua lane L-K	Honolulu HI 96817	Midas-Touch-68 yahoo
R. Lee	1721 ELUWENE	Honolulu HI 96819	R. [illegible]
DRAKE PASSION	1523 KEWALO ST	HON. HI 96822	
ARTHUR MALOATA	1728 ELUWENE	HI 96819	

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Name	Address	City, State, Zip	Email (optional)
MIKE	Welle	Honolulu	
RAYNETTE McCABE	1951-B Ulia ast	Hon. Hi. 96819	
Charlene Kamai	99-119 Kohomua #19A	Aiea 96701	
BERNARD DUQUE	94-108 Leowaena St.	Waipahu 96797	
Luann Fuertes	94-108 Leowaena st	Waipahu 96797	
Dwayne Fualaau	PO Box 17891	Hono Hi 96817	
Lillian McCabe	PO Box 17891	Hono Hi 96817	
Kameron Kamauna	99-119 Kohomua #19B	Aiea, Hi 96701	
Howard Takara	1448 Richard Ln	Hon Hi 96701	
[illegible]	730 Uni st	Hon Hi 96818	
KIMBERLY MAGBANUA	94-1031 Pupuhi St	WAIPAHU HI 96797	
[illegible] IGAFO	730 UNI ST	HON HI 96819	
[illegible]	98-799 Pono St.	Aiea, HI 96701	
Sonny Asuega	730 Uni ST.	Hon, Hi. 96819	
Malinda N. Sepulona	94-478 Aiamu Place	Waipahu 96797	
Maria Meneses	94-311 Haaa St.	Waipahu, Hi 96797	

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Name	Address	City, State, Zip	Email (optional)
Moses Chang	1128 Kohohiwa	Honolulu	
Boheng Shaw	2563 Dole ST	Honolulu	boheng@hawaii.rr
Lorey Russo	1357 13th AVE	Honolulu	—
David Schoen	228 Hiliawe St	Hon 96813	ydschoen@me.com
Gerald Schmitz	2833D Henry	Hon Hi 96817	
Patty Schmitz	"	"	
Nancy Bray	95-351 Makaplici	Mililani, HI 96789	
Benjamin Shi	2169 A BOOTH RD.	HONOLULU 96813	
ATHLEEN WEST	2169 A BOOTH RD	HONOLULU HI 96813	ala_west@yahoo.com
Regina Silva	P.O. BOX 1540	P.C. Hi. 96782	
Jimmy E. WALL	1055 River ST	Honolulu, HI 96817	
[illegible]	421-Olomana	Kailua HI 96734	

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Name	Address	City, State, Zip	Email (optional)
[illegible]	1728 [illegible] St	Hon. HI	
Leilani Henderson	1728 [illegible]	Hon. HI	
Greg Henderson	1728 [illegible]	Hon. HI	
Thomas [illegible]	1436 Ahomi St.	Hon Hi	
Mike Gunnank	603 - Vinyard	Ho. H.	
Thomas E Cummings III	603 Vinyard	Honolulu Hi 96814	
[illegible]	546D - Kukui St	Honolulu Hi 11	
Brandon H Cummings	546D - Kukui St	Honolulu Hi 11	
[illegible]	91-627 Kilaha St #9	Ewa Beach, HI	
Wayne [illegible]	91-627 Kilahala	Ewa	Beach I
[illegible]	1445 Akkele St	Hon. HI 96817	
[illegible]	1555 10th Ave	Hon HI 96816	
[illegible]	13 T 20th ave	Hon HI 96816	
[illegible]	725 B 7th Ave	Hon HI 96816	
[illegible]	1065 Kawaiahao	Hon. Hi 96814	
Steven Vorayongseng	1951 Kalakaua ave.	Hon. HI 96826	

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Name	Address	City, State, Zip	Email (optional)
Newton Chung	3017 Pacific Hts Rd	96813	
Cliff Balmilero	1567 Puolani St	Hon 96819	
Jace Balmilero	1567 Puolani St	Hon 96819	
Jarrin Balmilero	1567 Puolani St	Hon 96819	
Leslie Balmilero	1567 Puolani St.	Honolulu, HI 96819	
Harry Sheehan	2025 Pahukui St	Hon. HI 96819	
Wynette Sheehan	2025 Pahukui St	Hon. HI 96819	
Duane Wong	130 Rosebank Pl	Hon HI 96817	

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Name	Address	City, State, Zip	Email (optional)
PATRICK LUM	2727 24th St NW #170	WASH, DC 20008	PATRICKLUM@HOTMAIL
MICHAEL BOE	710 LUNALILO ST #907	HONOLULU, HI. 96813	haamboe@yahoo.com
DUSTIN LEANDRO	1080 LUAANELA ST 96734		
LYNN PICCOLI	54-005 AHINALU PL	HAU'ULA, HI 96717	
Kapili Littlejohn	84-411 Hiena PL	waipahu, H-I, 96797	
Timothy K. Alvarez 15 years old			
Walter Oba Jr.	1826 Alewa Dr	Honolulu HI 96817	

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Name	Address	City, State, Zip	Email (optional)
PERCY WONG	3358 KEANU ST	HON HI 96816	
JOHN WONG	1750 KALAKAUA AVE	Hon HI 96826	
Jan Wong	3511 Loulu St	Hon HI 96822	
Matthew Wong	3511 Loulu St.	Honolulu HI 96822	
Mary Wy	PO Box 22232	Honolulu HI 96823	
Sandy Wong	2423 Rooke	Hon. HI 96817	
Steven Wong	702 17th Ave	Hon HI 96816	
[illegible]	P.O. Box 22232	Hon HI 96823	

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Name	Address	City, State, Zip	Email (optional)
Polly SETO	38 S Judd ST apt 8A	Honolulu, HI 96817	
[illegible]	1003 Bishop	Hon 96813	
Laurie Wong	5701 Haleola St.	Hon. 96821	
Phyllis Lee	2428 Manoa Rd	Hon. 96822	
Suzanne Lee	"	"	
Gerald [illegible]	3937 Kaneloa	Hon 96814	
RYAN WONG	702 17TH AVE	HONOLULU HI 96816	
Mae Chay Wong	657 Parkview St	Hon 96816	
[illegible]	847 10th Ave	Hon 96816	
[illegible] ('96)	P.O. Box 22232	Hon 96823	
Steven Lee ('93)	P.O. Box 22232	Honolulu 96823	

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Name	Address	City, State, Zip	Email (optional)
RED PAVINES	1409 - ALEWA DR	Hon Hwy. 96817	—
L. Mau	5278 Makalena	Hon HI 96821	
Mae Chang	3017 Pacific Hts	Hon. HI 96813	
[illegible]	45-723 Lanipola R	Kaneo 96744	
[illegible]	1255 [illegible]	Hon HI 96817	—
Marietta [illegible]	725 KAPIOLANI	HONOLULU 96813	

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Name	Address	City, State, Zip	Email (optional)
Robert Del Greco	2-17-9-103 Minami Osawa	Hachioji, Tokyo 192-0364	rddguercio@gmail.com
Robert Long	#102, Tokiwadai Hous 2-924, Ogawadai	Matsudo, Chiba 270-0006	
Susako Oikawa	#201 5-12-14 SHIMOUMA, SETAGAYA.	TOKYO	
Wendy Lee	3686 Woodlawn Ter	Pl Hm HI 96822	
Jiang Lin	66 Guang Xi Bei Road	Shanghai, China 200001	fangoo@hotmail.com
Zhang Ming Ke	Shangsha Road, Changsha	Changsha 410007	Yalizmk@163.c
Sheryll A. Taroma	Brgy. Philippines San Andres Proper, Davao, 8-9-15	—	shee_0813@yahoo.com
Akiko Taira	Urayasu	Chiba 2790031	
Christine Ong	Kuala Lumpur, Malaysia	43200	yeeten@hotmail.com
Cathy Wang	No. 1 Peikin St. Chaoyan District Beijing, China	Beijing China 100061	
Frederick Rohlfing	737 Bishop St. Ste 2600	Hon., HI 96813	fritz@hawaii.rr.com
Mike Hogan	P.O. BOX 43 KURTISTOWN, HI	96760	No email
Brennan Wong	1100 Luapuka Way	Kailua HI 96734	

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Name	Address	City, State, Zip	Email (optional)
Sam Wanitani	99-809 Kaahole St #B-204 Aiea HI 96701		wahilanfinder@hotmail.com
David Nixon	435 Seaside #608 Honolulu		
Teresa Nixon	"		
Peter Ryan	27 Stewart St	North Bondi NSW Australia	PRYAN9@bigpond.net.au
James Allison	120 Old South Head Road	Vaucluse NSW 2030 Australia	jkrm@tpg.com.au
Peter Cameron	6 Roscoe St	Bondi NSW 2026 Aust.	Peter.cameron@hotmail.com
Ramon Camarillo	1474 Kaiwoli Pl.	Pearl City 96782	RACAMARILLO@GMAIL.com
JoAnn Shimamoto	98-138 Kaluanui Dr	Pearl City HI 96782	YAKIHANA808
Eric Shimamoto	98-138 Kaluanui Dr	Pearl City HI 96782	
Paul Cross, in Cy	25 Market St	Breakfast Pt NSW Aust 2137	
Paul Ure	75 Beresford Rd. Rose Bay Australia	NSW. 2029	homestay@bigpond.net.au
Chris Selby	107 King's Rd. Vaucluse Sydney	NSW 2030	chrisselby@gmail.com
Ellen McCracken	76 Gay St, Botany	N.S.W 2019	ellenmcclico@hotmail.com
Amy Dampsey	2737-D Pacific Heights Rd	Honolulu 96813	
Scott Wolter	58-147 Velu Pl. Haleiwa	Haleiwa HI 96712	Swoodlar@yahoo.com
Stephen Majun	1636 Piikoi #204 96822	HNL 96822	SMAJUN@GMAIL.COM

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Name	Address	City, State, Zip	Email (optional)
Sarah Wānilani	99-009 Kalalea St B201	Aiea, HI 96701	
[illegible]	99-126 Kahilinai	Aiea, HI 96701	
[illegible]	1953 Billingham	Hon. HI 96819	
SEFO FISO	1808 HALEKOA DR.	HON. HI 96821	
SANDRA KANOA	41-949 KALANIANAOLE HWY ~~HWY~~	WAIMANALO, HI 96795	

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Name	Address	City, State, Zip	Email (optional)
Steve Kealiikanakaoleohaililani	P.O. Box 4691	Hon HI 96812	
Maeva Kaiwi	P.O. Box 4691	Honolulu HI 96812	

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Name	Address	City, State, Zip	Email (optional)
Vicki Kitajima	42 Coelho Way	Hon., HI 96817	vkitajima@honolulu.gov
Tina Namumnart	1775 Ala Aolani St	Hon, HI 96819	tnamumnart@yahoo.com
Michael A. Namumnart	1775 Ala Aolani St.	Hon. HI 96819	" "
Jimmy Tomita	46-150 Hecia	Kaneohe 96744	

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Name	Address	City, State, Zip	Email (optional)
[illegible]	66-300 Kaneohe Hwy	Haleiwa Hi 96712	
CARL SCHWARZ	1191 WAIKUI	HONOLULU, 96821	
Laura Murillo	67-249 Kahaone Loop	Waialua, 96791	
Debra Reynolds	1619 NE Hoque PL	Seattle (Poulsbo) WA 98370	
[illegible]	1084 Lunaanela St	Kailua HI 96734	
DERRICK MAU	155 N. Beretania St	Honolulu 96817	
[illegible]	68-066 Awaiwa St Waialua 96791		
[illegible]	55 Riverside DR Cocoa FL. 32922	FL. 32922	
[illegible]	67-420 Aikanla St Waialua Hi 96791	Waialua Hi	Lawetabrizo@yahoo.com
Michael Wong	1100 Lopaka Way	Kailua, HI 96734	michaelwongesq@gmail.com

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Name	Address	City, State, Zip	Email (optional)
William -L- MANiaci	1870 Lusitana St #108	Hon, HI 96813	NA
A.D. Billson	Homeless	Hon, HI	—
Frank Mendiola	1503 Thurston Ave	Hon, HI 96822	—
[illegible]	1636 Piikoi St.	" " "	—
Chris Santos	2334 Kapiolani Blvd	" " 96826	—
Georgie Santiago	350 Aoloa c201	Kailua 96734	—
Ashley Lalodlu	1434 Ahonui St. 17B	HONOLULU. Hi. 96819	—
Christian Wardong	918 074 Lii Ipos Street	Honolulu, Hi, 96701	—
Michelle Moreno	2235 B Aulii St	Hon, Hi 96817	—
Cesare Santiago	350 Aoloa St	Kailua, Hi 96734	—
TJ AMATO	94-478 Liauu Pl. Apt. A	Waipahu, HI 96797	—
Jasmine Amato	" "	" "	—
DENIELLE ESTEBAN	89-1096 Pohakupalena	Waianae, Hi 96792	denielleesteban@yahoo.com
Dwight Esteban	↗ ↖	↗ ↖	↗ ↖
Casey Brown	430 Aipuni St. HNL. HI 96821	→	caseybrown13@gmail.com
Alma S. Beck	7 Joost 201 San Francisco CA 94131		

July 4, 2010

KAKAAKO MAKAI
DISTRICT MASTER PLAN

WORKSHOP 3:
COMMUNITY PETITION RECEIVED

October 28, 2010

The undersigned want to save our Kaka'ako (Makai) with as much open space for park, recreational, family and cultural use as possible. We prefer easily accessible, user-friendly shaded areas, including covered and non-covered areas where small and large groups can easily have scheduled or unscheduled gathering such picnics, barbecues, pot lucks, parties, baby luau, family reunions, retirement parties, group gatherings, and receptions. Permits and reasonable fees for large gatherings are appropriate. We are against restaurants, retail shops, aquariums, water parks, symphony halls, and other commercial or large development, whether for profit or not for profit. We prefer community meeting rooms, pavilions, simple performing arts areas, and a few concession stands or areas where lunch wagons can set up. The park should be developed and maintained with public funds similar to the way Malaekahana State Park, Kapiolani Park, and Ala Moana Park are maintained.

Name	Address	City, State, Zip	Email (optional)
Art Markiewicz	950 Cooke St Honolulu, HI 96814	Honolulu, HI 96814	
Jaelyn Valentino	2466 Kapiolani	Honolulu HI 96826	
DAVID W. TSUJI	2577 Henry St.	Honolulu HI 96817	
RICHARD LEE	1122 KINAU ST	HONOLULU HI 96814	
George Pereira	1923 Colburn St.	Hon. HI 96819	
Nicole Nakamura	45-057 Anapaw St.	Kaneohe, HI 96744	
RIDGE Sonn	67-089 Nahonahoni	Waialua 96791	
Kawika Brito	1240 Nehili St	Honolulu HI, 96825	

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Name	Address	City, State, Zip	Email (optional)
Alex Dorrian	2861 Kanoa St	Honolulu, HI 96822	dorrian@hawaii.edu
Laureen McCoy	1617 Keeaumoku St. #1608	Honolulu, HI. 96814	lmccoy2121@aol.com
Kam Jo Hanneman	311 Lincoln Ave	Honolulu, HI 96816	kjhanneman@gmail.com
Brannon Parker	RR2 Box 4542	Pahoa HI	mbranparker@yahoo.com
Shae Chun	2012 Kaluhi St	Hon HI 96819	schun78@yahoo.com
Shana Serna	94-615 Kahaoio	Waipahu 96797	shanali.serna@gmail.com
Randy Serna	94-615 Kalaka	Waipahu 96797	shanali.serna@gmail.com
Raven Serna-Hill	94-615 Kahaoio	Waipahu 96797	ravenserna@yahoo.com
Kawika Irvine	86-306 Hakupaa St	Waianae, HI 96792	da8irvine@hotmail.com
Kelly Moen	85-1229 Kaneilio St.	Waianae, HI.	kmoen@yahoo.com
Paul Lo Akiu	87-847 Apuu	Waianae 96792	
Jamie Irvine	84-156 Makau St. #1	Waianae 96792	jiggers28@gmail.com
Aliah Irvine	84-156 Makau St. #1	Waianae 96792	aliah@hawaii.edu
Sheri Apuna	P.O. Box 894117	Mililani 96789	sbasheri@gmail.com
Brian Irvine	P.O. Box 894117	Mililani 96789	bkpirvine@yahoo.com
Pohakeelua Irvine	86-306 Hakupaa St	Waianae, 96792	

July 4, 2010

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Name	Address	City, State, Zip	Email (optional)
[illegible]	2281 Kalihi St	Honolulu	
[illegible]			
Kanoe Kim	98-00 Kuka'lo Pl #2	Aiea, HI 96701	kanoekim35@yahoo.c
Sinora Afoa	2215 N. School St	Honolulu, HI 96819	
Fosa Fualaau	2215 N. School St	Honolulu, HI 96819	
Shiloh Fualaau	94-354 pupumoni St #304	Waipahu, HI 96797	
Daisha Lynn Fualaau	94-354 pupumoni St #304	Waipahu, HI 96797	
Edmundo Gonzalez	Bonino 1035		GRINGURO@hotmail.com
[illegible]			GRINGURO@hotmail.com
A. Cencio	728 KINAU St	HONO HI	ARAVINDA108@GMAIL.COM
Gyna White	1220 W Mililani St. Apt 707	Honolulu HI,	GYNAW@hotmail.com
Melanie Berris	1228 Lunalilo St Honolulu HI 96826	Honolulu, HI	Mel.berris@gmail.com
Michael Kaonohi	785 Isenberg	Honolulu	64.com
Elena Nunez	1728 Ewa St	HON. HI	elvsupreme@yahoo.com
NUUSINA AFE	1728 EWA ST	HON. HI	
Robyn [illegible]	1728 Ewa St	Hon. HI	

July 4, 2010

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Name	Address	City, State, Zip	Email (optional)
A. Kaahaaina	36 Mahalani St	Hon Hi	—
Manon Mullen	521 Kawaihae St	Hon, Hi	—
V. Tully	521 Kawaihae St	Hon HI	
Melissa Mullen	521 Kawaihae St.	Hon Hi	
Michael Russo	45-542 Kamehameha Hwy	Kaneohe HI	
Dano Kaahaaina	1491 Ala Mahamoe	Hon Hi 96819	
Marie Riede	7540 Olili Pl	Hon. Hi 96825	
William Kam	1728 Aipaako	Hon Hi 96819	
[illegible]	1622 Maliu St.	Hon Hi 96819	
[illegible]	1622 Maliu St.	Hon Hi 96819	
Sandra Shiu	2035 Kam. Ave.	Hon 96822	
James Nakata	45-375 Akimalaai	Kaneohe 96744	
Linda Mitsunaga	1627 Hanai Lp	Hon, Hi 96817	
Ron Nish.	348 Awaiki Pl	Hon, Hi 96822	—
Alexis Sunile	1034 Nuuanu Ave #47	Hon. Hi 96817	
Laura Kitamura	619 Iliaina St	Kailua 96734	

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Name	Address	City, State, Zip	Email (optional)
ALIKA KAILIHINA	53834 KAM HWY HAUNA HI		Shan@sumososin.net
Sanja du Plessis	909 Ala Lilikoi St #705 Hon, HI		sanjadp@yahoo.com
Laine Nakachi	91-105 Makaaloa Place		lnakachi1@gmail.com
Dina Dudayan	91-377 Papipi Rd. Ewa Beach HI 96706		
JUNE NAKACHI	91-105 MAKAALOA PL	EWA BEACH 96706	
WERLINA	Young- [illegible]		
[illegible]	2500 PETER ST	HON. 96816	
William Hara	847 7TH AVE	Honolulu HI 96816	
Rose HA	SAME AS ABOVE	" "	
Totipo Nakachi	Island Nursing Home		
Lorraine Ichiyama	Island nursing	Hon HI 96814	
Helen Ewis	[illegible]	Hon HI 96814	
James Choi	904 Kahikolu PL	Hon, Hi, 96818	

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Name	Address	City, State, Zip	Email (optional)
Ann Muman	1060 Luna'anela	Kailua HI 96734	
Iris Parry	99-417 Waoala Pl	Aiea, HI 96701	
Terry J. Takano	1319 Kunda ST	KAILUA 96734	
Krystal Yamamura	94-519 Lumiaina St. Apt J204	Waipahu HI 96797	

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Name	Address	City, State, Zip	Email (optional)
Bradley Watters	1335 Aalapapa Dr	Kailua HI 96734	
GARY MASUDA	755 HAO ST.	Hon. Hi 96821	masuda.gary@yahoo.com
Judith Wong	1460 Kalanchai Pl	H, H 96822	
Troy Williams	1778 Ala Moana	Honolulu, Hi 96815	
Colleen Jim	1031 Nuuanu Ave	HI 96817	

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Name	Address	City, State, Zip	Email (optional)
Carolee NISHI	348 Awini Pl	Hon Hi 96825	caroleenishi@hawaiirr.com
MELVIN BARROS	729 KUMUKAHI PL	Hon Hi 96825	PETETZ@AOL.com
Annette Endow	14 Wood ST.	Hon 96817	annendow@hawaii.rr.com
Ivanelle Hoe	3404 PAALEA	Hon 96816	
RICHARD NAGAGHIMA	2160 PUNA ST	Hon, Hi 96817	
E.M. Sweet	45-107 Mahelani Cr	Kaneohe, HI 96744	skippysweet@yahoo
TERRY MAYEDA	1519 NUUANU AV	Honolulu HI 96817	

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Name	Address	City, State, Zip	Email (optional)
Caroline Winzer (Campbell)	41 KARSTEN DR	WAHIAWA HI 96786	geroline@hawaiiantel.com
Teresa Berthiaume	P.O. Box 1115	Haleiwa, HI 96712	iamtb@hawaii.rr.com
Richard Hughes	2149 Damon St	HNL 96822	
Michael Mueller	2465 Ala Wai Blvd	Honolulu 96815	Anarchy1112@AOL.com
Susan Kay Lucas	2415 Ala Wai	Hono Hi 96815	
[illegible]	659 ILI AINA	KAILUA, Hawaii	Eljimb@comcast.net
Brenda Blankenship	14808 SW Mapleleaf Rd	Powell Butte OR 97753	brendakay29@live.com
Sharon Sawtey	657 Iliauna	Kailua, HI 96734	olona@mac.com
John Kahle	1122 Makiki	Honolulu, HI 96822	
Don Hutton	84-740 Kili	WAIANAE HI 96792	donhutton@hotmail.com
K L McGlone	PO Box 235166	Honolulu 96823	Katalina@lava.net

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Name	Address	City, State, Zip	Email (optional)
Chanelle Fabrenito	92-6940 Puliko St.	Kapolei, HI 96707	
Joy Angelos	421 Makaloa St.	Hon., HI 96819	n/a
Chris Baisom	3819 Sierra Dr	Hon HI 96816	
Craig Harburg	46-040 Emmelet Way	Kaneohe HI 96744	—
[illegible]	NA	NA	NA
[illegible]	N/A	N/A	N/A
Jayn Uyeshiro	N/A	N/A	N/A
[illegible]	123 Ala Street	Kailua, HI 96734	N/A
Kathleen Zukowski	796 Isenberg	Hon Hi 96826	—
Helen K. Gulu	796 Isenberg	Hon Hi 96826	—
Renee Zakeman	796 Isenberg	Hon Hi 96826	—
[illegible]	543 Farrington Hwy.	Kapolei, Hi 96707	—
Kimberly Bu	543 Farrington Hwy.	Kapolei, HI 96707	N/A
Ryan Valencia	95-195 Lelewalo St	Mililani, HI 96789	
DAN KAUSTIN	1331 Ala Kalanipiko	Hon. HI. 96819	
Marie Flor Agustin	1221 #A2 Kalona Rd.	HON HI 96819	

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Name	Address	City, State, Zip	Email (optional)
Chantal Santos	1226 Puu Poni Pl.	P.C., HI 96782	
Kanani Silva	98-1226 Kulawai St	Aiea, Hi 96701	
Keani Santos	98-1226 Kulawai St	Aiea, Hi 96701	
Jeni Cowell	801 S. Beretania	Honolulu, Hawaii	
HEATHER Hewelitz-Holmes	1309 A Ala Wai St	Honolulu HI 96815	
LESLIE COOKS	92-1110 Waikoli	KAPOLEI, HI	
MELISSA [illegible]	P.O. BOX 700207	KAPOLEI HI 96709	
ROB SOARES	98-1226 Kulawai	AIEA HI 96701	
[illegible]	PO BOX 848837	Waianae, 96789	
Leo Reanero Jr.	2021 Houghtailing st	Hon Hi 96817	
Mercy Vea	2021 Houghtailing St	Hon, Hi 96817	

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Name	Address	City, State, Zip	Email (optional)
Cheryllann Santiago	801 N. Vineyard Blvd.	C11 Hon. HI 96817.	—
Jaqueline Cummings	801 N. Vineyard Blvd	C11 Hon HI 96817	—
Kaliko Cummings	605 N. Vineyard Blvd #50-A	Hon. Hi. 96817	—
Alohalani Davis	87-141 Helelua #7	Nanakuli, HI 96792	—
Jenelle Cunez	566 N. Kukui St. 25D	Hon HI 96817	
Lei Cheung			
David Zin			
Leland Lu			
James Howlett			
[illegible]			
[illegible]			
Mono Manulani		Waipahu, Hawaii	—
AyJay Manulani	250 S. Vineyard st. #806	Honolulu, HI	—
Pati Manulani	SAME ADDRESS	—	—
Tamanna. L.	1125 C Higginson Apt. 205 Hon. HI.	Hon. Hi. 96822	—
Elias Kolopa Jr.	46285 Nakiki St	Waimanalo Hi 96795	

July 4, 2010

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Name	Address	City, State, Zip	Email (optional)
Clardean Lehano	588 Auwaiolimu St	Hon. Hi 96813	pua588@yahoo
Macey Kamauu	2353 Kaululaau St.	Hon Hi 96813	Hoakalei@yahoo.com
Shannon Gascon	9M Leu St.	Wahiawa Hi 96817	
Jaddyn Akamine	91-1027 Kelau St.	Kapolei Hi 96707	
Kim Lehano	PO BOX 860422	Wahiawa 96786	
Jace Lehano	588 Auwaiolimu St	Hon-HI 96813	
Damon Iaea	PO BOX 970924	Waipahu 96797	
Iolani Kamauoha	2353 Kaululaau St	Hon-HI 96813	
Eugene Lehano	588 Auwaiolimu St	Hon. Hi 96813	
Pili Lehano	588 Auwaiolimu St.	Hon. Hi 96813	
Kaimipono Kamauoha	2353 Kaululaau St	Hon Hi 96813	
Kalani Llanos	2353 Kaululaau St	Hon Hi 96813	
Kalai Chow	2353 Kaululaau St	Hon Hi 96813	

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Name	Address	City, State, Zip	Email (optional)
Darren Tanaka	2415-B Pauoa Rd	Hon, Hi 96813	
Eddie Leoso	99-127 Kohomua St	Aiea, Hi. 96701	
[illegible]	99-127 Kohomua	Aiea, Hi 96701	
Daisy Potauane	1525 Haka dr #401	Hon, Hi 96817	N/A
Bernadette Lene	1445 Alokele St	Hon, Hi 96817	N/A
Suzanne Binda	1525 Haka Dr	Hon. Hi 96817	N/A
Jay Mamoe jr	1525 Haka Dr	Hon. Hi 96817	
Lehua Ayres	99-127 Kohomua St	Aiea, HI 96701	N/A
Ashlee Zimmerman	1129 Austin Ln	Hon. Hi 96817	
Rosalei Leoso	99-127 Kohomua	Hon Hi 96701	
Kyllie Kalani	2137 Kaumualii 3	Hon., Hi 96817	mamastatus@gmail
Jed Mamoe	1129 Austin ln.	Hon, HI 96817	michellelcilani@yahoo.com
Edward Mamoe	1129 Austin ln.	Hon. HI 96817	N/A
Kenneth Leoso	99-127 Kohomua St	Hon. Hi 96817	N/A
Jay Mamoe	1525 Haka dr #408	Hon. HI 96817	N/A
Eddie Leoso	1418 Ianalkila	Hon. HI. 96817	N/A

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Name	Address	City, State, Zip	Email (optional)
Dee Bordaje	99-234 Ohemana	Aiea, HI 96701	
Jacquilyn Bordaje	"	"	
Riemann Bordaje	"	"	
Marybeth Sorol	1272 Young St	Hon. HI 96814	
Judith Alcos	1350-A Pineapple Pl.	Hon. HI 96819	
NOEL ALFECHE	714 Puuhale Rd. #203	Hon. HI 96819	
Romeo Renay	701 7B Ehuwene St	Hon. HI 96819	
Rhoclyn Cortez	1600 Campus Rd. 1347	Los Angeles CA 90041	
Dennis Dasalla	617 McNeill St.	Hon, HI 96817	
Ryan Comondon	1470 DiVingham Blvd	Hon, HI 96817	
Lance Macabeo	94345 Papukupaest	Waipahu HI 96797	
Geraldine Dasalla	617 McNeill St.	Hon., HI 96817	
Melody Macabeo	94345 Papukupa St.	Waipahu, HI 96797	
GARY TORRADO	2816A KALIHI ST.	HON. HI. 96819	
MONES TAEZA	94-1214 KAHUAINA	ST. WAIPAHU HI. 96797	
Betty Taeza	94-1214 Kahuaina	St. Waipahu 96797	

July 4, 2010

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Name	Address	City, State, Zip	Email (optional)
Dominques K. Cummings	605 N. Vineyard Blvd 30-A	Honolulu, HI. 96817	ahipoke3me@yahoo
Jonah Cummings	"	"	jonah600th77@yahoo.com
Echo Cummings	"	"	—
Johnny Cummings	605 N. Vineyard	96817	"
Preston Tiaiaven	620. Nikuli St.	96817	
Lillian A. Clavalal	205 S. Vineyard St. #206	Hnl, HI 96813	jt7777@aol.com
Jaymie A. Tabilotu	205 S. Vineyard St. #206 Manalani	Hnl, HI 96813	jaymibt@hawaiihardwood flooring.org
Joseph P. Aquino	205 S. Vineyard St. #206	Hnl, HI 96813	aquino_clan4@yahoo.com
Gilone generalao	94-1789 Puaiolo Pl.	Ewa Beach, HI 96706	ggeneralao09@yahoo.com
Phillip Castillano	1470 DiVingham Blvd B216	Honolulu HI 96817	pcastillano@yahoo.com
BRANDON BANIAGA	2271 WILSON ST.	HON. HI 96819	BJBANIAGA@GMAIL.COM
NICOLE BANIAGA	2271 WILSON ST	HON HI 96819	—
Rosie Taumua	98-093 Lokoloko	Aiea HI 96701	R. Taumua
Alanna Gutierrez	41978 Waikupanaha St #2	Waimanalo 96795	—
Gabe Gutierrez	PO BOX 296	Waimanalo 96795	

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Name	Address	City, State, Zip	Email (optional)
ELIZABETH DIGA	2118 Young Alley St.	Hon. Hi 96817	
DELIA DABALA	617 McNeill St. B-109	Hon. Hi. 96817	
[illegible] DABALA	617 McNeill St. #109-B	Hon. HI 96817	
Jeffrey Degal	1212 Richard Ln	Hon HI 96819	
Anthony Terada	1209 N. School St. #B7-203	Honolulu HI 96817	
Mark Irby	2820 A. Kalihi St.	Honolulu, Hi 96819	
[illegible] MALASIA	1240 Lehani St.	Hon, HI 96819	
Steven Sibayan	91-1175 Hanalani St	Ewa-Beach, Hi 96706	
Rodney Eusebio	2099 Hawaii Kai Dr.	Hon, HI 96825	n/a
MARK [illegible]	2615 Puuwai Mauka	Hon, Hi, 96818	
JOSH BADUA	2220 JENNIE ST	HON, HI 96819	
IM Torres	2123 Wilson St.	Hon. HI 96819	
Keanu Manu	2820 A Kalihi St	Hon HI 96819	
Cecilia Lazo	45-419 Kuliouli St.	Kaneohe, HI 96744	n/a
Ray Degal	91-1001 Keaumiki Dr	Ewa, 96706	Na
Stephanie Barroga	1318 N. School St.	Hon. HI 96817	

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Name	Address	City, State, Zip	Email (optional)
Erin Tait	1101 F St. Waiwina	Hon. Hi. 96825	
Jody Kakugawa	927 - 21st Ave	Hon. Hi 96816	
Danielle Trode	1525 10th Ave	Hon HI 96816	
Andi Mori	571 Hao St	Hon, HI 96821	

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Name	Address	City, State, Zip	Email (optional)
Eugene Cho	415 South St #2302	Hon. HI 96813	echo@aol.com
Kanitice Symister	2509 Alawai Blvd #402	Hon. HI 96815	
[illegible]	[illegible]		
Alberi Kauff	1872 Citron St #303	Hon. HI 96826	[illegible]
Melissa Holiki	1832 Citron St.	Hon. HI 96826 2661	
Kamaili Belaka	1832 Citron St.	Hon. Hi. 96826	
Douglas OH	2740 Kuilei St.	Honolulu, HI 96826	dougoh94@gmail.com
Jan Kolomalu	3454 Likini St	Hon. Hi 96818	
Elsie Urauchi	3454 Likini St.	Hon. Hi 96818	
Tori Kolomalu	3454 Likini St.	Hon. Hi 96818	
Naceille Means	99-234 Oheiana Loop	Aiea, HI 96701	
Robert Means	"	"	
Jeanalyn Means	"	"	
Michael Romero Means II	"	"	
Nancy Bordeje	"	"	
Cesar Bordeje	"	"	

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Name	Address	City, State, Zip	Email (optional)
Gladen Brachlock	705 Kuhuehui	Kapolei HI 96707	
Hoonani Wahilani	99-009 Kalaloa St B-201	Aiea, Hi 96701	
Konii Wahilani	99-009 Kalaloa St Apt #B-201	Aiea, HI, 96701	
Kaleo GARLASA	1953 DILLINGHAM	Honolulu, HI 96819	
Moses Mehetula	99-009 Kalaloa St #703	Aiea, Hi 96701	
Cherwin Mehetula-Solomon	99-009 Kalaloa st #705	Aiea Hi 96701	
Cheryl L. Mehetula	99-009 Kalaloa St #703	Aiea, HI. 96701	
Keala Card	1734 Hau St.	Hon. HI. 96819	
Michelle Lopez	99-009 Kalaloa St #603	Aiea, HI. 96701	
Ruth Onaga	1753 Malanai St	Hon. HI.	
Luana Maitland			
Paul Solomon	85-1253 Kumaipo	96792	
Weia Wahilani	99-009 Kalaloa St Apt B-201	Aiea, Hi, 96701	
Nicole Kamai	1701 Skyline dr.	Honolulu. Hi. 96817	
Joshua Kamai	" "	" " "	
Kawika Kamai	94-1040 Paiapl Pl	Waipahu, HI 96797	

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Name	Address	City, State, Zip	Email (optional)
GREG MASON	23 COX AV	BOND NSW 2018	GC MASON

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Name	Address	City, State, Zip	Email (optional)
Inge Anitunai	1728 Elunene St	Hon, HI 96819	
[illegible]	1728 Elunene St	Hon. HI 96819	
[illegible]	1525 KEWALO ST	HNL. HI 96822	
[illegible]	1525 KEWALO ST	HNL HI 96822	
Tracy Yang	2027 Wilcox Ln A304	Hon. HI 96819	
ETHEL Yang	1742 Young St. Apt 203	Hon. Hi 96826	
Jess Strong	1592 Perry St.	Hon Hi 96819	
Donna Pilani	1298 Hoolilir	Pearl City 96782	
LAMBERT ARBOLEDA	743 MAHAI ST	Hon. Hi 96826	
CLAUDIA STRONG	743 MAHAI ST	HON, HI 96826	
Jerri Rodriguez	1475 Linapuni St.	Hon, HI 96819	Kamalanirodrigues@yahoo.com
Elina KanaKaole	1475 Linapuni st.	Hon, HI 96819	elinakanakaole@rocketmail.com
LEVI [illegible]	1475 Linapuni st.	Hon, HI 96819	[illegible]@yahoo.com
[illegible]	1475 Linapuni st	Hon, Hi 96819	paawela@gmail.com

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Name	Address	City, State, Zip	Email (optional)
Jeanne Kubo	1458 Pute Pl.	Hon., HI 96816	
Herbert Kubo	1458 Pute Pl.	Hon., HI 96816	
Bernice Jambar	440 Ocean St	Honolulu HI 96819	
Alex Jambar	"	"	
Lainani Jambar	"	"	
Kalani Jambar	"	"	
Charmaine Amd	"	"	
Cody Amd	"	"	
Violet Jhun	94870 Lunicuna St	Waipahu HI 96797	N/A
Ikaika Jhun	"	" "	N/A
Derek (Shino)	91-1097 Waihanoi St	Kapolei	
Healohame Machino	2888 Ala Ilima St. #1102	Honolulu Hi 96819	n/a.
Kanoe Keane	45-667 Ruokipa	Kaneohe, HI 96744	
Justin Clute	"	"	"
Ann Mehrhof	1775 East West Rd.	apt 1139	Hon HI 96822
Adam Cadorna	94-108 Mokuola Pl. # 6106 Waipahu HI 96797	"	halipinoy@yahoo.com

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Name	Address	City, State, Zip	Email (optional)
Jesse W	655 Ana Ala St	Hon HI 96817	—
Roger N	801-109 St	Hon HI 96817	—
Jaymar M.	1747 Pali Hwy	Hon., HI 96813	—
Pat W.	655 Anala St.	Hon HI 96817	
Janice I	04-053 Kuaka St	Waipahu HI 96797	
Peter L.	738 Olokele Ave #A	Hon. HI 96816	—
Erin M.	2238 [illegible]	Hon HI 96822	—
Julienne F.	1451 S King St.	Hon HI 96814	—
Raimy K.	1451 S. King St	Hon HI 96814	
Rufijan W.	1451 S. King St.	Hon HI 96814	
Ricardo W.	1451 S. King St	Hon HI 96814	
Sansan K.	1451 S. King St.	Hon HI 96814	
Nastina Ch.	1451 S. King St.	Hon HI 96814	—

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Name	Address	City, State, Zip	Email (optional)
Joanna Howard	1500 Pahulu St.	Honolulu, 96819	N/A
MILES P. FREED	" "	" "	N/A
Shiann K. Leong	" "	" "	N/A
Douglas L. FREED	92-1283 Poloma St	Kapolei HI 96707	N/A
ANNA-MICHELLE FREED	1500 PAHULU ST.	HONOLULU, 96819	FREEDUNLIMITED@HOTMAIL.CO
Javier Alomar	" "	" "	n/a
Waviolan Howard	" "	" "	n/a
Pumehana Howard	" "	" "	n/a
Angela Howard	" "	" "	n/a
Pilikamo'o Freed	" "	" "	n/a
Randy Howard	" "	" "	n/a
Kailyn Powell	94-1130 Mikiola	96797	NA
Pomaikai Freed	112 Halii St.	Hilo, HI 96720	NA
[illegible]		Waipahu, 96797	
Robert Young	1640 Alameda St	Hi	
John Burkhard	1212 Kinau	Hono Hi	

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Calvin Marquez	45-415 Aumoku St	Kaneohe Hi 96744	
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John Kansou	1545 Liliapuni	Honolulu HI 96819	
Rafiny or Kariko	735 Kanokust	Honolulu Hawaii	Rafiny[illegible]@yahoo.com
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Jake Kansou	714 Linaburi st.	Honolulu HI	
MT Satame	803 Linaburi st	Honolulu HI	
Yozu A Kudaiou	94-345 Kulumii St	Waipahu	
CALVIN MORENO	91-669 KILIPOE	EWA BEACH, HI	
[illegible]	99 119 KOHONUI ST.	96817 AIEA Hi.	
Phillip Santiago	350 Aolea Kailua HI	96734	
Angela Miner	129 Plum St	Wahiawa, HI 96786	
Rosie Moreno	1434 Liliapuni St 178	Honolulu, HI 96819	

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John Gratinardo	PO Box 458	Laupahoehoe, HI, 96764	
* Leihulu Irvine	86-306 Hokupaa St.	Wai'anae, HI 96792	lirvi76@gmail.com
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[illegible]	94-354 Papumoni St	Waipahu, HI	[illegible]@yahoo.com
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Tasha Leybag	1111 Pawaa Ln.	Hon. HI 96826	Leybag Tasha56@yahoo.com
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Tiffeny Mancao	PO Box 261		Tiffenymancao@yahoo.com

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Justin Kong	2008 Aaric Loop	Pearl City HI 96782	
Micah Burosan		Honolulu HI 96819	micah-burosan@yahoo
Karen Ramos		Honolulu, HI 96819	k.ramos91@yahoo.com
Jadalie Mae Salvador		Waipahu, HI 96797	jdaabibbbyx3@aol.com
Shawn Castro		Honolulu, HI 96819	
ERICKSON TABUCOL		Honolulu, HI, 96819	ericksontabucol@yahoo.com
Hisashi Gakiya	3415 Harding Ave.	Honolulu HI 96816	hisasea@hotmail.com
Daniel Colton	3415 Harding Ave	Honolulu HI 96816	dacoltjuty5@hotmail.com
Hiro Ito	1682 Kalakaua	Honolulu, HI	metrojungle_97@hotmail.com
Taylor Brown	1752 Dole St.	Honolulu, HI	

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Name	Address	City, State, Zip	Email (optional)
Kevin Killeen	1750 Kalakaua	Honolulu H. 96820	buffaloaloha@yahoo.com

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808-497-9805

Name	Address	City, State, Zip	Email (optional)
Kyle Louie	2760 Tantalus D	Honolulu, HI 96813	Klouie09@uw.edu
Mikaela Louie	2760 Tantalus Dr.	Honolulu, HI 96813	mlouie12@punahou.edu
Henry Louie	2760 Tantalus Dr	Honolulu HI 96813	KrtLouie@msn.com
Steve Jacques	742 Maluniu Ave	Kailua HI 96734	808-722-3130
Mildred Yo	920 Ward Ave #9F	Honolulu Hi	
Ann [illegible]	140 Hoomalu St	Pearl City HI 96782	
Mew Choy Wong	657 Paikau St	Honolulu Hi. 96816	

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Leilani Manoe	1129 Austin Lane	Hon Hi 96817	michelleleilani808@yahoo.com
Jaydon Gabriel	94-1579 Waipahu St	Hon, Hi 96797	
Nick Caballero	2022 Eluwanest	Hon. Hi 96819	
Orlando Dupio	94-1539 Kauka Blvd 96797		
Wayne Wu	2139 Hillcrest	Hon, HI 96817	
Yu Ye Wu	2139 Hillcrest	Hon, HI 96817	
Datary Wu	2139 Hillcrest	Hon, HI 96817	
Elaine Wu	2139 Hillcrest	Hon, HI 96817	
Alvin Wu	1170 Nuuanu ave #1905	Hon, HI 96817	
Kelly Gao	1170 Nuuanu ave #1908	Hon, Hi 96817	
Justin Magaleng	3504 A Wela St.	Hon, HI 96815	
Nicole Sugasawara	1865 Mahana St.	Hon, Hi 96816	
Guan Lin	1440 Ward Ave	Hon, HI 96822	
Justin Gaddi	1637 Makiki St.	Hon, HI 96822	
Sarah Kanahara	1637 Makiki St.	Hon, HI 96822	
Katie Kubo	1458 Pute Pl.	Hon, HI 96816	

July 4, 2010

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Name	Address	City, State, Zip	Email (optional)
Lisa Sapp	PO Box 61113	Hon 96839	invision808@gmail.com
Alan Johnson	PO Box 61113	Hon 96839	"
Joe Neuer	45067 K-Bay Dr	Kaneohe Hi 96744	NEUER.JOE@Gmail.com
Jean Neuer	45067 Kaneohe Bay Dr	Kaneohe Hi 96744	JNFNEUER@gmail.com
EPATI PAU	802 WAIAKAMILO RD	Hon. Hi. 96817	
LANA MARGAITEGA	"	"	
Sitine Atonio	730 Umi St	Hon, 96819	aikapili@hotmail.com
Avery Igafo	730 Umi St	Hon. 96819	aikapili@hotmail.com
ITI ATONIO	730 VMI ST.	Hon, 96819	ETIATONIO@Hotmail.com
TIARE LUAMANUVAI	730 VMI ST.	HON, 96819	
manuele laumatia	94-120 Kaupu Pl	waipahu, HI, 96797	
Tuhani Nawa	94-120 Kaupu Pl	waipahu, HI, 96797	honeff714@yahoo.com

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Name	Address	City, State, Zip	Email (optional)
Lynn Carey	531 Kaiemi St.	Kailua HI 96734	LCasey1921 @yahoo.com
[illegible] Crossman	"	"	
Steve Coles	532 Kaiemi St	Kailua 96734	
Renuka Coles	532 Kaiemi St	Kailua 96734	SL.Coles@pixi.com
Erwin J. Domingo	418 N. Vineyard Blvd. #12 Hon, HI 96817		dukedomingo58 @yahoo.com
Faith Ka'iama	41-700 Bell St	Waimanalo, 96795	baabaa777@yahoo
Eddie Ka'iama	"	"	
Najnoa Ka'iama	"	"	
Al'iloa Ka'iama	"	"	
Nahuina Ka'iama	"	"	
Ah Lan Diamond	95-149 Kipapa Dr. #33 Mililani, HI 96789	Mililani, HI 96789	kahuilawai@yahoo.com
Kawika Diamond	" "	" "	" "
Kealohi Diamond	" "	" "	" "
Randy Hoopai	59 864B Kam Hwy Haleiwa 96712		RHoopai@WaimeaValley.net
Mary Leandro	1084 Lunaanela	Kailua HI 96734	maryleandro@aol.com
Kerry Germain	59-465 Ke Waena	Haleiwa HI 9074	

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Name	Address	City, State, Zip	Email (optional)
Maria Koko	41-285 Nakini St	Waimanalo, HI 96795	elesa7@yahoo.com
Jayrene Alapai	41-288 nakini St	Waimanalo, 96795	mijakita1172004@yahoo.com
Champagne Padua	41-288 nakini St	Waimanalo, 96795	paduachampagne@yahoo.com

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And Covers on Toilets

Name	Address	City, State, Zip	Email (optional)
Marita Agustin	91-1526 Pukanala St	Ewa Beach HI 96706	
Melson Agustin	91-1526 Pukanala	"	
Eva Marie Agustin	94-423 Hokuala St	Mililani HI 96789	
Richelle Agustin	" SAME "	" "	
Marinel Agustin	91-1526 Pukanala ST	Ewa Beach, HI, 96706	
Rocel Monis	94-465 Kuakahi Pl	Waipahu, HI 96797	
JULIETA BONGOT	2537 NIHI ST. HON.	HI. 96819	
Michelle Agustin	91-1526 Pukanala St.	Ewa Beach, HI 96706	
Abundia Bongot	2537 Nihi St	Hon. Hi. 96819	
Jessie Abalos	45-201 Haunani Pl.	Kan. HI 96744	
Normita Leon	4364 LIKINI ST	HNL, HI 96818	
Rosario Fuego	421 Mokauea St.	Hon. Hi 96819	
Roger Abalos	421 Mokauea St	Hon. HI 96819	
Lilly Ferrer	4362 Likini St	" " 96818	
Daniel Kong	2008 Aaniu Loop	Pearl City, HI 96782	
Michael Rabago	~~[illegible]~~ 1812 Kahanu St	Kalihi, HI 96819	

July 4, 2010

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Name	Address	City, State, Zip	Email (optional)
MATTHEW YOUNGBIRD	1228 LILOLILO	HON HI 96822	MYCHE57@GMAIL.COM
Steve Ana	1600 Ala Moana	Hnlu HI	SMOZAMBC@gol.n
Chris Jacopec	1049 Pua lane L-K	Honolulu HI 96817	Midas-Touch-68 yahoo
R. Lee	1721 ELUWENE	Honolulu HI 96819	R. [illegible]
DRAKE PASSION	1523 KEWALO ST	HON. HI 96822	
ARTHUR MALOATA	1728 ELUWENE	HI 96819	

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Name	Address	City, State, Zip	Email (optional)
MIKE	Welle	Honolulu	
RAYNETTE McCABE	1951-B Ulia ast	Hon. Hi. 96819	
Charlene Kamai	99-119 Kohomua #19A	Aiea 96701	
BERNARD DUQUE	94-108 Leowaena St.	Waipahu 96797	
Luann Fuertes	94-108 Leowaena st	Waipahu 96797	
Dwayne Fualaau	PO Box 17891	Hono Hi 96817	
Lillian McCabe	PO Box 17891	Hono Hi 96817	
Kameron Kamauna	99-119 Kohomua #19B	Aiea, Hi 96701	
Howard Takara	1448 Richard Ln	Hon Hi 96701	
[illegible]	730 Uni st	Hon Hi 96818	
KIMBERLY MAGBANUA	94-1031 Pupuhi St	WAIPAHU HI 96797	
[illegible] IGAFO	730 UNI ST	HON HI 96819	
[illegible]	98-799 Pono St.	Aiea, HI 96701	
Sonny Asuega	730 Uni ST.	Hon, Hi. 96819	
Malinda N. Sepulona	94-478 Aiamu Place	Waipahu 96797	
Maria Meneses	94-311 Haaa St.	Waipahu, Hi 96797	

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Name	Address	City, State, Zip	Email (optional)
Moses Chang	1128 Kohohiwa	Honolulu	
Boheng Shaw	2563 Dole ST	Honolulu	boheng@hawaii.rr
Lorey Russo	1357 13th AVE	Honolulu	—
David Schoen	228 Hiliawe St	Hon 96813	ydschoen@me.com
Gerald Schmitz	2833D Henry	Hon Hi 96817	
Patty Schmitz	"	"	
Nancy Bray	95-351 Makaplici	Mililani, HI 96789	
Benjamin Shi	2169 A BOOTH RD.	HONOLULU 96813	
ATHLEEN WEST	2169 A BOOTH RD	HONOLULU HI 96813	ala_west@yahoo.com
Regina Silva	P.O. BOX 1540	P.C. Hi. 96782	
Jimmy E. WALL	1055 River ST	Honolulu, HI 96817	
[illegible]	421-Olomana	Kailua HI 96734	

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Name	Address	City, State, Zip	Email (optional)
[illegible]	1728 [illegible] St	Hon. HI	
Leilani Henderson	1728 [illegible]	Hon. HI	
Greg Henderson	1728 [illegible]	Hon. HI	
Thomas [illegible]	1436 Ahomi St.	Hon Hi	
Mike Gunnank	603 - Vinyard	Ho. H.	
Thomas E Cummings III	603 Vinyard	Honolulu Hi 96814	
[illegible]	546D - Kukui St	Honolulu Hi 11	
Brandon H Cummings	546D - Kukui St	Honolulu Hi 11	
[illegible]	91-627 Kilaha St #9	Ewa Beach, HI	
Wayne [illegible]	91-627 Kilahala	Ewa	Beach I
[illegible]	1445 Akkele St	Hon. HI 96817	
[illegible]	1555 10th Ave	Hon HI 96816	
[illegible]	13 T 20th ave	Hon HI 96816	
[illegible]	725 B 7th Ave	Hon HI 96816	
[illegible]	1065 Kawaiahao	Hon. Hi 96814	
Steven Vorayongseng	1951 Kalakaua ave.	Hon. HI 96826	

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Name	Address	City, State, Zip	Email (optional)
Newton Chung	3017 Pacific Hts Rd	96813	
Cliff Balmilero	1567 Puolani St	Hon 96819	
Jace Balmilero	1567 Puolani St	Hon 96819	
Jarrin Balmilero	1567 Puolani St	Hon 96819	
Leslie Balmilero	1567 Puolani St.	Honolulu, HI 96819	
Harry Sheehan	2025 Pahukui St	Hon. HI 96819	
Wynette Sheehan	2025 Pahukui St	Hon. HI 96819	
Duane Wong	130 Rosebank Pl	Hon HI 96817	

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Name	Address	City, State, Zip	Email (optional)
PATRICK LUM	2727 24th St NW #170	WASH, DC 20008	PATRICKLUM@HOTMAIL
MICHAEL BOE	710 LUNALILO ST #907	HONOLULU, HI. 96813	haamboe@yahoo.com
DUSTIN LEANDRO	1080 LUAANELA ST 96734		
LYNN PICCOLI	54-005 AHINALU PL	HAU'ULA, HI 96717	
Kapili Littlejohn	84-411 Hiena PL	waipahu, H-I, 96797	
Timothy K. Alvarez 15 years old			
Walter Oba Jr.	1826 Alewa Dr	Honolulu HI 96817	

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Name	Address	City, State, Zip	Email (optional)
PERCY WONG	3358 KEANU ST	HON HI 96816	
JOHN WONG	1750 KALAKAUA AVE	Hon HI 96826	
Jan Wong	3511 Loulu St	Hon HI 96822	
Matthew Wong	3511 Loulu St.	Honolulu HI 96822	
Mary Wy	PO Box 22232	Honolulu HI 96823	
Sandy Wong	2423 Rooke	Hon. HI 96817	
Steven Wong	702 17th Ave	Hon HI 96816	
[illegible]	P.O. Box 22232	Hon HI 96823	

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Name	Address	City, State, Zip	Email (optional)
Polly SETO	38 S Judd ST apt 8A	Honolulu, HI 96817	
[illegible]	1003 Bishop	Hon 96813	
Laurie Wong	5701 Haleola St.	Hon. 96821	
Phyllis Lee	2428 Manoa Rd	Hon. 96822	
Suzanne Lee	"	"	
Gerald [illegible]	3937 Kaneloa	Hon 96814	
RYAN WONG	702 17TH AVE	HONOLULU HI 96816	
Mae Chay Wong	657 Parkers St	Hon 96816	
[illegible]	847 10th Ave	Hon 96816	
[illegible] ('96)	P.O. Box 22232	Hon 96823	
Steven Lee ('93)	P.O. Box 22232	Honolulu 96823	

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Name	Address	City, State, Zip	Email (optional)
RED PAVINES	1409 - ALEWA DR	Hon Hi. 96817	—
L. Mau	5278 Makalena	Hon HI 96821	
Mae Chang	3017 Pacific Hts	Hon. HI 96813	
[illegible]	45-723 Lanipola R	Kaneo 96744	
[illegible]	1255 [illegible]	Hon HI 96817	—
Marietta [illegible]	725 KAPIOLANI	HONOLULU 96813	

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Name	Address	City, State, Zip	Email (optional)
Robert Del Greco	2-17-9-103 Minami Osawa	Hachioji, Tokyo 192-0364	rddguercio@gmail.com
Robert Long	#102, Tokiwadai Hous 2-924, Ogawadai	Matsudo, Chiba 270-0006	
Susako Oikawa	#201 5-12-14 SHIMOUMA, SETAGAYA.	TOKYO	
Wendy Lee	3686 Woodlawn Ter	Pl Hm HI 96822	
Jiang Lin	66 Guang Xi Bei Road	Shanghai, China 200001	fangoo@hotmail.com
Zhang Ming Ke	Shangsha Road, Changsha	Changsha 410007	Yalizmk@163.c
Sheryll A. Taroma	Brgy. Philippines San Andres Proper, Davao, 8-9-15	—	shee_0813@yahoo.com
Akiko Taira	Urayasu	Chiba 2790031	
Christine Ong	Kuala Lumpur, Malaysia	43200	yeeten@hotmail.com
Cathy Wang	No. 1 Peikin St. Chaoyan District Beijing, China	Beijing China 100061	
Frederick Rohlfing	737 Bishop St. Ste 2600	Hon., HI 96813	fritz@hawaii.rr.com
Mike Hogan	P.O. BOX 43 KURTISTOWN, HI	96760	No email
Brennan Wong	1100 Luapuka Way	Kailua HI 96734	

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Name	Address	City, State, Zip	Email (optional)
Sam Wanitani	99-809 Kaahole St #B-204 Aiea HI 96701		wahilanfinder@hotmail.com
David Nixon	435 Seaside #608 Honolulu		
Teresa Nixon	"		
Peter Ryan	27 Stewart St	North Bondi NSW Australia	PRYAN9@bigpond.net.au
James Allison	120 Old South Head Road	Vaucluse NSW 2030 Australia	jkrm@tpg.com.au
Peter Cameron	6 Roscoe St	Bondi NSW 2026 Aust.	Peter.cameron@hotmail.com
Ramon Camarillo	1474 Kaiwoli Pl.	Pearl City 96782	RACAMARILLO@GMAIL.com
JoAnn Shimamoto	98-138 Kaluanui Dr	Pearl City HI 96782	YAKIHANA808
Eric Shimamoto	98-138 Kaluanui Dr	Pearl City HI 96782	
Paul Cross, in Cy	25 Market St	Breakfast Pt NSW Aust 2137	
Paul Ure	75 Beresford Rd. Rose Bay Australia	NSW. 2029	homestay@bigpond.net.au
Chris Selby	107 King's Rd. Vaucluse Sydney	NSW 2030	chrisselby@gmail.com
Ellen McCracken	76 Gay St, Botany	N.S.W 2019	ellenmcclico@hotmail.com
Amy Dampsey	2737-D Pacific Heights Rd	Honolulu 96813	
Scott Wolter	58-147 Velu Pl. Haleiwa	Haleiwa HI 96712	Swoodlar@yahoo.com
Stephen Majun	1636 Piikoi #204 96822	HNL 96822	SMAJUN@GMAIL.COM

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Name	Address	City, State, Zip	Email (optional)
Sarah Wānilani	99-009 Kalalea St B201	Aiea, HI 96701	
[illegible]	99-126 Kahilinai	Aiea, HI 96701	
[illegible]	1953 Billingham	Hon. HI 96819	
SEFO FISO	1808 HALEKOA DR.	HON. HI 96821	
SANDRA KANOA	41-949 KALANIANAOLE HWY ~~HWY~~	WAIMANALO, HI 96795	

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Name	Address	City, State, Zip	Email (optional)
Steve Kealiikanakaoleohaililani	P.O. Box 4691	Hon HI 96812	
Maeva Kaiwi	P.O. Box 4691	Honolulu HI 96812	

The undersigned want to save our Kaka'ako (Makai) with as much open space for park, recreational, family and cultural use as possible. We prefer easily accessible, user-friendly shaded areas, including covered and non-covered areas where small and large groups can easily have scheduled or unscheduled gathering such picnics, barbecues, pot lucks, parties, baby luau, family reunions, retirement parties, group gatherings, and receptions. Permits and reasonable fees for large gatherings are appropriate. We are against restaurants, retail shops, aquariums, water parks, symphony halls, and other commercial or large development, whether for profit or not for profit. We prefer community meeting rooms, pavilions, simple performing arts areas, and a few concession stands or areas where lunch wagons can set up. The park should be developed and maintained with public funds similar to the way Malaekahana State Park, Kapiolani Park, and Ala Moana Park are maintained.

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Michael A. Namumnart	1775 Ala Aolani St.	Hon. HI 96819	" "
Jimmy Tomita	46-150 Hecia	Kaneohe 96744	

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Debra Reynolds	1619 NE Hoque PL	Seattle (Poulsbo) WA 98370	
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DERRICK MAU	155 N. Beretania St	Honolulu 96817	
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[illegible]	1636 Piikoi St.	" " "	—
Chris Santos	2334 Kapiolani Blvd	" " 96826	—
Georgie Santiago	350 Aoloa c201	Kailua 96734	—
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July 4, 2010

KAKAAKO MAKAI
DISTRICT MASTER PLAN

WORKSHOP 3:

ATTENDEE SIGN-IN SHEETS

October 28, 2010

Kaka'ako Makai Waterfront Master Plan Workshop No. 3
Hawai'i Convention Center, Kauai Room 311
October 28, 2010, 5:30 - 7:30 p.m.

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Kevin Killeen	on file			

Post Workshop Review - Project Team Meeting
November 23, 2010

The Project Team convened to review the outcomes of the final public workshop and discuss next steps in completion of this work. Meeting notes include:

Participants :

- Tony Ching and Deepak Neupane, HCDA
- Dexter Okada and Grady Chun, HCDA Task Force for the Master Plan
- Geoff Miasnik and Bruce Tsuchida, consultant team
- Wayne Takamine, Kanekoa Crabbe, Michelle Matson, Scotty Furushima, CPAC;
- Stakeholders: Bob Miller (Fisherman's Wharf), Bob Oda (Kamehameha Schools), Ron Iwami, (Friends of Kewalos), Lainie Tamashiro (park user), Eleanor Nakama-Mitsunaga (Farm Bureau), Matthew Loke (HDOA), Lucien Wong (Museum of Hawaiian Music and Dance), Eric Crispin (UH), Reg White (Kewalo Basin tenants), Jim Howe (City Lifeguards)

Agenda:

3:00-4:00:	Review of third workshop, including comments (HCDA/HCDA Consultants/CPAC)
4:00-5:00	Next Steps in the planning process - Final Plan/HCDA Approval/ Legislative Funding

Workshop #3 Review

- Geoff Miasnik handed out "Workshop No. 3 Community Comments Transcribed" – a list of 63 comments from the workshop.
- Tony Ching noted that the final conceptual plan drawing reflects much thought and hard work on the part of many stakeholders, and the Workshop #3 comments will become part of the public record on the Master Plan.
- Tony Ching stated that no changes or modifications will be made to the conceptual drawing that was presented at Workshop No. 3, unless the HCDA Board requests changes.

Related Project Team Comments, Concerns and Questions - with Answers by Tony Ching

A. How will substantive comments and recommendations from Workshop #3 and the interactive web portal be evaluated for possible incorporation into the plan before the end of this process?
    - All comments will become part of the final report and no amendments will be made to the plan. To continue to make any refinements or modifications would not be productive.
    - Acceptance of the principals and schematics provide a conceptual framework for review of any proposals. This concept is a good plan that provides both flexibility and a way to move forward. It was not HCDA's intention to have a consensus plan.

Next Steps in the Planning Process:

Tony Ching provided the following information:

- HCDA consultant Geoff Miasnik will prepare a draft Executive Summary of the conceptual plan final report by the second week in December and submit the draft to Tony Ching for his initial review.
- Public comments on the conceptual plan received at Workshop #3 will be recorded on the KakaakoMakai web portal and general public comments will be accepted on the web portal

until the end of December 2010. Written comments expected from the CPAC will be included in the record.

- Tony Ching will prepare a draft narrative description of the planning process for inclusion in the KakaakoMakai conceptual plan final report and will submit this process description, together with the consultants' graphics and narrative description of the conceptual plan, to the HCDA Board for their review.
- Shortly after the submittal of this material to the HCDA Board, Tony Ching will then make this material available to CPAC and the Project Team to solicit comments that may be included in the final report.
- Tony Ching will present the final report on the KakaakoMakai conceptual plan to the HCDA Board at their January 5, 2011 meeting, and will request HCDA Board adoption of the KakaakoMakai conceptual plan at the Board's February 2, 2011 meeting.
- It is intended that adoption of the conceptual plan will provide guidance and advice for HCDA's consideration of any developer's' proposal, Legislative proposal or required HCDA decision that may either deviate from or be consistent with the conceptual plan.

Related Project Team Comments, Concerns and Questions with Answers by Tony Ching

A. How will consensus on a modification to improve the plan in accordance with the Vision and Guiding Principles be considered, such as the Workshop #3 recommendation to relocate the radio tower?
    - It is expected that the CPAC will provide written comments that will be included in the record, and these could incorporate suggestions and highlight recommendations.

B. Will the CPAC and KS have the opportunity to contribute to the final report presented to the HCDA Board?
    - A separate section could be provided for this purpose to understand the sentiments and move forward.
    - The comments received could be incorporated into the final production copy as appropriate.

C. The CPAC will review the comments and provide a formal analysis and statement on the plan to date. Project Team meeting notes for October 21, October 26 and this meeting will need to be provided.

D. The Point Panic stakeholders' request for safe parking lot ingress and egress with a street connection is missing.
    - Comments for and against this have been recorded. Once there is funding to modify the parking lot HCDA will consider the suggestions.

E. Presently this is just a concept and when it is time for a plan the Point Panic stakeholders would want to seriously discuss how the parking lot should be.

<u>Special Management Area Permits</u>

Tony Ching commented that the HCDA will apply for a Special Management Area (SMA) permit amendment to allow for farmer's market events or any other activities apart from parking on the paved Piano Lot, which is nearing completion.

Related Project Team Comments, Concerns and Questions - with Answers by Tony Ching

A. Will SMA permits be required for each project on the Piano Lot, such as the community center and surfing museum, or every new structure along Kewalo Basin, or each peripheral parking facility within the cumulative development?

- Any development in the Special Management Area makai of Ala Moana Boulevard will require an SMA permit.
- An SMA permit could be granted for a Master Plan.

B. Questions in the past concerning segmented projects within the Special Management Area led to Court rulings stipulating that the larger cumulative development must be addressed by the SMA permit.
   - It is anticipated that each project over a wider timeframe will require an SMA permit on its own merits.
   - HCDA will do as instructed by the Office of Planning to fully comply.

Implementation

Tony Ching provided the following information:

- Once a Master Plan has been adopted by the HCDA Board, the various parties can proceed with implementation actions. The HCDA may ask the State Legislature for funding for design and construction of the first phase of the WATERFRONT PROMENADE and/or other appropriate "public" improvements.
- The conceptual plan has no specific funding amounts attached to the projects accepted on the merits of their constituencies, who are expected to draft their business plans and pursue funding to advance their projects.
- Projects proposed by public or private entities for KakaakoMakai will be evaluated for their consistency with the Master Plan.
- The HCDA has committed $9 million for Kewalo Basin Harbor repairs and improvements undergoing a separate EIS, and HCDA is mindful of how any development of harbor fast lands would relate to the conceptual plan.
- The conceptual plan is worth supporting by implementing small or large pieces, e.g., John Dominis promenade extension, with the HCDA Board's approval when funding can be made available.

Related Project Team Comments, Concerns and Questions - with Answers by Tony Ching and Others

A. What is the deadline date for Kewalo Basin EIS comments?
   - December 7. It is on the OEQC web site.

B. Is there an update on the Fisherman's Wharf restaurant refurbishing noted on the plan?
   - The lessee has decided to surrender the lease due to unforeseen infrastructure problems and costs under the limited 15-year lease.
   - The plan notes that the restaurant use would be continued and following through with the facility plan would be worthwhile.

C. It was stated that the present conceptual plan will not be changed, but at the October 21 Project Team meeting there was mention of a sub-master plan for Kewalo Basin fast lands and it is unknown if the Kewalo Basin stakeholders have had an opportunity to provide input.
   - The Hawaiian Music and Dance facility noted on the plan at the cannery lot is envisioned to be a more exclusive exhibition complex of 40,000 square feet, which may conflict with Fisherman's Wharf restaurant or any other adjacent commercial spaces discussed.
   - It was suggested that a sub-master plan for the area might be considered with suggestions provided by the project's constituents, but nothing has come forward and no agreement has been made.

D. Over the past year suggestions have been made and the ideas have been vetted at the CPAC meetings. But from this point forward, if a group has an idea will there be validation by the community prior to presentation to the HCDA Board at a more advanced level?
   - Review of proposed projects by CPAC and by other stakeholders will be part of the intended Master Plan implementation process. HCDA protocol allows the CPAC to

receive information or weigh in on projects or proposals, and this will continue.

- As the KakaakoMakai development process unfolds, CPAC can continue to meet and advise HCDA in accordance with the "CPAC Protocol" that has been established with HCDA.
- The HCDA process would be to receive a proposal, initiate protocol and collaboration, entertain the proposal and conclude with decision-making in accordance with statutory and hearing requirements.
- The opportunities for the general public to comment would be at CPAC meetings or during the HCDA's hearings.

E. It would be advisable to have collaboration on proposals before informational presentations to the HCDA.

- HCDA protocol allows proposals to be vetted by both the CPAC and the HCDA Board before a decision is made.

F. Consistent with HCR 30, the CPAC would continue to advise the HCDA on the plan's acceptance and during its implementation.

G. The CPAC will also be involved in a new Park Conservancy as facilitator for communication between different projects. For example, to improve efficiency and eliminate conflicts, basic elements that certain projects may have in common could be consolidated to alleviate redundancy, fit together properly and have a good mix.

H. An HCDA comment at the October 21 Project Team meeting stated that development proposals that come through the door or which HCDA initiates might foreclose other things happening according to the plan. Is there a risk of foreclosure to the projects discussed and established in the plan?

- HCDA is obliged to review the characteristics and effects of any development proposal presented.
- HCDA is required to move ahead with projects funded by the Legislature whose size and location may foreclose on surrounding projects.
- The master planning effort has been to cast a community-based plan, but if the State Legislature mandates a certain project or action for KakaakoMakai, HCDA must carry out that mandate, even if the project or action may not be in accordance with the Master Plan.

I. Removing the Legislature from the equation for a proposal that comes in the door or is initiated by the HCDA, if there are two projects at specific locations in the plan and one wants to consume more space from the other, how would the HCDA handle this?

- The project constituents would be encouraged to work it out, but if that is not possible the HCDA has the duty to prioritize one project over another or foreclose on one or the other.

o Tony Ching stated that "conceptual" is the guiding word for this plan's uses and elements because it does not preclude a developer who is unfamiliar with this process from coming in to propose a separate plan or move things around as long as this is consistent with the existing rules and guidelines or guiding principles.

- The plan will evolve, and the final decision-making authority on any developer's proposal is reserved for the HCDA Board
- There is now a reasonable vision of how to implement a public gathering area that was previously controversial, which we can now move forward and build on, and implement to the best of our ability in the timeframe that all can appreciate.

KAKAAKO MAKAI DISTRICT
MASTER PLAN

OBAMA PRESIDENTIAL LIBRARY PROPOSAL

March 2, 2010

UNIVERSITY of HAWAI'I®
MĀNOA

Office of the Vice Chancellor
For Administration, Finance and Operations

November 24, 2010

Mr. Anthony Ching,
Executive Director,
Hawaii Community Development Authority
461 Cooke St
Honolulu, Hawaii 96814

Dear Mr. Ching

Thank you for all the work you have been doing toward bringing about a long-awaited, world-class, community-based plan for Kaka'ako Makai.

As previously discussed, every president of the United States since Franklin Delano Roosevelt has, upon leaving office, built a Presidential Library to house their presidential archives. These unique institutions are privately funded, typically through a presidential foundation, and are maintained and operated by the National Archives and Records Administration through a combination of private endowment and federal appropriation.

Presidential Libraries can and do have a significant, positive impact in the communities that house them – making presidential archives available for scholars and for the community, drawing in visitors from local neighborhoods and from around the world, while serving as "places of civic engagement" typically with lectures and meetings that attract heads of state, national, state, and local community leaders.

For those reasons, and to honor Hawaii's native son, the State Legislature has issued a joint Resolution calling for the Obama Presidential Library to be built in Hawaii. The University is answering that call, and UH President M.R.C. Greenwood has asked UH Mānoa to take the lead in preparing a proposal.

We maintain that as Barack Obama's home state, Hawaii is the best place to commemorate the president and nurture his legacy. We believe Kaka'ako Makai, as a highly visible, highly accessible public space would make an excellent potential location for such an important educational and cultural institution.

As discussed in our last HCDA Public Workshop #3 on October 28, 2010, and again in the project meeting of November 23, 2010 we therefore submit herewith some preliminary information which we hope will suffice for HCDA's purpose in having a "place-holder" for the Obama Library included in the Kaka'ako Makai Plan until such time as a formal bid is prepared and submitted for the President's consideration. We have included in our submittal some preliminary, conceptual work done by UH School of Architecture students illustrating what an iconic Presidential Library and Museum might look like on the Kaka'ako Makai site – surrounded by a shoreline promenade and bike path, consistent with the vision for Kaka'kako Makai.

Clearly many factors would have to be considered in making such a project a reality, and in fact other locations may be considered along the way – however, we posit that a Presidential Library and Museum would in many ways complement the UH educational facilities already in existence and being planned nearby.

In addition, a world-class Presidential Library and Museum would attract local and outside visitors and enliven the entire site, especially if it develops, in accord with our vision, to include an outdoor amphitheater, public gathering spaces, community meeting spaces and community gardens.

We strongly believe the Presidential Library would fit in extremely well within the Guiding Principles and Vision for Kaka'ako Makai, in that it would help "preserve, restore, improve and maintain the quality of coastal scenic and open space resources"; as a fairly low-rise structure surrounded by open space, it would help "preserve and maintain view planes of the ocean and the mountains, view corridors and other environmental elements such as natural light and prevailing winds".

Such a Presidential Library would be highly complementary to and synergistic with other cultural resources such as a Museum of Hawaiian Music and Dance, and could, in fact, share many of the same facilities including outdoor performance venues, office and administrative space, for example.

It should be noted that we are also proposing ambitious environmental and architectural goals for the project, so that it may become a model for green building and urban revitalization.
For those reasons, we ask that due consideration be given in your planning efforts toward locating the Obama Presidential Library in Kaka'ako Makai.

Should you have any questions please feel free to contact me; meantime we hope and trust you share our enthusiasm for this unique opportunity for the State of Hawaii.

Sincerely,

Eric Crispin, AIA
Assist. Vice Chancellor for Financial and Physical Management
Chair, Site Selection Committee, Obama Presidential Library Proposal
University of Hawaii at Manoa

Cc: Virginia Hinshaw, Chancellor
Reed Dasenbrock, Vice Chancellor Academic Affairs
Robert Perkinson, Obama Presidential Library Spec. Assist. To the Chancellor
Site Selection Committee

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BARACK OBAMA
PRESIDENTIAL LIBRARY & MUSEUM HAWAII PROPOSAL

Presidential libraries and museums rank among the nation's most important cultural and educational institutions. Managed by the National Archives and Records Administration (NARA), they preserve documents and artifacts associated with a presidency and make them available to the public, while offering a rich assortment of museum, cultural, and educational programming. As Barack Obama's home state, Hawai'i is the logical place to house and explore the president's legacy. Accordingly, the state legislature passed a resolution in April 2010 calling for the president to locate his museum and library in the islands. The University of Hawai'i has answered that call, with the University of Hawai'i at Mānoa taking the lead role.

UH Mānoa is now in the process of developing a formal proposal to President Obama, who will make a final decision, with construction taking place after he leaves office. A formal site-selection process has only just begun, but Kaka'ako Makai has emerged as a promising potential location. We believe that its urban setting, ocean access, surrounding green space, and existing museum and university facilities would appeal to the president. We also believe that the creation of a world-class presidential museum in Kaka'ako Makai would help this underutilized site realize its full potential as a community gathering place. In synergy with the Children's Discovery Center and the University of Hawai'i's medical research facilities—along with community gardens, public performance and meeting places, a shorefront promenade, expanded park space, and perhaps a future museum of Hawaiian culture and the arts—a presidential library could provide the resources and attention to make Kaka'ako Makai into a marquee cultural, educational, and ecological district.

Background on Presidential Libraries

There are currently thirteen presidential libraries administered by NARA. According to the precedent begun by Franklin D. Roosevelt, they are built with private financing (with the outgoing president leading the fundraising) but are managed in perpetuity by the federal government, generally in partnership with a presidential foundation and a research university. Most presidential complexes include not just preservation and research space but also museums and university-run educational institutions. The Clinton Presidential Center in Little Rock, for instance, houses the University of Arkansas Clinton School of Public Service, the auxiliary headquarters of the Clinton Foundation, outdoor performance space, an executive apartment for the first family, a full-feature museum that includes replicas of the Oval Office and Cabinet Room, and a 70,000 square-foot archive that holds 80 million pages of documents, 23 million electronic files, 2 million photographs, and 90,000 artifacts. The complex attracts some 300,000 visitors per year. It cost $165 million to build (very little of the total invested by the host state) and has catalyzed an estimated $2.1 billion in job creation and urban development. Traditionally, these libraries are located in a president's home state, but the competition among universities and municipalities to house them is often fierce. Bid development typically begins shortly after a president's inauguration and culminates with the president making site and design decisions toward the end of his last term.

Benefits to Hawai'i

If President Obama selects Hawai'i as the site for his presidential library and museum, the project will bring numerous benefits to the islands. They include:

- **An infusion of outside resources that will boost Hawai'i's economy**, as these institutions are built with private funds raised by the president and managed in perpetuity by the federal government.
- **The addition of a world-class institution to Hawai'i's cultural landscape** that will help make Honolulu a research and business destination and bolster the state's leading industry.
- **The construction of an iconic building with ambitious environmental goals** that will advance green building in the state, revitalize island architecture, and redefine Honolulu's skyline, not unlike the Sydney Opera House or the Guggenheim in Bilbão.
- **The creation of a top-notch policy institute** that will burnish UH's reputation and bring together civic and community leaders to meet tomorrow's challenges. Likely research and teaching themes include education, environment, indigeneity, and world affairs.
- **An opportunity to inspire Hawai'i's students at all levels** and improve civic education in the state.
- **The reinforcement of Hawai'i as a nexus of diplomacy** and a junction between East and West.

Hawai‘i’s Advantages

Hawai‘i has several comparative advantages as a site for the Obama presidential library and museum:

- In accord with UH’s motto, “Maluna a‘e o nā lāhui a pau ke ola ke kanaka”—“Above all nations is humanity”—**siting the Obama library in Hawai‘i will signal a global outlook** and reaffirm America’s status as a “Pacific nation,” as the president put it at the 2009 APEC summit.
- **Hawai‘i’s multicultural population and longstanding commitment to democratic pluralism points toward the demographic future of the United States** and reinforces Obama’s efforts to overcome what he calls the “racial stalemate we’ve been stuck in for years” and to recognize that “out of many, we are truly one.”
- **The state’s strong tourism industry will ensure an elevated long-term visitor count** and will thus contribute to the longterm viability and global reach of the institution.
- **As a mid-sized city, Honolulu provides the opportunity for this institution to have a pronounced social impact** as a well-funded, technologically advanced educational institution with robust outreach programs.
- **With its hospitable climate and extended growing season**, Hawai‘i provides an unrivaled set of environmental possibilities for the facility, from multi-source alternative energy generation, to regular use of outdoor or open-air spaces, to a dramatic expansion of Michelle Obama’s wellness garden concept.
- **The Obama presidential center will provide the first family a home away from home**, by providing secure work, meeting, and perhaps living space during the Obamas visits to the islands.
- **Hawai‘i is Obama’s ‘ohana** and is bound up with every chapter of what he calls his unlikely personal story. As Michelle Obama has observed, “You can’t really understand Barack until you understand Hawai‘i.”
- **Hawai‘i will provide a nurturing home for Obama’s legacy.** As the state that voted for Obama in higher percentages than any other and that stuck with the president through the first midterm elections, Hawai‘i’s people and policymakers will enthusiastically support the Obama library from conception to construction and beyond.

Locating a Presidential Library and Museum in Kaka‘ako Makai

The University of Hawai'i has taken only preliminary steps toward locating a proper site, but Kaka‘ako Makai is a logical fit for a variety of reasons. On the one hand, the site can provide a suitable location for a presidential library in terms of accessibility, infrastructure, space, and appeal. On the other, the creation of a world-class cultural institution at this underappreciated site will enliven the whole area, allowing Kaka‘ako Makai to become a safe community gathering place, while complementing its varied public uses and bringing coherence and viability to its emergence as a premier cultural, educational, and ecological district.

Advantages to the Presidential Library and Museum

From the point of view of the UHM site-selection committee, Kaka‘ako Makai presents numerous advantages as a potential home for a presidential library and museum, among them:

- A spectacular natural setting with mauka-to-makai vistas and surrounding green space that can properly showcase an iconic edifice and provide breathtaking views from inside it.
- Existing parkland that can, in concert with mixed public uses, provide space for Michelle Obama’s wellness garden, a community lo‘i, creative landscaping with native plants, and an outdoor amphitheater that could be shared with other institutions.
- Open ocean access that will symbolize the president’s global orientation, appeal to him personally as a bodyboarder, and that can provide numerous green-building opportunities, including deep-water cooling and alternative energy generation.
- An underutilized urban setting with synergistic proximity to public schools, university research facilities, and other museums and educational institutions.
- Public accessibility via mass transit, car, boat, and a proposed oceanfront promenade that would connect to Ala Moana Beach Park.
- Proximity to proposed off-site parking structures and transit stops that could enhance public access while not surrounding the library with garage space or sullying the shorefront with excess pavement.
- Sufficient space to create security buffer zones without limiting public access.
- State ownership, which could enhance Hawai‘i’s bid by moderating the president’s fundraising obligations.

Advantages to Kaka'ako Makai

The UHM site-selection committee also believes that a presidential library and museum would add value to Kaka'ako Makai, by providing:

- Full outside funding, allowing the creation of a world-class institution without reliance on Hawai'i taxpayers or local fundraising.
- Resources to support adjacent institutions, serve the public, and supplement state and municipal dollars, thus enhancing the viability of existing and proposed features, including an outdoor amphitheater, group meeting spaces, a community lo'i, parking structures, cultural markets, and an oceanfront promenade.
- Iconic architecture that can define and elevate the area and surrounding properties and catalyze the creation of more inviting entry portals.
- Robust educational and cultural programming, including rotating exhibition space, that can help define Kaka'ako Makai as a leading cultural, educational, and ecological district.
- The attraction of large numbers of visitors and locals who will support adjacent institutions, small businesses, and will encourage greater park usage, thus protecting oceanfront green space for future generations while adding much-needed vitality and activity to the area during weekends and evenings.
- Shared parking facilities, coordinating with other uses such as John A. Burns School of Medicine and Cancer Research Center maximizing efficiency especially during hours when those facilities are not in use, such as on weekends and evenings.
- Around-the-clock security, funded by the federal government, that will not only protect presidential records and, at times, the first family, but will provide piece of mind to the surrounding community, visitors, and proximate institutions.

Compatibility with Existing Statutes, CPAC's vision, and HCDA development parameters

UHM's proposal for an Obama presidential library and museum in Kaka'ako Makai would complement existing and proposed uses of the area and is compatible with existing statutes and the vision for the district as formulated by the Community Planning Advisory Council, as well as development parameters being followed by the Hawai'i Community Development Authority. Specifically, UHM plans would:

- Emphasize Hawaiian culture and the values of the ahupua'a by encouraging native-plant landscaping, including a working lo'i, advancing a social justice research and teaching

agenda with a focus on indigenous issues, protecting the shoreline with generous setbacks, and envisioning temporary and permanent museum exhibits that encourage visitors to grapple with Hawai'i's conflicted historical relationship to the United States.

- Protect open view planes by limiting verticality and developing architectural plans that emphasize natural features of the landscape.
- Encourage and help fund the expansion of green space and draw the public into the park.
- Facilitate access to the area by encouraging the creation of inviting entry portals and the extension of a shoreline promenade, while providing resources for shared parking, organizational meeting spaces, and outdoor performance space.
- Attract visitors to the area, thus supporting existing and proposal cultural institutions, small businesses, and cultural markets.
- Enhance public safety and security.
- Not include housing (although the first family could occasionally stay over in an executive apartment) and would not interfere with the operation of Kewalo Basin Harbor (with the possible exception of some security protections necessary during visits by the president or other dignataries).
- Provide enriching public programming at the museum and in lecture and performance spaces thus helping define Kaka'ako Makai as a leading cultural and educational district.
- Adopt ambitious sustainability goals, raising the bar for green building in the islands

Preliminary Program

Site Characteristics

- Typical presidential library sites range from 9 to 25 acres.
- Ideally surrounded by open space, such as a public park or university campus
- May include amenities in addition to the library and museum, e.g., outdoor amphitheater, gathering areas, restaurant, other educational facilities, etc
- Easily accessible, highly visible, prominent site.
- Compatible with ambitious sustainability goals, including alternative energy generation.
- Striking views to/from the Library ideally preferred.

Structures

- Typically require 70,000 square feet for the library, archives, and museum.
- Modern presidential libraries tend to include educational facilities, presidential offices, and foundation facilities that can increase the square footage to above 200,000 square feet, as in the case of the George W. Bush Center under construction, though we imagine a smaller facility in Hawai'i.
- Depending on the site, massing can range from 2 to 4-5 stories in height for portions of the building.

Outline Program

Component	Square Footage
Library, museum, and archives	70,000
Presidential foundation offices	5,000
University teaching and research facility	15,000
Community Center / Lecture Hall	20,000
Presidential Offices and Executive Apartment	5,000
Support Facilities	5,000
Total (approximate)	120,000

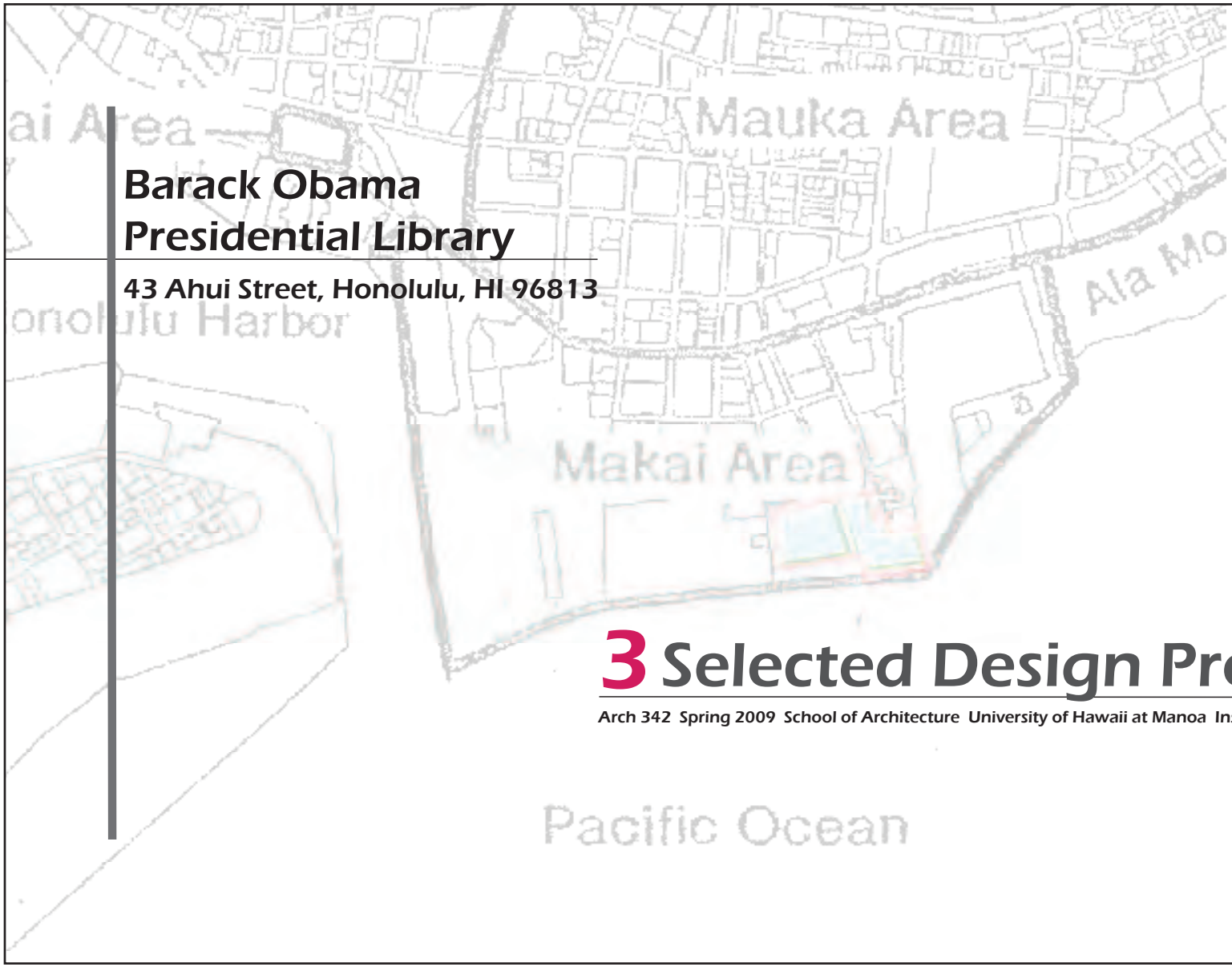
Site Program

Component	Acres
Building Site	6
Community Gardens	2
Amphitheater	4
Gathering space	2
Park – open space	3
Total (approximate)	18

Parking

200 stalls**, plus electric shuttles to rail and bus stops and auxiliary common parking structures.

**Shared parking is envisioned with other adjacent uses such as John A. Burns School of Medicine and the Cancer Research Center, since parking for those uses is generally underutilized on evenings and weekends when Library/Museum use can make efficient use of vacant stalls.



Barack Obama Presidential Library

43 Ahui Street, Honolulu, HI 96813

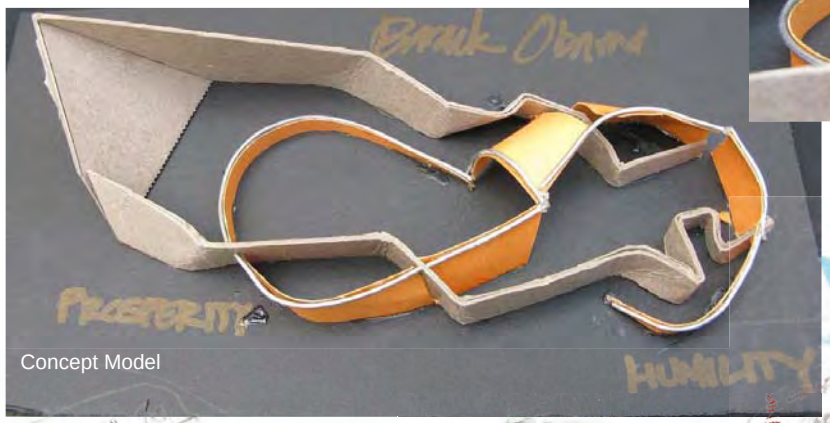
3 Selected Design Proposals

Arch 342 Spring 2009 School of Architecture University of Hawaii at Manoa Instructor: Joyce M. Noe, FAIA

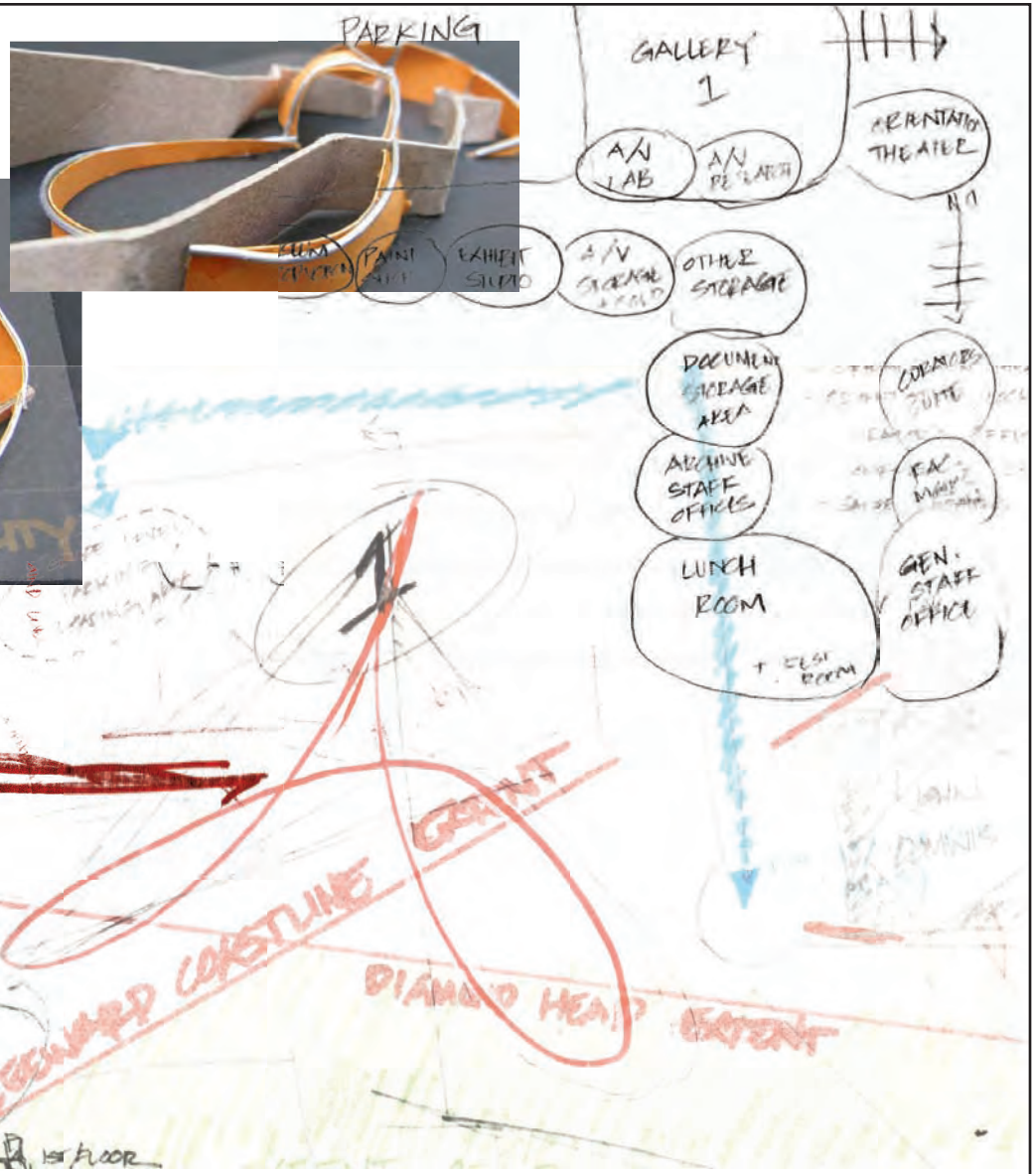
1 Chretien Macutay

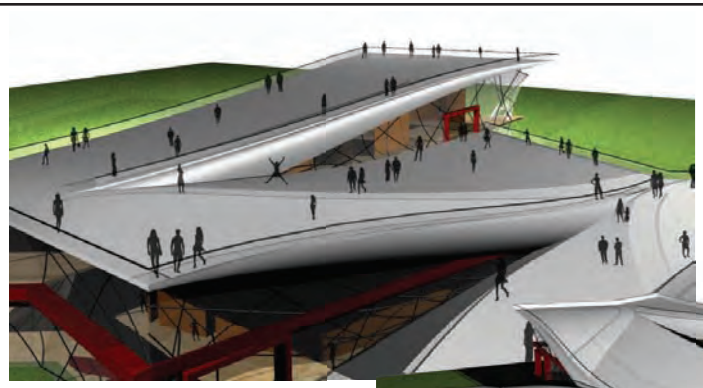
designed by Chretien Macutay

To honor President Barack Obama's humility and his confidence in bringing the American people on the path towards prosperity.

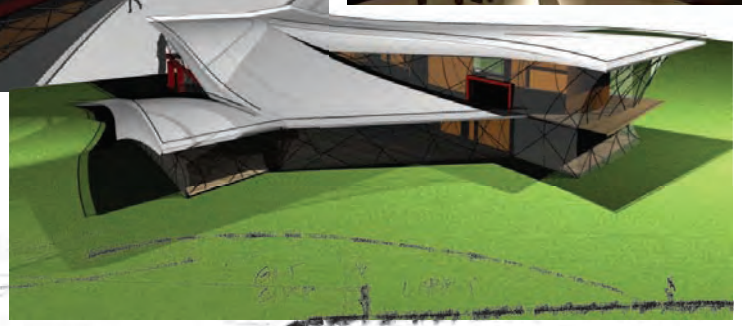


Concept Model





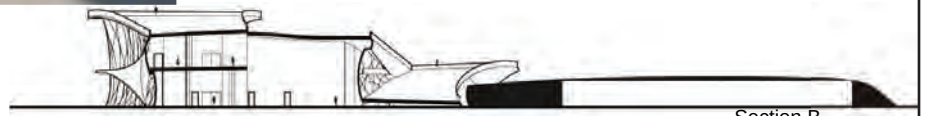
Gallery



Library Entrance

Final Model

Section A



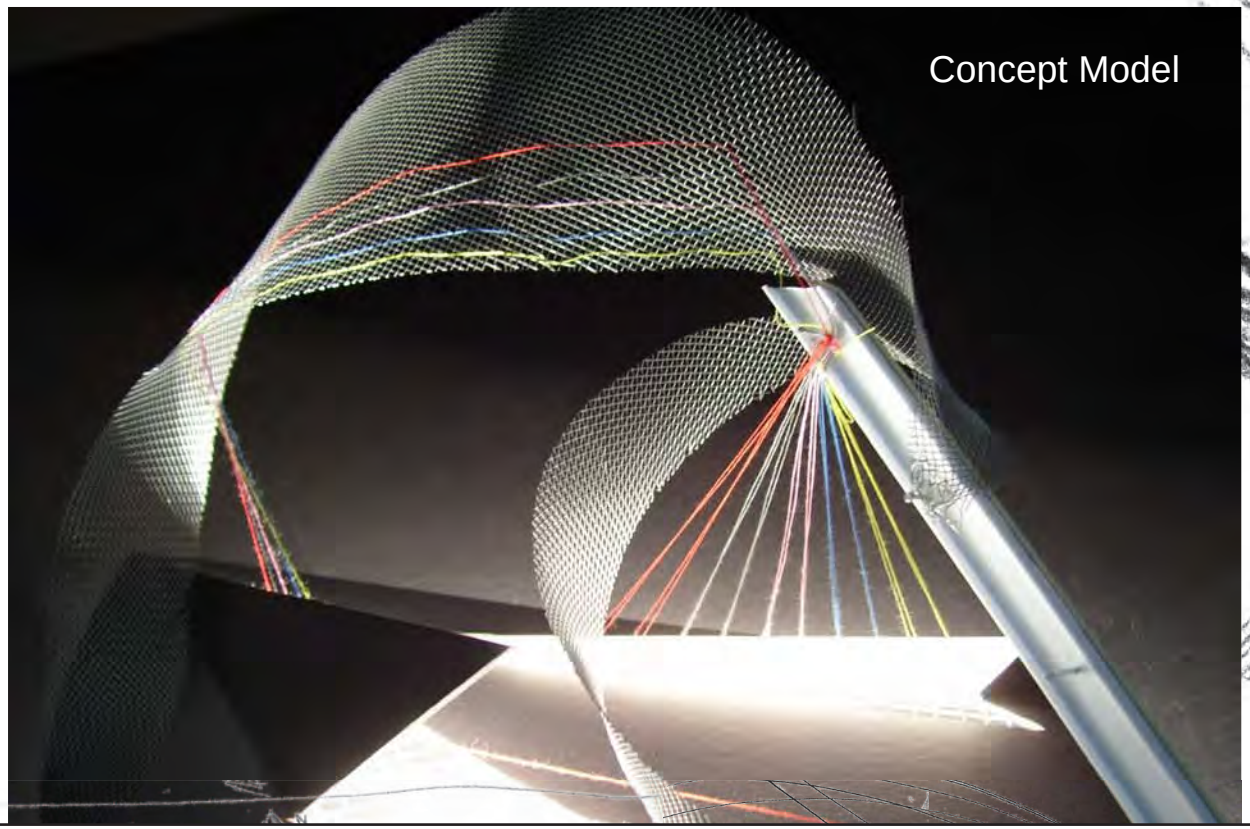
Section B

2 Jan Erika Flormata

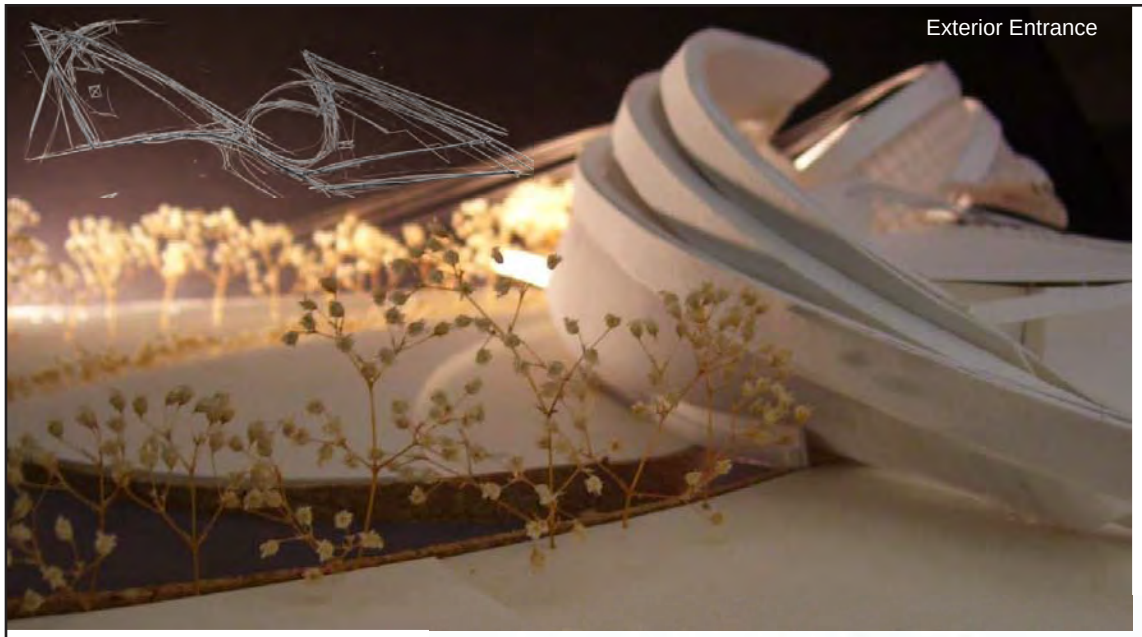
designed by **Jan-Erika Flormata**

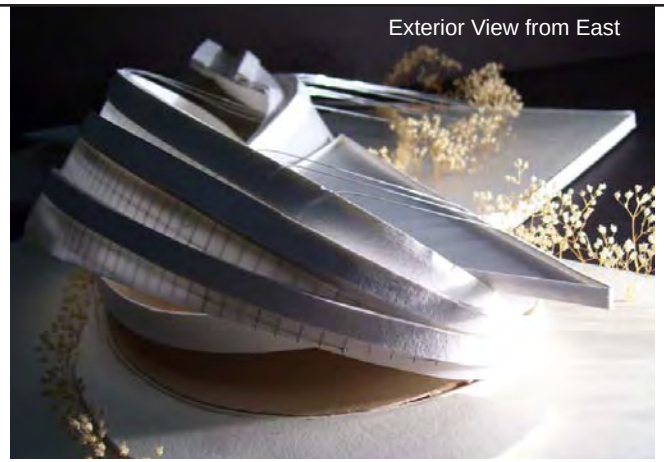
Unity/Continuity/Expansion Through Communication

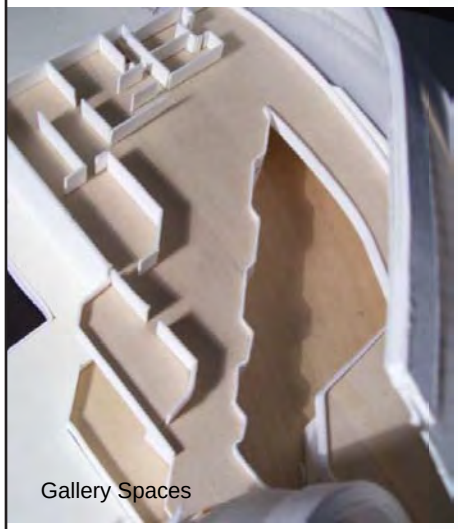
My inspiration for the Presidential Library came from President Obama's innagural speech where he talks about his plans for the United States.



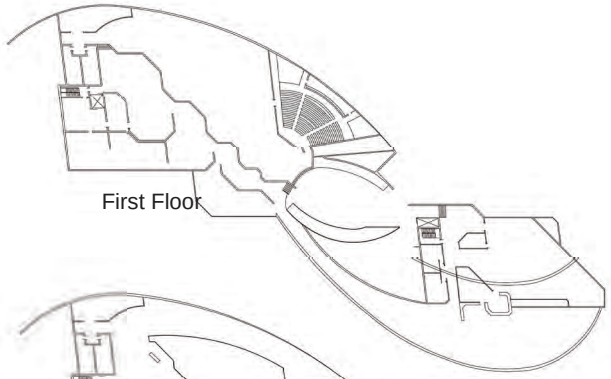
Expansion:
involved in

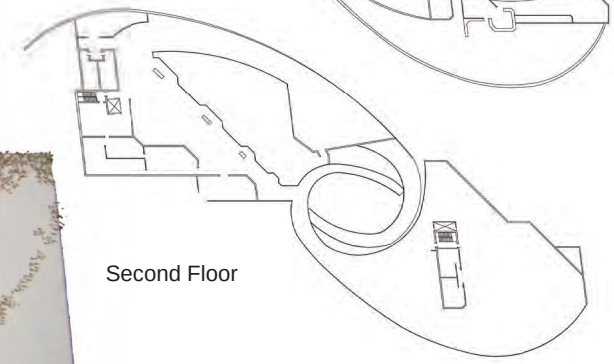

Exterior Entrance

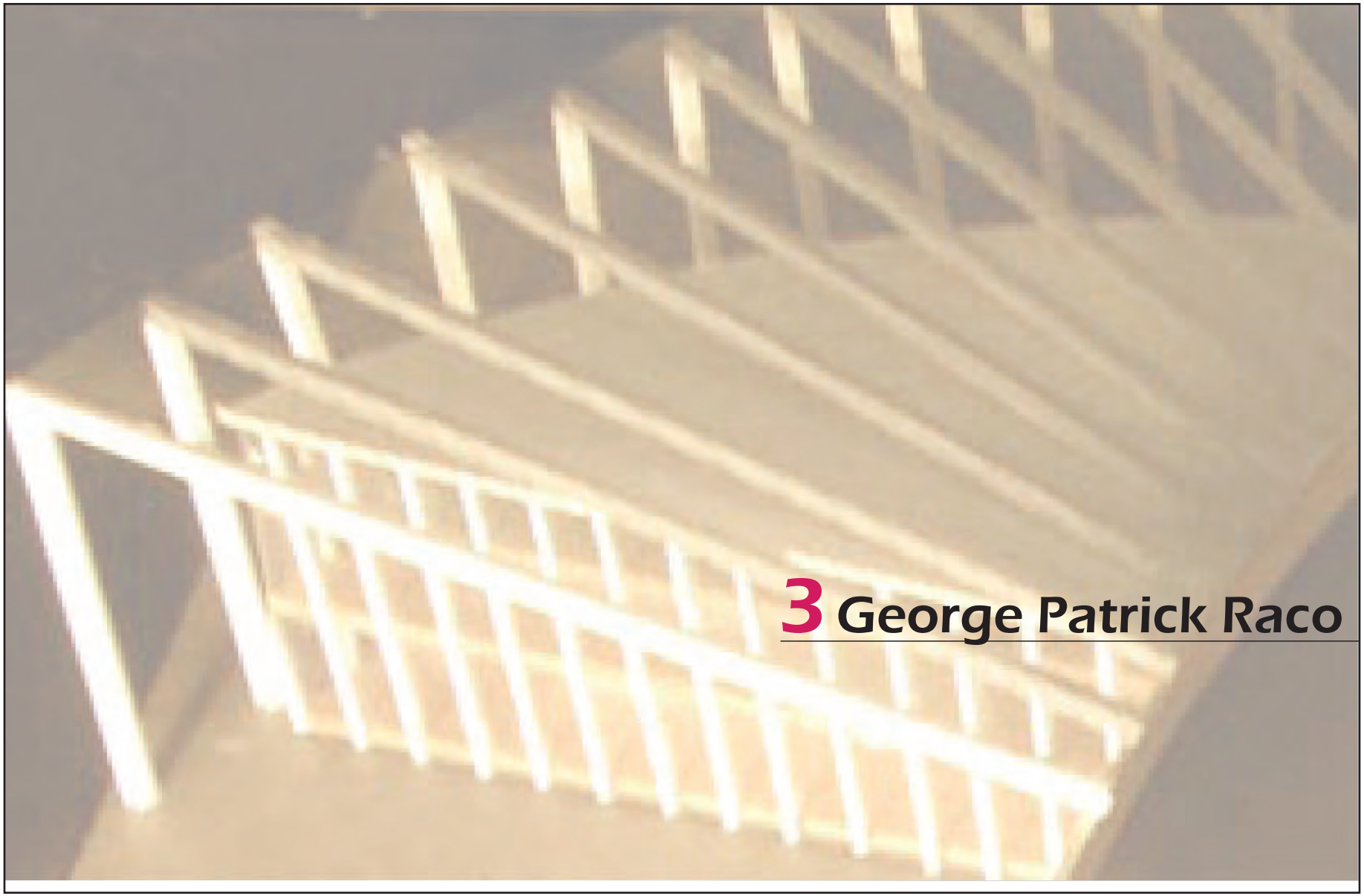

Exterior View from East


Gallery Spaces

Plan


First Floor


Second Floor



3 George Patrick Raco

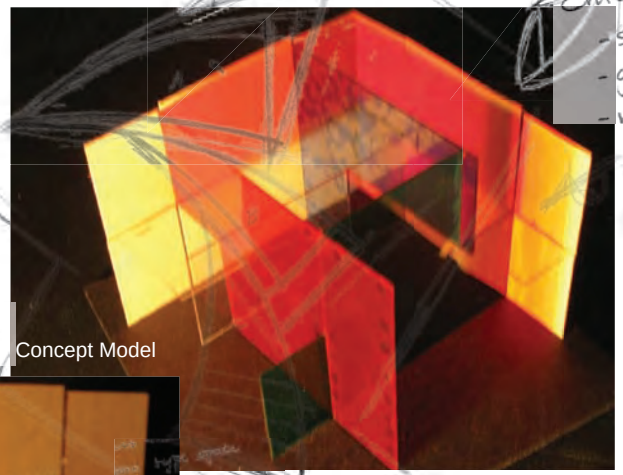
designed by GeorgePatrick Mo`oheau Raco

Hawai`i and Illinois

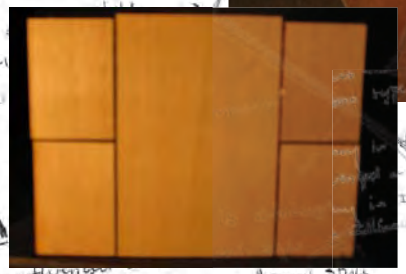
CHANGE, HOPE, and PROGRESS are words that exemplify the 44th President of the United States. As they were core values of Obama's presidential campaign, the origins of these values became inherent long before his campaign.

Understanding the essence of these values, one must first understand the formation of the ideals. While there has been much dispute, arguing whether Obama's home is Hawai`i or Illinois, neither place seperately is the sole proprietor of that title.

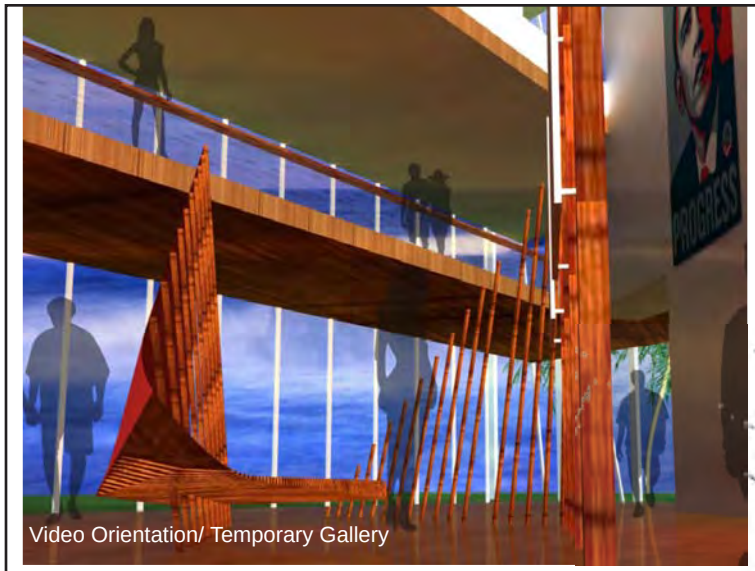
Obama is deeply rooted in both places and both places have had their own impact on the formation of Obama's values. To fully understand Obama, both Hawai`i and Illinois must be taken into consideration.



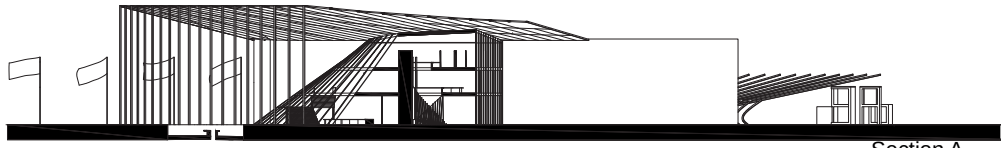
Concept Model



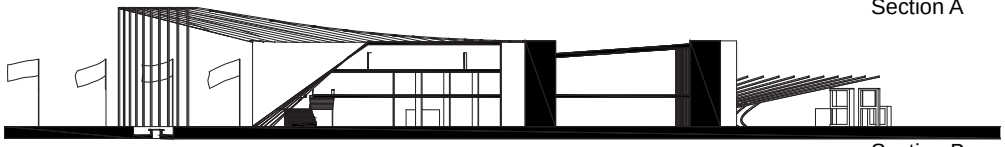
The ideas of my design call for two libraries; sister libraries, one being in Hawai`i and the other in Illinois. The Hawai`i library would represent Illinois by vertical nature and by the artifacts that would be on display. When visiting the Hawai`i library a guest would be surrounded by the Aloha-Melting Pot spirit of the islands and would experience Illinois by way of the library.



Video Orientation/ Temporary Gallery



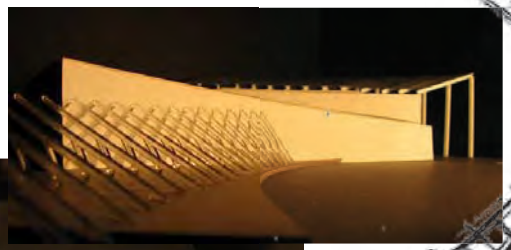
Section A

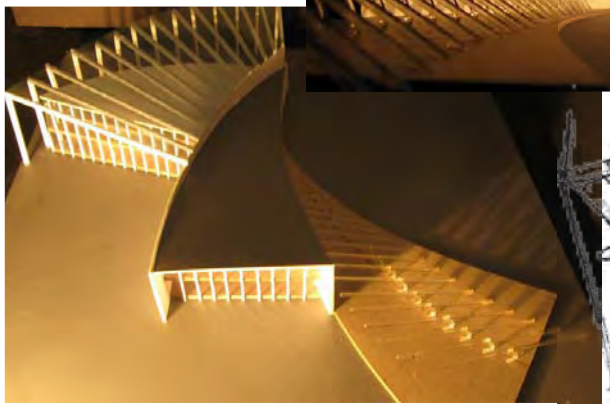


Section B

Library Entrance

Final Model





North Elevation

A DISCUSSION OF PARKS CONSERVANCIES: excerpted from Project for Public Spaces' publication: "Public Parks Private Partners

The rapid growth of the nonprofit sector in the United States during the last 20 years has had a particular impact on our country's public parks, as groups dedicated to the preservation and restoration of parks and open space are creating a buzz in cities across the land. Urban leaders are asking if there are new or better parks partnership models for them to explore. Cities with small "friends of the parks" groups are looking to more substantive partnerships mainly to increase funding and maintenance for their parks, as well as community involvement in them. And cities with little or no nonprofit representation in their parks are seeking solutions to their budgetary and management shortfalls. As the rapidly expanding cities of the West develop new land for housing, environmental and recreation groups are advocating for new parks and greenways. In the North and Midwest, nonprofit groups are reclaiming formerly industrial areas for parks, re-using vacant lots for gardening, environmental education, and arts, and restoring grand old parks from the Olmsted era. And whether a group has been around for 30 years or 30 days, the chances are that its responsibilities are increasing. All of this tells us that community groups that are organized and vocal can be important forces in establishing the priority for both recreation and open spaces in our cities. And these groups are helping cities transform parks into vital, active centers of urban neighborhoods and downtowns. As they become more involved, many of these groups are also willing to take on a certain amount of responsibility, even sharing the financial burden of maintaining their parks. The specific reasons for establishing a nonprofit parks partnership or conservancy vary from city to city. Often residents or local leaders from the private sector take the initiative to develop a relationship with the public sector to make park improvements because they have a vision for a better park and they acknowledge that the public sector may not be able to deliver the quality of service they desire. In other cases, a public agency has a vision or plan that goes beyond what it can achieve on its own without political, financial, or other assistance.

Whatever the case, there are several compelling reasons for public/private partnerships including:

- Efficiency and Flexibility: A private group can act fast and save money--for example by purchasing park equipment or hiring repair crews on an as-needed or emergency basis. It also has the ability to be more flexible with staff and budget lines--being able to reconfigure them more easily in response to changing needs of the park. In addition, private groups are more open to experimenting with new or innovative park programs in an effort to be more responsive to park users.

- Advocacy: A nonprofit may have the freedom and political will to speak out for budget increases, for increased security, or in favor of acquiring new parkland, while a parks department is constrained by and allied to the city's priorities.

- Fundraising and Accepting Donations: Private donors often don't like to give to the public sector because they can't control how their money will be spent. In addition, there is often a distrust of giving money to any government bureaucracy, especially one that already has taxing power. Parks departments and other public entities with a public sector parks portfolio are, as a result, powerfully motivated to participate in or initiate a public/private partnership that can raise money. For their part, nonprofits often benefit from formal ties to a public agency, since it gives them added credentials to assure donors of long-term commitment and accountability to the public.

- Focus: A nonprofit group that focuses specifically on one park may view that park, greenway, or other open space amenity more holistically than a parks department that has a responsibility to provide basic service to all the parks in a city or metropolitan area. While it is the usual practice of the parks department to treat a park as part of a larger open space

system, a nonprofit may see it as part of a neighborhood--a perspective that can be reflected in its role in planning for park improvements. Additionally, public agencies often can't or don't want to manage small discreet projects, such as restorations of historic buildings, whereas private groups can devote the necessary attention to detail.

- Community Ties: A private group often has better credibility with residents and local institutions than the local government does, allowing the nonprofit to facilitate meetings better, and tap key leaders for support and active engagement in the park.

- Consistent Leadership: A mature nonprofit conservancy or friends group sometimes can provide more continuous leadership in a park or open space amenity than public officials can, as they are subject to politics and elections.

How Nonprofits Work With Public Agencies

Nonprofit organizations can have a wide range of relationships and experiences with their public partners, depending upon the ability and resources of the city or municipality, and the condition of the park and its surrounding community. And while nonprofits are usually called "Friends of ... Park" or "The ... Park Conservancy" these names bear little relation to their actual role and do not necessarily indicate that they will be acting a particular way. Smaller nonprofits are typically assistance providers and public advocates. These groups help parks departments with education, programming, and volunteers. They also advocate for increased funding for park improvements and expansion. These organizations primarily operate on a volunteer basis with few if any paid staff, and do not have any responsibility for the park itself.

New parks are sometimes initiated by nonprofits that act as catalysts. Such groups work with public agencies and others to initiate projects and provide financial support for new parks or greenways. These kinds of partners are typically involved in advocacy, design, and construction issues, and tend to be transitional in nature, redefining their role with the public entity and in relation to the park once the project is completed. The groups attracting the most attention these days are the co-managers. Nonprofits of this type work in collaboration with the parks department by way of either: 1) a position jointly shared by the nonprofit and the parks department that oversees park planning, design and capital construction projects, and in some cases management and maintenance; or 2) a staff that works with the parks department and/or combines funds for the joint activities of master planning, capital project plans and construction. These groups share responsibility for the well-being of the park.

Some cities take the ultimate step of making a nonprofit the sole managers for a park. This kind of organization manages and maintains parks on its own, functioning as an independent entity with limited involvement of the parks department, and it shoulders the major responsibility for the park. In this structure, park policies tend to be determined by the nonprofit.

Finally, some groups are organized around an entire city or area park system, advocating for more city dollars and activity, training smaller friends groups, and initiating citywide greening programs. These citywide partners represent a different kind of park nonprofit, as they exist not to increase use and activity in a single park or greenway, but to raise the level and quality of open space and parks in an entire city, through neighborhood organizations and park partnerships. Organizations are often involved in activities or have characteristics in common with more than one model. Working relationships tend to be fluid and dynamic, evolving as the nonprofit becomes part of the continuing effort to respond to the needs of the park over time. Thus, a newly-formed park nonprofit may start as an assistance provider and public advocate and, only after gaining

experience and forming relationships with other organizations, later redefine or enlarge its role to work as a catalyst for the development of a new park or greenway project. Additional funding and staff, on the other hand, may draw a nonprofit into a more collaborative role with the parks department. A change in political situations can also affect a nonprofit's role, forcing the nonprofit into a leadership and advocacy position, or a re-examination of its current, active role in the face of a more progressive or activist government.

Assistance Providers and Public Advocates

These groups that simply assist, support, or act as public advocates are a common type of partner relationship. Since volunteers who are not park professionals often staff them, these organizations usually act as public interest groups working on behalf of residents. Commonly referred to as "friends groups," these organizations-which may not be incorporated-typically have small operating budgets and do not have any responsibility for the park itself. They derive their power from their ability to rally a constituency for a park or potential open space, and in many cases, to raise outside funds. While these groups are not seen as peers by their public sector partners, they do help parks departments considerably, providing additional labor, assisting in community outreach, and organizing park programs. They typically define their role as establishing public stewardship by organizing volunteers to assist in activities, such as clean-up days, and providing information to the public. Groups such as these may also involve themselves heavily in fundraising, advocating for park improvements and expansion, public education, and programming. At times, such groups have been known to advocate for park issues and needs that they identify as not being addressed by the parks department. In some cases, nonprofit organizations having this type of relationship with the public sector additionally get involved in facilitating community and political awareness meetings and workshops, as well as orchestrating new public and private sector partnerships to enable particular park projects to be realized. Examples of this nonprofit type are the Friends of Buttonwood Park, the Friends of Garfield Park, and the Great Plains Trail Network.

Assistance Provider and Public Advocate Profile: Friends of Buttonwood Park, New Bedford, Massachusetts

The Friends of Buttonwood Park was established in 1987 as a park advocacy and stewardship group to help implement a park master plan. Its staff is entirely volunteer, and the organization operates on an annual budget of approximately $3,500. Some of the friends' activities have grown out of recommendations from the park master plan, including: providing and maintaining an outdoor reading space in conjunction with the public library; initiating a campaign to create and implement a pooper scooper law; and advocating for and instituting an end to the placement of memorial statues in the park through tree plantings with memorializing plaques. The Friends of Buttonwood Park was also active in molding a compromise to a $9 million zoo renovation in the park that impinged on the park's master plan. The friends meet or talk informally with the parks department on a weekly basis to discuss issues. According to Jean Bennett, co-chair of the Friends of Buttonwood Park, "The friends have earned the respect of the parks department to the point where the administration would not do something in the park without apprising the friends of it." A volunteer organization, the friends have a board comprised of 30 active members who work to promote stewardship, park programming, planting trees, and advocacy. The friends have hopes of expanding their working partnership with the city to become more directly responsible for managing and maintaining the park in the future.

Catalysts

Catalyst nonprofits are well known for their capacity to generate a

vision, and initiate and facilitate a process that will bring that vision to the stage where it can be implemented. They can play a critical role in raising awareness, building community and political support, locating start-up funding, and orchestrating new partnerships among key players, such as parks departments, other government agencies, and private firms, to enable a park project to be realized from start to finish. Since they are organized to advocate for a park to be built, they tend to be transitional in nature, for once they complete their original mission, they must redefine their role in relation to the public sector and with the park project that they have seen to fruition. Catalyst organizations such as these have been formed to create anything from regional greenway systems to small memorial groves within larger parks. In some cases, these organizations have been formed by citizens driven by a vision, while in other cases they have been formed by the public sector to help coordinate several entities, act as community liaisons, and raise funds. The National AIDS Memorial Grove and the Knox Greenways Coalition are examples of this type of group.

Catalyst Profile: National AIDS Memorial Grove San Francisco, California

The National AIDS Memorial Grove was established in 1989 by a small group of San Francisco residents who wanted to create a place for people to remember friends and loved ones who had died of AIDS. Now grown from a volunteer board to a paid staff of four, the organization is working with the San Francisco Recreation and Park Department to create the memorial out of a formerly neglected area of Golden Gate Park. The group has a 99-year lease on the grove site from the city, and it has replanted the area, installed memorial plaques and seating, and is in the process of fully endowing a full-time city gardener position to maintain the grove over the period of the lease. As part of its mission, the group organizes monthly Saturday workdays where volunteers gather to weed, plant, and maintain the grove. The San Francisco Recreation and Parks Department is the primary park care provider and is responsible for security and maintenance. Construction of the grove was near completion in spring, 2000 and the group was close to its endowment target. At this point, the board began to reexamine its focus. According to Thom Weyand, the grove's executive director, the board has broadened the organization's mission and envisions a shift from the creating and upkeep of the grove to that of "raising visibility for the grove as a national memorial and as a place for discussions about AIDS." The group will continue to be involved in civic beautification and urban reforestation activities and, since it must provide an annual grant to the city for the gardener and the ongoing maintenance of the site, it needs to have some type of oversight role into the future. As the organization's role in the grove project shifts direction, it may find itself redefining the working relationships it has with the San Francisco Recreation and Parks Department. It has even considered merging the operation with another national AIDS organization such as the NAMES project.

Co-managers

These nonprofits truly collaborate with their city partners by working together for the planning, design, and implementation of capital projects. They abide by policies set by their public sector co-managers and responsibilities for the park are shared. While all of these types of nonprofit organizations work closely with their partners, the roles and responsibilities of these collaborative partnerships differ, as do the ways in which the nonprofits are funded. The Central Park Conservancy, for example, is highly involved in maintenance, while the Louisville Olmsted Parks Conservancy is not.

Sometimes the collaborative working relationship is cemented by a joint position shared between the nonprofit and the parks department, simplifying the coordination of planning and staff resources. In some of these cases, the nonprofit organization and

the parks department share the salary attached to the joint position. Organizations such as the Prospect Park Alliance, the Louisville Olmsted Parks Conservancy, and the Central Park Conservancy function along these lines.

Co-manager Profile 1: Louisville Olmsted Parks Conservancy, Louisville, Kentucky

The Louisville Olmsted Parks Conservancy's involvement with the Louisville Park System (three major parks and the parkway system that connects them) is structured so that the executive director of the Louisville Olmsted Parks Conservancy serves as the assistant director of the parks department, overseeing the planning and design division. The conservancy is housed in the parks department's offices, and parks staff works closely with conservancy staff in implementing park improvements. "The conservancy provides expertise in park planning and design, raises private funds to carry out programs and improvements, and creates community awareness in order to renew the parks and parkways as Frederick Law Olmsted might approach them today" says Karen High, landscape architect at the conservancy. The parks department does everything else, acting as contractor for the design and renovation work, and carrying out all maintenance and operations functions in the parks.

Co-manager Profile 2: The Central Park Conservancy, New York, New York

The Central Park Conservancy's collaborative relationship with the city of New York and the Department of Parks and Recreation takes a very different approach from that of the Louisville Olmsted Parks Conservancy. Now primarily focused on managing, programming, and maintaining Central Park, the conservancy has a management contract that includes maintenance, public programming, and capital restoration. A joint position between the partners has evolved over time as the roles and working relationships between the two organizations have changed. The first jointly held position was structured so that the parks department's Central Park administrator also served as the president of the conservancy. That made sense when, as in Louisville, the primary activity of the organization was rebuilding and renovating the park. Now that the park has undergone substantial renovation, though by no means complete, the conservancy has turned to maintenance, operations and programming as its core mission. Therefore, the structure of the partnership has evolved as well, and now the parks department's park administrator position is joined with the conservancy's senior vice-president for operations and capital projects. This joint position provides the authority to coordinate planning, capital development and park policy. The city retains policy responsibility for the park, ensuring that the park remains publicly accountable and continues to function consistently with other city parks. A third type of co-manager partnership combines staff and/or construction funds without a formal organizational structure for joint activities such as master planning, capital project plans, and construction. This form of collaboration tends to be more project-focused, such as on developing or implementing a master plan, and implementing capital projects. Such nonprofits often raise and spend money for capital renovations themselves. Nonprofits such as the Piedmont Park Conservancy, Friends of Hermann Park, and Forest Park Forever follow this model.

Sole Managers

Although most cities retain control over the policymaking and maintenance functions of their public parks, a few give away nearly all the authority and responsibility to nonprofits. These almost fully autonomous organizations have the main responsibility for managing and maintaining individual parks and act with only limited involvement of parks departments. What really separates them

from other organizations is that they are granted the power to develop and change policies related to the parks or greenways for which they are responsible. They are by definition heavily involved in maintenance and operations, and typically do much more than that. Examples of this type of nonprofit are the Yakima Greenway Foundation, and the Maymont Foundation.

Sole manager Profile: The Maymont Foundation, Richmond, Virginia

The Maymont Foundation provides primary care for Maymont, a Victorian house and estate that is now a public park in Richmond, Virginia. While the foundation is responsible for virtually all aspects of the park, including fundraising and outreach, the issue of maintenance was foremost in its establishment in 1974. At that time, the foundation struck a deal with the city providing that it would maintain Maymont as a public park, if the city allowed it to manage and take over full responsibility for this property. The foundation also receives an annual subsidy from the city for operating and managing costs. The city is not involved in determining policy for the park as long as the foundation continues to keep the park open and free to visitors. The directors of the parks and recreation and the city planning departments sit on the foundation's board of directors together with a member of the city council. While the foundation has autonomy in most aspects of its role in the park, all major capital improvements must be approved by the city planning department. The foundation is not required to present the results of any master planning efforts to public bodies for approval.

Citywide Partners

Some groups are organized to focus on all or many parks and open spaces in a city, instead of on a single park. This role is fundamentally different from those outlined above. The main reason that these groups differ is that they bring existing expertise to neighborhoods and lend technical assistance in the formation and sustaining of new parks organizations. There is no single model of a citywide partner organization. Some are closely linked with their parks departments; others operate outside the system completely.

Citywide Partner Profile: Partnerships for Parks, New York, New York

Partnerships for Parks is a joint venture between New York City Parks and Recreation and the City Parks Foundation. It has two main functions, to cultivate grassroots and other organizations that are interested in taking care of parks, and to promote parks and green-friendly activities in the city. It considers the former to be its key role: to nurture friends groups through direct outreach and assistance, and to link them together into a strong, citywide constituency for parks and open space. To accomplish this, outreach coordinators in New York City's five boroughs provide links to the parks department for community and friends groups, who are given access to workshops and materials that Partnerships for Parks produces, everything from "How to Start a Friends Group" to "Tips on Planning Special Events." Certain parks and projects are given individual attention by a catalyst coordinator. To fulfill its other role--to promote parks and park causes across the city-Partnerships for Parks coordinates citywide volunteer events, maintains a database of parks supporters, produces a newsletter, and advocates for parks issues. It is closely linked with the parks department-the two share offices and staff, and the nonprofit's $2 million operating budget is divided equally between the city and the private sector.

What Nonprofits Do For Parks

While every nonprofit provides its own unique type of support for a park, almost all nonprofit activities fall into the following ten categories:

1. Fundraising
2. Organizing volunteers
3. Design, planning and construction of capital improvements
4. Marketing and public outreach
5. Programming
6. Advocacy
7. Remedial maintenance
8. Routine maintenance
9. Security.

A nonprofit's activities are closely tied to its role in the park. For example, nearly all nonprofit organizations raise money. Most also organize volunteers and outreach efforts. Larger organizations may be involved in the design and execution of capital projects as well as regular maintenance of the park, and design professionals, as well as horticulturists and landscape historians, are key members of their staffs and boards. However, the more involved an organization becomes in the actual management of the park, the less likely it is to engage in outright advocacy. Therefore, many organizations stay out of more management oriented activities, such as routine maintenance, capital improvements, and security, not only because these options are more expensive and involved, but because they may compromise their ability to advocate. For example, if such groups are oriented to advocate for more public sector commitment to parks, they may feel strongly that the private sector has no place taking over management duties that the city should provide as a basic service. Of course, these groups may also engage in other activities such as marketing, outreach, and programming, or there may be another group in the city that performs some or all of those activities, along with advocacy.

Fundraising

Fundraising is one of the most common activities that nonprofit organizations get involved in, not only because their tax-exempt status makes them eligible for funds from foundations and more attractive to individual donors, but also because it allows them to articulate concrete, visible park needs and goals. A nonprofit's ability to dedicate funds directly to a park project is particularly attractive to a city with a big vision but lack of funds to implement it. Fundraising also can serve as a park advocacy tool and raise awareness of the work of the nonprofit organization. It generally centers around three types of park needs: to supplement annual operating budgets, to implement capital projects, and to establish an endowment to ensure ongoing park maintenance, restoration, and management.

Fundraising for annual operating funds to supplement existing public operating budgets often involves membership drives and frequent low cost events, which have the added benefit of exposing infrequent or non-park users to the park and stimulating and encouraging longer-term involvement. Though donations are typically small, park outreach is great. Concession sales and educational programming fees are other sources for raising money that are often channeled into annual operating funds. Because they do not translate into visible projects in the park, and because some philanthropies will not give for this purpose, many nonprofits consider operating funds to be the most difficult kind of funds to raise. Fundraising for capital campaigns tends to rely more on personal solicitations to individual and corporate donors than on events. Once the capital money is raised, design and construction is often carried out by the parks department or contracted out to private firms. Fundraising for endowment campaigns, like

capital campaigns, tends to focus on larger donations from private individuals and corporations as well as matching grants from foundations. Of course, public partners can provide fundraising help as well, acting as agents to receive federal, state, and local grants and opportunities, and pursuing grants from government sources.

Fundraising Profile: Forest Park Forever, St. Louis, Missouri

Since it was established in 1986, Forest Park Forever has been heavily involved in fundraising activities. The group runs three different fundraising efforts: an annual "Friends" membership campaign; "Restoring the Glory," a mammoth $43 million capital restoration campaign that is being conducted to match funds pledged by the city of St. Louis; and a Forest Park Trust to establish an endowment for ongoing park maintenance. According to Jim Mann, Forest Park Forever's executive director, the three campaigns target different audiences and require different types of fundraising activities and events. The annual "Friends" campaign combines a membership drive with a drive to raise funds for annual operating expenses and park maintenance. Individuals, foundations, and corporations are asked to join and contribute to reach the $2.5 million per year goal. "The fundraising events are inexpensive and are aimed toward encouraging park usage," says Mann. One particularly successful event is the annual "Directors Tour," where members who have contributed $150 or more are invited for a bus tour of the park given by the executive director. Light refreshments are served, and brochures about the park, including self-guided walking tours, are handed to participants as they step off the bus. Other events encourage park usage for members, such as special invitations to visit the Forest Park Forever booth at the park's annual Kite Festival and Hot Air Balloon Race. Some of these special invitations are combined with a raffle for a roundtrip flight donated by an airline to a destination of choice. Fundraising efforts for the "Restoring the Glory" capital campaign are part of a joint effort between the city and Forest Park Forever to each raise $43 million dollars for "improvements to the infrastructure, environment, athletic facilities and buildings in the park." For this effort, Forest Park Forever focuses on larger donors and corporations.

One particularly successful program is Forest Park Forever's Progress Plus program, which uses tax credits and matching grants to leverage donations up to five times the cost of a corporation's actual contribution. The first incentive for corporate gifts is the ability to earn a 50 percent state tax credit. A second incentive, a challenge grant from the Danforth Foundation, designed to expand corporate philanthropy beyond the usual donors, stretches the corporation's gift with an additional $0.50 for every dollar contributed. For example, a contribution of $250,000, which costs a corporation $71,000 after tax deductions, can equal $375,000 for the park. In order to qualify for the maximum Danforth Foundation contribution of $5 million, Forest Park Forever must raise $10 million from corporations that are not part of the elite 30 "Civic Progress" member companies. One fundraising effort as part of this campaign has entailed asking six corporations to invite 20 companies each to attend a cocktail party that featured a discussion of park restoration efforts.

Two of these events have been held so far. At one of these events, a company donated the use of their helicopter for those interested in experiencing a bird's eye view of the park. By July 1999, Forest Park Forever had raised more than $37 million towards their total $43 million goal, and $8 million toward Progress Plus. A new effort, the Forest Park Trust campaign, seeks to raise $5 million to establish an endowment for ongoing park maintenance. Relying on solicited donations from private individuals, corporations and foundations, the campaign has already raised over half of its goal. While the push to date has been on the annual and capital campaigns, it is thought that some of these annual funds will be added to the endowment in the future.

Fundraising that has an outreach component is also important. The "Pennies for the Park" campaign, which began with the idea of putting donation cans in schools and stores in the metro area, has taken off. Incredibly, St. Louis' major downtown mall, The Galleria, has promised to match the donations in the campaign with $50,000 of its own money. 50 stores in the mall are participating in the campaign, and the mall's giant fountain generates $8,000 for the park in what is perhaps the most effortless fundraising event imaginable. "More important than the money is the visibility," says Lee Anna Good, Forest Park Forever's marketing and capital campaign director, who adds that the pennies campaign builds the organization's identity and helps encourage the public to think of the park as an institution in and of itself.

Organizing Volunteers

Volunteers play an important role for all nonprofit organizations, often significantly building community stewardship, support, and involvement with the park. Nonprofits often organize volunteers to participate in remedial maintenance activities such as weed removal, trail and path upkeep, and park clean-up days. Volunteers also commonly help organize and staff public park events, produce and send newsletters and other organizational mailings, and solicit park donations. They can be valuable assets to the park as trained docents, providers of visitor information, education and outreach, and park security, as well as collectors of park usership information.

Organizing Volunteers Profile: The Great Plains Trail Network, Lincoln, Nebraska

Volunteers are the mainstay of the Great Plains Trail Network (GPTN), an all-volunteer organization focused on advocacy and fundraising for the acquisition and development of the Lincoln Area Trails Network in and around Lincoln, Nebraska. According to V.T. Miller, membership coordinator for the organization, the GPTN solicits volunteers during annual membership drives. On the same form as membership registration and renewal, members are asked to check off the types of activities in which they are interested in participating: speaking to groups, mailings, fundraising, or helping with events. A database of all volunteers and their areas of interest is maintained and drawn upon to organize various activities.

One of the most interesting ways that nonprofits use volunteers is in gathering information about the parks or trail network. GPTN organizes volunteers annually to conduct a census of the trails at 8 to 10 different locations. GPTN not only uses the information to publicize the trail to the newspapers, but the Parks and Recreation Department, which owns and maintains the trails, makes of use the information for allocating budget resources and to find out about safety issues. Issues of safety are determined based upon information about level of trail usage, the times of day trails are most used, and the numbers of bicyclists and skaters who wear helmets.

Design, Planning, and Construction of Capital Projects

Often a park has a conservancy or friends group attached to it because the park is suffering from neglect and needs to be substantially repaired. It is the role of many of our featured organizations to raise funds and organize volunteers to restore such parks, and capital projects are the main vehicle for those restoration efforts. As a result, nonprofits can get involved in any number of activities related to capital projects: from reviewing projects proposed and developed by the parks department, to contracting out design and implementation, or even to actual in-house design and construction of particular projects. Most of the nonprofits we surveyed leave the construction of large projects to the public sector, which is usually more capable with costly

projects that could overwhelm a private group (the Maymont Park Foundation and Central Park Conservancy being notable exceptions). However, some groups will manage projects every step of the way. Developing an overall vision for the park through a master plan is still another form of planning for capital projects. Whatever the case, most capital planning requires strong leadership and an effective working partnership to negotiate its inevitable complexities and elaborate decision-making process (although even a fledgling nonprofit can have a dramatic influence by virtue of its fundraising efforts and community credibility). Just over half of the organizations we reviewed were involved in capital planning.

In addition, nonprofits can make innovation in design a priority. Many parks departments, both to cut costs and to streamline operations, accept what are known as "cookie cutter" designs, that is, the same design over and over for different facilities. Many of the nonprofits that we are familiar with have inspired radically new design ideas, or prompted designs that are contextually fitting with a surrounding historical landscape, both by working closely with new designers, by emphasizing the ideas of residents, and by attempting to make each design specific to individual parts of the park that are being addressed.

Capital Projects Profile: Louisville Olmsted Parks Conservancy, Louisville, Kentucky

The Louisville Olmsted Parks Conservancy was formed to take on the restoration and revitalization of Louisville 's Olmsted parks, and it continues to function as a project-oriented design and planning team that focuses on the system's historic value. According to Susan Rademacher, executive director of the conservancy, "there had been a complete loss of institutional memory in the parks department about what these Olmsted landscapes were designed to do, how to manage them, and how to provide programs that would encourage public use." On an almost daily basis, the conservancy staff rolls up its sleeves over plans that it develops jointly with the design staff of the parks department, which houses the conservancy's offices. The conservancy's scope of work includes implementing the master plan with phased capital projects, design, overseeing and reviewing projects in all of Louisville's Olmsted parks, landscaping and restoration (often using volunteers), raising private capital dollars to supplement public money, and creating programs to attract new users. Parks department staff usually get involved in design and project management, working under the assistant parks director, who is also the executive director of the conservancy, This interlocking relationship is enhanced by a system of checks and balances: the conservancy reviews all projects and can reject them if they don't conform to the master plan; meanwhile the parks department must approve all conservancy capital projects and programs.

One of the partnership's first projects together was the creation of a multi-use trail in Cherokee Park that would require four bridges, restoration of woodlands, and a sensitive design to fit it within the historical landscape. The "pre-planning" phase involved a team made up of the conservancy, parks department staff from the design, engineering and maintenance departments, as well as outside consultants in landscape architecture, ecology, engineering and historic landscapes. In an all-day meeting that included site visits, this team identified key issues and drew up a scope of work that could be bid on by sub-consultants. In the next phase, consultants presented their drawings and ideas, which the parks department and conservancy's construction committee reviewed together on a monthly basis. According to Michael Smiley, the project manager working for the parks department at the time, the department focused primarily on the maintenance and management impacts of the design, while conservancy staff concentrated more on ensuring that the design was of the highest quality, met historical and ecological objectives, and followed the master plan. Finally, a team of parks department

engineers, designers and conservancy staff and board members jointly reviewed the final construction drawings presented by the consultant. Smiley explained that this collaborative team worked together almost as if it were its own organization, spending countless hours marking up plans and monitoring construction on-site to ensure that the contractors were meeting the highest construction standards. This project required extensive use of consultants in the pre-planning since it was among the first projects undertaken by the partnership upon completion of the master plan. Much of that outside expertise now has been absorbed by the staffs of the conservancy and the parks department, who now understand much more about how to design within the historic context of the Olmsted landscapes.

Since city funding is limited, the parks department funds basics like infrastructure and operations; the conservancy focuses on improving the park experience, providing a greater variety of recreation and landscapes, improving character, and doing experimental projects such as wetlands restoration.

Outreach and Marketing

A nonprofit has an obvious rationale for engaging in outreach and marketing. These activities can build usership, educate users, encourage stewardship, and create support--whether financial, volunteer or political--for the park and for park issues. This is also a common way to enhance the image and credibility of the park organization in the community. Marketing also can be used to create new relationships with other institutions through joint publicity and programming as well as promoting and increasing public involvement in park issues and development. Typical mechanisms include: direct mail and newsletters; press coverage; greeter programs; high-visibility events that help bring attention to specific park needs; and meetings with local community groups or institutions such as schools and faith-based organizations.

Outreach and Marketing Profile: Prospect Park Alliance Brooklyn, New York

Since 1980, when the Prospect Park Administrator's Office was created, usership in Prospect Park has grown from 1.7 million people per year to over 6 million in 1998. Tupper Thomas, the park's administrator and the president of the nonprofit Prospect Park Alliance, gives much of the credit for that shift to an approach that includes local residents in many aspects of park management, including identifying and prioritizing improvements and incubating new programs. The alliance's strategies for increasing awareness about the park include: cross marketing with nearby institutions (the Brooklyn Public Library, Brooklyn Museum of Art, and Brooklyn Botanic Garden) to create a multipurpose destination; public information (newsletters, greeter programs, the press and direct mail); interviews with local leaders and presentations to community associations; and programs and special events that highlight the culture of specific populations. However, the alliance's grassroots community outreach is what distinguishes it the most from other organizations. To strengthen connections with nearby neighborhoods, whose diverse populations were previously under-represented in park decision-making, a cultural anthropologist and alliance staff interviewed local leaders from different ethnic groups that were located through churches, health care centers, and educational institutions. The information helped the alliance understand cultural considerations that might open new opportunities to provide a park experience that was more relevant to these groups. The interviews also introduced the alliance to many new community groups who were then asked to serve on a Community Committee, formed in 1997 to help develop new programs, prioritize capital improvements, and build awareness about the park. The Prospect Park Community Committee now represents more than 60 neighborhood cultural and political associations in Brooklyn. The committee is working to develop a Comprehensive Plan for the park, which will serve as the guiding

document in the alliance's development over the next 10 years. According to Thomas, there are other benefits as well. "When people come to the meetings, they exchange a wealth of ideas about their neighborhoods in addition to ideas about Prospect Park. It is as if parks are a safe place politically, a place where people can talk about lots of other issues. The Community Committee also very effectively talks to our elected officials about the importance of funding for all the parks in Brooklyn," she said.

Cultural programs and events also have raised the profile of the park, especially among ethnic populations that are ever more prevalent in Brooklyn, but don't necessarily frequent the park. For example, the Haitian festival drew over 2,000 members of the Haitian community to the park and brought in new Haitian volunteers and many new contacts for the Community Committee.

Park user groups are also an important constituency with which the alliance works, often to the benefit of everyone involved. For example, the alliance helped organize the park's dog walkers, who then established FIDO (Fellowship in the Interests of Dogs and their Owners), a group that now monitors all dogs in the park and makes sure they follow leash laws, but also ensures that dog issues receive fair consideration.

Programming

Programming can be the key difference between a well-used park and an empty one, regardless of financial support. It is also an area where the flexibility of a nonprofit can be particularly useful-some city parks departments find it hard to change programs that have been in place for long periods of time but get little use. While occasionally a nonprofit will manage recreation programs-typically thought of as being the province of the city-more often the partnership will engage in activities that compliment and enhance the programs already provided by the city.

Nonprofit programming activities are often broad in scope, focusing on environmental issues and education, theater and arts festivals, recreation, after school programs, and summer day camps, to name just a few. Programs are aimed at a variety of audience ages, cultural backgrounds, and neighborhoods across the city, though youth are usually the main target. Typical programs aim toward building community stewardship, cultural and environmental awareness, interpersonal skills and team building, teach new skills, and introduce and attract visitors to underutilized areas of the park, among many other activities.

Programming Profile: Friends of Hermann Park, Houston, Texas

Hermann Park in Houston, Texas underwent a dramatic transformation guided by the Friends of Hermann Park. As a key part of that transformation, the friends redeveloped the Bayou Parkland, a riparian and woodland environment comprising a quarter of Hermann Park's 400 acres. However, demonstrating the Bayou Parkland's relevance to residents is complicated, in part because six-lane MacGregor Drive and a large hospital on the southwest boundary block access to and prevent parking near this interior park area. In an earlier planning study conducted by the friends, it was revealed that many residents were unaware that the Bayou Parkland is part of Hermann Park at all.

The friends understood that in order to attract users to this difficult but potential-laden site, they would first need to do two things: make structural improvements, and introduce people to the place by actually bringing them to it through programming. Because of its mix of woodland and wetland areas, the Bayou Parkland was an obvious place for the friends to lead environmental programs. They decided on a targeted approach that basically test marketed programming elements with a group of children from seven local elementary schools. This pilot project, known as After School

Adventures, was a science enhancement program for these nearby schools. Once a week, staff from Friends of Herman Park would go to a school and lead activities and field trips for students registered in the program. 406 students from the seven different schools and a women's shelter participated during the year and-a-half this program was in operation. By watching the students go through the environmental program and then extensively surveying them, their teachers, and their parents afterward for suggestions and recommendations for improvements, the staff was able to quickly work the kinks out of the program, and come up with a series of changes to the site, including amenities, signage, and trail improvements. Experience with teachers' requirements, students' needs, curricula development, and transportation logistics led almost immediately to the formation of a much larger and broader program, "Field Studies 101," that added a key element - it trained the teachers to run the program themselves. During six weeks in the fall of 1997, 2,656 budding naturalists and their teachers participated in Field Studies 101. Importantly, the friends' evaluations have contributed directly to their ability to continue to expand the program, and raise awareness among interested users, donors, and others for the capital improvements necessary to bring in other groups, and for different activities, both active and passive.

Advocacy

Some of the organizations we studied sprang from older, advocacy-focused "friends" groups, and were established specifically to be more moderate, project-focused organizations that could partner with the city on capital improvements. In some cases it was the reverse - an existing conservancy helped birth a separate, independent group that would be an advocate. If the rule is that a partner must not poison the well by criticizing another partner, that still leaves room for the nonprofit to promote more action from other city agencies (such as more police presence or road improvements) and more funding from the city or state. In fact, effective advocacy campaigns--often waged in local newspapers and through media events--can help legitimize both the nonprofit and the parks department in the eyes of the general public and potential funders. Advocacy incorporates a wide range of activities, such as putting pressure on the city for increased park funding, expanding or developing new parks or greenways, preserving historical design, improving basic maintenance, and increasing playground and general park safety.

Typically, as a nonprofit increases its involvement in management, it reduces its role as public advocate. Thus, many groups that share responsibilities for the park with the public sector are less involved in overt advocacy activities, finding it complicates their working relationship. They may, however, be substantially involved in advocating for parks issues behind the scenes, especially if they are successful groups and have gained political influence as a result. On the other hand, many groups with smaller operational budgets find advocacy and lobbying activities more conducive to their roles as assistance providers, because it helps them spearhead new visions and facilitate change.

A further tool used by some unincorporated groups to facilitate their advocacy activities is to partner with another nonprofit organization with 501(c)(3) status in order to receive tax-deductible contributions for park and trail acquisition and development. In this way, a group can raise funds, but preserves its right to actively lobby political bodies on park and trail issues and the ability to involve itself in political campaigning and support. For example, the Great Plains Trail Network has purposefully avoided obtaining 501(c)(3) status and has no formal affiliations with other park, civic groups or institutions so that it can preserve its right to actively lobby political bodies on trail issues and on behalf of trail supportive political candidates. In order to facilitate its fundraising activities, the board has arranged with the Nebraska Trails Foundation to receive contributions for trail acquisition and development. However, this

practice is not without controversy, and the board is considering establishing a foundation to raise money for trail maintenance activities in the future.

Advocacy Profile: The Knox Greenways Coalition Knoxville, Tennessee

Established in 1992 by six conservationists, the Knox Greenways Coalition, a nonprofit grassroots citizens group, was formed to advocate for and help develop a greenway and trail system within the city and county of Knoxville. Over a period of five years, the coalition has successfully created partnerships with the city and county and integrated the idea of a large-scale greenway system into public plans and projects. Having facilitated the creation of city and county greenway coordinator positions, subsequently staffed by two founding members of the coalition, and a Mayor's Greenway Advisory Committee, the vision and plan for the greenway is now in place. With 12.8 miles built to date and 200-300 miles in different stages of planning and design, the coalition has redirected its mission to sustain pressure for continued development of the greenway. The coalition lobbies for financial and political support through its presence and active involvement in the Mayor's Greenways Advisory Committee, by representing the greenway at meetings on city issues, and through organizing planning, community, and political activities focusing on the greenway. Coalition volunteers meet with community and neighborhood groups interested in developing a portion of the greenway in their areas and help them to organize and develop actual designs. The coalition also holds a five-kilometer run fundraiser and an annual awards ceremony for elected officials, neighborhood organizers, and for people who have helped facilitate the trail through the giving of easements and/or an involvement in trail maintenance.

Remedial Maintenance

Many parks require a high level of maintenance, and city parks departments are typically limited in their ability to provide what is required, above a minimum standard. Therefore, parks nonprofits of all sizes organize maintenance volunteers or contract out maintenance tasks that seem to be beyond the capacity or budget of the primary caretaker. Typically, remedial maintenance work is done in response to a chronic, but critical need such as replanting, path repair, weeding, and erosion control. A seasonal "clean-up" day with volunteers is also a typical remedial maintenance function. Reclaiming neglected areas of the park, through community gardening or replanting, as well as repairs after storms or floods, are not beyond the scope or ability of volunteers. Just under one third of the nonprofit organizations we reviewed are involved in remedial maintenance. All but one of these organizations was involved in routine maintenance as well. This suggests that involvement in one is easily combined with the other. The organizations from our sample group that perform remedial maintenance tasks are: The Central Park Conservancy, the Maymont Foundation, the Yakima Greenway Foundation, the Piedmont Park Conservancy, the National AIDS Memorial Grove, Friends of Buttonwood Park, and the Knox Greenways Coalition.

Remedial Maintenance Profile: Yakima Greenway Foundation, Yakima County, Washington

The Yakima Greenway Foundation is responsible for all activities and maintenance related to the Yakima Greenway in Yakima County, Washington. The city and county do not monetarily contribute to the greenway at all. Through a partnership with the American Association of Retired Persons, who pay seniors to do small tasks for supplementary income, the Yakima Greenway Foundation gets supplemental help painting, cleaning and weeding along the

greenway. In addition, the foundation uses every possible volunteer group to help out with maintenance, including the Eagle Scouts, who earn merit badges for routine maintenance tasks, like painting picnic tables and benches, and repairing flood damage. Even county work crews from local prisons are brought in to pick up trash along the greenway.

Routine Maintenance

Many nonprofits decide to leave routine maintenance to the public sector, taking on responsibilities for other activities that will free up parks departments to better accomplish the task. Only about a third of the groups we studied currently do routine maintenance, other groups being loath to give the public sector an opportunity to relinquish their traditional responsibility for basic service and, at the same time, not having the staff and equipment to carry the responsibility.

On the other hand, routine maintenance is often where public funding shortfalls are most obvious. While most nonprofits choose not to tackle this activity at the start, many state that they will at least consider taking it on sometime in the future. Reasons for this change down the road include the desire for more autonomy, the ability to more quickly respond to this need, and better overall coordination if one entity is responsible for management of the whole park. Routine maintenance activities include day-to-day tree and lawn care, litter removal, small repairs and painting. While many routine maintenance activities are well within the capability of a friends group and trained volunteers, it is still most common for nonprofit involvement in routine maintenance to be supplemental to what is primarily the parks department's responsibility. Examples of nonprofit park groups that actually take primary responsibility for routine maintenance are the Central Park Conservancy and the Maymont Foundation -- well-funded and staffed partners that have negotiated considerable control over all aspects of their parks.

Other examples exist in new development projects, especially greenway efforts led by nonprofits, such as the Yakima Greenway Foundation, who make new projects more attractive to the public agency by committing to do the maintenance, thereby reducing the potential additional burden on the parks department.

Routine Maintenance Profile: The Central Park Conservancy, New York, New York

Although it has been in existence since 1980, a change in the Central Park Conservancy's management style in 1994 has helped to make dramatic improvements in the overall maintenance of Central Park. A new zone-based system replaced a decades-old tradition of maintenance crews that worked all over the park as a team -- an approach that discouraged accountability since work not done could not be traced to a single person in charge. Now, each of 49 zones, roughly 10 acres each, are the direct responsibility of a zone gardener whose task is not only to maintain horticultural standards, but also to remove minor graffiti, empty trash baskets, do small-scale mowing, repair benches, and address potential crime situations. "When we went from a crew-based management structure to a zone-based structure, we immediately saw significant improvements in cleanliness and horticultural care throughout the park," said Doug Blonsky, the current administrator for Central Park. "Zone-based management calls for direct accountability by an individual for his or her zone and instills a sense of pride and ownership," adds Blonsky. "Providing a uniformed presence, zone gardeners become familiar to regular park patrons and often develop relationships with them. The zone gardeners are the core of our maintenance philosophy in Central Park."Zone gardeners are not on their own - each gardener has his or her own crew, and receives assistance from specialty crews. "Park-wide specialty crews are still essential to support the zone gardeners in such areas as graffiti removal, bench repair, tree care, and turf care," says Blonsky. Although these support crews specialize in a particular maintenance

area such as clearing storm sewers and drains, repairing bridges and historic structures, etc., they also help with general repairs and restoration wherever needed. Each zone gardener also manages a regular team of volunteers. The Central Park Conservancy has a budget of approximately $7 million for horticulture, maintenance and operations. Altogether, 150 maintenance staffers take care of the park--a mix of city and conservancy employees all of whom report to the administrator.

Security

Although safety is typically a critical need in many neglected or underused urban parks, few of the nonprofit organizations we reviewed included security as a primary activity. There are some obvious explanations for this discrepancy -- lack of involvement by nonprofits in security issues may be because of an inability to afford staff costs, a lack of technical training, or, more likely, a reluctance of the organization to become associated or involved with regulatory, policing or enforcement issues.

However, we would like to think that many groups did not identify security as a primary activity for their organization because the relative safety of a public park is more dependent on its use than on any other single factor. Therefore, "security" measures such as hiring rangers to patrol an area, can contribute to an overall strategy for bringing people back into a park but it is a small part of the security equation. Access, visibility, appearance, and use are all more important factors. Simply by working on their main mission-encouraging use of a public park, all groups are involved in promoting security. However, some nonprofit park management organizations do provide a measure of official "security" for park users. These activities may take the form of volunteer rangers--who function very much like a neighborhood watch patrol--or professional security staff, responsible for policing the grounds and enforcing regulations themselves. Although only two of the organizations we interviewed are currently involved in security provision as a primary part of their organizational activities, a few additional organizations in our case study pool indicated that they expected to increase their involvement in park security within the next five years.

Security Profile: Piedmont Park Conservancy, Atlanta, Georgia

In 1998, the Piedmont Park Conservancy conducted a market survey7 that revealed that safety in the park was a big concern among the public. To address the issue, the conservancy initiated the "Ambassador Program," which, in its first year, trained four part-time seasonal staff to greet visitors and report incidents, via walkie-talkie, to a city-contracted park security guard who had been employed for years to monitor illegal parking, but was unable to address other problems since he was tied to his guard post. The conservancy feels the program has contributed enormously to the public's perception of safety, since ambassadors are a more mobile and visible patrol. The ambassador program was modeled on the Atlanta Downtown Ambassador Force, formed during the Olympics to enhance the feeling of safety among tourists. The conservancy trains ambassadors in the history of the park, while the police department trains them in radio usage and polite interactions with the public. Common issues the ambassadors confront are illegal parking, vendors selling without a license, off-leash dogs, and issues such as broken tree limbs. In most cases, the ambassadors can explain to offenders how they are breaking the rules of the park (they also hand out a card listing the park rules) and ask them to comply. The guard is enlisted only if a person refuses to comply, or in cases where professional expertise is advisable. Only in very rare instances would an ambassador contact the police directly--the police have no continuous presence in the park, but send in occasional cycle patrols.

For further study of the use of conservancies as a public-private resource, contact Project for Public Spaces (PPS), New York, New York.

KAKAAKO MAKAI DISTRICT MASTER PLAN

HCDA Public Consultation Portal Comments (Though December 31, 2010)

1. Regarding the development of additional ocean access points: Drowning remains the leading cause of unintentional death in the State of Hawai'i for visitors and the third leading cause of unintentional death for residents. Ocean access issues have numerous impacts (physical, legal, financial, and social) it would be prudent to evaluate ocean access issues in the context of ocean safety hazard assesment and risk evaluation.

2. Access for emergency responders to this area is important. The high level of ocean sports activities that take place in the near shore waters fronting this area and the area across the channel at Point Panic requires rescue responses on a regular basis. Direct access via the Kewalo Basin channel to the harbor area with a designated off loading for injured persons by emergency response craft would greatly enhase these rescue missions and life safety. The off loading area would need ambulance access and parking for efficient tranfer and transport of patients.

3. Ocean access at the harbor entrance at Kewalo basin for recreational use is problematic. This access point is regularly used by surfers to cross the active boat channel which leads to right of way issues for boat operators. These situations put the surfer, the boat operator and the boat passengers at risk. The access point, being so difficult and hazardous, has minimized the ability of many to enter the water at this area thus reducing the number of serious ocean related incidents in the area. Stated another way, it takes a skilled person to enter and get out of the water via the existing stairway. If you make it easier less skilled individuals may attempt to access the waters in this area. The waters in this area can be extremely hazardous and providing less difficult access will lead to more emergency responses, injuries, and possible loss of life.

4. Ocean access is a proven management tool for ocean safety practicioners. Drowning continues to be the leading cause of unintentional death for visitors to the State of Hawaii and third leading cause of unintentional death for residents. At particular high risk for fatal drownings in flat or calm waters are infants and children under the age of 10 and persons over age 50.

Best principles and practices in ocean safety managment uses a hazard identification and risk management process to minimize injuries and deaths related to the ocean recreation activities.

It is highly recommended that this process be used to manage ocean and harbor ingress and egress in the Kakaako Makia area, especially as it is being designated as a community gathering place with a wide range of activities and uses including ocean recreation.

5. In addition to the drainage canal that runs through the Ewa end of Kakaako Makai, we understand that at least six or seven storm drain systems from mauka lands converge on the land at Kakaako Makai or into the waters of Kewalo Basin and discharge into the ocean with virtually no treatment.

Our workshop discussion on Values of the Ahupuaa discussed this issue extensively. We talked about the ancient Hawaiian **water management practices** that used nutrient rich water from up-land areas to feed and nurture agriculture (loi kalo) and aquaculture (loko ia) operations. In addition to taro, the banks of the loi supported sweet potato, sugar cane, breadfruit and other foodstuff. Fish, and shrimp were raised in the fishponds, which included a variety of aquatic life including natural predators to monitor the health of the animals in the fishponds. This system not only used the nutrients in the water, but also cleaned the water, protecting the health of the nearshore reef fishery.

Our workshop discussion advocated water management as a major activity and use of the land and waters of Kakaako Makai. We laud the Guiding Principle Values of the Ahupuaa and advocate the active implementation of this principle, particularly as it addresses the treatment of storm water runoff. We understand modern society contributes a host of contaminants, not the least of which is plastic rubbish which needs to be removed from the storm runoff before being discharged into the ocean. But we also understand that chemical pollutants are also contained in this stormwater runoff, and these pollutants pose a serious threat to our marine resources. These marine resources need to be protected, and this protection should be a primary Guiding Principle for the use of these lands. We understand that modern science knows how to use plant materials to treat stormwater runoff and we advocate the use of these methods to treat all our resources wisely.

The legacy of our host culture is rich, and worthy of respect and emulation. We strongly advocate following their lead and treating our water and our land with the care and respect they need.

6. The Guiding Principle of Hawaiian Culture is so large, that we did not have much time to talk about performing arts facilities, but there was great interest in this aspect of Hawaiian

Culture. Music, dance, storytelling, and drama were talked about; and not only the traditional Hawaiian art forms, but also the performing arts of the many other cultures who now call Hawaii home, including the Asian cultures and the Western European cultures. Our discussion included the need for performance spaces, and also teaching and rehearsal spaces for the whole gamut of performing arts from small ensemble and chamber music to full size orchestral performances, including outdoor venues. We talked about the manufacture of musical instruments. Discussions about dance included hula, and a waterfront hula mound, with the ocean as a backdrop. We also talked about ballet, modern dance, and Asian dance. Discussion of Theatrical facilities included the need for dramatic plays, storytelling, and musical theater.

7. I was not a participant in this workshop, but I wish to add my two-cents. And this comment is not specific to Point Panic, but it addresses Coastal and Marine Resources. Ocean Navigation and specifically the Polynesian Voyaging Society should be invited to participate in this planning process as Ocean Navigation is a crucial part of our Hawaiian cultural legacy and it has the potential to be a vital part of this place, offering educational and community organizing opportunites.

8. A Lei of Green was the defining description that I got from our discussion of Site 6, and in particular, that portion of Site 6 adjacent to Ala Moana Boulevard. It should be primarily a pedestrian zone, with very limited vehicular access - probably restricted to vendors. Shade trees should predominate in this attractively paved plaza. Few if any permanent buildings, maybe restroom facilities. Vendors would include the tour boat operators, but might also include farmers market vendors. A Farmers Market could provide much needed activity at this location, drawing people into the park. Site 6 could become the major pedestrian entry - Gateway to Kakaako Makai. It has great puiblic exposure, an attractive marina backdrop, but it needs activity and people. This could be an experimental activity that could be implemented almost immediately.

9. One of the greatest assets of this site is its public exposure. Thousands of people drive by and look at this place everyday! And its marina setting is beautiful, interesting and attractive. On the other hand, business is so bad it is depressing. The activity level needs to be pumped up, but maintaining the pedestrian aspect and the lei of green potential.

10. Most visitors to Hawaii don't know that the 8 major islands are all unique; and, most vistors don't visit more than 1, 2, or 3 of the islands. The state should build something along the lines of the Polynesian Cultural Center - where residents and visitors can virtually visit all 8 islands.

In the 4/25/10 Honolulu Star Bulletin, Patience "Aunty Pat" Bacon remarked, "Each island had its own way of doing things..."

11. Were the concept plan sketches for Group 2 and 3 shown here - were they developed at the workshop, or are they reproductions. I recall hearing comments at the workshop that the sketches did not include comments indicated or made duriong the workshop and the response was given that they were reproductions intended to clarify the original sketches. It was stated that the original sketches would be posted on the Limehouse. Are these the original sketches or reproductions? They don't seem to have a lot of information.

12. While I agree with the "Open View Planes" as a guiding principle for the development of Kaka'ako Makai, we also cannot marginalize current residents and business owners at the expense of developing Kaka'ako Makai. The value of many Kaka'ako residents' homes, condos and apartments are a function of the ocean and mountain views and proximity to existing amenities. The development of Kaka'ako Makai should be in harmony with the existing homes, high rises, and apartments and businesses which already make Kaka'ako such a wonderful place to call home or make a livelihood.

13. Go have a look at Baltimore Harbor. Recently redone and certainly fits our goals to fit into the local area concerned. It's attractive, vibrant and very successful.

14. The planning process still has great potential. Please keep communication as open as possible. All ideas new ideas should be welcome. Not just a rubber stamp of the point of view of a select group.

15. Thank you friends. Please attend the community workshop 2. To continue your hope for the water's edge

16. It is very important that in planning the "lei promenade" connecting Honolulu Harbor to Ala Moana Park that we keep in mind the following facts: The promenade simply cannot pass along the ewa waterfront of Kewalo Basin in the area given over to the Keiki Fishing Conservancy nor can you walk people through a working ship repair yard which services vessels moored alongside as well as in the yard. When the promenade gets to the Fisherman's Wharf area it must remain a full 31 feet back from the water's edge so that there can be a safe 7' area along the pier face for the crews to safely work their vessels and then two 12' lanes for one way traffic coming in from Ahui Street at the mauka side of the shipyard haul out canal and then mauka up the pier face to exit onto Ala Moana Blvd. This allows one lane for stopped vehicles that are servicing the vessels alongside and one lane for traffic to pass on theough.

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18. Planning the Future of Kakaako Makai: Planning Process comments submittal for Thursday 17 june public workshop

I am writing this comment in response to the ongoing discussion regarding thoughts and suggestions for concept plans, facilities and programming elements.

Some form and amount of residential use should be considered for the privately-owned lands mauka of the workshop study area, specifically the blocks Diamond Head of Cooke, mauka of Ilalo Street and the Piano Site study location 3.

I hope HCDA and the workshop participants, as well as KS, will consider the value of having a small, nearby residential neighborhood community (especially one living makai of Ala Moana) in providing vibrancy and character, as well as security and continuity, in the

support of making great public spaces for Kakaako Makai. Please consider maintaining open discussion on this, and with KS, during the ongoing planning process.

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20. This particular case study is somewhat irrelevant because Paris has much more seasonality than Hawaii therefore the temporary amenities. Most people don't layout in the sun when it's 50 degrees out.

21. The vision is two things:

1) Ambiguous: Vision statements are usually very broad, however this statement becomes almost ambiguous. It basically reads: Here's a public space for everyone to do anything that you want to do in a park as long as it is legal and non-comercial.

2) Ironic: The ecological integrity of the land, air and sea are already compromised because Kakaako was a landfill.

Rather than trying to do something with the area just because it is available, it would be more effective to answer the question: Why should we build or do anything and if so, what is it that Honolulu needs that it doesn't already have? In other words it's not what you build but why you build it. With that said:

Honolulu currently lacks a public waterfront space that can be utilized for non-commercial activities. Building or construction will be orientated in a manner which focuses on the scenic beauty of the waterfront, will be utilized to enhance the usability by all generations and primarily cater to kamaaina ohanas. Improvements to the area will also help to create a more sustainable Ala Moana-Kakaako community by creating a walkable place in which people can live, work and play without a vehicle.

22. This seems to be less of a building issue and more of a programing issue. It should also be kept in mind that the plan should not to attempt to teach Hawaiian Culture like the Bishop Museum because unless your building a completely new and well funded museum you'll end up with a cheap knock-off. To perpetuate the Hawaiian culture, structures don't necessarily need to be built but rather, like in old Hawaii, the kapuna teach the younger generation. This can be supplemented with certain technologies.

23. - There can be cultural facilities however they should be subtly integrated because other venues do it much better ie Bishop Museum.

- Farmers markets can me attempted but this would be under the knowledge that there is a farmers market every Wed. at the Blaisdell (though that could be moved to the park) and that each farmer has a limited staff therefore there are many limits on how often it would be held due to other farmers markets on island. The area does allow for charter boats sell their catch at farmers markets.

- Cultural education can be done in the same place as farmers markets, possibly in conjunction with them. This utilizes food as the vessel for cultural conversation, a technique effective at teaching culture.

- Hula and dance should make usage of the waterfront area because there is no reason to put something on valuable, scenic land if it doesn't take advantage of the scenery.

- Community centers should teach families about fishing and possibly boating. No reason to use valuable waterfront land to do things that can be done at the McCoy Pavilion.

24. - Key here is to use the KSBE tactic of leasing not selling.

- Define the space to be used for cafe's, bistro's but non-product selling commercial uses (assuming that it is possible to do legally)

25. Something to think about:

"How much revenue would be needed from leasing out space for commercial activities

26. (Blank)

27. While I'm not adamantly opposed to developing Kakaako Makai previous developments, both private and government, sponsored usually show favor to the developers without enough regard to the public and their desires. Not everyone can attend the open meetings and this site is difficult to navigate. So it becomes difficult to realistically gauge public opinion as seen with the last attempt to develop the Kakaako. That being said what I see consistently lacking in previous plans were not nearly enough parking spaces. The idea is to draw people in but where do they park? Where is parking plentiful anywhere in town?

28. More basic amenities (Tables, benches, comfort stations, and shade trees

29. Could the Children's

30. Yes

31. Keep Point Panic for bodysurfing, but also improve

32. I've visited the park only once. While it is beautiful and peaceful, I put a good sized gash in my toe when I tripped on a piece of heavy wire sticking out of the landfill.I think it was part of an old matress. After quite a long walk, bleeding, looking for security, when I finally did find someone, he refused to walk back with me so I could show him the dangerous wire,which I had marked. I fear that as the park gets older and more settled, there will be more incidents like that

33. I'm sure that anyone in a wheelchair, with back pain of any kind, will tell you that cobble stones,or any other kind of bumpy sidewalks, like in Waikiki, are too painful to ever want to go there again. My friend, who died from breast cancer which metastacised to her back,as well as other places, was extremely limited by these kind of sidewalks, which are showing up everywhere

34. In response to bullet # 3: "Relocate Kewalo Marine Research Center to allow more space for vending/kiosks/commercial"

The Kewalo Marine Laboratory (KML), one of only two major marine laboratories in the state of Hawaii. The KML began operations in 1972 in Kaka'ako, and supports important research, educational and service activities for the University of Hawaii's graduate and undergraduate students, State and Federal agencies, and the broader Hawaii community. Closure would leave Hawaii, an ocean state, with only one marine laboratory to meet its varied needs (note: Florida has 22 marine labs; closing KML puts Hawaii below Georgia and in the same league as Illinois), at a time when there are increased national, regional and international concerns for the fate of the world's oceans.

The marine ecosystems of Hawaii are the backbone of her culture, economy, unique quality-of-life and future. A recent study placed the value of Hawaii's coral reefs alone at $10 billion in goods and services with $360 million annually in economic benefits (http://www.hawaii.edu/ssri/hcri/files/media/mc-npub-2002-09-09.pdf). Closing a productive marine laboratory in Hawaii is simply ill-advised by all rational measures.

The Kewalo Marine Lab has to be by the ocean to support its seawater system that allows researchers and students to study marine life; its the backbone of the facility and its research, educational and service programs. Replacement of the seawater pipe, which extends 1,000 ft offshore, would be in the range of $2 million to $2.5 million, and the lab facility is worth $35 - $40 million. Relocation is not simple or cheap.

The KML presently has $5 - 6 million dollars in federal and state grants and contracts, through which it supports graduate-degree candidates and undergraduate research experiences (> 160 to date) and produces world-class research results featured in top journals including *Science* and *Nature*. The KML faculty, staff and students of approximately 45 individuals also support the technical, educational and research needs of the State (e.g., Dept. of Land and Natural Resources, Attorney General's Office, Hawaii State

Legislature), the Federal government (e.g., NOAA, U.S. Fish and Wildlife Service), the local community (e.g. Malama Maunalua, Malama Hawaii,Native Hawaiian Legal Corp., Kamehameha Scholars Program, Ocean Awareness Training) and the region (American Samoa, Guam, Palau, the CNMI and the Federated States of Micronesia).

Wedding chapels, restaurants and kiosks will not replace the value that the Lab provides to the people of Hawaii and the Pacific region, who we serve through research, education and service.

To learn more about the Kewalo Marine Lab, see our website: http://www.kewalo.hawaii.edu/

35. If you take a look at some of the truly "world class" waterfront developments and rehabilitations in the Pacific it should give you a pretty good idea of what will work and how to do things. It always seems like Honolulu/Hawaii is at least a couple of steps behind everyone else. The most frustrating part of development in this state is the snails pace that thing are forced to move at, layers of endless layers of bureaucratic hoops and worse yet political football must be played before even the smallest things can be done and then it usually turns out half of what was originally envisioned. It's a shame.

When you look at what Portland had done with their Willamette River walk or better yet Darling Harbor in Sydney, you can see some real "world class" developments that pair the private sector with the public in a mutual benefit for all. The first step is to recognize that the private sector will have to recoup something for the money it is investing or spending on the development. This trade off between commercial development with public interests needs to happen sooner than later. The clock has been ticking for years and will soon be decades and nothing has changed. Government is too inefficient and broke to develop the area, so empower the private sector, provide them with the public needs parameters and let's get going!

We waste so much time here on studies and committees that there is never any action. Let's get this project off the ground, so that we can see the benefits sooner rather than later. The world is passing us by and we are missing the bus yet again. I've seen entire mega resorts built in Macau in a year, while it takes the state the same amount of time and probably more money to complete a freeway entrance widening project of several hundred feet. It's a darn shame.

36. At the mtg. held at Hawaii Convention Center in June, I noticed there was a group who wanted no constructing but instead wanted "green everywhere". There however needs to be buildings for both activities and for a source of revenue. A compromise to look into is the utilization of green roofs. Go to http://www.greenroofs.com/ or google "green roofs". This would basically turn the roofs of any new construction into giant planters as well as help reduce runoff and insulate buildings from the hot sun.

37. It is very important that in planning the "lei promenade" connecting Honolulu Harbor to Ala Moana Park that we keep in mind the following facts: The promenade simply cannot pass along the ewa waterfront of Kewalo Basin in the area given over to the Keiki Fishing Conservancy nor can you walk people through a working ship repair yard which services vessels moored alongside as well as in the yard. When the promenade gets to the Fisherman's Wharf area it must remain a full 31 feet back from the water's edge so that there can be a safe 7' area along the pier face for the crews to safely work their vessels and then two 12' lanes for one way traffic coming in from Ahui Street at the mauka side of the shipyard haul out canal and then mauka up the pier face to exit onto Ala Moana Blvd. This allows one lane for stopped vehicles that are servicing the vessels alongside and one lane for traffic to pass on through.

38. As the demands for space in Honolulu Harbor reach capacity and threaten the viability of our state in the very near future, Honolulu Harbor will have to evict the fishing interests that were transferred there from kewalo basin in the 1990's. We must preserve the space to accommodate those businesses and vessels in the basin when the time comes. This includes the 90 foot longline fleet and the rest of the commercial fishing operations and the ancillary support businesses that now reside in Honolulu Harbor in the piers 16, 17 and 36, 37 areas.

This also means that the Kewalo boat repair yard must be maintained and modernized to accommodate these vessels. It must be large enough so that it will be an attractive business opportunity for the operator. This means preserving the present size of the repair yard as the surrounding areas are redeveloped, and modernizing of the facilities so that maintenance and repair work may be accomplished in an environmentally friendly way, providing for control of dust, pollution by toxic contanmination, and noise.

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41. We must remember that Kewalo Basin is, and has for more that 150 years been a vibrant commercial harbor serving the evolving needs of the residents of Oahu. This characteristic must be maintained and preserved, including the ability to build and repair the boats that ply the waters of the harbor and it's adjacent sea. The present site of the boat repair yard was long ago a canoe building location and has eveolved over time to continue to meet the needs of the harbor as it has evolved. We must maintain this site and function.

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50. The access from Ala Moana Blvd at present discourages and confuses the vbisitor from coming in to see what might interest them in the basin area. This is a true handicap for the passerby sales efforts of the vendors in the basin who provide acitvities and

tours to our visitors. The left turn into the basin for ewa bound traffic must be restored so that visitor traffic will once again be invited into the basin to see what we have to offer.

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Visitors passing along Ala Moana Blvd in the ewa direction need an access into the basin area. This is especially important to supply the passer by walking traffic that feeds the impulse buyer for activities and tours as well as exposure to the local crafts and cultural opportunities to be offered here.

52. Restore easy access for vehicles traveling ewa on Ala Moana Blvd into the basin area. This will bring back the constant flow of interested visitors to encounter our offerings of tours, cruises, activities, and allow them to become aquianted with our cultural offerings as well.

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54. It is very important that in planning the path of foot and bicycle traffic throughout the area that we keep in mind the following facts: Pedestrian and bicycle traffic simply cannot pass along the ewa waterfront of Kewalo Basin in the area given over to the Keiki Fishing Conservancy nor can you walk people or ride bicycles through a working ship repair yard which services vessels moored alongside as well as in the yard. When the path gets to the Fisherman's Wharf area we must maintain a full 31 foot setback from the water's edge so that there can be a safe 7' area along the pier face for the crews to safely work their vessels and then two 12' lanes for one way traffic, vehicles, pedestrians and bicycles, coming in from Ahui Street at the mauka side of the shipyard haul out canal as one 12' lane and then mauka up the pier face as two lanes to exit onto Ala Moana Blvd. This allows one lane for stopped vehicles that are servicing the vessels alongside and one lane for traffic to pass on through.

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59. To accommodate these enterprises we must restore the entrance into the basin from Ala Moana Blvd for ewa bound traffic so that these businesses will get the exposure to customer traffic that they need in order to survive.

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71. As usual when signing a petition of this sort, the signers have no concept of the limitations of the area brought on by the traditional uses of the area. The Lei promenade will work and will be a fine asset to the area, but it must be designed in a way that allows the functionality of the basin to continue uninterrupted.

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79. As someone employed in the maritime industry and one who has watched Kakaako evolve (for better or worse) over the years, I will state my concern as I have many times before.

More emphasis and value should be placed on the future neccessity of maritme lands...by virtue of where they are, near the water. Too many people are looking at this area for it's potential beauty and how that can be an attractive (and valuable) tool to bring in investment and development.

It's sad but true that some of this land rightfully belongs to the maritime industry. I realize that this "realistic need" is not glamorous or does not fit into what architects, planners, developers, and others want here in Kakakako, but it's reality.

Specifically, the proposed site of the new OHA headquarters is wholly inappropriate for this location. First, what is OHA thinking to place themselves here? While it may be state land and therefore a "no-brainer" to put a state building on state land, I'm certain there were other possibilities elsewhere. This location will be difficult at best for Native Hawaiians to get to (completely out of the way by public transportation modes) and could not be further away from the very communties for which they are serving.

Couldn't a better place be found that is near their constituents in Waimanalo or Waianae??? The native Hawaiian community (I am part Hawaiian) should be appalled by this choice. Build a large monolithic building near the city, as remote from the two communities that have the most needs on the island.

OHA should be looking at a site at Kapolei, a more appropriate place. Wasn't this going to be part of the original "second city" planning concept in developing Kapolei anyway?? State, county, and even private sector planners and developers have failed twice in this idea. Bringing OHA a HQ that is far away from where they should be and "taking" land away for what it properly should be used for.

Secondly the Cancer Research Center. Here again, another fine exampe of what is an inappropriate use for this land. A school or research center (other than marine-related education and science) could have been ANYWHERE on Oahu. Why here? Yet again, this is another institution that should be at Kapolei to bring "high tech" and education to the "second city" of Kapolei where teachers, scientists, and students all realistically are livng or will be living in years to come.

Here's a simple question. What idiocy process evolved to conclude that this was THE BEST PLACE for this school? Even the Medical School, why here?? Why continue to make a bad initial decision even worse by expanding on it?

My concern is that these two structures are slowly but steadily chipping away at prime lands at pier one. Pier one in Honolulu harbor, contrary to popular belief or misconception, is a valuable location. It is the deepest berth available to ever growing and larger ships operating all over the world today. The land at pier one is presently poorly utilized by DOT-H...not because of lack of

need. But more due to lack of political will and money too. The industry (private sector concerns) do not want to ruffle the feathers of large scale development and state efforts to develop Kakaako...even if it means losing prime lands. They are getting what they want (right now at least) elsewhere on Oahu and are willing to "give up" this battle to win battles elsewhere. But in the future....20 ro 30 years from now, people will shake their heads and wonder "What were they thinking?"

NYK and Aloha Cargo (ACT) presently share pier one. ACT will be at their new location at pier 29 in about two years. NYK will be able to expand futher (a little) and utilize more of pier one for their needs. But our economy is down now and the need for more acres of cargo space is not under "pressure" as it was about 2 or 3 years ago.

But it certainly will be once our economy picks up again. And if history teaches us anything, Honolulu harbor has ALWAYS GROWN AND DEMANDED MORE SPACE OVER TIME. Taking away lands at the Diamond Head side of pier one is a stupid, illogical idea and anyone involved in this process knows this. The maritime industry has made their displeasure for this development known...but to deaf ears. Harbors division has complained too...but also told to shut up and sit down and don't complain.

This is a mistake that...if HCDA has the courage...could be corrected before it's too late. But I fear there isnt anyone in this state who has the political stomach to stand up and say, "This is wrong and if we continue to do this it will cost us in the long run, years from now." A better plan would be to move the cancer school and OHA elsewhere. Keep HCDA out of the lands that are Ewa of the drainage canal that divides Kakaako park and pier one.

Stop stealing maritime lands. PLEASE! What do we have to do to convince you this is a bad idea?

Please consider Kewalo Basin as having potential for a marine education, research, and training facility. The fisheries facility is being bumped out...why? It's a perfect location. The UH should have considered moving from Honolulu harbor and developing Kewlao Basin into a world class (a phrase you planners love to use) amrine science center. Too late now. The UH and Harbors are already developing pier 35 into their new ship facility. ANOTHER lost opportunity! The drydock at Kewalo...now what? Where will it go? What plans for the rest of the harbor? Botiques, restraunts, shops?? More 'experiences' like Ala Moana for tourists? Be brave, be real, make Kewalo a hub of fishing activity and support what could be the center for commercial fishing activity. Sadly, this too is too

late. The fishing hub is now at pier 35...another "lost" development concept that is in constant daily conflict with other "neccessary" uses of commercial shipping at Honolulu harbor.

A bad idea 20 years ago is now a constant source of problems for navigational safety within Honolulu harbor. Because planners didn't listen back then either.

I'm certain somebody will read this...possibly pass it along...but that's it. Nothing will change and no course will be altered. Bit at least you now have the awareness and it was documented. When I retire 20 years from now at least I can say "Well, I tried!" But I am a realists too. I kow there is a political momentum behind Kakakaako's development and nobody wants to stop it.

80. Aloha,

Most everyone we talk to about the plan to restore and re-open Fisherman's Wharf is enthusiastic about having the restaurant returned to its former glory.

Preserving Fisherman's Wharf should be part of the Master Plan.

81. Too many favorite old places are disappearing. Please preserve Fisherman's Wharf and keep some of the old traditions alive.

82. The Museum of Hawaiian Music and Dance could be an excellent addition to the area, but please not at the expenses of demolishing Fisherman's Wharf.

83. We believe Fisherman's Wharf is a tradition worth restoring. Please make preserving Fisherman's Wharf part of the Master Plan.

84. The Museum of Hawaiian Music and Dance could be an excellent addition to the area, but please not at the expenses of demolishing Fisherman's Wharf.

85. I would like to see Fisherman's Wharf restored and re-opened, and that I believe preserving Fisherman's Wharf should be included in the master plan as it would add to the landscape and opportunities for local companies to do business in that area.

86. (Blank)

87. (Blank)

88. (Blank)

89. (Blank)

90. please consider the following criteria for deciding on new facilities:

1. Will add substantially to the beauty (emotionally and physically) of Kakaako and Oahu.

2. Will be used by people from the entire island

3. Will encourage people to specifically go to Kakaako to enjoy these facilities.

91. I would like to commend all those involved in this Kaka'ako Makai planning effort for this most important property. It has been a long, sometimes difficult task, but necessary as it has given all interested persons more than ample opportunity to express their views before the final plan is adopted so development can occur.

Many good ideas for cultural and arts have been expressed, and the Museum of Hawaiian Music & Dance is one of them. However, for two most compelling reasons the Museum should be at the top of the list.

First, although in Hawaii there are actual buildings called centers for other cultures, e.g., Japanese, Okinawan, Filipino and Chinese there is surprisingly, or shamefully, none for the host culture Hawaiian. Nearly all will acknowledge that music and dance (hula) is an integeral part of the Hawaiian culture; so the Museum of Hawaiian Music & Dance would in essence be that center where the story of Hawaiian music and dance, thus the culture and history of the Hawaiian people, can be told. (It should be noted that "Museum" is only a name used now but which will almost certainly be changed later).

The second compelling reason is that of all the cultural and arts ideas, the Museum of Hawaiian Music & Dance has the greatest potential to be an economic development catalyst creating jobs by nuturing and supporting the growth of these arts by not only giving exposure to those engaged in these arts but also promoting their skills and talent in ways that are not being done now. These unique art forms cannot be duplicated elsewhere yet are enjoyed nearly everywhere by those who have seen and/or heard them performed. The fact that there are more hula halau in Japan where many kumu hula from Hawaii teach then there are in Hawaii and that Brother Iz's song "Somewhere over the Rainbow" was the number one downloaded song on the Internet a few years back; is still sung on such popular TV shows as American Ido; and was used in two Hollywood movies is strong evidence of the huge potential of Hawiian music and dance.

It is very rare that an idea has both cultural and economic benefits which the Museum of Hawaiian Music & Dance has. Congratulations for including it on the potenatial project list hopefully it will be in the final plan on the front lot location giving it proudly the most exposure to all the traffic on Ala Moana Boulevard. It would serve at the entrance statement to Kaka'ako Makai.

Mahalo for giving me an opportunity to express my views.

Lucien Wong

92. Just viewed the plans and drawings at the Community Open House. Fantastic job on the plans so far. The thoughtful strategy of the planners/architects is reflected in the many opportunities envisioned for this area. I especially appreciate the opportunity for community involvement in creating the future of Kaka'ako Makai.

My thoughts:

Keeping the Point Panic/Kewalo's surf break access free and easily accessible is important. Parking close to the access point is important for surfboard loading and carrying.

The Look Lab and yard space could be used for the Farmer's Market space with parking in adjacent Piano lot. It would bring folks deeper into the park, and if there are food vendors in the market, folks could walk a short distance over to the park to eat on the grass, or hang around to watch the surfers.

I, personally, would like Kaka'ako waterfront to remain a park for picnic/families/surfing/quiet enjoyment. Bands and loud music tends to dominate the space, like in Kapiolani Park when bands play at the Waikiki Shell. It's great for Waikiki, which isn't too far away, and Blaisdell is on Ward so opportunities already exist for music.

Kaka'ako tends to be a less active park, but fields for football, rugby, soccer or volleyball may encourage more visitors, especially if there is ample parking. Everyone knows the challenges of trying to find parking in Kapiolani park with beachgoers, tennis players, surfers and sportsmen all competing for spots. Soccer players don't need access to the water, so why not choose to play in Kaka'ako instead?

I like the marina and feel it's underutilized as a tourist destination.

Restaurants and small businesses bring people and energy into the space. Park space is great but food/bathrooms/refreshments give reasons for people to linger. Businesses have a vested interest in maintaining the beauty and character of a neighborhood, and their sense of ownership and kokua lessens the burden on the State to beautify and maintain every nook and cranny of Kaka'ako.

Kaka'ako has the opportunity to become a model of green business/sustainability. Giving preference to green businesses like local farmers, solar/sea energy businesses, environmental education organizations and reuse organizations, would show State support for the companies and organizations working towards the sustainable future of Hawai'i, and the planet.Kaka'ako could be fueled entirely off the grid and could be equipped with PVC panels, wind energy, water catchment systems, green roofs, etc. for existing and new buildings.

That's all for now. I will probably go by the HCDA again, after I've had time to absorb what I've seen so far, and to comment more. Thanks for the opportunity to share.

93. Any consideration to relocate the Kewalo Marine Lab must take into consideration the lab's unique needs and its value to the community. The water quality at Kewalo is necessary for the research that goes on there and isn't available in any other part of the island in a reasonable location.

The Kewalo Marine Lab has international prominence, supports itself with federal grants (in fact, it's a "cash cow" for UH, and does an incredible amount of training at all levels, including being the focal point for two large NSF grants for training Pacific Islands undergraduates.

94. Concur with Mr. Wong that we are long overdue in establishing a "museum" of Hawaiian Music and Dance that would honor and perpetuate some of our greatest artists, as well as explain cultural practices and values underlying the visual and musical aspects. Let us be sure that it has ample structural space, parking, and a business plan that includes adequate publicity. This should be a first-class facility!

95. (Blank)

96. One of the unique features here is the unobstructed view of Diamond Head (Leahi) from the park. This backdrop should be part of the planned cultural facilities. Something that the Bishop Museum cannot offer.

97. Very thorough, if all these can be met, we will have something everyone can use and cherish for a long time.

98. When passengers debark from the cruise ships, they probably want to walk on something that isn't moving beneath their feet. While don't think a San Francisco type of Fisherman's Wharf is the answer, something needs to be done to greet the visitors and help them to feel the Aloha here. Connecting this ara and Waikiki by a promenade seems to be something to benefit both locals and visitors.

99. Excellent Web portal for the public. Nice work finding it.

100. Blaisdell Center seems to want to bring in Disney shows rather than symphony or other "classical" arts. So a Performing Arts Center would not be competing w/Blaisdell Center.

101. I attended the recent HCDA open house. Clearly, there has been a lot of effort put into the preparation of the plan. However, I am concerned that little consideration was given to prioritizing the plan elements and/or putting a fiscal constraints on the cost of the program during the design phase. This concern stems from the fact that the design schemes presented at the HCDA open house

(which were slightly different than those on the website) identified 34 elements within the plan for which the costs to construct were set forth. When these 34 elements are totalled, the combined cost of the makai plan is in excess of $350 million.

I think most reasonable parties would agree that it is unrealistic to believe a $350 million plan will be funded by the State legislature. Furthermore, while there are a few areas within the plan that may generate some operating income (the farmer's market, the fish market, etc.), these uses are incapable of generating sufficient income to pay for $350 million in debt service plus the cost of annual operations and maintenance of the facilities constructed. Without such alternative funding sources, the only means to pay for this progam is through a State appropriation, which I believe is unrealistic in the current fiscal environment.

For these reasons, I would strongly urge the HCDA to incorporate into the Maikai Master Plan a section that deals with funding and financial feasibility. Part of the financial study should include determining the level of State commitment and the availability of private funding sources. The plan would also need to evaluate the annual operating and maintenance costs associated with each plan element. Once these elements are concluded, it will become clear how much of the Makai Plan can be funded. Armed with this information, the HCDA can then re-engage the public to prioritize the 34 plan elements.

There is a long history of planning the Makai area of Kakaako. It is my understanding that the plan being presented is the 6th in a series of Master Plans. Absent a sound financial structure and a realistic assessment of priorities in light of the financial constraints, I strongly suspect that this plan will gather dust and there will be limited public improvements within Kakaako for another 20 years.

102. I would like to express my appreciation to all the people involved in this process. The consultants and HCDA did an outstanding job in managing CPAC's input, personalities and documenting their viewpoints.

Of the alternative presented at the September 27 Open House, I feel the option represented by plates 4 & 5 presents the best use of the area. It has an excellent balance between public recreational and the communal and commercial facilities. The areas of commerce are located appropriately next to the harbor.

103. At the mtg. held at Hawaii Convention Center in June, I noticed there was a group who wanted no constructing but instead wanted "green everywhere". There however needs to be buildings for both activities and for a source of revenue. A compromise to

look into is the utilization of green roofs. Go to http://www.greenroofs.com/ or google "green roofs". This would basically turn the roofs of any new construction into giant planters as well as help reduce runoff and insulate buildings from the hot sun.

104. HCDA,

PLEASE include the re-opening of the fishermans warf in the kakaako makai master plan. It'd be great to see it open & operating again!

Mahalo,

105. (Blank)

106. re: the Kaka`ako Makai area -- I would like to see HCDA consider retaining his site for a world-class museum and/or educational facility that would serve both local interests and draw scholars and visitors from around the world. An architectural landmark along the lines of the Guggenheim Bilbao would go a long way in revitalizing the district and reconfigure the Honolulu skyline in dramatic and visionary fashion for the benefit of present and future economic, aesthetic, and historic values. Thanks for the opportunity to comment

107. Because this area already has the Children's Discovery Center and the Medical School, I would hope that the future use of this area would be for an educational purpose. This spot would be ideal for the Obama Presidential Library.

108. I am chair of the UHM Chancellor's working group on the museum and archive for the Obama Presidential Library in Honolulu. One of the possible leading locations we've discussed is the makai side of Kakaako in the area of the Childrens' Museum and JABSOM. I, personally, have questions regarding the soil and stability, the humidity and salt content of the atmosphere, and mitigation requirements against rising water levels. However, I think the location would be perfect for kamaaina and tourists, scholars and researchers, students and teachers. In addition to being a tourist attraction with a museum and "place" representative of President's values and roots, it would be a major educational mecca as the President's official archives would be at this site.

109. I think the waterfront property still availabe needs to be dedicated ot uses such as community recreation, education and kinds of other projects with public benefits.

110. Hi. I'd like to see much of this area preserved as park, with expanded green space, especially right up against the water. But I also worry about either creating a park that doesn't get used and, as a result, ends up getting used by condo or shopping mall developers. For that reason, I think there has to be some mixed-use development to bring folks makai of Ala Moana. Building a museum or performing arts space is a logical possibility, as it would give the whole district, in combination with the med school and children's museum, a cultural and arts feel. But how to fund and sustain an institution like this? There is one alternative, a type of museum that comes with its own money, that generally has educational components, and that tends to involve world-class, inspiring architecture: a presidential library and museum.

111. I would like to include my comment to include Fisherman's Wharf to the projected complex. I guess I remember the old days and would like to see it return, as I think it would make an excellent addition not only to tourists but for the local people as well. I know Bob Lee and Bob Miller from the old Rosies, and Pizza Bobs as they are excellent businessmen as well as super people. You will enjoy working with them from the onstart, and appreciate them as business partners in the complex.

112. It would be helpful if the HCDA staff could add some comments to the public, some of whom may not have been to all the workshops as to how to "READ" these different figures for the Plan Overlay Reconciliation. Are they additive or mutually exclusive??It is hard to tell!

113. (Blank)

114. It would be nice if somewhere in the dialogue and project team recaps the issue of WHO PAYS would arise. I don't want to be soaked in taxes to pay for activities that are "nice" for the public even if they are green, even if they are park-like or even if they seem fun. someone needs to get a CPA mindset here and talk about WHO PAYS.

KAKAAKO MAKAI
DISTRICT MASTER PLAN

HCDA PUBLIC CONSULTATION WEB PORTAL COMMENTS

To:
Cc:
Bcc:
Subject: Fw: Implimentation of Green Roofs

[redacted]
08/11/2010 03:20 PM

To contact@hcdaweb.org
cc
Subject Implimentation of Green Roofs

You are receiving this mail because [redacted]
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

At the mtg. held at Hawaii Convention Center in June, I noticed there was a group who wanted no constructing but instead wanted "green everywhere". There however needs to be buildings for both activities and for a source of revenue. A compromise to look into is the utilization of green roofs. Go to http://www.greenroofs.com/ or google "green roofs". This would basically turn the roofs of any new construction into giant planters as well as help reduce runoff and insulate buildings from the hot sun.

--
Portal Administrator

To:
Cc:
Bcc:
Subject: fishermans warf

fishermans warf

pete wolcott to: contact 09/28/2010 01:50 PM

HCDA,
PLEASE include the re-opening of the fishermans warf in the kakaako makai master plan.
It'd be great to see it open & operating again!
Mahalo,
Pete & Susan Wolcott

To:
Cc:
Bcc:
Subject: Fw: Fisherman's Wharf

Fisherman's Wharf

Jamieson Otholt to: contact 09/29/2010 02:52 PM

I would like to include my comment to include Fisherman's Wharf to the projected complex.
I guess I remember the old days and would like to see it return, as I think it would make an excellent addition not only to tourists but for the local people as well.
I know Bob Lee and Bob Miller from the old Rosies, and Pizza Bobs as they are excellent businessmen as well as super people.
You will enjoy working with them from the onstart, and appreciate them as business partners in the complex.

Mahalo

To:
Cc:
Bcc:
Subject: Fw: museum

museum

perk to: contact 10/02/2010 07:13 AM

You are receiving this mail because Robert Perkinson
perk@hawaii.edu
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

Hi. I'd like to see much of this area preserved as park, with expanded green space, especially right up against the water. But I also worry about either creating a park that doesn't get used and, as a result, ends up getting used by condo or shopping mall developers. For that reason, I think there has to be some mixed-use development to bring folks makai of Ala Moana. Building a museum or performing arts space is a logical possibility, as it would give the whole district, in combination with the med school and children's museum, a cultural and arts feel. But how to fund and sustain an institution like this? There is one alternative, a type of museum that comes with its own money, that generally has educational components, and that tends to involve world-class, inspiring architecture: a presidential library and museum.

--
Portal Administrator

To:
Cc:
Bcc:
Subject: use of waterfront

use of waterfront

wchapman to: contact 10/04/2010 06:14 PM

You are receiving this mail because William R. Chapman
wchapman@hawaii.edu
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

I think the waterfront property still availabe needs to be dedicated ot uses such as community recreation, education and kinds of other projects with public benefits.

--
Portal Administrator

To:
Cc:
Bcc:
Subject: Kakaako makai

Kakaako makai

paula to: contact 10/04/2010 08:39 PM

You are receiving this mail because Paula Mochida
paula@hawaii.edu
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

I am chair of the UHM Chancellor's working group on the museum and archive for the Obama Presidential Library in Honolulu. One of the possible leading locations we've discussed is the makai side of Kakaako in the area of the Childrens' Museum and JABSOM. I, personally, have questions regarding the soil and stability, the humidity and salt content of the atmosphere, and mitigation requirements against rising water levels. However, I think the location would be perfect for kamaaina and tourists, scholars and researchers, students and teachers. In addition to being a tourist attraction with a museum and "place" representative of President's values and roots, it would be a major educational mecca as the President's official archives would be at this site.

--
Portal Administrator

To:
Cc:
Bcc:
Subject: Kaka'ako area

Kaka'ako area

dickd to: contact 10/08/2010 12:12 PM

You are receiving this mail because Richard Dubanoski
dickd@hawaii.edu
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

Because this area already has the Children's Discovery Center and the Medical School, I would hope that the future use of this area would be for an educational purpose. This spot would be ideal for the Obama Presidential Library.

--
Portal Administrator

To:
Cc:
Bcc:
Subject: Kakaako Makai comment

Kakaako Makai comment

kieko.matteson to: contact 10/08/2010 02:43 PM

You are receiving this mail because C. Kieko Matteson
kieko.matteson@gmail.com
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

re: the Kaka¯ako Makai area -- I would like to see HCDA consider retaining this site for a world-class museum and/or educational facility that would serve both local interests and draw scholars and visitors from around the world. An architectural landmark along the lines of the Guggenheim Bilbao would go a long way in revitalizing the district and reconfigure the Honolulu skyline in dramatic and visionary fashion for the benefit of present and future economic, aesthetic, and historic values. Thanks for the opportunity to comment -- Kieko Matteson kieko.matteson@gmail.com

--
Portal Administrator

RECEIVED
2011 JAN 24 PM 3 25
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

The Senate

STATE CAPITOL
HONOLULU, HAWAII 96813

Senator Brickwood Galuteria

January 20, 2011

Anthony J.H. Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

Dear Mr. Ching,

Thank you for your continued service and for leading the Hawai`i Community Development Authority (HCDA).

I was pleased to see the inclusion of the Barack Obama Presidential Library as a potential use in the Draft version of the "Kaka`ako Makai Conceptual Master Plan Final Report".

While President Obama has not yet decided where his presidential library should be built, the HCDA's decision to incorporate it in the Conceptual Master Plan reflects your organization's vision and good judgment.

The Obama Library would inject millions of dollars into our local economy, while providing considerable educational, cultural, and societal benefits to the people of Hawai`i. I support this endeavor, and firmly believe that Kaka`ako Makai is the ideal place for the Obama Library.

In the best interest of the City and County of Honolulu and the state of Hawai`i, it is my hope that the Obama Library will remain, and perhaps even be amplified, in the Final version of the Conceptual Master Plan.

Mahalo nui loa,

Senator Brickwood Galuteria
Majority Leader &
Hawaiian Affairs Committee Chairman

Representing Senate District 12
Palama, Downtown, Chinatown, Kaka'ako, Ala Moana & Waikiki
Hawaii State Capitol, Room 221
Phone: 586-6740 Fax: 586-6829
E-mail: sengaluteria@capitol.hawaii.gov

1404

DISABILITY AND COMMUNICATION ACCESS BOARD

919 Ala Moana Boulevard, Room 101 • Honolulu, Hawaii 96814
Ph. (808) 586-8121 (V/TDD) • Fax (808) 586-8129

RECEIVED
2011 FEB 2 PM 1 26
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

January 31, 2011

Mr. Anthony Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, HI 96813

Regarding: Draft Kakaako Makai Conceptual Master Plan

Dear Mr. Ching,

The Disability and Communication Access Board would like to thank you for the opportunity to review the Draft Kakaako Makai Conceptual Master Plan. The purpose of this review is to ensure that this project will take into account accessibility design requirements for persons with disabilities.

The following general statement should be included in the master plan:

> *"All buildings, facilities, and sites shall conform to applicable federal, state, and county accessibility guidelines and standards. Hawaii Revised Statutes §103-50 requires all State of Hawaii or County government buildings, facilities, and sites to be designed and constructed to conform to the 2004 Americans with Disabilities Act Accessibility Guidelines, the Federal Fair Housing Amendments Act, and other applicable design standards as adopted and amended by the Disability and Communication Access Board. The law further requires all plans and specifications prepared for the construction of State of Hawaii or County government buildings, facilities, and sites to be reviewed by the Disability and Communication Access Board for conformance to those guidelines and standards."*

We strongly encourage the use of the following accessibility guidelines, published by the U.S. Access Board. These accessibility guidelines are not yet enforceable by the U.S. Department of Justice under the Americans with Disabilities Act (ADA), nor have they been adopted by state rules under §103-50, Hawaii Revised Statutes. However, these accessibility guidelines provide guidance for a minimal level of accessibility for those elements not addressed by the enforceable accessibility guidelines and standards:

- Revised Draft Guidelines for Accessible Public Rights-of-Way, published November 23, 2005

Mr. Anthony Ching
Executive Director
Hawaii Community Development Authority
Regarding Draft Kakaako Makai Conceptual Master Plan
January 31, 2010
Page 2

- Draft Final Accessibility Guidelines for Outdoor Developed Areas, published October 19, 2009

The above reflects the Disability and Communication Access Board's advice and recommendations for the Draft Kakaako Makai Conceptual Master Plan.

Should you have any further questions, feel free to contact Mr. Gary Batcheller, Facility Access Specialist at (808) 586-8121.

Sincerely,

Francine Wai

FRANCINE WAI
Executive Director

c: Geoff Miasnik
Director of Architecture
MVE Pacific

✓ Scott Bradley
Chairman
Hawaii Community Development Authority

0231 lieutenant governor 20:48:02 01-31-2011

OFFICE OF THE LIEUTENANT GOVERNOR
STATE OF HAWAII
STATE CAPITOL
P.O. BOX 3226
HONOLULU, HAWAII 96801
PHONE: (808) 586-0255
FAX: (808) 586-0231

January 31, 2011

Anthony J.H. Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

Dear Tony,

I was pleased and encouraged to learn that the Hawai`i Community Development Authority (HCDA) included the Barack Obama Presidential Library as a potential use in the Draft version of the "Kaka`ako Makai Conceptual Master Plan Final Report."

I am a strong proponent of Hawaii's bid to bring the Barack Obama Presidential Library to this State and also firmly believe that Kaka`ako Makai is the ideal place for this unique and monumental project. The HCDA's decision to incorporate the Obama Library into the Conceptual Master Plan reflects its understanding of the tremendous benefits that the Obama Library would bring to our State. It would inject millions of dollars into our local economy and will also provide considerable educational, cultural, and societal benefits to our residents and community.

It is my hope that the Obama Library will remain, and perhaps even be amplified, in the Final version of the Conceptual Master Plan.

I commend your work thus far and look forward to your continued leadership and commitment to this endeavor.

Mahalo nui loa,

Brian Schatz

OHA

14053

January 31, 2011

RECEIVED
2011 FEB 9 PM 2 16
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Mr. Anthony Ching, Executive Director
Hawai'i Community Development Authority
461 Cooke Street
Honolulu, HI 96813

Re: Museum of Hawaiian Music and Dance

Aloha Mr. Ching,

Thank you for the opportunity to comment on the Kaka'ako Makai Conceptual Master Plan Final Report draft. The Office of Hawaiian Affairs (OHA) commends all of those involved in this comprehensive and challenging planning process.

OHA was created by delegates to the 1978 Hawai'i Constitutional Convention to better the conditions of Native Hawaiians and is governed by a Board of Trustees elected by all Hawai'i registered voters. Two ways in which OHA strives to better the conditions of its beneficiaries is by empowering their heritage and economic well-being. In many ways, the two are inseparable and must be dealt with in the context of our global market economy.

A lead principle adopted by the Community Planning Advisory Council (CPAC) and the HCDA is to "ensure that the Hawaiian culture is the featured culture in the cultural public market" (HRS Sect. 206E 34(c) (5)). Native Hawaiian culture has been strongly emphasized as an element in the embodiment and expression of the master plan. We strongly agree with this sentiment and believe the Museum of Hawaiian Music & Dance (Museum Concept) should play a lead role in the expression of this vision. Native Hawaiians expressed their values and familial connection with ka pae'āina o Hawai'i through oral and artistic expression passed down over thousands of years. Indeed, the Native Hawaiian voice was carried down to the present through chant, dance, percussion, and melody. It is through these same traditions (one of the few economic opportunities Native Hawaiian people have had to express who they are) that the essence of what it means to be Hawaiian has thrived.

Tragically, while other ethnic groups have physical cultural centers, e.g., Japanese Cultural Center, Filipino Cultural Center, Okinawan Cultural Center, Chinese Cultural Plaza, and a Korean Cultural Center (reportedly in the planning stages), there is no Hawaiian Cultural Center. Having a Museum in Kaka'ako Makai would be a strong step in addressing this.

We believe the Museum Concept should stand alone as a tribute to Hawaiian music and dance. There are differing ideas about what should be in Kaka'ako Makai, and no doubt advocates of

OFFICE OF HAWAIIAN AFFAIRS
711 Kapi'olani Boulevard, Suite 500
Honolulu, Hawai'i 96813-5249

www.oha.org
(P) (808) 594-1835
(F) (808) 594-1865

these ideas feel strongly about them. Some feel the Museum Concept should somehow accommodate and embrace all of the arts. We agree that having a place for our community's larger art scene is important. As with other cultural groups, art centers and venues do exist in Hawai'i though circumstances certainly can be improved. However, as we pointed out at prior planning meetings, the danger is that attempts to please all interests may result in the creation of a general art center that dilutes the purpose and meaning of the Museum Concept as well as the vision of CPAC and HCDA. The dilution of Native Hawaiian cultural integrity and voice has been a common theme throughout our beneficiaries' history since Cook's arrival; it is a very real and ongoing issue which we believe should not be perpetuated. Instead, OHA envisions this Museum would serve as a kīpuka (a cultural oasis) or pu'uhonua (place of refuge) for the entire community to focus on, nurture, share, and empower the many facets of Native Hawaiian artistic and cultural expression.

We are grateful to see the Cannery Lot site chosen for the Museum, however, we believe placement should be more ma uka (toward the mountain) of the site and more visible from Ala Moana Boulevard. We believe this would be better for a number of reasons:

1) The Museum is the only suggested project that has had ground work laid out as far as financial stability is concerned. To bury an income-generating project amidst a cluster of vendors would be a major mistake.
2) If the Museum were more visible to traffic on the boulevard, it would attract more visitors into the area and bolster the activities in the larger community at Ward and adjacent venues.
3) If Kaka'ako Makai is going to be a new place for Hawai'i's community that embraces Native Hawaiian culture, then why not lead with it?

A Native Hawaiian sense of place embraces the voice, cultural expression, and physical presence of the people who embody those values. A landscape shaped by select Native Hawaiian values may be sustainable and "green," but an environment absent of or unwelcoming to Native Hawaiian people brings neither justice nor real expression to their sense of place. Therefore, bringing Native Hawaiian culture to the forefront through this venue would be a positive and tangible expression of equity.

If you have any questions and would like to discuss this further, please contact land manager Kevin Chang at (808) 594-1819 or e-mail him at kevinc@oha.org.

'O wau iho nō,

Clyde W. Nāmu'o
Chief Executive Officer

c: Maenette Benham, Hawai'inuiakea School of Hawaiian Knowledge
Senator Brickwood Galuteria

To:
Cc:
Bcc:
Subject: Fw: Kaka`ako Makai as the Obama Presidential Library Site

Kaka`ako Makai as the Obama Presidential Library Site

David Hanlon to HCDA 02/01/2011 12:35 PM

Dear Members of the Hawai`i Community Development Authority,

I am writing in strong and enthusiastic support of Kaka`ako Makai as the site for the Obama Presidential Library. I have read the site proposal carefully, and find it to be thoughtful, well researched, effectively argued, and highly convincing.

I believe that the construction of the Obama Presidential Library at Kaka`ako Makai will deliver all of the cultural, economic, educational, environmental, and civic advantages the proposal identifies. I am particularly impressed with the exceptional degree of openness, sensitivity, consultation, and collaboration that has been demonstrated by the site-selection committee to this point in the process.

As the former director of the UHM Center for Pacific Islands Studies, I look forward to the day when all visitors to the library can gaze in awe, wonder, and peaceful reflection through its ocean-front windows at that vast body of water that links Hawai`i with so much of the world. The presidential library complex at Kaka`ako Makai would be the most appropriate and fitting of tributes to a president who is from Hawai`i and who has been so profoundly influenced by these islands and their people.

Sincerely,
David Hanlon
--
PROFESSOR
DEPARTMENT OF HISTORY
UNIVERSITY OF HAWAI`I AT MANOA
2530 DOLE STREET, SAKAMAKI A-203
HONOLULU, HAWAI`I 96822
PHONE: 808-956-6765
FAX 808-956-9600

To:
Cc:
Bcc:
Subject: Fw: A site for the Obama Presidential Library

A site for the Obama Presidential Library

Charles Lawrence to contact 02/02/2011 11:30 AM

To: Hawaii Community Development Authority

From: Charles R. Lawrence III

Re: Proposal to reserve a site for the Obama Presidential Library and Museum in Kaka'ako Makai

I write to support the proposal by the University of Hawaii at Manoa to reserve a site in Kaka'ako Makai that would provide a suitable location for a Presidential Library and Museum to house significant documents and artifacts from the presidency of President Barack Obama. This location will be an ideal site for such a library and the library will serve as an invaluable asset to the immediate surrounding community and to the state. The proposed library will greatly enhance this wonderful natural setting. It will provide a community resource for public schools, university research, local families and other educational and cultural centers. The library and museum will be a world class cultural and research institution that will attract large number of visitors (tourist, scholars, business people and local citizens) who will support surrounding institutions and small businesses. The ecological design will augment existing and proposed features of this potentially beautiful waterfront park and bring a new vitality to this area without sacrificing the natural loveliness of the landscape. All of this can be done with significant outside funding and with no additional burden to Hawaii taxpayers.

This seems to me an easy case. I urge you to do everything possible to facilitate and encourage this project

Sincerely yours

Charles R Lawrence III

February 2, 2011

HOUSE OF REPRESENTATIVES
STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

RECEIVED
2011 FEB 7 PM 2 39
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Mr. Anthony Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

Aloha Mr. Ching,

I am writing to voice support to the concept of the Barack Obama Presidential Library and look forward to seeing the project move forward. My support is based on:

- The Ala Moana/ Kakaako Neighborhood Board's support of the concept of the Obama Library in its January 2011 meeting.

- The benefits of having an environmentally-friendly, community-oriented complex that would include gardens, meeting/ performance space, outdoor pavilion, and unobstructed oceanfront promenade. It should be noted that there is no long-term burden to Hawaii taxpayers; it comes fully funded, paid for by the president's fundraising efforts and managed in by the National Archives.

- The tribute it pays to Hawaii's native son. Last year, when HCR 174 was introduced to urge President Barack Obama to select a location in Hawaii as the site of his presidential library, I signed on as a co-introducer.

I trust Mr. Robert Perkinson, on behalf of the University of Hawaii, will continue to listen to feedback from the Kakaako Makai community to maintain the project's "good neighbor" status.

Mahalo,

Tom Brower
State Representative
Waikiki, Ala Moana, Kakaako

BEST WISHES FOR KAKAAKO-
THANKS - TONY.

Hawaii State Capitol, 415 South Beretania Street, Room 315, Honolulu, Hawaii 96813

To:
Cc:
Bcc:
Subject: Fw: Development of Obama Library facility at Kaka'ako

Development of Obama Library facility at Kaka 'ako

James Spencer to: contact 02/03/2011 12:12 PM

Sent by: jimmiespen@gmail.com

To Whom It May Concern,

My name is Jim Spencer, and I am a professor of Urban Planning at the University of Hawaii. I understand that the HI Community Development Authority is currently considering plans for the Kaka'ako site and one of the alternatives is to reserve space for a public facility related to the growing efforts to secure the Obama Presidential Library for Honolulu. I fully support the inclusion of the Library plans as designs and other aspects of the planning process proceeds for Kaka'ako.

First off, a major public institution honoring either Obama, our long-serving Congressional members, or simply the location of a future School of Public Affairs of the University of Hawaii system presents an excellent opportunity to connect the two centers of our urban core into a continuous fabric running from downtown/Chinatown to Waikiki/Diamond Head. Such connectivity will facilitate use of the new rail system, as well as incentivize the kinds of development that would allow Honolulu to grow inward rather than outward towards pristine natural areas. The plans for such a structure would also likely add a significant landmark to the City skyline and break up the condominium-dominated viewscape. As Lewis Mumford has said, the built environment is the only representation of our social life, and a major public building decorating this existing skyline conveys the importance that Hawai'i and Honolulu places on the public good and our public life.

Certainly, there would be some increased foot traffic, but good design, site location and management has shown that increased density can actually facilitate the existing use and quality of natural resources such as the waterfront, without diminishing the natural value and convenience.

Please do not hesitate to contact me if you have any further questions about my support for this aspect of the Kaka'ako development plan.

Alohas and all the best in your work,

Jim Spencer

--
James H. Spencer, PhD
Director, Globalization Research Center
Associate Professor, Urban Planning / Political Science
University of Hawai'i at Manoa

Adjunct Fellow
Environment Program
The East West Center

February 7, 2011

Hawaii Community Redevelopment Authority
461 Cooke Street
Honolulu, HI 96813

Mr. Anthony Ching:

Subject: Comments on Draft Kaka'ako Makai Conceptual Master Plan

The following are comments on the Draft Kaka'ako Makai Conceptual Master Plan dated January 2011.

- The Introduction should begin with a short overview of the project and the area, rather than jumping immediately into the study process.
- The first sentence of the Introduction is quite negative and sets up the whole plan as something HCDA only did because they were forced to. It should be reworded to say something like "At the direction of the Hawaii State Legislature in 2006, HCDA convened a working group of stakeholders…"
- The Piano Lot seems like an awkward place for community gardens. This area should have landscaped areas surrounding the buildings that people can use. You do not want these people to harm the gardens, and the gardens would take up valuable gathering space. Locate them somewhere envisioned to be less active, such as where the amphitheater is today.
- I really like the plan for the Cannery Lot. Waterfront dining!
- Agree that the Fisherman's Wharf Restaurant should be renovated, or at least sign/façade treatments should be preserved. Many local people have a lot of memories of, and history with, this building.
- Relocation of the Kewalo Marine Lab seems to be a low priority improvement in the short-term given the area's immense needs.
- Prioritize Kaka'ako Makai Waterfront Park improvements as they are relatively inexpensive and are direly needed today.

Thank you for the opportunity to comment. It was a pleasure to be involved in this process.

Sincerely,

Renee Espiau
1118B 4th Avenue
Honolulu, HI
(808) 990-2898
respiau@honolulu.gov

To:
Cc:
Bcc:
Subject: Fw: Kaka'ako Makai Master Plan - Museum of Hawaiian Music & Dance

Kaka'ako Makai Master Plan - Museum of Hawaiian Music & Dance

lwongassocs to: contact 02/08/2011 12:42 PM

Aloha

Please post these comments with the Kaka'ako Master Plan draft.

Locating the Museum of Hawaiian Music & Dance in Kaka'ako Makai is critical to it ever being built. A committee was selected by the Legislature to, amongst other things, look into the feasibility, the preferred location of such a facility. and to develop a preliminary business plan the completed copy of which is available on the Internet at:

http://hawaii.gov/dags/rpts/museum_hawaiian_music_dance_committee_2009.pdf
After much discussion the committee determined that of the locations considered Kaka'ako Makai was the preferred. It should be noted that one of the primary considerations was that once built the Museum would have to be operationally and financially self- sustainable, i.e. needing no government assistance.

Although the specific location within Kaka'ako Makai was not decided by the committee, for the Museum to be operationally and financially self-sustainable it would have to be located on the abutting lot with unobstructed exposure on Ala Moana Boulevard. Giving the Museum exposure along this important busy road which links the Waikiki hotels to the airport has numerous benefits. Any location without this will not, and could jeopardize or severely limit the Museum's operations and programs.

The Museum would, if appropriately designed, be seen by all the traffic, local and visitor, moving in both directions between the numerous Waikiki hotels and the airport. This is like having a billboard on this very busy road when billboards are not otherwise permitted. This will translate into more visitors to the Museum which, of course, means more ticket sales and thus increased Museum revenues. This also means that because of this Ala Moana exposures less will have to be spent on marketing and advertising by the Museum to attract visitors. Decreasing these expenses which can be very substanial will increase the net cash from operations that can be used to support the Museum and its proposed educational out reach programs. In short, there would be more funds to sustain and expand Hawaiian music & dance programs. One of the primary objectives of the Museum.

Mahalo

Lucien Wong

HAWAII CHILDREN'S DISCOVERY CENTER
Hawaii's Rainbow Connection to the World!

RECEIVED
2011 FEB 15 PM 1 05
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

14067

February 8, 2011

Mr. Anthony Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

Dear Tony,

I am writing to express my support of the efforts to locate the Barack Obama Presidential Library and museum here in Hawaii.

As you know, I am a strong advocate for the transformation of the area into the dynamic cultural and educational district that we've always dreamed of. To that end, I am strongly in favor of supporting projects that will help HCDA realize the vision that we have for Kaka`ako Makai. Please let me know if there is anything I can do personally to help move this initiative forward.

The Board of Directors of the Children's Discovery Center joins me in expressing our appreciation for your leadership and diligence in the thoughtful development of Kaka'ako Makai. I feel that to have the Presidential Library here would be most beneficial to that effort.

Mahalo,

Loretta Yajima
President & CEO

111 Ohe Street • Kaka'ako Waterfront Park ◆ Honolulu, Hawai'i 96813
Telephone 808-524-KIDS (524-5437) ● Facsimile 808-524-5400 ◄ www.discoverycenterhawaii.org

14046

Department of Urban and Regional Planning

UNIVERSITY of HAWAI'I
MĀNOA

RECEIVED
2011 FEB 8 PM 1 07
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Tony Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, HI 96813

Dear Mr. Ching,

My name is Jim Spencer, and I am a professor of Urban Planning at the University of Hawaii. I understand that the Hawai'i Community Development Authority is currently considering plans for the Kaka'ako site and one of the alternatives is to reserve space for a public facility related to the growing efforts to secure the Obama Presidential Library for Honolulu. I fully support the inclusion of the Library plans as designs and other aspects of the planning process proceeds for Kaka'ako.

First off, a major public institution honoring either Obama, our long-serving Congressional members, or simply the location of a future School of Public Affairs of the University of Hawaii system presents an excellent opportunity to connect the two centers of our urban core into a continuous fabric running from downtown/Chinatown to Waikiki/Diamond Head. Such connectivity will facilitate use of the new rail system, as well as incentivize the kinds of development that would allow Honolulu to grow inward rather than outward towards pristine natural areas. The plans for such a structure would also likely add a significant landmark to the City skyline and break up the condominium-dominated viewscape. As Lewis Mumford has said, the built environment is the only representation of our social life, and a major public building decorating this existing skyline conveys the importance that Hawai'i and Honolulu places on the public good and our public life.

Certainly, there would be some increased foot traffic, but good design, site location and management has shown that increased density can actually facilitate the existing use and quality of natural resources such as the waterfront, without diminishing the natural value and convenience.Please do not hesitate to contact me if you have any further questions about my support for this aspect of the Kaka'ako development plan.

Alohas and all the best to you in your work,

James H. Spencer, PhD
Director, Globalization Research Center
Associate Professor, Urban Planning / Political Science
University of Hawai'i at Manoa
(808) 956-8835
jhs@hawaii.edu

Adjunct Fellow
Environment Program
The East West Center

2424 Maile Way, Saunders 107 Honolulu, Hawai'i 96822
Telephone: (808) 956-7381 Fax: (808) 956-6870
An Equal Opportunity/Affirmative Action Institution

1406 3

UNIVERSITY of HAWAI'I
MĀNOA

Office of the Chancellor

RECEIVED
2011 FEB 14 PM 2 14
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

February 9, 2011

Mr. Tony Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, HI 96813

Dear Mr. Ching:

Mahalo for including the proposed Obama presidential library and museum in the Hawai'i Community Development Authority's (HCDA) draft master plan for Kaka'ako Makai. We appreciate the support of business and community leaders like yourself and their respective organizations as we continue to develop the proposal details. I would like to also request that you consider elevating its profile in the final plan that you present to the board commensurate with the tremendous opportunity this world-class facility offers to our state in terms of economic development, research endeavors and education.

As you know, the University of Hawai'i at Mānoa has taken the lead in developing the basis for a proposal to build and house a sustainable Barack Obama presidential library and museum in Hawai'i. Although we have not yet completed a formal site-selection process, we believe that Kaka'ako Makai can emerge as a top contender given its location. Its spectacular oceanfront location, its accessibility, and its proximity to other UH facilities, make it a strong candidate for this exciting initiative, which holds so much promise for the state. In my view, a presidential center in Kaka'ako Makai could enhance this community space into a dynamic cultural and educational district, making it into one of Honolulu's jewels. I hope you agree and will work with my team, led by my special assistant Robert Perkinson, to keep Kaka'ako Makai in consideration as our site-selection process develops.

I appreciate the consideration the HCDA has given for this initiative. Please let us know if you need additional information or if there is anything we can do to help plan for a possible presidential library and museum in Kaka'ako Makai. Mahalo for your continued support.

With warm aloha,

Virginia S. Hinshaw
Chancellor

c: Vice Chancellor Reed Dasenbrock
Special Assistant Robert Perkinson

2500 Campus Road, Hawai'i Hall 202
Honolulu, Hawai'i 96822
Telephone: (808) 956-7651
Fax: (808) 956-4153

An Equal Opportunity/Affirmative Action Institution

To:
Cc:
Bcc:
Subject: Kaka'ako Makai

Kaka'ako Makai

Richard Dubanoski to: contact 02/11/2011 02:26 PM

Aloha,

I inadvertently sent you an earlier email that was incomplete. My apologies.

I want to strongly encourage you to consider that the oceanfront parcel in Kaka'ako Makai be used for the Obama presidential library. The library would add much to the area...environmentally, culturally and educationally. It will also be a winner from an economic standpoint, i.e., the project will be funded using non-state resources and be a great draw for tourists. In sum, bringing the presidential library to Kaka'ako Makai will be of great benefit to the State of Hawaii. Thanks for your attention and consideration.

Best wishes,

Richard Dubanoski

Richard Dubanoski, Dean
College of Social Sciences
University of Hawaii at Manoa
2500 Campus Road, Hawaii Hall 310
Honolulu, Hawaii 96822
Phone: (808) 956-6570
Fax: (808) 956-2340
Email: dickd@hawaii.edu

To:
Cc:
Bcc:
Subject: Kaka'ako Makai plan

Kaka'ako Makai plan

Mandy Blake to: contact 02/14/2011 04:47 PM

Aloha. A center for Hawaiian music and hula at Kaka'ako makai would be a place for Hawaiians to celebrate their culture. A museum that has archival musical, performances, and interviews would be educational for all islanders and visitors. A performing venue would draw local people as well as visitors. How fitting that the location would be in view of the ocean/sea which brought the Polynesians to this shore. The Hawaiian Music Hall of Fame with its mission to preserve, promote and perpetuate the music and hula of the Hawaiians would, with the help of others, has the sensitivity to ensure the "development" is pono. Mary B. (Mandy) Bowers, Director with the Hawaiian Music Hall of Fame.

To:
Cc:
Bcc:
Subject: Museum of Hawaiian Music and Dance

Museum of Hawaiian Music and Dance

Barbara B Smith to: contact 02/15/2011 03:52 PM

Aloha Mr. Ching,

Thank you for the opportunity to comment on the proposal to establish a Museum of Hawaiian Music and Dance, as outlined in general with the Kaka'ako Makai Conceptual Master Plan Final Report draf. I write to express my conviction that such an institution would be a very significant addition addition to the cultural life of this island and state - one that, in fact, I agree with many others, is long overdue.

About choosing a location for it, and although I respect the matters considered in the report for siting it, I would prefer that it be located further mauka, not only for the reasons discussed in the meeting I attended and subsequently conveyed in Mr Namu'o's letter, but also hopefully to place it outside of the flood danger zone since a flood would be hazardous to the preservation of documentary materials proposed to be generated through the institution's activities.

Sincerely yours,
Barbara B. Smith
Emerita Professor, University of Hawai'i at Manoa.

To:
Cc:
Bcc:
Subject: Fw: Presidential Library and Museum

Presidential Library and Museum

parpal to: contact 02/15/2011 09:17 PM

You are receiving this mail because Alana Parpal
parpal@hawaii.edu
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

I am writing to express my support of the Presidential Library and Museum. I am a graduate student at UH Manoa and feel that hosting the next Presidential Library and Museum in Hawaii would be an extraordinary resource for students, scholars, and the community. I like the idea of locating the Presidential Library in the Kakaako area because it is the heart of Honolulu and is accessible.

--
Portal Administrator

14080

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3065 / TELEPHONE 768-5010

RECEIVED
2011 FEB 22 PM 2 15
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

TULSI GABBARD TAMAYO
HONOLULU CITY COUNCIL, DISTRICT 6
PHONE: 768-5006 FAX: 768-1199
EMAIL: TGABBARD@HONOLULU.GOV

February 16, 2011

Mr. C. Scott Bradley, Chairperson
Hawai'i Community Development Authority
461 Cooke Street
Honolulu, HI 96813

RE: Comments on Kaka'ako Makai Conceptual Master Plan

Aloha Chairperson Bradley and Members of the Authority,

I would like to begin by commending the Authority for taking an inclusive approach in developing the *Kaka'ako Makai Conceptual Master Plan*. The engagement of a vast array of stakeholders in an open process has yielded a plan that balances the need for open park space and the desire to create a gathering place for the community.

I strongly agree with the plan's vision to reposition the park as a cultural gathering place. The beautiful and historic ahupua'a of Kaka'ako is an ideal environment for Honolulu's waterfront community. To achieve this, the plan focuses on multi-use destinations such as community and cultural centers, vital public markets and civic resources, and also public spaces.

Generally speaking, I support the plan's protection and enhancement of vital view planes. Being located along the coastline in the heart of the urban core, the Kaka'ako Makai Plan insures premier view planes of the mountains, the sea, and Diamond Head vistas, which are preserved and, in some cases, even enhanced. The height limitations for new construction, the pedestrian circulation system, and the opening up of some areas will all contribute toward achieving this goal.

I also support the general uses and development concepts as laid out by the individual plot plans for the Piano, Cannery, Point Panic and the Basin lots. These plans individually and as a whole incorporate a balanced approach to expanded activity and

park usage by both residents and visitors alike. Overall, the expansion of open space, greater public access to the park, and the introduction of new activities enhance the viability of the plan. The bulk of the cultural and commercial activities are centered in the Piano and Cannery Lots. This serves to draw people to the center of the park and enhances the park experience.

I support the overall planning concepts put forth in the proposed plan. I believe the following concepts should take highest priority:

- Multiple-use destinations;
- Connecting destinations along the waterfront;
- Increasing public access opportunities;
- Balancing environmental benefits and human needs;
- Ensuring that new development fits within the community's vision;
- Design and program buildings built to engage the public space; and
- Proper management of the redevelopment and park maintenance process.

I also support the principles delineated in the plan regarding:

- Perpetuation and preservation of native cultural planning;
- Urban regeneration;
- Resource conservation and management; and
- Building for future generations.

My greatest concern with the plan deals with its implementation, and most specifically, the financing. I understand the "lighter-quicker-cheaper" approach as being the most prudent approach to implementation. The financial realities of the federal, state and city governments are that the availability of development funding in any form and in sizable quantities are minimal at best. Heavy pressure is currently being placed on foundations and philanthropic organizations to sustain the social services sector. These pressures will only grow over the next few years. Tax based financing will be difficult to pursue in the immediate future due to the increasing load that all taxpayers will have to endure.

If the government cannot effectively place significant funds into this project, then the land will remain in its present un- or under-developed state, which welcomes the presence of drugs, homelessness, crime, and other undesirable conditions on the property. If the development cannot proceed in the near future, then other unforeseen factors may further exacerbate the situation.

The plan minimizes the use of private funding for the development. Given the nature of the plan, significant private funding would not be possible because private projects would not pencil out under the given scenario. I believe that the success of this plan depends on developing the two most dynamic lots (Piano and Cannery) first. I strongly urge the Authority and the community to consider slightly revamping the plan to provide incentives for private sector participation. Creating critical mass for the success of any private enterprise will be important to private sector participation. Further tweaking of the concept to allow for favorable ground leasing terms for a period of time, joint promotion agreements that set an agenda to ensure public awareness and/or a slight change in the mix of uses with more commercial activities in these two lots should be considered. There are many private entities that have the ability to participate in this development if given the proper incentive.

Lastly, I'd like to express my pleasure that the plan has been tactfully designed to be flexible, easily improved as projects move forward, and open to adaptability should new opportunities arise. I am excited for the potential Barack Obama Presidential Library and Museum at Kaka'ako Makai, yet I remain aware of the realistic competition our district faces in vying for such a national treasure. I commend the University of Hawai'i for taking the lead on designing an extensive and energizing proposal for the library, which aligns with the goals and vision of the Kaka'ako Master Plan and highlights the use of private funds for construction and management by the federal government. I'm confident that if Kaka'ako Makai is selected to house this world-class institution, the Barack Obama Presidential Library will ultimately boost Hawaii's economy and help define the area as a leading cultural, educational, and ecological district.

I want to thank you for the opportunity to comment on this plan. Again, I commend you on all the work and outreach that has taken place, as well as the quality of the ideas and concepts that form the basis of this plan. If you have any questions about my comments, please feel free to contact me at 768-5006.

Mahalo nui loa,

Tulsi

Tulsi Gabbard Tamayo
Councilmember, District VI

CC: Anthony Ching, HCDA Executive Director

To:
Cc:
Bcc:
Subject: Barack Obama Presidential Library

Barack Obama Presidential Library

tylerdst to: contact 02/16/2011 06:39 AM

You are receiving this mail because Tyler Dos Santos-Tam
tylerdst@gmail.com
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

Aloha, My name is Tyler Dos Santos-Tam; I write as a recent college graduate in strong support of hosting the Barack Obama Presidential Library in Kaka'ako. In a speech in Japan in November 2009, President Obama noted how the Pacific Rim helped "to shape [his] view of the world." A site at the heart of Honolulu's waterfront would be a fitting and symbolic location for the library of America's "first Pacific President." The Barack Obama Presidential Library would be a point of pride for the growing community of Kaka'ako, and serve as a catalyst for its transformation into a cohesive and vibrant cultural hub. Besides being a unique and world-class educational resource on its own, the library would complement the other educational institutions in the Kaka'ako area such as the John A. Burns School of Medicine, the UH Cancer Center, and the Kewalo Marine Lab. The library would be also be a magnet for visitors from around the United States and the world, enhancing the Kaka'ako area's other attractions such as the Children's Discovery Center and a possible Hawaiian Museum of Music and Dance or performing arts center. I respectfully urge you to vigorously pursue hosting the Barack Obama Presidential Library in Kaka'ako Makai. Sincerely, Tyler Dos Santos-Tam 2265 Aulii St Honolulu, HI 96817 tylerdst@gmail.com (808) 348-8885

--
Portal Administrator

To:
Cc:
Bcc:
Subject: In Support of Obama Library in Kaka'ako Makai Master Plan

In Support of Obama Library in Kaka 'ako Makai Master Plan

ajhalagao to: contact 02/16/2011 10:59 AM

You are receiving this mail because Avelino J. Halagao, Jr.
ajhalagao@yahoo.com
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

My name is A.J. Halagao. I serve as chair of the Local Advisory Committee of the Barack Obama Presidential Library. I am testifying in support of the inclusion of the Obama Library in the Kaka'ako Makai Conceptual Master Plan. First of all, thank you for including the Obama Library in the DRAFT master plan. We respectfully request that HCDA considers keeping the Obama Library in the FINAL version of the master plan. The Obama Library will bring considerable economic, educational, environmental and societal benefits to Hawaii. If the President Obama chooses Hawaii, that will infuse an estimated $300-$400 million into our local economy, creating jobs and opportunities. The Obama Library can potentially lead to the development of a UH Policy Center as well as provide significant learning opportunities for K-12 students. We envision an environmentally-friendly structure that is powered entirely from renewable energy sources, raising the environmental bar for other development projects. Finally, it will provide Hawaii residents a unique opportunity to honor and take pride in the nation's first Hawaii-born President, uplifting our collective spirits and bringing hope and inspiration throughout the islands. Kaka'ako Makai is an ideal location for the Obama Library. The University of Hawai'i has taken only preliminary steps toward locating a proper site, but Kaka'ako Makai is a logical fit for a variety of reasons. Kaka'ako Makai will provide a suitable location for a presidential library in terms of accessibility, infrastructure, space, and appeal. A presidential library is in keeping with HCDA's goal of revitalizing urban areas that are in need of redevelopment. The creation of a world-class cultural institution at this under-used site will enliven the entire area, allowing Kaka'ako Makai to become a safe community gathering place, while complementing its varied public uses and bringing coherence and viability to its emergence as a premier cultural, educational, and cological district. We have gained tremendous support from public officials and community leaders. Both the Abercrombie and Carlisle administrations have been supportive of our efforts. Hawaii Senator Brickwood Galuteria, Hawaii Representative Tom Brower, and Honolulu Councilmember Tulsi Gabbard-Tamayo—whose legislative districts include Kaka'ako Makai—all support this endeavor, and likewise feel that the Library belongs in Kaka'ako Makai. In fact, in 2010, the State Legislature passed a resolution in support of the Obama Library, and the Honolulu City Council is considering a similar resolution this year. We hope the HCDA will join other leaders and members of the community in supporting the Obama Library. For your review, we have also provided additional information regarding our project to your Executive Director, Anthony Ching. In the meantime, please feel free to visit our website at www.ObamaOhana.org. Thank you for your time and consideration. Mahalo. ~AJ Avelino J. Halagao, Jr. JD, MBA Barack Obama Presidential Library, Hawaii Initiative

--
Portal Administrator

14070

OFFICE OF THE MAYOR
CITY AND COUNTY OF HONOLULU

530 SOUTH KING STREET, ROOM 300 * HONOLULU, HAWAII 96813
PHONE: (808) 768-4141 * FAX: (808) 768-4242 * INTERNET: www.honolulu.gov

PETER B. CARLISLE
MAYOR

DOUGLAS S. CHIN
MANAGING DIRECTOR

February 16, 2011

RECEIVED
2011 FEB 17 PM 12 46
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Mr. Anthony Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96814

Dear Mr. Ching:

I was pleased to see that the draft Kakaako Makai Conceptual Master Plan mentions the need to further explore the possibility of locating the Barack Obama Presidential Library within Kakaako Makai. I encourage you to continue to explore this possibility as the Barack Obama Presidential Library, Hawaii Initiative works toward completing the proposal to submit to President Obama.

As you know, other sites for this important archive and office are currently being considered. I hope that the Kakaako Makai option would not be foreclosed at this early stage and urge you to retain and refine the proposal to build the Barack Obama Presidential Library within Kakaako Makai.

I look forward to continuing to work with you and the many community members involved in this endeavor.

Very truly yours,

Peter B. Carlisle
Mayor

14079

HAWAI'I
STATE FOUNDATION on CULTURE and the ARTS

No. 1 Capitol District Building
250 South Hotel Street
Second Floor
Honolulu, HI 96813

Governor
Neil Abercrombie

Comptroller
Bruce A. Coppa

Chairperson
Mary Begier

Commissioners
Sandra Albano
Leonard Chow
Sandra Fong
Teri Freitas Gorman
James Jennings
Clifford Kapono
Peter Rosegg
Sheryl Seaman

Executive Director
Ronald K. Yamakawa

Telephone
808.586.0305

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808.586.0308

TT: 808.586.0740

Website
http://state.hi.us/sfca/

February 16, 2011

RECEIVED
2011 FEB 17 PM 12 46
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Mr. Anthony Ching
Executive Director
Hawai'i Community Development Authority
461 Cooke Street
Honolulu, HI 96813

Dear Mr. Ching:

Re: Museum of Hawaiian Music and Dance

On behalf of the Committee for the Museum of Hawaiian Music and Dance, allow me to express our gratitude and aloha for including this museum in the Kaka'ako Makai Conceptual Master Plan. Our legislatively appointed committee continues to work together to bring this important cultural facility to fruition. Our report to the Legislature identified the Kaka'ako Makai site as the preferred location for the museum. The Kaka'ako Master Plan that you have drafted validates our efforts.

The Hawai'i State Foundation on Culture and the Arts and the Hawai'i State Art Museum welcome the long-awaited arrival of the Museum of Hawaiian Music and Dance; an homage to our wonderful master artists and musicians, and a gift for the future generations of our host culture and island visitors.

Mahalo nui loa,

Ronald K. Yamakawa
Executive Director
and Chair, Committee for the Museum
of Hawaiian Music and Dance

c: Senator Brickwood Galuteria
Museum of Hawaiian Music and Dance
Committee Members
Pacific Planning & Research Associates, Inc.

SELECTED STATE LAWS CONCERNING KAKAAKO MAKAI AREA

[§206E-31.5]
Prohibitions
Anything contained in this chapter to the contrary notwithstanding, the authority is prohibited from:

1. Selling or otherwise assigning the fee simple interest in any lands in the Kakaako community development district to which the authority in its corporate capacity holds title, except with respect to:
   a. Utility easements;
   b. Remnants as defined in section 171-52;
   c. Grants to any state or county department or agency; or
   d. Private entities for purposes of any easement, roadway, or infrastructure improvements; or
2. Approving any plan or proposal for any residential development in that portion of the Kakaako community development district makai of Ala Moana Boulevard and between Kewalo basin and the foreign trade zone. [L 2006, c 317, §1]

[§206E-34]
Cultural public market

1. There shall be established within the Hawaii community development authority a state cultural public market.
2. The cultural public market shall be located on state land within the Kakaako Makai area and developed pursuant to sections 206E-31, 206E-32, and 206E-33. A public parking lot shall be included.
3. The Hawaii community development authority shall:
   a. Designate and develop the state-owned land for the cultural public market;
   b. Accept, for consideration, input regarding the establishment of the cultural public market from the following departments and agencies:
      iii. The department of agriculture;
      iv. The department of business, economic development, and tourism;
      v. The department of land and natural resources;
      vi. The department of labor and industrial relations; and
      vii. The Hawaii tourism authority;
   c. Consider and determine the propriety of using public-private partnerships in the development and operation of the cultural public market;
   d. Develop, distribute, and accept requests for proposals from private entities for plans to develop and operate the cultural public market; and
   e. Ensure that the Hawaiian culture is the featured culture in the cultural public market.
4. Requests for proposals for the cultural public market shall contemplate but not be limited to the inclusion of the following types of facilities and services:
   a. Retail outlets for ethnically diverse products;
   b. Venues for businesses with ethnic themes, including restaurants and other service-related businesses;
   c. Theaters, stages, and arenas designed to showcase cultural performing artists as well as community performing arts;
   d. Exhibition space or museums that showcase artwork created by international and local artists; and
   e. Museums or other educational facilities focusing on the history and cultures of the various ethnic groups within Hawaii, including Hawaiian history. [L 2005, c 231, §2]

House Bill 718 CD1, 2007
Kewalo Keiki Fishing Conservancy
SECTION 1. The legislature finds that the Kewalo Keiki Fishing Conservancy, an Internal Revenue Code section 501(c)(3) nonprofit corporation, is dedicated to teaching the children of Hawaii the skills and joy of fishing, instilling aquatic conservation principles for the preservation of ocean resources, and perpetuating Hawaiian cultural traditions for the preservation of the resources of the ocean. The

children are taught by kupuna and disabled persons with skills and experience in fishing and instilling aquatic conservation principles.

The Kewalo basin cove is a protected area that is ideal for a facility enabling multigenerational activities bringing together the young and the elderly to interact and participate in this educational activity. In the past, the Kewalo Keiki Fishing Conservancy used the facility known as the old ice chute and fuel dock operations building at Kewalo basin cove for its site-dependent activities; however, the Hawaii community development authority has recently demolished that facility. The legislature finds that there has been a full assessment of varying levels of subsurface environmental contamination around the site due to prior uses of the site by the fishing industry.

The purpose of this Act is to:

1. Require the Hawaii community development authority to set aside the old ice chute and fuel dock operations building site for use by the Kewalo Keiki Fishing Conservancy; and
2. Appropriate funds to the Hawaii community development authority to proceed with necessary environmental remediation at the site.

SECTION 2. The Hawaii community development authority shall set aside portions of tax map key (first division) 2 1 058:41 and 2-1-058:116, comprised of approximately fifteen thousand square feet, at Kewalo basin cove and known as the former ice chute and fuel dock operations building site and perimeter area, including its Kewalo basin cove and channel bulkheads, for continued use by the Kewalo Keiki Fishing Conservancy.

SECTION 3. The Hawaii community development authority shall determine whether any environmental remediation is required and, if required, shall establish the parameters for any necessary corrective action for the environmental remediation and proceed accordingly.

SECTION 4. There is appropriated out of the general revenues of the State of Hawaii the sum of $30,000 or so much thereof as may be necessary for fiscal year 2007-2008 to the Hawaii community development authority for any necessary remediation at tax map keys (first division) 2-1-058:41 and 2-1-058:116 for continued use by the Kewalo Keiki Fishing Conservancy.

The sum appropriated shall be expended by the Hawaii community development authority for the purposes of this Act.

SECTION 5. This Act shall take effect on July 1, 2007.

[§206E-35]
Kakaako makai; plan.
In developing, accepting, and implementing any plans for the development of the Kakaako makai area within the Kakaako community development district, the authority shall collaborate with and consider the recommendations of the Kakaako makai community planning advisory council, established pursuant to house concurrent resolution no. 30, regular session of 2006, and organized in 2007. Any transfer of property in the Kakaako makai area within the Kakaako community development district to any state or county agency shall be upon the condition that the agency shall be required to collaborate with and consider the recommendations of the Kakaako makai community planning advisory council in the development, acceptance, and implementation of any plan for the transferred property. As used in this section, “Kakaako makai” means the area within the Kakaako community development district that is from the east side of Kewalo basin at the ewa wall of Ala Moana Park, to Forrest Avenue, and from Ala Moana Boulevard to the ocean. [L 2009, c 144, §2]

Chemainus, BC, Canada: City of Murals

PPS PROJECT for PUBLIC SPACES

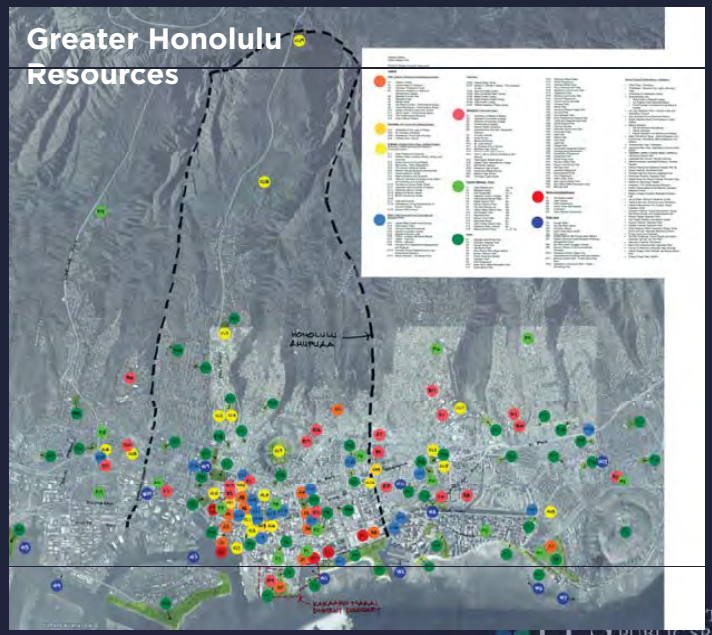
- Flower gardens
- Art is integrated
- A range of seating options

- Flower gardens
- Art is integrated
- A range of seating options
- Water elements

Sociability

- Welcoming
- Interactive
- Neighborly
- Diverse
- Full of pride
- Cared for

Greater Honolulu Resources

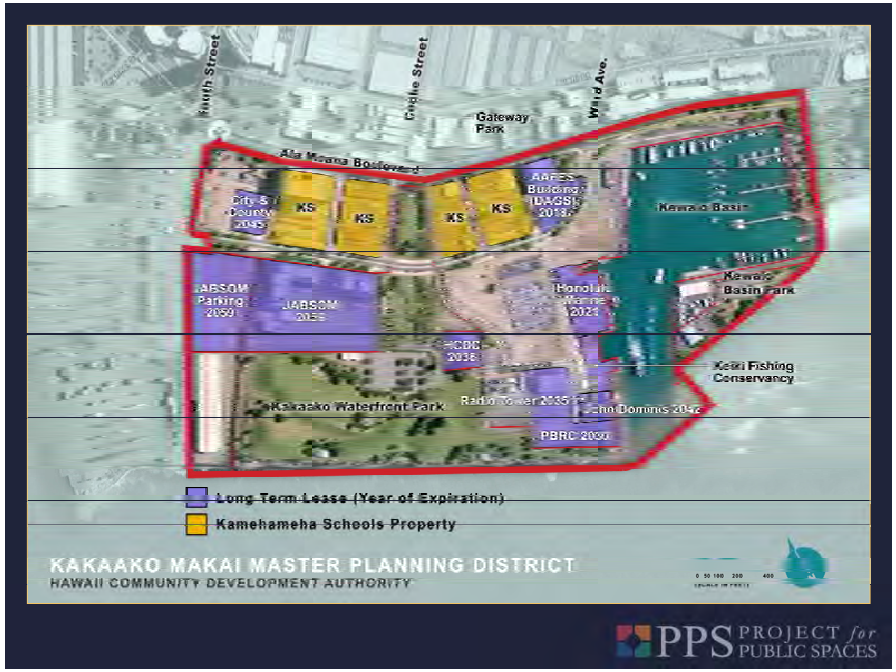


PPS PROJECT for PUBLIC SPACES

Greater Honolulu Resources

PPS PROJECT for PUBLIC SPACES

Existing Site Conditions



PPS PROJECT for PUBLIC SPACES

PPS PROJECT for PUBLIC SPACES

PPS PROJECT for PUBLIC SPACES

PPS PROJECT for PUBLIC SPACES

Place Evaluation Process

- Find your group number and facilitator
- Go to your site with your group.
- Spend 5 - 10 minutes going through the "Place Game" individually
- Regroup with your five teammates and choose a "recorder" to lead the group through the game and take notes. 20 minutes
- Return to room
- Light meal, sit with your group at your table.
- Facilitated discussion by group facilitator
- Use flip charts and map to summarize findings and ideas
- Consolidate information to present choose one presenter
- One person presents the most important ideas

Your team facilitator will provide more details

What Makes a Great Place?

PPS PROJECT for PUBLIC SPACES

Place Game

Place Performance Evaluation
A Tool for Initiating the Placemaking Process

Kaka'ako Makai District
January 30, 2010

PPS is a nonprofit organization dedicated to creating and sustaining public places that build communities. We provide technical assistance, education, and research through programs in parks, plazas and central squares; buildings and civic architecture; transportation; and public markets. Since our founding in 1975, we have worked in over 1,000 communities in the United States and around the world, helping people to grow their public spaces into vital community places.

PPS PROJECT for PUBLIC SPACES

www.pps.org

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SITE #:_____ Date:_____

PLACE GAME

Rate this site in the Park:

COMFORT & IMAGE	POOR			GOOD
Overall attractiveness	1	2	3	4
Feeling of safety	1	2	3	4
Cleanliness/Quality of Maintenance	1	2	3	4
Comfort of places to sit	1	2	3	4
Comments/Notes:				

ACCESS & LINKAGES	POOR			GOOD
Visibility from a distance	1	2	3	4
Ease in walking to the place	1	2	3	4
Transit access	1	2	3	4
Clarity of information/signage	1	2	3	4
Comments/Notes:				

USES & ACTIVITIES	POOR			GOOD
Mix of stores/services	1	2	3	4
Frequency of community events/activities	1	2	3	4
Overall busy-ness of area	1	2	3	4
Economic vitality	1	2	3	4
Comments/Notes:				

SOCIABILITY	POOR			GOOD
Number of people in groups	1	2	3	4
Evidence of volunteerism	1	2	3	4
Sense of pride and ownership	1	2	3	4
Presence of children and seniors	1	2	3	4
Comments/Notes:				

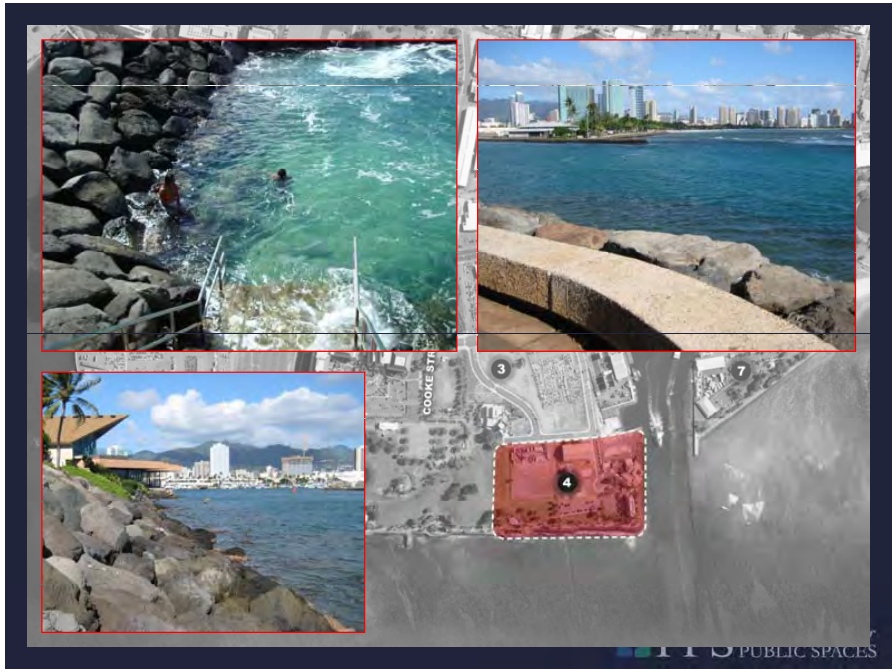
Identify Opportunities

1. What do you like best about **this place?**
2. What types of people could be attracted to use this park? (teenagers, shoppers, office workers, families, elderly, professionals, etc)
3. What types of activities could be provided to attract these user groups?
   - Activities for you and your family/friends
   - Community / group activities
4. What are your ideas about how best to celebrate the history and meaning of this park? (e.g. monuments, exhibits, programs, themes that should be celebrated)
5. What local partnerships (nearby institutions, business, community groups, etc.) or local talents (artists, garden clubs, students, etc.) could be involved?

Place Evaluation Study Areas

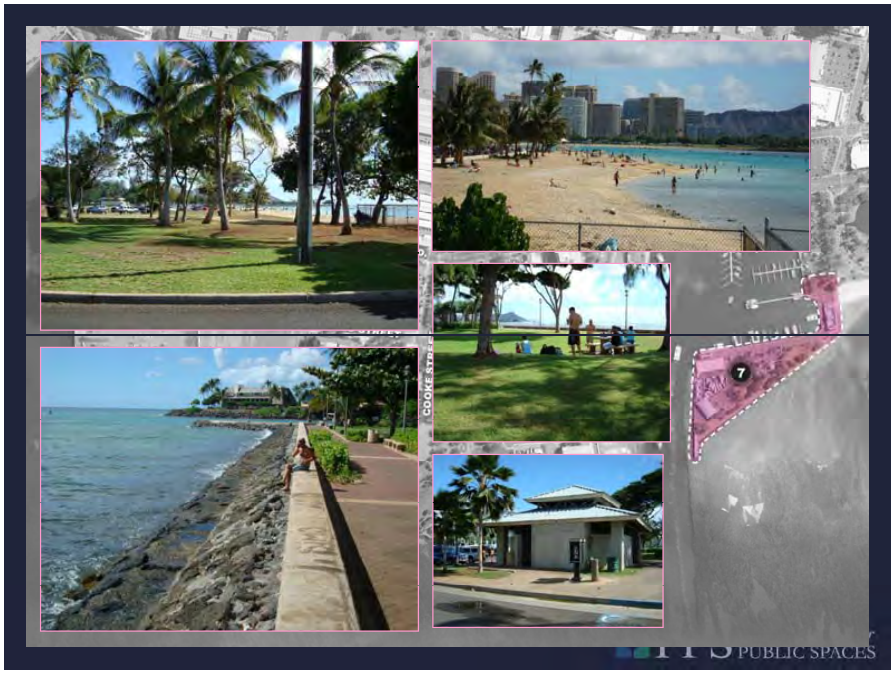
PPS PROJECT for PUBLIC SPACES

MOANA BLVD.
COOKE STREET
3
4
5
7
PUBLIC SPACES


3
4
7
PUBLIC SPACES

JARI STREET
4
5
6
7
PUBLIC SPACES

SCREAMER
HAVE ICE
6
PUBLIC SPACES


COOKE STREET
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PUBLIC SPACES

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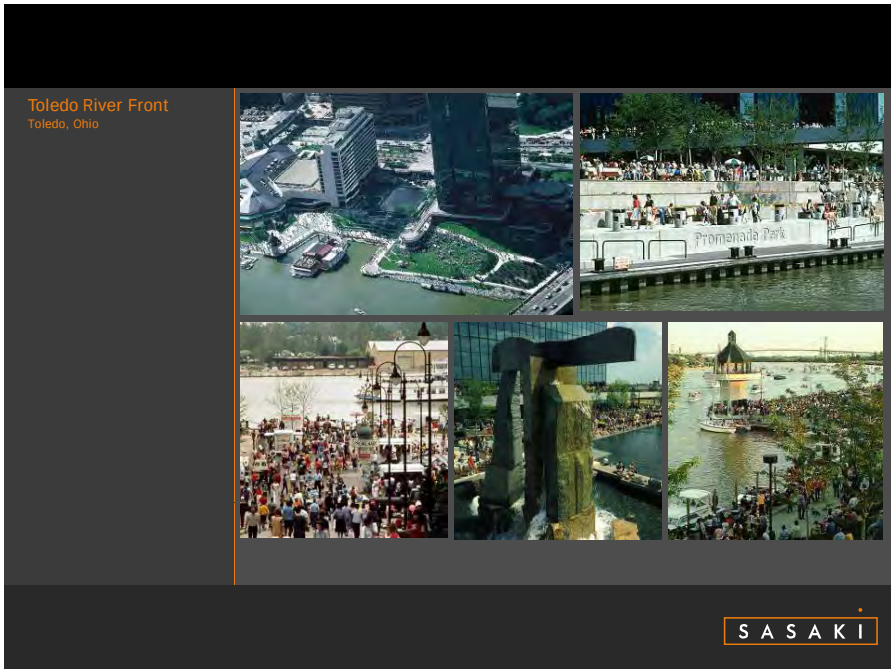
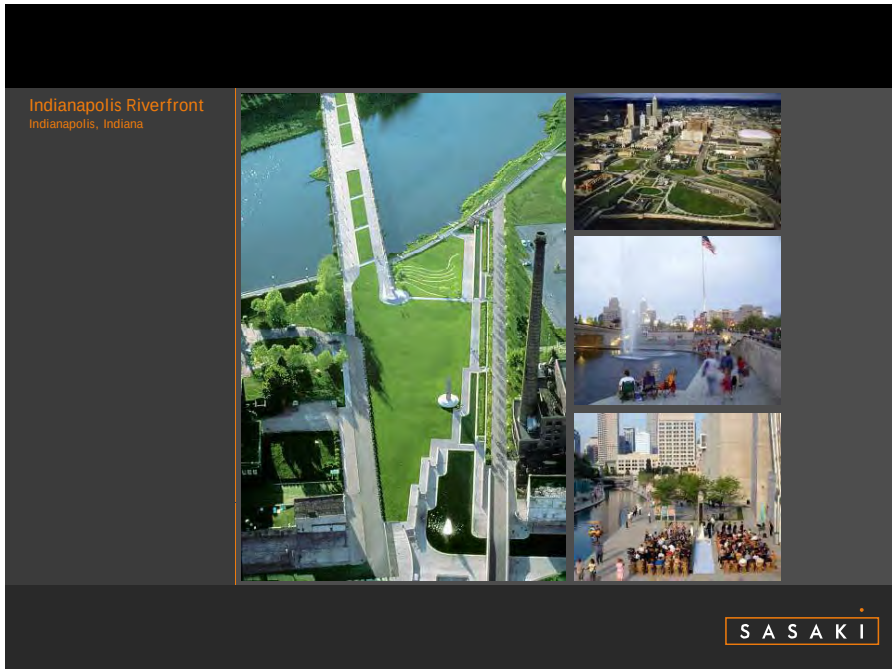
COOKE STREET
7
PUBLIC SPACES

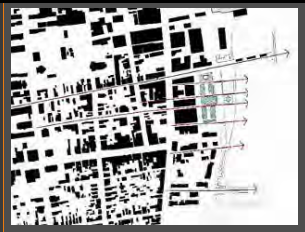

Toledo River Front
Toledo, Ohio
Promenade Park
SASAKI


Indianapolis Riverfront
Indianapolis, Indiana
SASAKI

Addison Park
Addison, Texas

SASAKI

Charleston Waterfront
Charleston, South Carolina



SASAKI

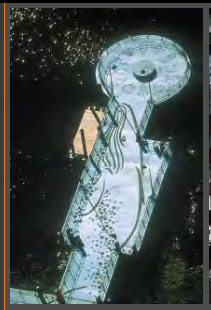
Wheeling Heritage Port
Wheeling, West Virginia

SASAKI

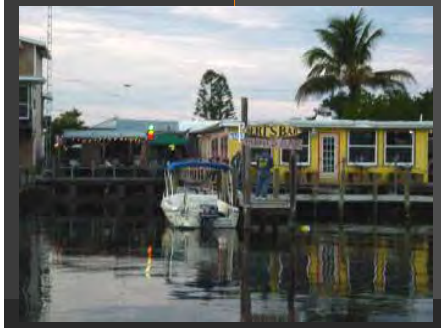
National Harbor
Baltimore, Maryland

SASAKI

New London Riverfront
New London, Connecticut



SASAKI



Matlacha, FL: Artists' Village

A fishing village and artists community with an eccentric, small-town, arts-friendly character, the village, en route to Pine Island, features galleries, cafes and inns. The town's atmosphere is the result of community members expressing themselves in their colorful and eccentric homes, front yards, shops and storefronts.

The town has many community-focused groups and programs. Tourism is a major focus for the community and especially Arts Night, which takes places the second Friday of every month and is one of the main attractions.

SASAKI

Mt. Dora, FL
Center for the Arts

Mt. Dora Center for the Arts is a community oriented nonprofit organization dedicated to fostering an understanding and appreciation of art and culture through exhibitions, arts education programs and being host to the annual Mount Dora Arts Festival.

The Center maintains a year round calendar of arts-related events and serves the community by providing changing exhibits of original art, arts education programs, classes for children and adults, an arts camp and lectures. The Mount Dora Arts Festival hosts 285 artists and draws 285,000 people. The area also enjoys other programming including an annual Florida Highwaymen Art Walk for two weeks in the summer, a weekly Friday night art stroll, and various auctions and fundraisers.

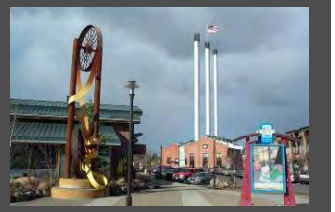
SASAKI

The Old Mill District,
Bend, Oregon

The Old Mill District, a 250-acre mixed-use development on a former industrial site, has become a vibrant entertainment destination in the Pacific Northwest because of its distinctive, arts-oriented mix of uses and its dynamic programming. The old mill buildings, located on the restored banks of the Deschutes River, have been re-used for galleries, shops and restaurants, and new offices, hotels and housing have been constructed.

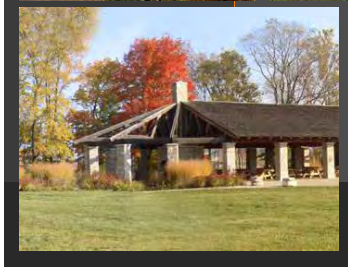
The Les Schwab Amphitheater, which holds up to 9000 people seated on the grass, holds both ticketed and free concerts, including nationally –known touring acts. There is also a regular gallery walk. And the river offers the opportunity for various programming ,including a fly fishing tournament.

SASAKI



The Old Mill District,
Bend, Oregon

SASAKI



Coffee Creek
Watershed Preserve
Chesterton, Indiana

The Coffee Creek Watershed Preserve is a 167-acre nature preserve, built in 1999, featuring trails, ponds, picnic pavilions and an outdoor amphitheater overlooking the pond.

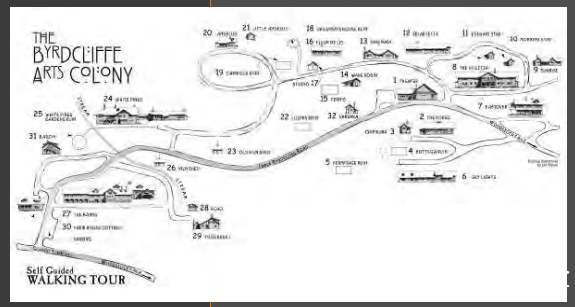
The materials used in the Pavilion, as well as the other structures in the preserve, were part of a well-thought out plan to create a sustainable neighborhood. Selecting materials that are hardy, as well as locally produced addresses both the environmental initiatives of Coffee Creek as well as the economic sustainability of the region.

SASAKI

Coffee Creek
Chesterton Amphitheater

The Chesterton Amphitheater is the site of over 50 wedding ceremonies each year. The amphitheater is available for private rentals for $400 (weddings, etc.) and accommodates up to 500 people. There is no seating, but people sit on the lawn and on steps, and some events bring chairs in (weddings). The stage area and adjacent seating area are constructed of stone and red brick pavers while the larger outlying seating area consists of turf grasses. The lawn adjacent to the amphitheater is about an acre.

SASAKI



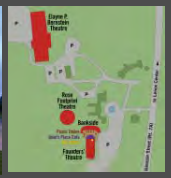
Byrdcliffe Colony,
Woodstock, NY

Possibly the country's oldest arts and crafts colony, Byrdcliffe was established in 1903. It currently operates under the umbrella of the Woodstock Byrdcliffe Guild along with the Woodstock Guild of Craftsmen. The Guild operates as a non-profit that manages the colony.

The colony hosts an artist in residence program, concert and theater series, exhibitions, and a host of classes. It is also host to guided tours and self-guided tours year-round.

- Museum
- Multiple studios including pottery, furniture, painting, metalworks,
- Residence houses and cabins
- 144 person arts center
- 150 person performance space – Byrdcliffe Barn
- 100 person theater – Byrdcliffe Theater

SASAKI



Shakespeare & Co., Lenox MA

Shakespeare & Co. was founded 30 years ago and moved to its current 30 acre campus , located in the Berkshire Hills in western Massachusetts, nine years ago. The complex includes

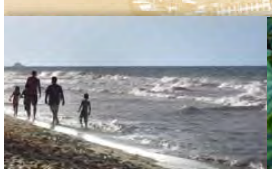
- The Founders' Theatre, a 250 (?) seat theatre
- Martin's Hall, entrance hall
- Administrative Offices
- Lawrence Hall, a 39-room dormitory
- The Elayne Bernstein Theater: a versatile space of 35 x 70 that seats 65-186 in four configurations. It seats 128 at round tables for events.
- The Rose Footprint Theatre - a tented, outdoor theatre that is planned to be a reconstruction of the original Rose Theater within an Elizabethan Village.

The site also contains acres of woodland, protected wetlands, rock outcroppings, streams, and a lake.

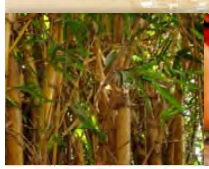
Shakespeare & Company operates year-round in the Berkshires, scheduling hundred of performances on three stages, scores of workshops, touring productions, multiple lectures and demonstrations, and literally thousands of classes for professional and aspiring actors, teachers, and directors ranging in age from 8 to 80.

SASAKI

Afternoon Break



Breakout Groups: Placement & Synergy of Potential Uses and Plan Elements on Site



Mahalo!

KAKAAKO MAKAI
DISTRICT MASTER PLAN

Workshop 1:
DAY 2 PRESENTATION
January 31, 2010

What if we Designed Kaka'ako Makai around PLACES?

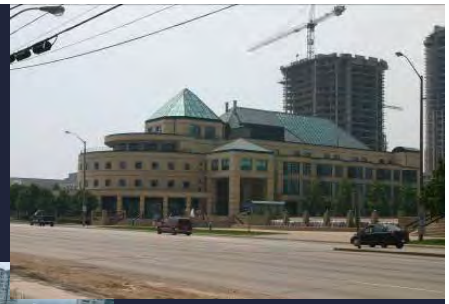
Sunday 31 January: Workshop Day 2

PPS PROJECT for PUBLIC SPACES

Building Around Places

Mississauga, Ontario, Canada

Great Parks Great Cities

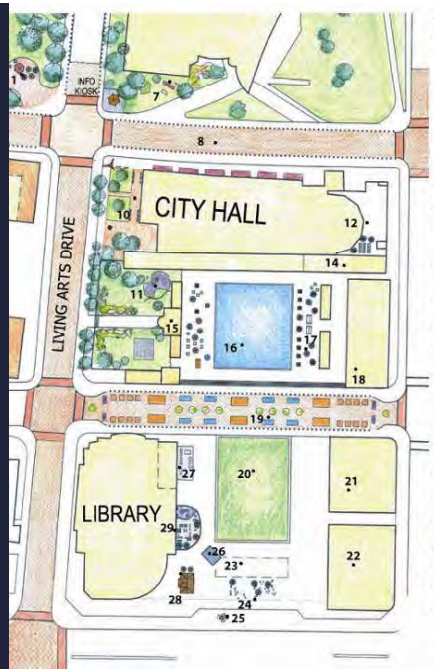


Great Parks Great Cities

A Vision for a Downtown Plaza

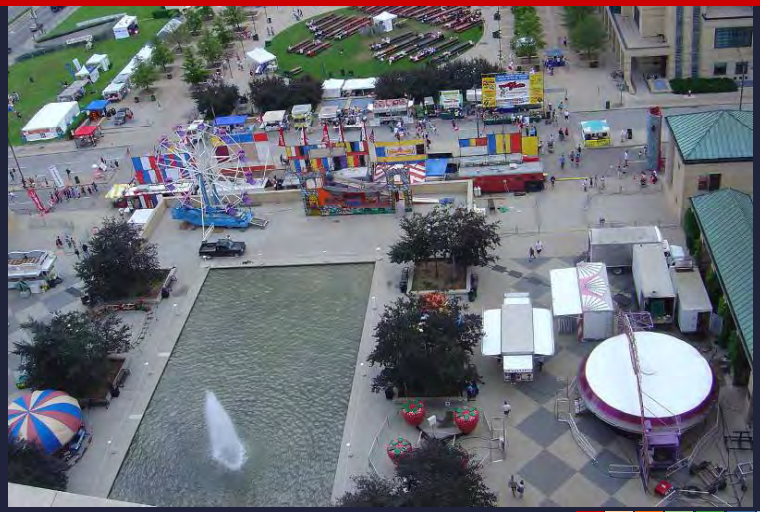
The City Hall and Library will function as one, cohesive Civic plaza designed and managed as an outdoor community and cultural center - a year-round destination where Mississauga's diverse communities can gather together. With strong pedestrian connections between them, this space can bring a sense of identity to City Centre.

Great Parks Great Cities



8 PEDESTRIAN SCALE STREET
9 PRIVATE FUTURE MIXED USE BUILDINGS (NOT SHOWN: EAST SIDE OF DUKE OF YORK)
10 IMPROVE WESTERN ENTRANCE (PLANTING, BIKE RAILS, SEATING, INFO)
11 PLAYGROUND (FOR DAYCARE)
12 Building expansion area
13 NEW FARMERS MARKET SITE
14 RESTAURANT
15 OUTDOOR WEDDING CHAPEL
16 LARGER SKATING RINK AND AT GRADE WATER FEATURE
17 TEMPORARY CITY HALL BOOTHS and FOOD KIOSKS
18 FUTURE MIXED USE
19 EVENT SPACE: STREET FAIRS/MARKETS
20 MULTI-PURPOSE SPACE
-Lawn
-Tournaments
-Events//Festivals
21 POTENTIAL FUTURE MARKET BUILDING
22 POTENTIAL FUTURE ART GALLERY WITH GROUND FLOOR RETAIL
23 GAME AREA
24 EXISTING FOUNTAIN
25 TEMPORARY PUBLIC ART
26 30'X50' PORTABLE STAGE
27 STOREFRONT RETAIL
28 PAVILION WITH NEWS STAND
29 OUTDOOR LIBRARY-
Sofas and chairs-Book racks
CAFÉ PLAY AREA
CHESS, CHECKERS

Mississauga Summer 2006 Placemaking Initiative



Great Parks Great Cities

Great Parks Great Cities

Great Parks Great Cities

Great Parks Great Cities

Great Parks Great Cities

Great Parks Great Cities

Mississauga Ontario
PRINCE OF WALES DR.
SCHOOL
POND
PARKING
PRINCESS ROYAL DRIVE
STREET 'A'
STREET 'B'
CORPORATION PARKWAY
GROUND FLOOR COMMERCIAL TYP.
LIVING ARTS CENTRE
LIVING ARTS DRIVE
CITY HALL
CITY CENTRE DRIVE
LIBRARY
BURNHAMTHORPE ROAD
DUKE OF YORK
Making a Square Dance

Mississauga's New Park

Park Vision Statement

Mississauga's new park will be an active oasis that defines the residential and civic core of Mississauga and encourages people to interact, walk, play and celebrate.

Great Parks Great Cities

It will provide beauty and sophistication as a point of civic pride, along with fun and activities that appeal to the city's growing downtown population and their needs for outdoor public green spaces.

Great Parks Great Cities

It will have a wide variety of destinations that appeal to many different age and cultural groups, and will strongly encourage interaction among these various groups.

Great Parks Great Cities

A Signature Park

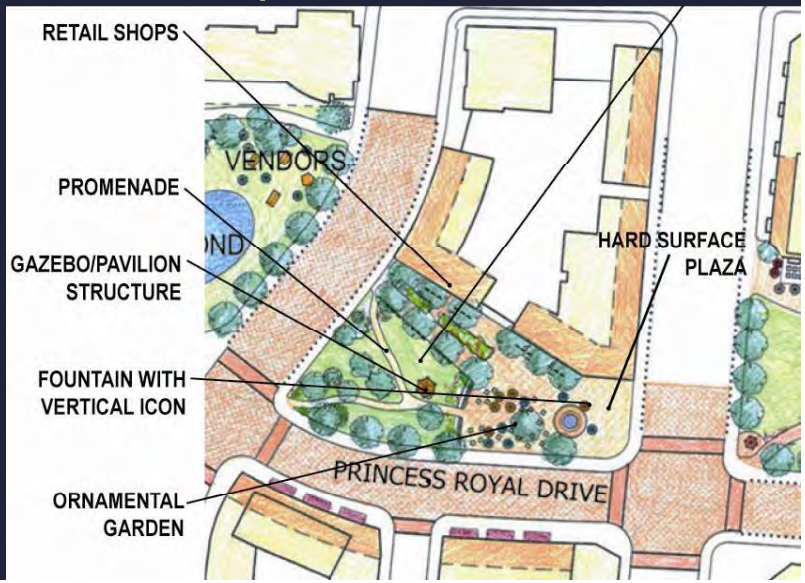
Lawns, seating, passive enjoyment

Great Parks Great Cities

Fountain and sculptural focal point

Great Parks Great Cities

Town Square



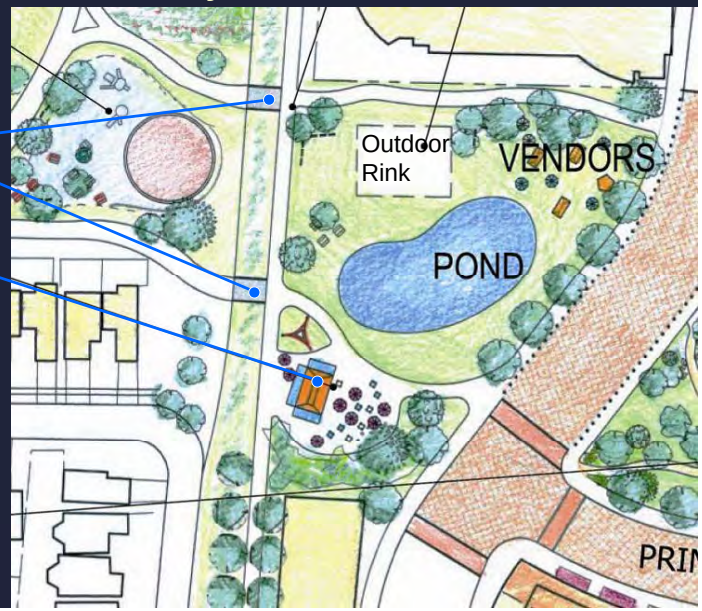
Retail shops and promenade

Great Parks Great Cities

Urban Backyard

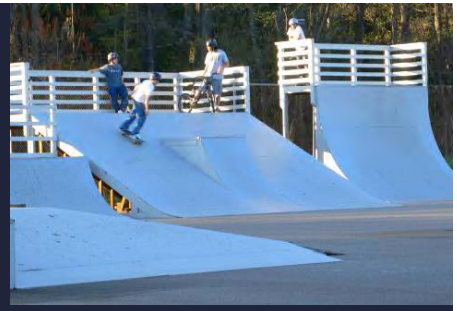
Bridges

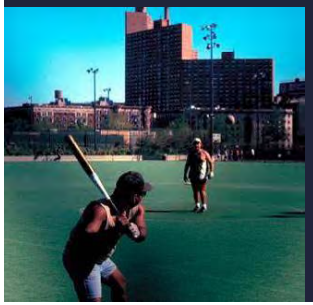
Pavilion
- -picnic tables
- -BBQ
- -Games
- -Skate rentals
- -Restrooms
- -Storage
- -Kitchen



Great Parks Great Cities

Recreation Area



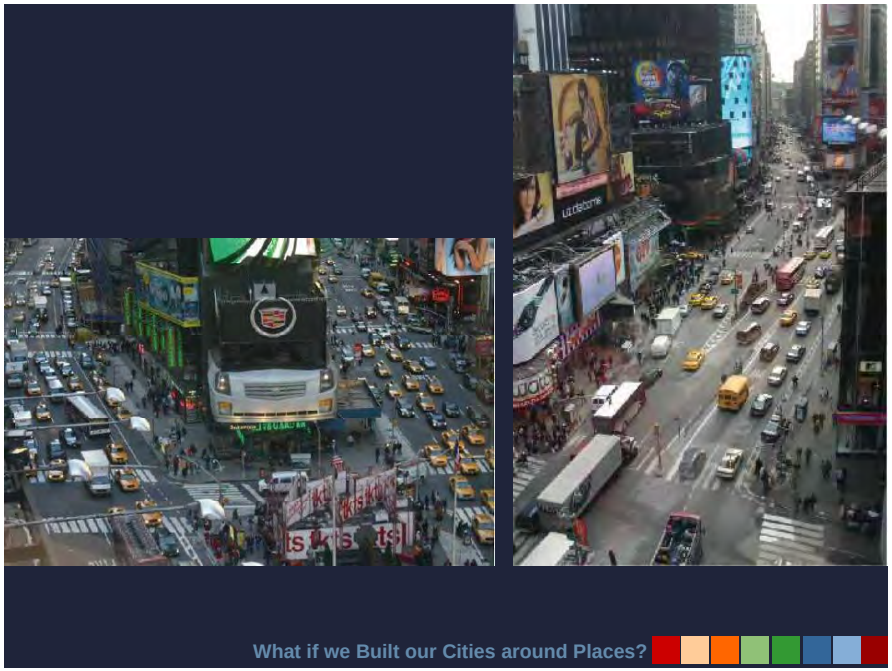


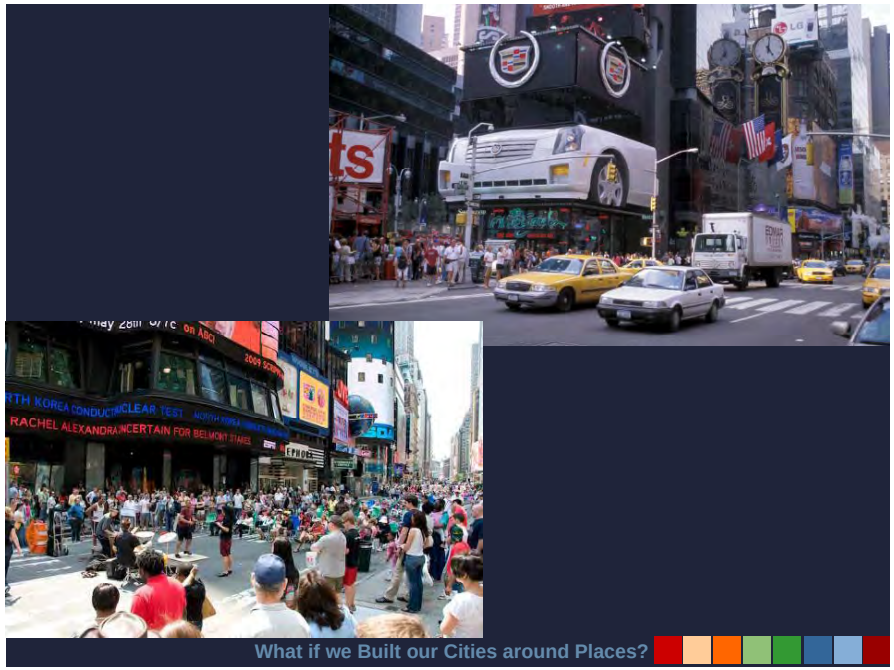
Farm Lane Connection to Burnhamthorpe Road

Mississauga's New Park

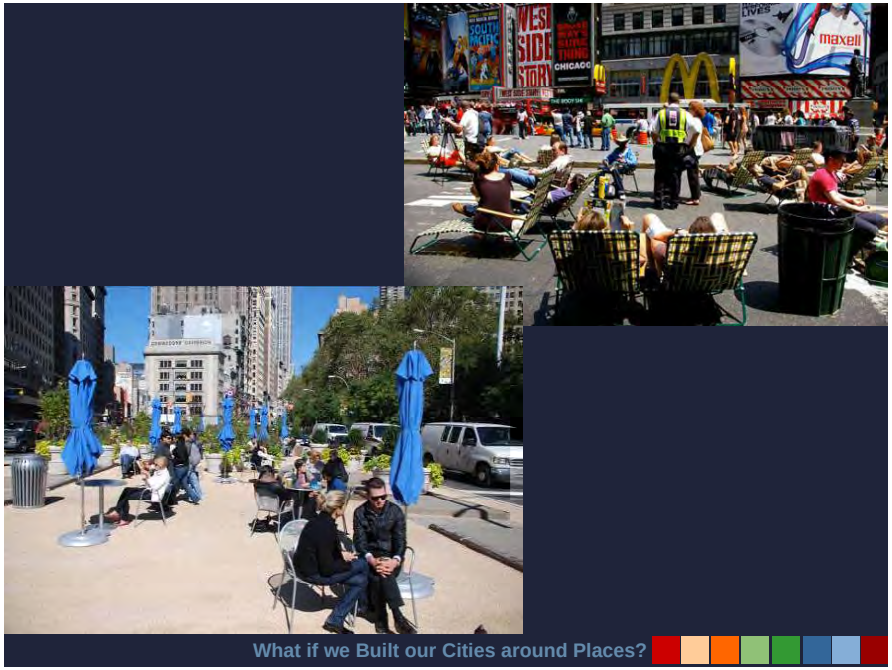
Great Parks Great Cities

Rockefeller Center
Times Square
Bryant Park
Herald Square
Madison Square
Union Square
Broadway
Creating and Connecting
Great Destinations
What if we Built our Cities around Places?


What if we Built our Cities around Places?


What if we Built our Cities around Places?

What if we Built our Cities around Places?


What if we Built our Cities around Places?

What if we Built our Cities around Places?

What if we Built our Cities around Places?

What Makes a Great District?
Key Attributes
Intangibles
Measurements
street life
evening use
volunteerism
business ownership
property values
land-use patterns
retail sales
Welcoming
Cooperative
Neighborly
Fun
Active
Vital
Special
Real
sociability
uses & activities
PLACE
access & linkages
comfort & image
Connected
Walkable
Convenient
Accessible
Safe
Charm
Clean
Attractive
Historic
transit usage
pedestrian activity
parking usage patterns
crime stats
sanitation rating
building conditions
environmental data

Place Evaluation Study Areas

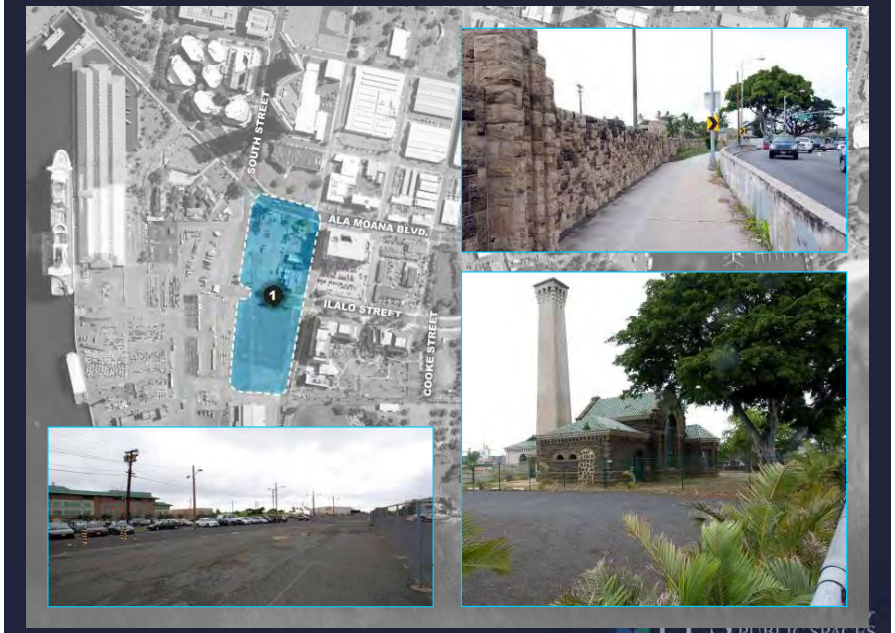
PPS PROJECT for PUBLIC SPACES

Summary of Major Ideas from Stakeholder Outreach Process

Ideas from Stakeholder Interviews:

"Lei of Green"
Connect Kaka'ako Mauka and Kaka'ako Makai
Expand Kewalo Basin towards Children's Discovery Center
New retail commercial complex along Kewalo waterfront
Farmers market
Multi-purpose cultural and performing arts venues
Special kind of educational/cultural marine resources center
Alternate site for Kewalo Marine Laboratory
Special kind of swimming pool
Obama Presidential Library
Hawai'i Surfing Museum and Exhibition Hall
Reconsider housing restriction
Design using environmentally-friendly features

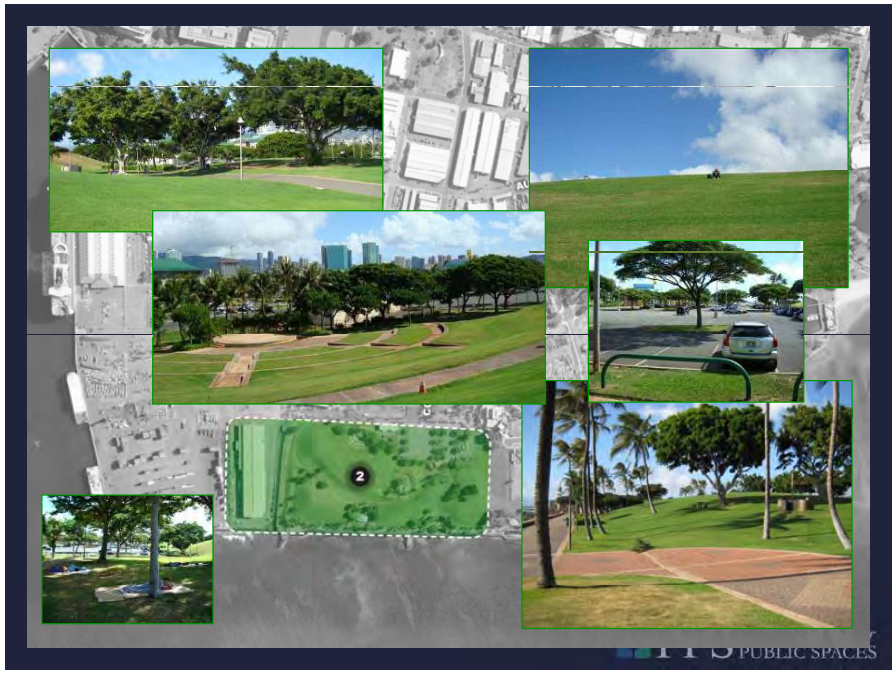
PPS PROJECT for PUBLIC SPACES



PPS PROJECT for PUBLIC SPACES

- Workshop Site 1
- Incorporate/restore historic pump station as visitor center, interpretive center, historical museum
- Tie to historic Immigration Center
- Live with current sewage facility
- True gateway park
- Active recreation facilities (basketball, tennis, volleyball, kiddie soccer, pool)
- On top of medical school parking?
- Capture cruise ship passengers

PPS PROJECT for PUBLIC SPACES

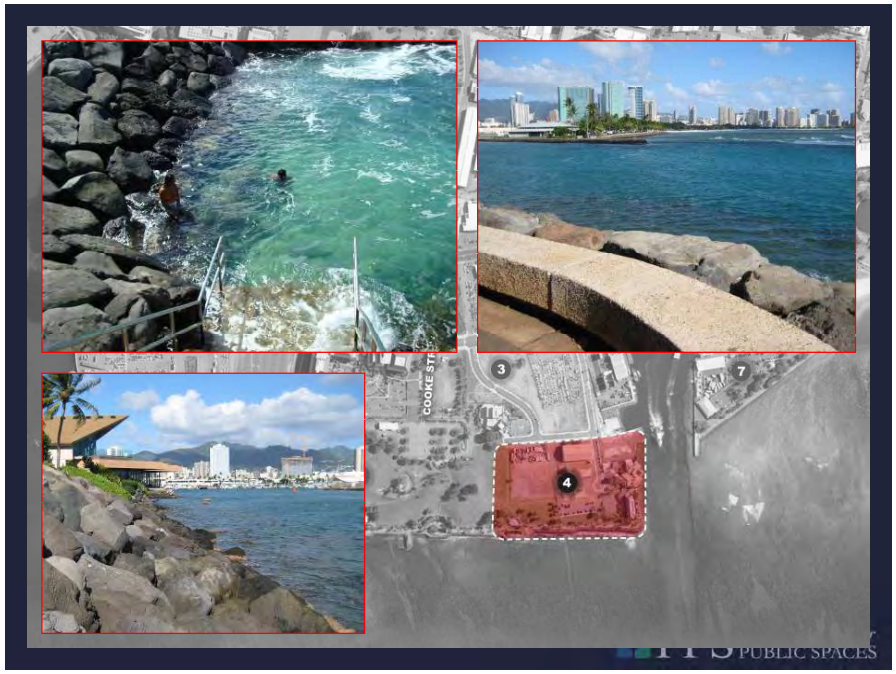


- <u>Workshop Site 2</u>
- Provide more amenities and pedestrian paths to allow for more use
- Provide covered performance space
- Passive recreation area
- Re-use warehouse and connect to park with access over drainage channel
- Provide better access to Ewa end of site (take down fences, parking, etc.)
- More access points to water
- Kids node around Discovery Center with playful sculpture and fountain

PPS PROJECT for PUBLIC SPACES

- Workshop Site 3
- Gateway Park doesn't feel like a gateway park
- Improve sense of arrival from Ala Moana Blvd.
- Add active uses to Gateway Park (now a homeless encampment), maybe games
- Can't see ocean, so cut open berm
- Introduce lagoon onto piano lot
- Linkages to other sites
- Provide physical and visual connection to harbor
- Preserve city, Mauka and Diamond Head views
- Museum
- Farmers and/or fish markets
- Centralized parking facility
- Presidential library

PPS PROJECT for PUBLIC SPACES



- Workshop Site 4
- Enhance point with "the view of Hawai'i" as viewing area
- Hold surf meets
- More shade and amenities for picnicking and BBQ area
- Relocate Marine Research Center to allow more space for vending/kiosks/commercial
- Preserve and add trees
- Preserve "surf parking"
- Oceanographic Center
- Extension of commercial maritime uses along Kewalo channel edge
- Improve street circulation and connectivity

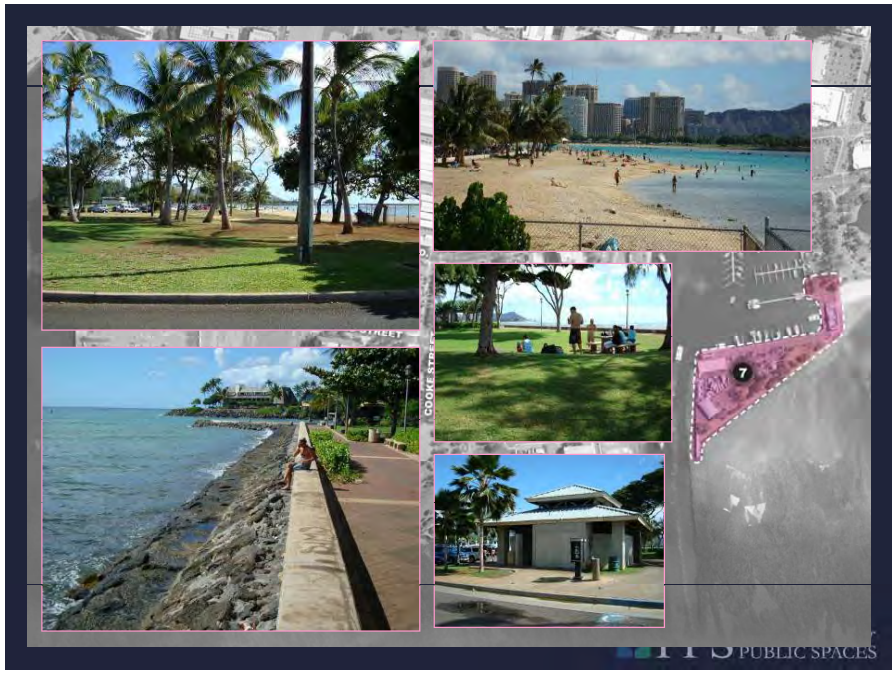
PPS PROJECT for PUBLIC SPACES

- Workshop Site 5
- Gateway “window” into park and to water
- Need more eye candy to draw people in (active edge on Ala Moana)
- Improve circulation around busy intersection to reduce pedestrian/vehicle conflicts
- Promenade
- Restaurants
- Canoe museum
- Design guidelines for development

PPS PROJECT for PUBLIC SPACES

- Workshop Site 6
- Consolidate wharfside vendors into a single complex
- Create central arrival area with uses like restaurants and boat tour offices
- Reclaim Ala Moana frontage road and parking as shaded promenade lined with small business pavilions
- Provide pedestrian link between harbor and Ward neighborhood
- Close existing access point and share entrance with Ala Moana Park
- Improve pedestrian and vehicle access to Kewalo Basin from Ala Moana Park

PPS PROJECT for PUBLIC SPACES



- <u>Workshop Site 7</u>
- Create intimate space of discovery (meandering path)
- Quiet activities
- Widen boardwalk and enhance pole fishing area
- Gardens
- Allow for pedestrian circulation around whole peninsula
- Enhance community facilities and services
- Prefer green space for families rather than lots of parking
- Provide commercial opportunities for commercial fisherman
- Bait shop
- Relocate underutilized buildings and limit to one story
- Center for beach volleyball with seating area

PPS PROJECT for PUBLIC SPACES

KAKAAKO MAKAI
DISTRICT MASTER PLAN

Community Workshop 1:
DAY 3 PRESENTATION
February 1, 2010

WELCOME

Kaka'ako Makai District Master Planning

Workshop 1
January 30 – February 1, 2010

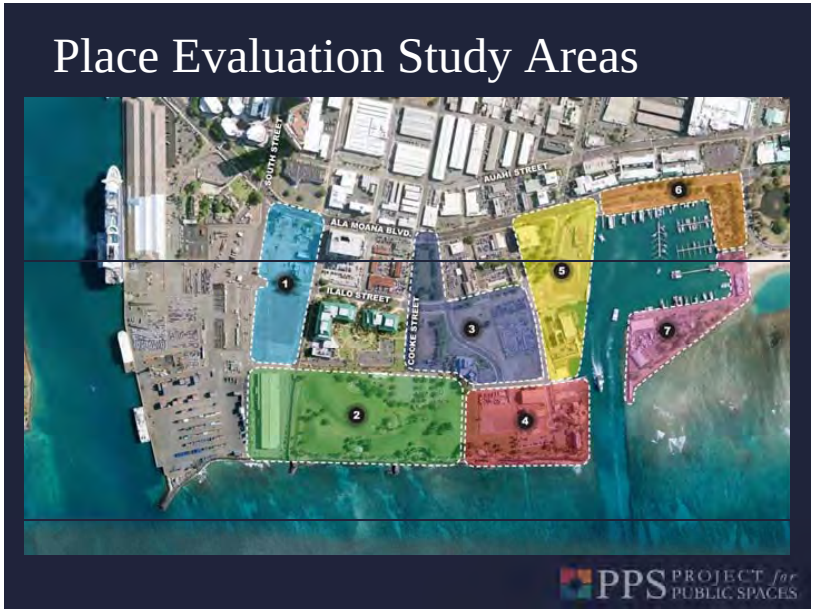
Presented by:
MVE Pacific, Inc.
Sasaki Associates, Inc.
Keyser Marston Associates
Townscape, Inc.
The Peter Apo Company
Project for Public Spaces
Wilson Okamoto Corporation

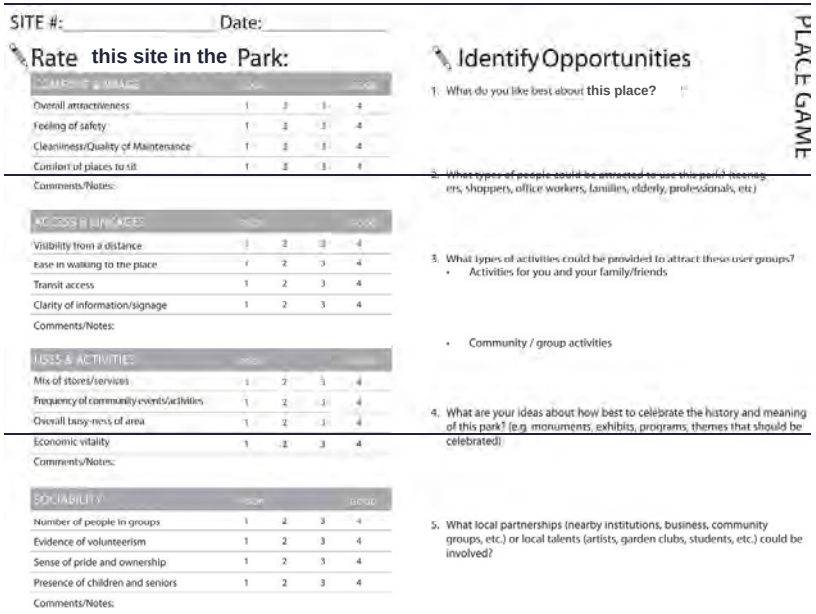
WORKSHOP AGENDA
Saturday, Jan. 30 – Morning Session

- Welcome and Introduction
- Kaka'ako History
- Morning Break
- CPAC – Group History
  - Review of Vision and Guiding Principles
- Open Conversation
  - Anecdotes and Stories
- Stakeholder Interview Summary
- District Improvements and Adjacent Community Plans
- Lunch Break

WORKSHOP AGENDA
Saturday, Jan. 30 – Afternoon Session

- Placemaking and Waterfront Development Examples
- Place Evaluation
  - Introduction
  - Break-out Groups
  - Report Back
- General Full Group Review and Discussion of Place Evaluation Findings





SITE #: _____ Date: _____

PLACE GAME

Rate this site in the Park:

COMFORT & IMAGE	POOR			GOOD
Overall attractiveness	1	2	3	4
Feeling of safety	1	2	3	4
Cleanliness/Quality of Maintenance	1	2	3	4
Comfort of places to sit	1	2	3	4
Comments/Notes:				
ACCESS & LINKAGES	POOR			GOOD
Visibility from a distance	1	2	3	4
Ease in walking to the place	1	2	3	4
Transit access	1	2	3	4
Clarity of information/signage	1	2	3	4
Comments/Notes:				
USES & ACTIVITIES	POOR			GOOD
Mix of stores/services	1	2	3	4
Frequency of community events/activities	1	2	3	4
Overall busy-ness of area	1	2	3	4
Economic vitality	1	2	3	4
Comments/Notes:				
SOCIABILITY	POOR			GOOD
Number of people in groups	1	2	3	4
Evidence of volunteerism	1	2	3	4
Sense of pride and ownership	1	2	3	4
Presence of children and seniors	1	2	3	4
Comments/Notes:				

Identify Opportunities

1. What do you like best about this place?
2. What types of people could be attracted to use this park? (teenagers, shoppers, office workers, families, elderly, professionals, etc)
3. What types of activities could be provided to attract these user groups?
   - Activities for you and your family/friends
   - Community / group activities
4. What are your ideas about how best to celebrate the history and meaning of this park? (e.g. monuments, exhibits, programs, themes that should be celebrated)
5. What local partnerships (nearby institutions, business, community groups, etc.) or local talents (artists, garden clubs, students, etc.) could be involved?

Pump Station Headquarters for a Parks Association		Covered Areas for Haula practice
Large Shared Parking Structure	Trellises	Farmers Market
Fishing Pier	Food Concessions	Fish Market
Presidential Library	Multi-purpose Performance Space	Housing for Wage Earners
Off Leash Dog Park	Aquarium	Pedestrian Bridge/ Alo Moana
Electric Vehicles	Lagoon Beach	BBQ and Picnic Areaas

WORKSHOP AGENDA
Sunday, Jan. 31 – Afternoon Session

- Welcome, Re-Cap and Day Two Introduction
- Site Analysis Exhibits Summary
- Breakout Discussion
- Breakout Report
- Afternoon Break
- Breakout Groups: Placement and Synergy of Potential Uses and Plan Elements on Site
- Breakout Report Back and Wrap-up

CPAC Vision for Kakaʻako Makai

Kakaʻako Makai
is the community's gathering place...

Place Evaluation Study Areas

KAKAAKO MAKAI
DISTRICT MASTER PLAN

Community Workshop 1: WATERFRONT DEVELOPMENT EIGHT CASE STUDIES

GREAT WATERFRONT CITIES

After the 1987 Loma Prieta earthquake leveled a double-decker freeway that had previously disconnected the city from the bay, efforts to revive San Francisco's North Waterfront have progressed at a remarkably successful pace.

The six mile stretch between the historic Fort Point at the base of the Golden Gate Bridge is now easily walkable, and transit and bike lane improvements are ongoing (a historic trolley-car runs part of the way).

A continuous series of public destinations along the water takes advantage of the varied terrain and existing (undamaged) infrastructure while collectively revealing much of the city's history and identity. At the eastern edge, Chrissy Field, a turn of the century military airfield complete with multi-use hangars, serves as the recreation hub of the city.

Activity, and a waterfront esplanade continue past Aquatic Park, where the sandy beachfront invites locals and tourists to test the chilly waters before heading up the hill towards Ghiradelli Square. The next stretch between Fisherman's Wharf through Pier 39 is the core of the tourist district and the most heavily trafficked of the waterfront (both by car and on foot).

The renovated Ferry Building now houses artisan food shops and restaurants. Many of the latter have exterior seating that reaches almost to the water. On Tuesdays and Saturdays the waterfront truly springs to life, when an outdoor farmer's market draws huge crowds, and energizes much of downtown.

SAN FRANCISCO CA, USA

PUBLIC RECREATION AREAS

By creating continuous waterfront access, San Francisco's northern waterfront has become a heavily used destination for recreation and relaxation.

ADAPTIVE REUSE

By capitalizing on the existing building fabric through adaptive evolution, San Francisco's waterfront reinforces and reenergizes its historic assets.

ATTRACTS TOURISTS AND LOCALS

Tourist-oriented destinations such as Pier 39 inter-mingle with farmer's markets and heavily used jogging paths to give San Francisco's northern waterfront a broad appeal.

FOOD & PUBLIC MARKETS

A variety of food options ranging from venders to restaurants to open air markets serve as prominent waterfront attractions.

GREAT WATERFRONT CITIES

One of the most visually stunning bays in the world, Sydney Harbor is also an amazing place to stroll, take a boat ride or just sit a spell. Locations like Circular Quay, The Rocks, and the Botanical Garden fit well with the harbor itself to create a unique waterfront atmosphere. As in Stockholm, Sydney's waterfront destinations are best accessed by ferry. When people can get around via the water, they are apt to hang around much longer and do more things on the waterfront. The upshot is a constant hum of people having fun at a huge variety of activities, which could easily occupy someone for days on end.

SYDNEY AUSTRALIA

ICONIC VIEWS

Iconic buildings are appropriately scaled at the water's edge to preserve the waterfront's scenic beauty.

WATER TRANSIT

Water-based transportation creates links between destinations while reinforcing the connection to the water.

FREQUENT PROGRAMMING

Formal and informal events can be found sporadically along the shores of Sydney's waterfront.

ENGAGING CONNECTIONS

By serving as transportation and commercial corridors, Sydney's esplanades, particularly the Circular Quay, act as main circulatory arteries for locals and tourists alike. Inter-modal connections to and from the Quay including ferries, buses, and trains enhance the accessibility while emphasizing public uses.

has quietly adapted over time providing many new and different ways for people to use it. What really sets Stockholm apart are the promenades and esplanades that naturally draw people to public destinations on the water, including City Hall (where the Nobel Prizes are awarded) and the Kungstradgarden (King's Garden).

Stockholm is a waterfront city, not just a city on the water, as evidenced by the prevalence of prominent destinations on the waterfront, the integration between the urban core and the water, and the widespread usage of waterborne transit.

STOCKHOLM SWEDEN

CIVIC AND CULTURAL USES ON THE WATERFRONT

The prevalence of major civic and cultural institutions distinguish Stockholm's waterfront and illustrate the potential for civic institutions as community anchors.

WATERFRONT CONNECTIVITY

Promenades link active and passive spaces to enhance the relationship between the civic core and the waterfront.

DESTINATION DRIVEN DESIGN

Active uses such as the Gröna Lund amusement park enliven Stockholm's waterfront with entertainment and action.

TRIANGULATION THROUGH RESTAURANTS

Stockholm's abundance of restaurants overlooking the water work in conjunction with the destinations and connecting esplanades to create a convivial, unified waterfront

GREAT WATERFRONT DESTINATIONS

Formerly a shipbuilding area, Aker Brygge is now a vibrant and densely packed new district. Its public promenade is one of the best-used public spaces anywhere, an area for strolling that has become the focal point of the harbor and the entire city of Oslo. Tourists and locals alike enjoy the cafés, playgrounds, sittable steps, engaging public art, floating restaurants, and small fishing boats that sell their catch at the dock.

city population 580,229 in 2009
redeveloped 1985
annual visitation 6 million
area 24 hectares
# of jobs 5,000
shops 65
dwellings 382 dwellings

AKER BRYGGE

OSLO, NORWAY

ACCESSIBLE WATER'S EDGE

Aker Brygge's design brings visitors right to the water's edge for the views, the fish vendors, and the boats.

DEVELOPMENT SUPPORTS PUBLIC SPACE

The development's active, mixed-use buildings create a beneficial synergy with the surrounding public spaces.

MIX OF USES

With a variety of uses including shopping, housing, outdoor restaurants, vending kiosks, a playground, and a number of other public open spaces, the Aker Brygge Harborfront successfully packs a complementary mix of activities into a small area.

FAMILY FRIENDLY

The lively atmosphere and mix of uses make for a perfect family destination.

GREAT WATERFRONT DESTINATIONS

Salvaged from the husks of old factories and infused with a spirit all its own, the district offers up a wonderfully imaginative stew of markets, play areas, cultural activities, and stunning waterfronts.

The gritty character is retained and private uses are balanced alongside a full range of publicly focused uses including a community center, shops, a "kids only" area, a brewery, art galleries and a public marketet. Pedestrians, cyclists, and slow-moving cars comfortably share narrow, curb-free streets and brick-paved alleys. Former industrial buildings have been renovated to provide artist live/work spaces that spill out on to streets.

Granville Island's lessons are that great places can be created almost anywhere under any conditions with minimal expense. Given its isolation Granville Island had to succeed not only as a series of great places, but as a great district. It has succeeded through maintaining its flexibility as it has grown cultural institutions, small businesses and public spaces that serve a broader and broader set of users. It is the second most popular draw for tourists in Canada and also increasingly functions as a day-to-day community place for the burgeoning population in downtown Vancouver.

city population 578,041

built/founded 1915, redeveloped in 1970s

costs $25 million

area 15 hectares

annual visitation 12 million visitors

businesses, studies, facilities over 300

# of employees 3,000

annual economic activity $215 million

most common reason for visiting public market (51%)

GRANVILLE ISLAND VANCOUVER, BC, CANADA

FINANCIALLY SELF-SUFFICIENT

Granville Island has achieved financial self-sufficiency by avoiding major upfront capital costs, prioritizing funding for the public market (which serves an anchor for the local population), and generating revenues from a diversity of uses including retail, industrial, and educational uses.

ADAPTIVE REUSE AND ORGANIC EVOLUTION

Many vestiges of the past were retained, such as tin and stucco siding, industrial-style doorways, cranes, and rail tracks, and the result was an inviting public space with a range of uses and activities.

Granville Island would not likely win any design awards. In fact, the amount spent on architecture, landscape design, materials and construction seems to be the minimum necessary.

An operational cement factory maintains the working industrial character of Granville Island while creating an educational attraction through an installation on the cement making process.

PUBLIC FIRST

Beginning the decision to restrict private housing, Granville Island has sent a message that it is a welcoming public place with broad demographic appeal.

Granville Island's active programming and diversity of uses combine to create a festival environment throughout the year. For children there's a free waterpark, playground, and kids market with toys, clothing, and books. Artistic uses include an art institute, a theater, galleries, and studios.

SHARED STREETS

Through its walkable, personable environment, Granville Island naturally prioritizes a pedestrian pace on shared streets.

Human-scaled buildings and well maintained streets create an inviting pedestrian environment along the Ralispur Alley.

Whether by bike, boat, bus, car, or your own two feet, Granville Island is accessible by a variety of transportation modes. Accessibility will be further enhanced by a forthcoming tram between the island and downtown Vancouver.

GREAT WATERFRONT DESTINATIONS

For one month every summer, the Georges Pompidou Expressway along Paris's Right Bank transforms into a pedestrian refuge replete with a sandy beach.

A dazzling array of attractions vie for your attention, from activities like dance lessons, climbing walls, games, and swimming (in floating pools, not the Seine, thankfully), to amenities like beach chairs, cafes, misting fountains, and shady palm trees. Its enormous popularity can be traced to strong management and innovative programming, which keep the place humming well into the night with shows and performances. Though financed in part by corporate sponsors, the acknowledgements are appropriately modest. There are no outrageous logos on display, and the experience never feels overwhelmed by commercialism. Paris Plage is a truly public space of tremendous benefit to everyone.

In 2009 the city decided to transform a part of the left bank into a beach area as well, creating the possibility to expand the water sports. Visitors are able to rent paddle boats, canoes or an inflatable ball. A 1 euro ferry connects the two banks.

city population 2,200,000

first year 2002, one month a year (mid July - mid August)

annual visitation 4 million

area 1.9 mile long on right bank, 0.6 on left bank

# of jobs 1,200

sand 2,500 tons shipped into the capital

overall budget 2.5 million euros, 1 million from private donations

PARIS PLAGE

PARIS, FRANCE

IN THE SPIRIT OF SHARING

Since its inception in 2002, Paris Plage has embodied the spirit of sharing. This massive popular event seeks to offer all Parisians the opportunity to enjoy a summer on the beach regardless of their economic situation. It offers access to recreation and culture to all with activities and events free of charge, while food and transportation are very affordable.

AN EXCEPTIONAL MIX OF ACTIVITIES

Every year Paris Plage has a different theme, from all things Brazilian, to environmental science, culture, and performances. In 2009 Paris Plage's special focus was on sustainability through recycling, non-motorized transportation and reduced energy consumption. Hundreds of thousands of people, children and adults, get the opportunity to enjoy a moment on the beach – some come for the music, others for a family picnic, they get their first sailing lesson, learn badminton, juggling, astronomy or tai-chi.

OUTSTANDING TEMPORARY AMENITIES

Paris Plage displays movable and temporary amenities of outstanding quality and ingenious design ranging from movable hammocks to temporary showers, from portable drinking fountains to potted palm trees complete with tons of sand, hundreds of tables and umbrellas, floating pools, temporary stages, and boat cafes. All these amenities take 5 days to install and 1 day to uninstall.

PUBLIC USE OVER TRAFFIC

For 30 days every summer one of the busiest highways along the Seine River is transformed from a place for cars to a place for people. For a month, the city puts public use and the enjoyment of all over the needs of cars and transportation.

GREAT WATERFRONT DESTINATIONS

South Bank's waterfront features a variety of cultural institutions anchored by open and abundant public spaces, including gardens, a riverfront promenade, dining, shopping, markets and more.

These spaces are accessible 24 hours a day, every day of the year and have quickly become some of Brisbane's most active destinations due to their variety of uses, active programming, and creative amenities. Anchored by major destinations including Queensland Performing Arts Centre, the Gallery of Modern Art, the Queensland Museum, the Sciencentre, the Queensland Maritime Museum, and State Library of Queensland, South Bank serves as a model for cities across the world striving to truly orient themselves towards the water. The parks and cultural institutions are lined by low-rise mixed-use development, with higher residential, office and hotel buildings set back a block.

city population 1,945,639

built/redeveloped 1992

annual visitation 9 million

area 42 hectares

# of jobs 800

# of events 150 in 2009

precinct contributions $70 million to regional economies annually

SOUTH BANK

BRISBANE, AUSTRALIA

STRONG LOCAL ECONOMY

South Bank Corporation owns and manages the 42 hectare South Bank precinct, which is located in the heart of Brisbane. The precinct comprises the Parklands, Little Stanley Street and Grey Street Boulevard. The South Bank precinct and Brisbane Convention & Exhibition Centre are major contributors to the Queensland economy, generating approximately 800 jobs and contributing $70 million to regional economies annually.

FREE PUBLIC ACTIVITIES

Over 150 events were delivered last year across the precinct, providing the people of Brisbane with a variety of quality free experiences, resulting in over nine million visitors to the precinct throughout the year. The annual Riverfestival, is Brisbane's largest festival takes place in Southbank. The Riverfestival is a showcase of entertainment, education, food, fireworks and symphonies where locals and visitors alike celebrate the spirit of Brisbane.

ACTIVITIES AND CULTURE

The parklands are lined by Little Stanley Street is home to restaurants, cafes, bars and retailers from across the world. In 2008, retailers achieved approximately $34.5 million in sales, equating to a 7.3% increase over the previous calendar year. The South Bank Art & Craft Market is held on Saturdays and Sundays. The Lantern Village Market is held on Friday evenings.

STREETS BEACH WATERPARK

Australia's only beach in the middle of the city, Streets Beach is one of South Bank's most popular attractions. A unique, man-made swimming beach overlooking the Brisbane River, it's a great place for the kids to cool down on a warm day. With a crystal-clear lagoon, white sand beaches, palm trees, pebbled creeks and shady shallows surrounded by subtropical trees and exotic plantings, it's also the perfect setting for make-believe games with pirates, sunken treasure, mermaids and tropical islands.

GREAT WATERFRONT DESTINATIONS

One of the most lively waterfront streets in the world, Ocean Drive in South Beach, Miami boasts a variety of historic buildings, sidewalk cafes, and porches, active in both daytime and at nightfall.

The area attracts both locals and American and international tourists, reflected in the numerous languages spoken, including English, Spanish, Portuguese, and French.

Saved from demolition by activists in the 1970s, the preservation movement spearheaded the transformation of a community in crisis, transforming neglected and abandoned buildings into hip properties and boutiques. Ocean Drive was revitalized, adding widened sidewalks and spurring a bustling café society. Today, South Beach remains the world's largest collection of Art Deco architecture, making this area a mecca for arts, culture, tourism, fashion, and celebrities.

SOUTH BEACH

MIAMI, FLORIDA

ACTIVITIES AND USES

The variety of sidewalk cafes, restaurants, and bars creates some of the most engaging and interesting settings for daylong activity that stretches well into the night.

IDENTITY AND IMAGE

The architectural history of South Beach, boasting a large collection of Art Deco buildings in bright pastel colors and simple, geometrical and streamlined themes provides an identifiable backdrop on this active waterfront. Ocean Drive has become a place to see and be seen, as one can get lost in watching the array of visitors from all over the world, speaking several different languages, enjoying the activity and amenities of the waterfront.

CARS AND PEDESTRIANS

With windows open, tops down, motorcycles, bicycles and pedestrians, Ocean Drive becomes a daily parade of people and activity, where pedestrians and vehicles intermix and traffic slows to create a bustling showroom of visitors and vehicles.

WATERFRONT CONNECTIVITY

South Beach has a strong connection between the street, the land uses, the park, and the beach that creates a whole and exceptional waterfront destination.

KAKAAKO MAKAI
DISTRICT MASTER PLAN

Community Workshop 1:
PLACE EVALUATION SUMMARY

I - PLACE EVALUATION INTRODUCTION

Background:

On Saturday and Sunday January 29th-30th , the Hawaii Community Development Authority (HCDA) hosted a community planning workshop to envision a new future for the Kakaako Makai district. The workshop addressed both improvements to existing public spaces as well as the placemaking potential for new developments. Participants not only helped to shape the space, but, more importantly, brainstormed ideas for the programs that will activate the site.

Project for Public Spaces (PPS), a part of the district master planning team, lead a powerpoint presentation with relevant examples of great waterfronts and public spaces elsewhere and described how the places are activated and also the benefits that they engender. These benchmarks illustrated the potential for positive change, in order to get participants to think about the opportunities that their project provides, while also eliciting ideas for the Place Evaluation Exercise.

Process:

The PPS Place Evaluation Exercise is a means to better understand issues and opportunities for improving and supporting the experience of people in a place. It asks participants to use common sense and intuition along with structured observation and interview skills to allow them to very quickly see the good and bad qualities of a place, and suggest improvements, both short and long term. It ignites a creative process about how to make a place vital and great.

Using the four main attributes of great public spaces—Comfort and Image, Access and Linkages, Uses and Activities, and Sociability—workshop participants completed the Place Game for seven different locations in Kakaako Makai as designated below. Their findings comprise the following observations and site-specific recommendations.

A. Using the criteria detailed on the next page, workshop participants broke into groups and travelled to their respective sites to perform the Place Evaluation:

1. Ala Moana Boulevard to the Next Step/Re-Use Hawaii warehouse building and between Keawe Street and Forrest Avenue
2. Next Step/Re-Use Hawaii warehouse building and Kakaako Waterfront Park south of JABSOM to Hawaii Children's Discovery Center
3. Ala Moana to Olomehani between Cooke Street and Koula Street: Piano Lot, Hawaii Children's Discovery Center and Kakaako Gateway Park
4. Makai end of Ahui Street, includes Panic Point, Kewalo Marine Laboratory, Look Lab, a portion of Kakaako Waterfront Park and various open sites
5. Ala Moana to Honolulu Marine Repair between Ahui Street and the Ewa edge of Kewalo Basin
6. Ala Moana Blvd and the Makai edge of Kewalo Basin and between Ala Moana Park and the Ewa edge of Kewalo Basin
7. A portion of the Diamond side of Kewalo Basin and Kewalo Basin Park

SITE #:_____ Date:_____

PLACE GAME

Rate Kaka'ako Makai:

COMFORT & IMAGE	POOR			GOOD
Overall attractiveness	1	2	3	4
Feeling of safety	1	2	3	4
Cleanliness/Quality of Maintenance	1	2	3	4
Comfort of places to sit & linger	1	2	3	4
Comments/Notes:				

ACCESS & LINKAGES	POOR			GOOD
Visibility to/from the site	1	2	3	4
Ease in walking to the place	1	2	3	4
Transit access	1	2	3	4
Access to water & shoreline open space	1	2	3	4
Comments/Notes:				

USES & ACTIVITIES	POOR			GOOD
Mix of stores/services	1	2	3	4
Frequency of community events/activities	1	2	3	4
Preservation of historic & cultural features	1	2	3	4
Economic vitality	1	2	3	4
Comments/Notes:				

SOCIABILITY	POOR			GOOD
Number of people in groups	1	2	3	4
Evidence of stewardship & management	1	2	3	4
Sense of pride and ownership	1	2	3	4
Presence of children and seniors	1	2	3	4
Comments/Notes:				

Identify Opportunities

1. What do you like best about Kaka'ako Makai?

2. What five things do you think could be improved?

3. What types of activities could be provided to attract multiple user groups?
   - Activities for you and your family/friends
   - Community / group activities
   - Activities for office workers and daytime populations

4. What are your ideas about how best to celebrate the history and meaning of this park? (e.g. monuments, exhibits, programs, themes that should be celebrated)

5. What local partnerships (nearby institutions, business, community groups, etc.) or local talents (artists, garden clubs, students, etc.) could be involved?

B. Participants then returned to discuss their observations, compare recommendations and note their group's ideas regarding:

- What they liked best about the site;
- What needed improving;
- Short-term improvements;
- Long term vision for building upon the park's history
- And partnerships and local talent.

C. Each group then reported their findings back to all workshop participants, describing issues and opportunities they identified for their particular area, which are listed below:

II - PLACE EVALUATION SITE REVIEW

Breakout Group Reports to Workshop Participants:

A. *Workshop Site 1*
- Incorporate/restore historic pump station as visitor center, interpretive center, historical museum
- Tie to historic Immigration Center
- Live with current sewage pump facility
- True gateway park
- Active recreation facilities (basketball, tennis, volleyball, kiddie soccer, pool)
- Capture cruise ship passengers

B. *Workshop Site 2*
- Provide more amenities and pedestrian paths to allow for more use
- Provide covered performance space
- Passive recreation area
- Re-use warehouse and connect to park with access over drainage channel
- Provide better access to Ewa end of site (take down fences, provide additional parking, etc.)
- More access points into water
- Kids node around Hawaii Children's Discovery Center with playful sculpture and fountain

C. *Workshop Site 3*
- Kakaako Gateway Park doesn't feel like a gateway park
- Improve sense of arrival from Ala Moana Blvd.
- Add active uses to Kakaako Gateway Park (now a homeless encampment), maybe games
- Can't see ocean, so cut open berms in Kakaako Waterfront Park
- Introduce lagoon onto piano lot
- Linkages to other sites
- Provide physical and visual connection to Kewalo Basin
- Preserve city, Mauka and Diamond Head views
- Create anchor destination/museum
- Farmers and/or fish markets
- Presidential Library
- Centralized parking facility

D. *Workshop Site 4*
- Enhance Point Panic as viewpoint destination
- More shade and amenities for picnicking and BBQ area
- Relocate Kewalo Marine Research Center to allow more space for vending/kiosks/commercial
- Preserve and add trees
- Preserve "surf parking"
- Create Oceanographic/Surf Center
- Extension of commercial maritime uses along Kewalo Basin channel edge
- Improve street circulation and connectivity

E. *Workshop Site 5*
- Gateway "window" into park and to water
- Need more eye candy to draw people in (active edge on Ala Moana)
- Improve circulation around busy intersection to reduce pedestrian/vehicle conflicts
- Activate a promenade with restaurants and other activity such as canoe museum
- Establish design guidelines for development

F. *Workshop Site 6*
- Consolidate wharf-side vendors into a single complex
- Create central arrival area with uses like restaurants and boat tour offices
- Reclaim Ala Moana frontage road and parking as shaded

promenade lined with small business pavilions
- Provide pedestrian link between Kewalo Basin and Ward Neighborhood
- Close existing access point and share entrance with Ala Moana Park
- Improve pedestrian and vehicle access to Kewalo Basin and Kewalo Basin Park from Ala Moana Park

G. *Workshop Site 7*
- Create intimate space of discovery (meandering path) and quiet activities
- Widen boardwalk and enhance pole fishing area (Ewa of Nethouse)
- Gardens
- Allow for pedestrian circulation around whole peninsula
- Enhance community facilities and services
- Prefer green space for families rather than lots of parking
- Provide commercial opportunities for commercial fisherman
- Enhance as fishing destination
- Relocate underutilized buildings and limit to one story
- Create center for beach volleyball with seating area

III - SITE BY SITE EVALUATION

SITE 1

Site 1 was seen as an important gateway and transition from the downtown area into Waikiki. The study area extends from Ala Moana Boulevard to the Next Step/Re-Use Hawaii warehouse building and between Keawe Street and Forrest Avenue. This area provides the first impression of Kakaako Makai for many passersby and visitors from Pier 1 Cruise ships and the Immigration Center; therefore, it is very important that this site projects a positive and intriguing image. In order for the site to fulfill this role as a gateway, it is important that pedestrian connections are improved along and across Ala Moana Blvd.

Building upon this crucial role as the westernmost gateway to the district, the community envisioned Site 1 as an active recreational destination with courts and other hardscaped surfaces. Unlike the topography of other park sites, Site 1 provides much needed flat space that could host a fitness facility as well as sports (soccer) fields, basketball, volley ball and tennis courts and an ulumakai court. Additionally, the historic Pump Station could provide a unique asset as an extension of the Immigration Center and an information portal for the area's history. It could be restored and renovated into a visitor's center, interpretive center and/or historical museum that also would provide information about upcoming events and activities in the district to disembarking cruise ship passengers, residents and visitors. A multi-level green parking structure could be built here both to supply much needed parking in the southwest corner of Kakaako Makai and to remove cars from the park interior. By consolidating the parking into large structure at the southern border of Site 1 (or possibly on the site of the JABSOM parking lot), parking capacity could be increased while freeing land for uses that could significantly enhance the image of the site.

A. *Theme:* An inviting gateway into Kakaako that celebrates the area's unique history, creates a destination for sports and recreation, and serves as a utility area for the site with parking, restrooms, and a security office.
B. *Assessment:*
   1. Issues
      - Too much parking
      - Not the most scenic, no ocean views
      - Sewage pump facility is not going anywhere
   2. Assets
      - New gateway to Kakaako Makai
      - Historic Structures:
        - Pump Station
        - Coral block wall on Ala Moana
        - U.S. Dept. of Homeland Security and U.S. Citizenship

and Immigration Services Offices (adjacent)

- Adjacent uses
  - Downtown
  - Pier One (International Freight) and Pier 2 (Cruise Ships)
  - U.S. Dept. of Homeland Security and U.S. Citizenship and Immigration Services Offices
  - Future residential development
- Natural Assets
  - Mauka views
  - Breeze

C. *Improvements:*

1. Comfort and Image
   - Enhance Landscaping
   - Capitalize on Historic Assets
     - Restore Historic Pump Station
2. Access and Linkages
   - Improve Signage Now
   - Reduce Parking
   - Improved Access from Ala Moana Blvd [currently a barrier]
     - Re-route underground to improve pedestrian access
     - Will have to dig upland for seawater AC project
     - Fort Armstrong integration center could be better linked, as well as the cruise ships and other maritime uses
     - Improve handicap accessibility
3. Uses and Activities
   - Provide Recreational Facilities:
     - Neighborhood Recreation Park (Some of these could occur on roof of a Multi level parking structure)
       a. Ulu makai court
       b. Fitness Center
       c. Sport Fields
       d. Tennis
       e. Basketball
       f. Swimming Pool [25'-50']
       g. Volleyball
       h. Tot Lot
   - Immigration Themed Gateway
     - Museum (Ellis Island Immigration Museum)
     - Heritage Research
     - Rich history of immigration in Hawaii
   - Utilize Art as an Attraction
     - Kids play in public art structures
     - Link Immigration with park using art from various cultures
   - Small Business
     - Cafes/Eateries
     - Vending
     - Market
   - Pier 1 Plan
     - Accommodate tourists along Ala Moana Blvd
     - Neighborhood Activities Makai of Ala Moana Blvd
   - Renovate Historic Structure
     - Utilize as Museum
     - Historic Tours
4. Management and Partners
   - Increase Safety
   - Celebrate History
     - Many different ethnic groups used to live here
       a. Be true to Kakaako history
   - Increase rent of spaces to generate more revenue
   - Partners
     - Kamehameha Schools
     - Trade Land Along Ala Moana Blvd
     - Immigration Center

- Historic Pump Station
- Condo Associates
- Dog Walkers
- Cruise ships and people
- Owner of large building
- Homeless Shelter and Recycling
- DOT [foreign trade zone]
- JABSOM
- Artists
- Exhibit
- Classes

SITE 2

Study site 2 consists of the area of the Next Step/Re-Use Hawaii warehouse building and Kakaako Waterfront Park south of JABSOM to Hawaii Children's Discovery Center, all of which the community felt were important assets that need to be preserved. Community members felt the amphitheater could be better utilized and/or transformed it into an indoor/outdoor Performing Art Center and event venue which could anchor the space. While the berms and limited parking resulted in a less active, more contemplative environment, many participants appreciated the intimate quality of the space and felt it should be further enhanced for passive recreation through the addition of gardens, shade, trails and pedestrian walkways through the area and leading to the water, seating, BBQ areas, public art and other amenities. Better access to the Ewa end of site could be achieved by taking down the fences around the JABSOM parking lots, consolidating parking, etc.)

Participants also saw significant opportunities to improve existing assets by expanding the role of JABSOM and attracting its student and faculty populations to use the site on a regular basis, integrating and renovating the warehouse to act as a significant destination, potentially for Hawaiian crafts or a farmer's market with bridged access over the drainage channel, and creating a node for children with playful sculpture and fountains around the Hawaii Children's Discovery Center.

A. *Theme:* Integration and utilization of existing natural and built assets; preserving and enhancing the quality of this site as a "Serene Green."
B. *Assessment:*
   1. Issues
      - Isolation and Poor Access
      - Not many activities or people
      - Poor visibility to and from site
      - Poor access to water and shoreline
      - Security issues due to hills
      - Chain link fence with barbed wire isolating Mauka border of site
      - Drainage canal for street drainage isolating canal
      - Poor visibility from the shed
      - Access is bad, none from Mauka
      - Warehouse does not feel connected to park
   2. Assets
      - Capitalize on natural assets
        - Berms are unique
        - Potential for swimming at breakwater near canal mouth
        - Great views
        - Abundant open space
        - Promenade creates strong connection to water
      - Enhance role as peaceful, passive refuge
        - Positively isolated
        - Quiet, serene
        - Contemplative sculpture area

C. *Improvements:*

1. Comfort and Image
   - Improve amenities
     - BBQ grills
     - Water feature: fountain, big art to climb on
     - Surfboard lockers
     - Sculptures
     - Place to sit and eat by waterfront
     - Lunch wagons
     - Shade and benches
     - Dog park
     - Workout stations
     - Educational and informational resource throughout site
     - Picnic amenities
     - Interactive, climbable public art
     - Kawa house
     - Canoe house
     - Fishing: gear rentals
     - Small shops, kiosks, shaved ice stands, commercial
       a. Temporary
       b. Preferably not by water edge
   - Enhance landscape
     - Gardens: grow produce for farmers market with caution
     - More native trees and native plants
2. Access and Linkages
   - Provide more trails
     a. Walking, exercise trails on berms
     b. Bike paths
   - Improve parking
     a. Consolidate into a garage on Ewa end
     b. Swap out with other areas to disperse parking
   - Water access
     a. Create access for surfers
     b. Create kids swimming area
        - Expand breakwall further out
3. Uses and Activities
   - Open activity/ cultural attraction by storm drain
     - Hawaiian crafts in warehouse
   - Create destination uses:
     - Performance center
     - OHA headquarters
     - Amphitheatre, water feature and kids museum—that flow together
   - Improve edge connections
     - Utilize JABSOM as anchor destination
       a. Open shared space/remove fence
     - Integrate the warehouse
       a. Transform into a destination for Hawaiian crafts
       b. Use as (farmers) market
       c. Pave gravel road near shelter to improve access and parking to create picnic area
   - Activities
     - Performances (hula)
     - Surfing
     - Dog parks
     - Walkers, joggers
     - Night time star gazing
     - Meditation area, quiet
     - Crafts
     - Gardens
4. Management and Partners
   - Co-locate uses to create synergy
     - Involve JABSOM staff, faculty and students in managing the space
     - Share activity spaces with neighboring lots (i.e. kids museum)
     - Share assets with children's discovery center
       a. Parking, roads

    - Provide equipment, storage and shade for amphitheatre
- Utilize Amphitheatre
    - Art expeditions
    - Multi-cultural performances
- Program/Improve usable space within JABSOM
- Partnerships:
    - Non profits
    - Community groups
    - Rent income—lunch wagons
    - JABSOM

SITE 3

Study site 3, Ala Moana to Olomehani between Cooke Street and Koulua Street: Piano Lot, Hawaii Children's Discovery Center and Kakaako Gateway Park, serves as a key central gateway and access point leading into Kakaako Makai from Ala Moana Boulevard. This area was perceived as being fairly quick and easy to improve by programming the Kakaako Gateway Park lands with eye catching events, activities (games, athletic demonstrations) and amenities that would draw in passersby from Ala Moana Boulevard on the Mauka side. The fields provide needed open and flat green space, yet are currently only being utilized as a campsite by a significant population of homeless families and individuals. While the site was currently seen as an eyesore, workshop participants recognized its strong potential to be transformed into a farmer or fish market site and cultural garden space with features such as a Surf Museum with an associated water feature, such as a lagoon on the Piano Lot site. Access and linkages were a major theme for Site 3 given its location as the central heart of Kakaako Makai. Participants felt that the Mauka and city views and those to Diamondhead and Kewalo Basin should be enhanced and preserved to emphasize the ahupuaa concept, but also recognized opportunities for linkages to be reinforced across the site to the rest of the district via a historical walk and by encouraging the Hawaii Children's Discovery Center to create an external presence for its facility by programming the extensive public spaces which surround it. Centralizing parking in this site, and managing tour bus operations was also recommended. Study site 3 was also discussed as a potential location for the Obama Presidential Library.

A. *Theme:* Tie Kakaako Makai together through open space, Kewalo Basin, and channel linked to Mauka to stimulate connectivity.

B. *Assessment:*
    1. Issues
        - Contamination in southern portion
        - Currently all eyesore
    2. Assets
        - Integration
            - "The Gateway"
            - Link between the ocean and Ala Moana
            - Mauka views support ahupuaa
            - Link between Kewalo Basin and central Kakaako
            - Offers opportunity for development of cultural and educational facilities
            - Offers opportunity for recreation

C. *Improvements:*
    1. Comfort and Image
    2. Access and Linkages
        - Enhance visibility
        - Improve entry to create better transition and sense of arrival from Ala Moana
        - Drop or open the Kakaako Waterfront Park berms close to front to create view of the ocean
        - Utilize enhanced elevation to improve view potential both to ocean and Kewalo Basin
        - Improved visual and physical connections to ocean and

Kewalo Basin
- Create a Historic walk with monuments to draw visitors throughout site

3. Uses and Activities
   - Fish/farmers/art market
   - Native plant garden
   - Sustainable hardwood nursery
   - Water features
     - Lagoon at Makai/Ewa corner of piano lot
     - Splash park,
     - Surfing museum
   - Development Opportunities
     - Parking garage with patio/rooftop seating
     - Presidential Library
     - Performing Arts Center
     - Lagoon
     - Fish Market
     - Farmers Market
     - Cultural Garden
4. Management and Partners
   - Utilize gateway lawn for big events
   - Extend programmatic character of Hawaii Children's Discovery Center into surrounding public spaces
   - Partners
     - Art co-ops
     - Park Conservancy
     - Hawaii Children's Discovery Center

SITE 4

Site 4, consisting of the area at the Makai end of Ahui Street, includes Panic Point, Kewalo Marine Laboratory, Look Lab, a portion of Kakaako Waterfront Park and various open sites, is cherished for its parking adjacent to BBQ areas, the surfing at Panic Point, and world-class view corridors—assets which were deemed essential to preserve and enhance for the district and City as a whole. While the Kewalo Marine Lab was recognized as a valuable use in Kakaako Makai, its location was seen as a better used for a publicly accessible destination to enable expanded shaded grounds for picnics, vending for surf meets and competitions, vending and limited retail, preservation of ocean views. Maintenance of the site was poor. Community members stressed the need to upgrade amenities including lighting, seating, shade, restrooms and showers, BBQ grills, sinks, and charcoal depositories. Additionally, improvements to accessibility were emphasized including a continual promenade in front of John Dominis restaurant, reopening Koula Street to reduce vehicular congestion, improve circulation and connectivity to the site, and potentially creating an expanded parking area to serve the surrounding destinations as well as accommodate surfers. Participants felt the Mauka side of John Dominis could be developed with retail, restaurants and other commercial uses to extend to and connect with Site 5.

The existing paved portions of Site 4 were seen as prime locations for development of an Oceanographic Center which could be comprised of a Surfing Museum, a flow barrel (artificial wave), an aquarium which could house the Kewalo Marine Lab in its "back of house," a surf shop and surf board making area, and a number of small scale dining and vending options. Participants emphasized the need for this facility to meet LEED certification requirements and to provide opportunities for visitors to reap its benefits in related public spaces that don't require spending.

A. *Theme:* This area serves as a public center of life for all ages and types of people anchored by a major public space and an oceanographic center.

B. *Assessment:*
   1. Issues
      - Parking
      - Restrooms
      - Shade
      - Food & drink
      - Maintenance
        - Trees need to be trimmed
        - Seawall is cracking
        - Lighting is failing
        - Buildings and other amenities need upgrading
      - Access and circulation
   2. Assets
      - Close parking to water's edge
      - Water access
      - Views
      - Surfing
        - When the surf is up a ripple affect occurs throughout the area

C. *Improvements:*
   1. Comfort and Image:
      - Improve landscaping
      - More restrooms and showers
      - Extend and link promenade
        - Widen
        - Increase amenities: trellises, seating, shade, lighting
      - Beautify
        - Large scale sculpture visible from everywhere
      - Remove radio tower
   2. Access and Linkages
      - More parking
        - Open Access to fenced parking areas
        - Double layer existing parking area
          a. Create shelter from rain underneath
      - Improve circulation
        - Redesign the drop off so it works for surfers
        - Limit types of vehicles [no buses]
        - Create loop
        - Expand parking
   3. Uses and Activities
      - Improve BBQ Area
        - Propane plug-ins
        - Sink
        - Charcoal depository
      - Music areas
      - Games area: cards, chess
      - Activities and amenities for elderly
      - Water features
        - Restore boat launch
        - Floating amphitheatre
        - Water connection
      - Park expansion
        - Keep and extend open space
        - Want corner to be green area overlooking Kewalo Basin area
      - Educational/Cultural uses
        - Oceanic/Surf Center
          a. Synergy with Hawaii Children's Discovery Center
          b. Front of house aquarium
          c. Back of house research
          d. Flow Barrel
          e. Surfing Hall of Fame
          f. Seafood Restaurants
          g. Not artificial tourist center
          h. Surf board making
          i. Surf shop
          j. Free areas
          k. LEED Certification
      - Refreshments/Vending

        - Extension of commercial maritime uses along Kewalo Basin channel edge
    - Relocate Kewalo Marine Lab
        - Visual intrigue from seen from boats
4. Management and Partnerships
    - Partners
    - University of Hawaii architectural students
    - Create places for our kids to stick around
    - Local architects
    - International Design Competition
    - Sister city relationships for programming etc
    - NOAA
    - Woods Hole Institute: grants etc
    - Build relationships with companies invested in Hawaii ie: tourism, airlines, Disney etc

SITE 5

Study site 5 – Ala Moana to Honolulu Marine Repair between Ahui Street and the Ewa edge of Kewalo Basin–was valued for the expansive view plains offered into the district from Ala Moana Blvd. Community members felt these views should be preserved and respected by any new development through the creation of design guidelines, building height and setback recommendations. The harbor boats were seen as "eye candy" which could lure passersby into the site, yet it was deemed essential that access from Ala Moana be improved for non-vehicular transportation. Various traffic calming measure were encouraged to make this a safe place to walk or ride a bicycle, including closing the service road to through traffic, and reclaiming it as a shaded promenade line with small business pavilions, landscaping, designated bike lanes, wayfinding signage, and to control and channel tour bus access.
The Ewa edge of Kewalo Basin was seen as a critical place for the creation of a world-class, urban waterfront destination complete with restaurants and cafes to activate a continuous promenade, a Canoe Museum, a Farmers Market, and a variety of cultural features such as youth centers and an open air pavilion where the community could host events which celebrate the site's history.

A. *Theme:* If you are traveling along Ala Moana Boulevard (Diamond Head bound) , you are surrounded by an urban context and don't get a glimpse of water and fishing boats until this location. The fishing boats serve as inviting eye candy and provide a window to the marine and aquatic character and resources of the site.

B. *Assessment:*
    1. Issues
        - Maintenance
            - Fisherman's Wharf: needs a face lift
            - Improve lighting
            - Improve landscaping
                a. Greater expanse of green to extend park like feeling
                b. Introduce standards for landscaping
        - Uses near Kewalo Basin
            - Avoid constructing a bridge to Kewalo or any other visual clutter/obstructions
        - Articulating entry and access into the site:
            - Ala Moana node: dangerous, busy
                a. Need wayfinding signage to clarify entry by various types of transportation
                    - Designate bike lanes
                    - Relocate bus access into wharf to limit transportation/circulation congestion
                b. Improve edge condition and traffic calming measures
                    - Landscaping: extension of the medians that are being created on newly paved streets
                c. Concerns over traffic volume: limit or centralize

parking
        - Shared parking: lots of commercial buildings nearby who don't use parking at night or weekend
    - Development
        - Control building heights
        - Concentrate development on Ala Moana side so it doesn't creep down towards John Dominis or interrupt views
2. Assets
    - Location: Serves as a reminder of why we live here
        - "Eye candy" transition point between maritime uses and surrounding development
        - Diamond Head edge of Basin is critical node to create active link between Kakaako Mauka, Ala Moana and Kewalo Basin
        - Waters edge provides world-class pedestrian experience
            a. Proximity to South Shore
            b. Expansive view plains: Diamond Head, harbor and surfing
            c. Opportunities to create access to water
    - New construction
        - Seen as the most suitable location for development

D. *Improvements:*
1. Comfort and Image
    - Renovate/Replace Fisherman's Wharf
2. Access and Linkages
    - Alternative transportation activity
    - Centralized parking to increase pedestrian activity
3. Uses and Activities
    - Places for people watching and picnicing
    - Canoe hales
    - Cultural events and games
    - Farmers Market
    - Planned events/games
    - Cultural events/games
    - Development opportunities
    - Places for cultural learning
    - Open air pavilions and other flexible spaces for different types of activities
    - Youth centers
    - Affordable eateries/dining
    - Farmer's Market
    - Cafes on promenade
4. Management and Partners
    - Partners
    - Kamehameha Schools
    - Hawaii State Arts Council
    - Park Conservancy

SITE 6

Site 6 was seen as a vital link between Ala Moana Park, Kewalo Basin, Kakaako Makai and across Ala Moana Blvd to the Ward Neighborhood and Kamehameha Schools development sites. It is bordered by Ala Moana Blvd and Kewalo Basin harbor and between Ala Moana Park and the Ewa edge of the basin. Community members felt that a "marine necklace" featuring small scale developments including restaurants, a central orientation area with vendors, ticket booths, and harbor and boat tour offices could be created here to establish an intriguing pedestrian-scaled environment that links Kakaako Makai to Ala Moana Park and destinations in Kakaako Mauka. In order to create this environment, participants recommended closing the one-way street on the site's Mauka border to create a plaza with shade, flexible seating and tables, and vending where patrons could picnic and take in the views. By consolidating the existing wharf-side vendors into a single node or "complex" in the site's Mauka-Diamond Head corner, a hub

of activity could be created that offered a more dynamic experience where visitors would be presented with a spectrum of attractions that encourage extended visits. To further enhance the image of this node, participants recommended creating separate circulation paths for pedestrians, buses, and private vehicles, closing the existing Diamond Head access point and instead sharing the vehicular entrance with Ala Moana Park.

A. *Theme:* Consolidate the vending and other commercial activities to activate the site and enhance pedestrian linkages between Kakaako Makai / Kewalo Basin and on all edges.

B. *Assessment:*
   1. Issues:
      - Physical Limitations
        - Existing lot is very narrow
        - Primarily asphalt
        - Clean but feels dead
        - Did not see much activity except on Diamond Head corner
      - Mauka views:
        - Ward Warehouse
        - Back side of building
        - Blank walls
        - Very unattractive
      - Access:
        - Entry walkways gated
        - Circulation: one way, not utilized
   2. Assets:
      - Activity on the Diamond Head Corner:
        - Activity boats
        - Provide opportunities for visitors beyond photography
        - Small scale commercial activity
        - Lunch Wagons
        - Shave Ice
        - Vendor booths for water activities (parasailing, fishing, etc.)

C. *Improvements:*
   1. Comfort and Image
      - Small businesses in clusters throughout the site
      - Abundant shade and greenery
   2. Access and Linkages
      - Improve circulation
        - Take out the road parallel to Ala Moana and connect at end points
        - Create comfortable pedestrian connections to Mauka developments
        - Most visitors coming on buses and vans from Waikiki
        - Could create two different zones: commercial loading zone for visitors and pedestrian zone
      - Improve connections for both pedestrians and vehicles
        - Across Ala Moana Blvd
        - To diamond head portion of Kakaako Makai
        - To Ala Moana Park
        - Remove existing wall and fences
   3. Uses and Activities
      - Activate
        - Encourage pedestrian environment to support lively feeling
        - Increase Kewalo Basin activity to capitalize on this unique asset
      - Development Opportunities
        - Cluster of small buildings in Mauka/Diamond Head corner
        - Consolidate vending
        - Create small scale commercial activity with shade and other amenities on Mauka border

4. Management and Partners
    - Partners
        - City of Honolulu Department of Parks and Recreation
        - Kewalo excursion boat operators
        - Hawaii Department of Transportation

SITE 7

Study site 7, A portion of the Diamond side of Kewalo Basin and Kewalo Basin Park, was considered to be a passive space suited for quiet activities that could be transformed into a green island primarily oriented toward small scale community use. Participants felt that it was important to maintain vehicular access and a small parking area on this site, however this was not seen as an event space. Instead participants saw Site 7 as a reflective area to be experienced and discovered while walking along meandering garden paths accentuated with public art or through picnic and game areas accommodating family groups that extended along the entire peninsula. Beach volleyball, fishing and surfing were seen as anchor uses for the site. Community members recommended partnering with the University of Hawaii to create a destination for beach volleyball meets and competitions which would activate the area on a regular and ongoing basis. Amenities such as a bait shop, a fish cleaning station, expanded areas and amenities for pole fishing and commercial outlets for commercial fisherman were encouraged to improve the area.

A. *Theme*: Tranquil and serene. Discovery primarily experienced by small groups and individuals, but also a destination for fishing and volleyball.

B. *Assessment:*
    1. Issues
        - Disconnected, hard to find
    2. Assets
        - Enhance role as a tranquil oasis, place of discovery and serenity
        - Low hanging fruit: could be first phase of implementation

C. *Improvements:*
    1. Comfort and Image
        - Increase amenities:
            - Shade structures, shade trees, trellises
            - Up-light trees, lighting on the trellises. Enhance serene views from Kewalo Basin
            - Local low key art
            - Public art related to history
                - Game rentals
                - Chess
            - Sports
            - Lunch wagons
            - Volleyball courts with bleacher seats
    2. Access and Linkages
        - Pathways:
            - Use oriented paths
            - Continue path to Ala Moana Park
        - Create pedestrian experience of discovery
            - Paving imprinted with historical information
            - Public art
            - Expanded boardwalk
    3. Uses and Activities
        - Increase green space
            - Reflection areas
            - Natural landscaping and gardens
                - Follow natural contours of the place
            - Remove/relocate buildings (which ones?)
                - No permanent structures
                - Limit to one story
        - Support Fishing
            - Bait shop

    - Cleaning stations
    - Shade
  - Activities
    - Spontaneous local usage
    - No major events
    - Events and services that serve the community
  - Keep it low key, no development
    - Concentrate commercial retail closer to Ala Moana Blvd to support existing activity
4. Management and Partners
  - Partners
    - Charter School
    - University of Hawaii
    - Fisherman

KAKAAKO MAKAI
DISTRICT MASTER PLAN

Community Workshop 1:
BRIEFING BOOK
January 30 - February 1, 2010

Cultural History of Kaka'ako District Summary

The current urban district known as Kakaʻako is significantly larger than the traditional area of the same name, which is described in mid 19th century documents and maps as a small ʻili (traditional land unit). In addition to Kakaʻako, the Mauka Area District also includes lands once known as Kaʻākaukukui, Kukuluāeʻo, and Kewalo, and possibly smaller portions of other ʻili.

In traditional times, the study area is characterized by fishponds, salt ponds, trails connecting Honolulu (Kou) and Waikīkī, and occasional taro loʻi. Wetland/fishpond deposits have been documented in the Kakaʻako Mauka Area.

Previous archaeological work in the Mauka areas confirms that there are intermittent buried cultural layers in this historically near shore environment reflecting the Hawaiian pattern of permanent settlements in proximity to agriculture, aquaculture and marine resources.

There are four large historically documented cemeteries in the Mauka Area District. The full extent of these cemeteries has not been delimited and there are likely to be hundreds of burials associated with these cemeteries but outside the modern cemetery boundaries, under streets or under modern structures. Archaeological evidence has shown that during post contact times portions of the lands in and around the Mauka Area District were used to bury large numbers of people in unmarked cemeteries. A total of 274 historic burials have been recorded (in situ or disinterred) in the Kakaʻako Mauka Area. In the current areas of Kakaako Makai, no burials would be expected anywhere in the project area with the possible exception of the immediate vicinity of the Ala Moana/Nimitz road alignment.

Kakaʻako is a highly urbanized area with a mix of low, mid and high rise structures. There are no structures in the Mauka Area that predate or reflect the style of construction prior to western contact with native Hawaiians in 1778. A few remaining buildings were built by or inspired by nineteenth century missionaries, however, most buildings in Kakaʻako were built during the twentieth century after Hawaiʻi became a U.S. territory. To preserve Kakaʻako historic resources the Draft Mauka Area Plan identifies eight properties to be protected. All eight properties are listed on either the National or State Register of Historic Places.

The study area is associated with moʻolelo (oral history) in which Kaʻākaukui, Kewalo and Kukuluāeʻo were traditionally noted for their fishponds and salt pans, for the marsh lands where pili grass and other plants could be collected, for ceremonial sites such as Puʻukea Heiau, Kewalo Spring, and Kawailumalumai Pond at which sacrifices were made, and for their trails that allowed transport between the more populated areas of Waikīkī and Honolulu. Important chiefs such as Hua-nui-ka-la-laʻilaʻi were born in the area and conducted religious rites, and commoners traveled to the area to procure food and other resources; some commoners probably also lived in the area, possibly adjacent to the ponds and the trails. The study area is also associated with legendary accounts of the Waters of Haʻo, Kapoi and the heiau, and the legend of Hiʻiaka and more.

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Kakaako Makai District Master Plan
Public Workshop No. 1

Agenda
January 30- February 1, 2010

Saturday – January 30, 2010: Orientation and Place Visioning

8:00 AM to 8:30 AM	Registration (Kulia Grill)
8:40 AM to 9:10 AM	Welcome and Introduction (Kulia Grill)
	• Anthony Ching (HCDA – Executive Director)
	• Scott Bradley (HCDA Board Chair)
9:10 AM to 9:50 AM	Kakaako History
	• Peter Apo - Cultural History and Values
	• Amy Anderson (CPAC) - Land Use and Development Proposals 1961-2007
9:50 AM to 10:00 AM	Morning Break
10:00 AM to11:00 AM	CPAC – Group History. Review of Vision and Guiding Principles
	• Ron Iwami (CPAC Chair) and other CPAC Members
11:00 AM to 11:20 AM	Open Conversation with Audience
11:20 AM to 11:45 AM	Stakeholder Interview Summary
11:45 AM to12:00 PM	District Improvements and Adjacent Community Plans
12:00 PM to 1:00 PM	Lunch Break
1:00 PM to 1:45 PM	Placemaking and Waterfront Development Examples
1:45 PM to 2:00 PM	Place Evaluation – Introduction
2:00 PM to 3:45 PM	Place Evaluation – Break-Out Groups
3:45 PM to 4:00 PM	Afternoon Break
4:00 PM to 4:30 PM	Place Evaluation Discussions (3rd Floor Classrooms)
4:30 PM to 5:30 PM	General Full Group Review and Discussion of Place Evaluation Findings (Kulia Grill)

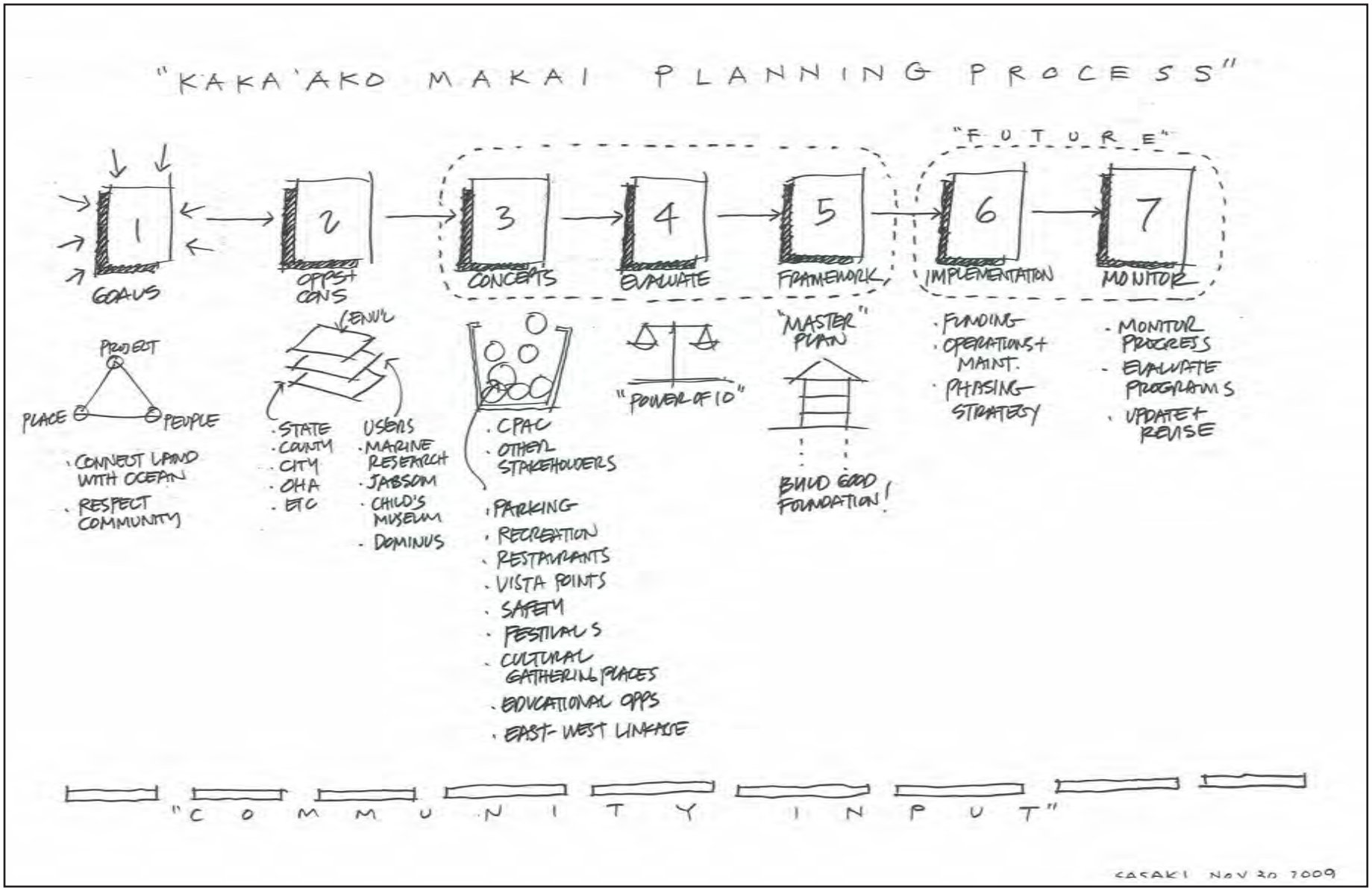
Sunday Afternoon – January 31, 2010: Programming

1:00 PM to 1:10 PM	Welcome, Re-Cap and Day Two Introduction (Kulia Grill)
1:10 PM to 1:20 PM	Site Analysis Exhibits Summary
1:20 PM to 2:45 PM	Breakout Discussion of Potential Uses and Plan Elements and their integration with the CPAC Vision and Guiding Principles. (3rd Floor Classrooms)
2:45 PM to 3:15 PM	Breakout Report Back and Synthesis of Information (Kulia Grill)
3:15 PM to 3:30 PM	Afternoon Break
3:30 PM to 4:45 PM	Breakout Groups: Placement and Synergy of Potential Uses and Plan Elements on Site (3rd Floor Classrooms)
4:45 PM to 5:30 PM	Breakout Report Back and Wrap-up (Kulia Grill)

Monday Evening– February 1, 2010: Presentation and Reception

6:00 PM to 6:15 PM	Welcome and Introductions (3rd Floor Auditorium)
6:15 PM to 7:15 PM	Presentation of Workshop findings and discussion
7:15 PM to 7:30 PM	Break
7:30 PM to 7:50 PM	Next Steps and Process for Task III – Preparation of Alternatives
7:50 PM to 8:00 PM	Closing Comments
8:00 PM to 8:30 PM	Open House:

Google


"KAKA'AKO MAKAI PLANNING PROCESS"
"FUTURE"
1
GOALS
2
OPPS+ CONS
3
CONCEPTS
4
EVALUATE
5
FRAMEWORK
6
IMPLEMENTATION
7
MONITOR
PROJECT
PLACE
PEOPLE
· CONNECT LAND WITH OCEAN
· RESPECT COMMUNITY
ENV'L
· STATE
· COUNTY
· CITY
· OHA
· ETC
USERS
· MARINE RESEARCH
· JABSOM
· CHILD'S MUSEUM
· DOMINUS
· CPAC
· OTHER STAKEHOLDERS
· PARKING
· RECREATION
· RESTAURANTS
· VISTA POINTS
· SAFETY
· FESTIVALS
· CULTURAL GATHERING PLACES
· EDUCATIONAL OPPS
· EAST-WEST LINKAGE
"POWER OF 10"
"MASTER PLAN"
BUILD GOOD FOUNDATION!
· FUNDING
· OPERATIONS + MAINT.
· PHASING STRATEGY
· MONITOR PROGRESS
· EVALUATE PROGRAMS
· UPDATE + REVISE
"COMMUNITY INPUT"
SASAKI NOV 30 2009

KAKAʻAKO MAKAI COMMUNITY PLANNING ADVISORY COUNCIL

THE VISION FOR KAKAʻAKO MAKAI
The Hawaiian Place of Kaʻākaukukui and Kukuluaeʻo

Kakaʻako Makai is the community's gathering place. A safe place that welcomes all people, from keiki to kūpuna, 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. Kakaʻako Makai honors, celebrates and preserves its historic sense of place, Hawaiian cultural values and our unique island lifestyle for present families and future generations.

GUIDING PRINCIPLES
Community Cultural Gathering Place
Establish Kakaʻako Makai as a gathering place where community and culture converge in response to the natural scenic beauty of the green shoreline open space.

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

Hawaiian Culture and Values of the Ahupuaʻa
Base the framework for planning, decision-making and implementation of the Kakaʻako Makai master plan on Native Hawaiian values and traditional and customary rights and practices protected by the State.[1]

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

Open View Planes
Protect, preserve and perpetuate Kakaʻako Makai's open view planes from the mountains to the sea as an inherent value of the Hawaiian ahupuaʻa and an important public asset for residents, visitors and future generations.[3]

- Ensure planning and development safeguards to identify,

[1] Hawaii State Constitution, Article XII, Section 7. Inform the planning process by the principles and traditions of the ahupuaʻa, and inspire the master plan by the interconnected relationship of people.
[2] §206E-34(c)(5), Hawaii Revised Statutes. The Hawaiian host culture is emphasized as pre-eminent yet inclusive of other cultures.
[3] Significant Panoramic Views Map A-1, Honolulu Primary Urban Center Development Plan.

document, retain, restore and protect makai-mauka and diamondhead-ewa open view planes to the Koʻolau mountains, Diamond Head (Lēʻahi) and the Waiʻanae mountains as seen from the view vantage areas and vicinities of Kakaʻako Makai's public lands and Kewalo Basin Harbor.

Coastal and Marine Resources

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

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

Expanded Park and Green Space

Ensure expansion of Kakaʻako Makai's shoreline parks as significant landscaped open spaces[4]
joining the lei of green parks extending from Diamond Head (Lēʻahi) to Aloha Tower.

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

Public Accessibility

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

- Ensure complete public recreational access with minimal impact to the environment, including drop-off accommodation of ocean recreation equipment and connections to public transportation.
- Provide a shoreline promenade and tree-lined paths to safely and comfortably accommodate pedestrians, bicyclists and the physically impaired.
- Provide sufficient shared parking complementary to the natural setting to support all uses in Kakaʻako Makai, with workplace parking available for recreational and cultural users during non-working hours.

Public Safety, Health and Welfare

Ensure that Kakaʻako Makai is a safe and secure place for residents and visitors.

- Keep public use areas safe day and night for public comfort and enjoyment.
- Ensure that exposure to land and ocean is environmentally safe for people and marine life by assuring timely investigation, determination, and remediation of contaminates.
- Ensure that Kakaʻako Makai remains free and clear of elements, activities and facilities that may be potentially harmful to the natural environment and public well-being, including laboratories containing and experimenting with Level 3 or higher

[4] Inclusive of Kewalo Basin Park, Kakaʻako Waterfront Park and Kakaʻako Gateway Park.

bio-hazardous pathogens and/or biological toxins known to have the potential to pose a severe threat to public health and safety.[5]

Public Land Use Legislation –
Public Use of Public Lands in the Public Interest
Recognize and respect the effort and intent of the Hawaii State Legislature to uphold the greater public interest by ensuring and sustaining public uses on Kakaʻako Makai State public lands for the greater public good.

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

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

- Enable continued functional commercial boating uses at Kewalo Basin Harbor9 and preserve the beneficial relationships between the existing small commercial fishing and excursion boat businesses and land-based maritime support service businesses.
- Ensure that Kewalo Basin will continue as a State of Hawaii commercial harbor and valuable public facility asset by repairing, maintaining and enhancing the harbor for small commercial fishing and excursion boat use.
- Ensure the protected use of Kewalo Basin Cove for Kewalo Keiki Fishing Conservancy keiki fishing and marine conservation programs.
- Support Kewalo Marine Laboratory's continued valuable marine biology and ecosystems research and education in the vicinity of Kewalo Basin.
- Ensure preservation of Kewalo Basin Park, the net house and parking lot for public use, upgrade and improve existing facilities within the park, and provide green open space between Ala Moana Park and the channel frontage.[10]

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

- Contemplate compatible indoor and outdoor performance venues that encourage the teaching, practicing, and presentation of hula, theater, music, dance, and other performing and visual arts, with an outdoor multi-cultural festival space for Honolulu's diverse ethnic communities.[11]
- Contemplate educational facilities, such as an exhibition hall with permanent, interactive and rotating exhibits, museums communicating the cultural history of the area, and places for traditional Hawaiian cultural practices.[12]

[5] Protection of the public health and safety is first and foremost in this area a) immediately adjacent to a Shoreline recreation area and the urban population center, b) in close proximity to a regional beach park and the Waikiki primary visitor destination, and c) within the updated tsunami zone. http://beta.abc3340.com/news/stories/1007/460171.html http://www.nytimes.com/2007/10/05/us/05labs.html?_r=1
[6] §206E-31.5, Hawaii Revised Statutes.
[7] HCR 30, 2006.
[8] Act 3, 2007, Special Session.
[9] §206E-33(2), Hawaii Revised Statutes.

- Establish a cultural market stocked by local farmers, fishers and Hawaiian traditional craft makers to reflect the Hawaiian values of gathering and trading in the ahupuaʻa between the mountains and the sea.[13]
- Ensure a community center for local families to gather, interact and learn from each other.

Small Local Business

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

- Ancillary small businesses may include diverse local restaurants, cafés, small shops, markets or other uses that will complement the recreational, cultural, harbor or other public facilities serving the community interest.[14]
- Encourage small local enterprises that emphasize the Hawaiian culture and support traditional local products, rather than large corporate retailing attractions.

Site Design Guidelines –
A Hawaiian Sense of Place in Landscape, Setting and Design

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

- Provide and maintain abundant native coastal plants and trees to blend the scenic andsensory qualities of the coastal environment and create a Hawaiian sense of place.
- Identify, protect, preserve, restore, rehabilitate, interpret and celebrate Kakaʻako Makai's historic sites, facilities, settings, and locations.
- Maintain the quality of coastal environmental elements including natural light, air and prevailing winds.
- Mandate sustainability principles, conservation technologies, and green building standards for buildings, grounds and infrastructure.[16]

Community/Government Planning Partnership

The Kakaʻako Makai Community Planning Advisory Council places the public interest first and foremost, and will strive to uphold the greater good of the community in partnership with the HCDA as the public oversight agency by:

- Openly working with the community, the HCDA and the HCDA's planning consultants as guaranteed by government commitment to ongoing community representation and involvement throughout the master planning process;
- Openly communicating with the State Legislature and other elected public officials;
- Committing the time and effort required to meet the goals and objectives of the Kakaʻako Makai planning process, and advocating responsibly in the public interest both collectively
- and individually, notwithstanding premature or conflicting proposals.

[10] Inclusive of greenbelt connections between Ala Moana Park and Kewalo Basin Park, between the Net House and Kewalo Basin Channel, and between Ala Moana Boulevard and Kewalo Basin to Point Panic.
[11] §206E-34(d)(3), Hawaii Revised Statutes.
[12] §206E-34(d)(5), Hawaii Revised Statutes.
[13] §206E-34(a) and (b), Hawaii Revised Statutes.
[14] §206E-34(d)(2), Hawaii Revised Statutes.
[15] Encourage private development mauka of Ilalo Street to compliment the gathering place concept of the Kaka'ako Makai public use area on public lands by providing landscaped set-backs and inviting open architecture at the street level.
[16] Ensure reasonable carrying capacity with limited infrastructure for sufficient water supply, storm-water drainage and waste disposal.

Future Funding and Management

Assure and assist viable and sustainable operation of public uses and facilities on State public land in Kaka`ako Makai through public/private partnerships and 501(c)(3) non-profit management[17] similar to successful park conservancies and their stewardship programs.

- The community land conservancy will be essential in determining safeguards to restore, protect and perpetuate Kakaʻako Makai's natural shoreline resources and view planes, historic and recreational resources, and public uses on State public lands in the public interest as a quality of life benchmark.
- This conservancy may be a public/private partnership of the Kakaʻako Makai Community Planning Advisory Council (CPAC), the Hawaii Community Development Authority (HCDA) or current oversight agency, and private contributing interests to both monitor and underwrite public use on State pubic land in service to the public good.[18]

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

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

Land Planning and Development Proposal 1959 to 2007 Summary

1959	**Title**	**Honolulu Waterfront Area Planning Study**
	Sponsor	DLNR (Board of Land & Natural Resources), commissioned study
	Author	Harland Bartholomew & Associates, Tudor Engineering Company
	Scope	4,200 acres
	Goals	**Waterfront integration with City of Honolulu.** **Expand and modernize maritime facilities.** **Preserve inherent attractions.**
1976		**Hawaii Community Development Authority (HCDA) formed**
1987	**Title**	**Reawakening Charrette**
	Sponsor	Governor John Waihee, design charrette
	Author	Hawaii Chapters of American Institute of Architects (AIA) American Society of Landscape Architects (ASLA) American Planning Association (APA) with Office of State Planning (OSP) and HCDA
	Scope	225 acres, Kewalo Basin to pier 21
	Goals	**Two day design charrette based on community input to generate ideas for further planning and feasibility studies.** **Transform the waterfront, in particular the Kakaako peninsula, into a "great and unique urban environment, fulfilling the community's maritime, recreational and economic needs."**
1989	**Title**	**Honolulu Waterfront Master Plan**
	Sponsor	OSP (Office of State Planning), commissioned study with HCDA
	Author	Helbert, Hastert & Kimura Planners, R. M. Towill Corporation
	Scope	1550 acres
	Goals	**Identify innovative and fiscally responsible long range vision.** **Logical phasing of improvements.** **Maximize public benefits on state-owned waterfront lands.**
1993	**Title**	**Kakaako Development Plan**
	Sponsor	HCDA, commissioned study

	Author	ELS / Elbasani + Logan Architects, Molinaro Associates, Kalorama Consulting, Townscape, Inc., Michael Chu Landscape
	Scope	65 acres
	Goals	**Urban design principles refined to support *Honolulu Waterfront Master Plan* (1989) + HCDA *Makai Area Plan* + *Rules* (1991)** **Two key objectives: Re-establish city's links to waterfront and combine city life with tropical environment**
1998	**Title**	**Waterfront Park Master Plan**
	Sponsor	HCDA, RFQ + competition
	Authors	Hargreaves Associates, Belt Collins, Wallace, Roberts & Todd (Selected entry)
	Goals	**Waterfront park will express the natural context and culture of modern Hawaii.** **Broad range of amenities such as water features, works of art interpretative walks and gardens, and innovative play areas.** **Realistic materials and construction methods.** **Phased development.**
1999	**Title**	**Kewalo Basin at Kaka'ako Makai**
	Sponsor	HCDA, RFP
	Authors	Ohana Foundation, Imperial Associates, Ltd., Kewalo Project Development, Ltd. (selected entry)
	Scope	18 acres
	Goals	**Mixed-use development to provide gathering place.** **Preserve and enhance natural environment.** **Catalyst for economic growth.**
2002	**Title**	**UH/JABSoM Medical Research Facility**
	Sponsor	HCDA, construction completed
	Author	University of Hawai'i , John A. Burns School of Medicine (JABSOM) Hawaiian Dredging Construction Company / Kajima Urban Development, Architects Hawaii, Ltd.
	Goals	**Biomedical research facility as economic engine for state.** **Campus design to enhance beauty of the neighborhood.** **Generate $56 million (**$40m research and $16m indirect funds).

2002	**Title**	**Kakaako Regional Plan Study**
	Sponsor	Kamehameha Schools, Victoria Ward Limited, HCDA
	Author	Cooper Robertson & Partners (New York), Belt Collins, Sedway Group
	Goals	**Create conceptual framework to guide future development.**
		Grow Hawaii's nascent biotech industry.
		Generate range of employment opportunities for Hawaiians.
		Create new urban village in Kakaako.
2003	**Title**	**Aquarium and Marine Research Center**
	Sponsor	HCDA, commissioned study
	Author	Kajima Urban Development International with University of Hawai'i
		EHDD Architecture San Francisco
	Goals	**Create marine research, education and cultural center integral to Kakaako community.**
		Enhance waterfront park and link to UH medical school
		Financing: ACT 221 credits, tax-exempt debt, private funds
2005	**Title**	**Kakaako Waterfront**
	Sponsor	HCDA, RFP
	Authors	General Growth Properties, Victoria Ward, Limited
		Kewalo Nui Partners, SCD Kakaako Waterfront, LLC
		A & B Properties, Inc. (selected proposal)
	Scope	36.5 acres
	Goals	**Create gathering place as centerpiece for mixed use community.**
		Integrate land uses for timely development.
		Provide public benefits (iconic structure + ocean access).
		Incorporate community-based planning for development.
2007	**Title**	**People's Plan**
	Sponsor	Concerned citizens
	Author	Concerned citizens
	Goals	**Master plan for local residents of Honolulu.**
		Advocates for a better quality of life for residents.
		Emphasis on public lands used for public good.

Compilation from archives of HCDA and University of Hawai'i Hamilton Library
Amy Christie Anderson, Architect - CPAC, Chair, Planning Committee

Community and Stakeholder Interview Summary

1. **Notes from meetings Kaka`ako Makai tenants**
   - Models to consider: Navy Pier, Chicago: aquarium, food, ferris wheel, etc.
   - Large scale "high tech" or "biotech" development here is probably not feasible. Big picture: Hawaii is just too expensive for this kind of development to thrive here! Among other issues: researchers need affordable housing and good and affordable schools for their children. Hawai`i lacks both.
   - Kaka`ako Makai is potentially a world class site – but right now there are significant problems with homeless people, feral cats, and infestations of fleas and mosquitoes. These problems affect use of the park.
   - Think about facilities and attractions for families that would complement the Children's Discovery Center: family restaurants, ocean exhibits/small aquarium.
   - Bus access for school field trips important.
   - Educational programs for local school children and others should be an important element for future facilities/activities here.
   - The Kewalo Research Lab could be relocated to another site near to but not at Point Panic. Research Lab staff have plans for expansion of their research and teaching programs, but they need support from HCDA and CPAC to convince the UH hierarchy that relocation/expansion is both feasible and desirable.
   - Seawater AC project: have they looked at ceded lands issues? This project could provide AC for all of Kaka`ako Makai – and Mauka too.
   - Regional parking facilities needed – consider a parking structure.
   - Consider relocating the amphitheater.
   - Would KS be willing to trade land and make 2 of their Kaka`ako Makai parcels available for park development?
   - Issue: how to fairly assess lessees for "indirect cost" contributions to HCDA for maintenance of common lands and for Makai security?

2. **Notes from meetings with historic preservation interests**
   - Historical context is of great importance.
   - The planning process should include an architectural inventory and a cultural survey. See Cultural Surveys Hawaii cultural survey for Kaka`ako Mauka.
   - Cultural places should be seen as great assets for the plan.
   - Of obvious historical/cultural importance are the old sewer pump station and the old incinerator building. What else might there be?

- Ala Moana Beach Park is an historic area.
- The old sampan at Kewalo is on the Registry of historic artifacts (?).
- The Fishermen's Wharf restaurant is close to 50 years old. What about some kind of "adaptive reuse" of that building?
- Kewalo Basin could be the center piece for an historic walking tour, similar to the Pearl Harbor trail.
- The landscaping plan(s) should specify the use of indigenous plants.
- Consider having an area that shows Hawaii's architectural heritage: traditional Native Hawaiian "hale," plantation homes, early 19th century styles, 1950's, etc.

3. Notes from meetings with architects and planners

- Models to consider: Embarcadero Center, Chicago's Centennial Park. Tivoli Gardens with water features, Vancouver's Grandville Island, New York's Central Park (lots of places and activities!),
- Maybe this plan needs to be an opportunistic plan that focuses on smaller, do-able projects rather than the "BIG PROJECT."
- Neighborhoods are built "from the ground up" – not by big splashy projects. There are only so many big projects feasible in any city.
- Note that the A&B Plan incorporated and expressed many of the "guiding principles" that were articulated by CPAC after the A&B Plan was rejected.
- It's unfortunate that critical elements of future development for Kaka`ako Makai have been micro-managed by the legislature.
- Does the current Master Plan program include a MARKET ANALYSIS?
- Consider doing surveys of actual Waterfront Park users – analysis via casual "observations" is not enough.
- What will be the area population 20 or 30 or 40 years in the future? Could be something like 35,000 people! What might be the needs of this urban population, and how might these needs be anticipated in the Master Plan? Note that, contrary to the assumptions of many planners regarding the demographics of Kaka`ako's resident population, there is a growing number of families with young children settling here.
- The Kaka`ako Mauka Plan <u>does not provide public parks with active recreational facilities and family gathering places.</u> Kaka`ako Makai will have to provide park facilities for the Mauka population. City park standards would require at least 55 acres of active recreational parks for Kaka`ako's future residential population.
- The plan needs to include a BUSINESS PLAN. Sources of capital need to be identified: public/private partnerships, tax credits, Tax Increment Financing, etc.
- If residential development is not permitted here, what could be the CASH COW for private development? What about office commercial?
- The challenge: to provide activities and facilities that will encourage activities "24/7."

- JABSOM unfortunately deleted a Childcare Center and a Fitness Center from its plan. These facilities would have helped to diversity activities here.
- Sources of funds for ongoing operations and maintenance also very critical. Models for maintenance and security: Waikiki Improvement Association, Fort Street Mall Improvement Association.
- Is there a way of tapping MAUKA properties for maintenance funds needed for MAKAI parks and public places? Or can the state "EO" the parks to the City?
- For private sector development, there is a fundamental difference of objectives between the DEVELOPER, who wants to hold costs down and maximize sales revenues, and the eventual OWNER/MANAGER, who may be more willing to invest in amenities that add value to the property and thus help to support higher lease rents.
- Locally based owner/manager companies are often the best – for the property, for the lessees, and for the customers.
- HCDA should explore partnering opportunities with KS.
- KEWALO BASIN is the key to development here. Kewalo should be the focus for commercial development, public gathering places, waterfront promenade.
- Is there still a way of providing a connection/pedestrian circulation across Kewalo Basin channel?
- How about a FISHING PIER for kids?
- Pedestrian and bicycle links to Ala Moana Beach Park and to downtown Honolulu also a major opportunity and planning concept: "lei of green."
- Consider shuttle links to the rail transit stations.
- Future uses could include a balance of recreational and commercial areas/uses. And what about residential? Would low rise apartments be acceptable to the community? Does JABSOM need dorms and affordable apartments? Human scale of structures should be a key concern.
- Residential development will provide "eyes on the street/park," and will thereby result in a safer place, especially at night.
- Ala Moana Blvd. should be a REAL BOULEVARD – with a planted median, street trees on both sides, broad walkways, nice lighting and street furniture, etc.
- Plan and design an ICONIC, BEAUTIFUL PEDESTRIAN BRIDGE that will span Ala Moana Blvd. – a bridge that will be a landscaped promenade with an easy, walkable gradient (no steps).
- Internal and external vehicular circulation will be critical. Consider a strong link to Cooke Street mauka, and a new road that provides a loop closer to Waterfront Park.
- Think about doing rooftop gardens.
- Major facilities could include: a large amphitheater for outdoor performances, a museum (maybe the old pump station) that features historic Kaka`ako and Kewalo pictures and artifacts.

- Could we convert the hills of Waterfront Park into an informal amphitheater? That would provide the audience a great makai view!
- Overall, there's a need for a variety of activities and special events.
- Consider "fitness related" facilities. A Fitness Center?
- Need showers for joggers.
- Maybe any park(s) here should revert to the City – HCDA is not set up to fund and do park management and maintenance.
- The plan shouldn't be "just the will of the people." The planners need to bring their expertise to the process and provide some "push back" to community ideas that are not well grounded, as well as provide new ideas.

4. Notes from a meeting with the Office of Hawaiian Affairs (OHA)

- OHA's overall mission: (1) receive and manage income from the Land Trust, including ceded lands; (2) to advocate for Native Hawaiians at all levels of government; (3) own/manage real property for the benefit of Native Hawaiians.
- Planning and design themes: links to Hawaiian history and culture are of great importance for OHA.
- Kaka`ako Makai ALREADY IS A "PLACE" – with a history of use by Native Hawaiians.
- 2008 Bill to convey 18.5 acres of land adjacent to Kewalo Basin, including the "Piano Lot," but not including PBRC or John Dominis: 2 bills regarding this land transfer are still alive in the State Legislature.
- See the OHA-commissioned concept sketches for the Kewalo waterfront: farmers market, small offices, performing arts venue, restaurants, etc. in low to mid-rise buildings.
- There is a strong consensus within the CPAC that Kaka`ako Makai should honor "a Hawaiian Sense of Place" – but what is the level of understanding of this concept within the CPAC membership?
- "Open space" does not resonate with Native Hawaiians – the term connotes "an ABSENCE of people. Hawaiians are more focused on PEOPLE PLACES.
- Kaka`ako Makai should feature uses that can't be done elsewhere (in Honolulu): marine education, seawater pumping/use, ocean-related restaurants and markets.
- Ultimately, economics may prove to be the KEY ISSUE for planning discussions with the CPAC.
- Politicians used to love to come to Kaka`ako to campaign – because it was once a vibrant community.

5. Notes from meetings with environmental organizations

- Example of a great waterfront gathering place: Sydney. Also Portland's Willamette River Walk – human scale, mixed use.
- Regarding ongoing maintenance for parks and public places: there could be an endowment that would provide funds.
- This should be a cultural/community gathering place – with lots of grass and trees.

- Should also be a great strolling district – of which there are few, if any, in Honolulu.
- The LEI OF GREEN should be a 20 to 30 foot wide pedestrian path with curvilinear forms, landscaping, color, shops, banners, etc.
- Link Mauka and Makai – with view corridors, drainageways.
- "Just open space" is not enough to attract people. A mix and variety of facilities and uses is critical – including modest food facilities like the hamburger stand at Kaimana Beach! Need: a "critical mass" of attractions.
- CPAC understands that some commercial development will be needed here in order to activate the area and also to provide some revenue.
- Re: Parking Garage – consider a central parking structure "clad" by retail.
- Building JABSOM here was a huge mistake!
- The political landscape can shift and change, and will surely influence our ability to implement a great plan.

6. Notes from meeting with UH Manoa Planning and Environmental Professors

- The current planning effort needs to look at the whole historical/political context for Kaka`ako. HCDA's overall mission was to develop a "new town in town" for a broad spectrum of people and families. They have betrayed their mission!
- See Kaka`ako planning documents from the 1970's and 1980's.
- The fiscal viability of the Makai Plan needs to include the economics of the entire Kaka`ako District – both Mauka and Makai.
- Re: gathering places – Kapiolani Community College's Saturday morning farmers market is a great success: affordable, productive, and fun – for both locals and visitors.
- The Waterfront Promenade is one of the key elements of Makai.
- There should be both primary and ancillary functions and facilities.
- Environmental concern: see new TSUNAMI INUNDATION MAPS. Kewalo Basin and adjacent lands will be devastated by a major tsunami.
- The plan needs to look at sustainable infrastructure and infrastructure systems!
- Why do we have mainland consultants doing a plan for a Hawaiian-themed place?

7. Notes from meeting with performing arts people

- Honolulu needs a performing arts venue/cultural center that would include a concert hall with 1000 to 1200 seats, rehearsal places, outdoor performance places, educational center, box office, parking. See the MAUI ARTS AND CULTURAL CENTER constructed about 12 years ago.

- The culture/arts community needs “A HOME FOR THE ARTS.” Currently, they are renting space at the Dole Cannery complex, but this is not their “own” place.
- This would not be a cultural center instead of park land; it would be a cultural center in the park.
- The cultural center could include or complement a HAWAIIAN MUSIC HALL OF FAME and/or a HAWAI`I SURFING MUSEUM.
- The culture/arts community has the capability of raising the $$$ to create a 15,000 sf complex for dance studios, music rooms, and related facilities.
- There could be great synergies between a performing arts center, the Children’s Discovery Center, and the Keiki Fishing Conservancy.
- The “big picture” plan for Kaka`ako Makai could be: HARBOR + WATERFRONT + PARK + CULTURAL CENTER.
- The plan needs to be of/for/by Hawai`i. Hawai`i is a SPECIAL PLACE! We don’t need Disney Land here!

8. Notes from meeting with Kaka`ako Business Owners

- The creation of “Gateway Park” displaced some locally-owned businesses. This park is not getting much use, and has become a hang-out for homeless people. So: was the displacement of local businesses worthwhile?
- Need to CONNECT Kaka`ako Mauka and Makai. However, people will “cross the street” for special events, but may NOT do so on a daily basis.
- Consider active recreation facilities: soccer, basketball, tennis, volleyball.
- Could the prohibition of housing development be amended to allow housing on KS land here? Maybe emphasize smaller units for empty nesters and singles, including housing for Med School students. Makai needs people and activities!
- Consider moving the existing main parking lot that serves Waterfront Park – or cover it with a landscaped deck, similar to the landscaped deck that covers the parking lot at the Honolulu Municipal Building.
- There may not be the potential for a lot of retail commercial and restaurants here, given the many existing and planned commercial establishments nearby on GGP lands. Even a “cultural marketplace” may not be successful here.
- Look at the possibility of EXPANDING KEWALO BASIN in the direction of the “Piano Lot” – to provide an “inland lagoon” with beach!
- Create places for informal gatherings and opportunities for hula, music, family parties, baby luau.
- Adequate parking will be needed.
- The planning team also needs to look at traffic issues – how will use of Makai affect circulation and traffic Mauka?
- The planners need to talk with the condo associations too.

9. **Notes from meetings with City Departments**
   - Note that there is a new bill that will return Kaka`ako Mauka jurisdiction to the City and return Kewalo to DOT Harbors (water) and to DLNR (land).
   - HCDA needs to – and often does NOT – look seriously at circulation and traffic issues for the entire Kaka`ako District and beyond. Dense development in Kaka`ako will affect circulation throughout the downtown to Ala Moana Shopping Center area.
   - Ala Moana Boulevard improvements and beautification are needed – but will State DOT really do something there?
   - The GGP development was proposed as a "mixed income" development – but can/will GGP really move ahead with this project?
   - In the wider urban context, the Makai area probably should provide significant acreage for active recreational facilities – baseball, soccer, basketball, volleyball, tennis, etc.
   - Regarding residential development: can 201H over-ride the legislative prohibition of housing here?
   - The planners need to check the revised TSUNAMI maps.
   - What about support facilities for Kewalo Harbor boats?
   - Need to look at storm water management and low impact development standards.
   - The plan should incorporate bike routes per the City's and State's Bike Plans.
   - Consider creating a special place with recreational facilities for special needs children. Good example in Washington D.C.

10. **Additional Notes from Kewalo Basin Users (**See Stakeholder Interviews Memo No. 4 for other Kewalo notes)
   - Plans currently being developed for Kewalo do not provide adequate facilities for long-liners. They need 90 foot slips with easy shoreside access for moving supplies and catch. Would be best to accommodate the long-liners along the main row of slips at Kewalo.
   - Current plans seem to assume that fishing boats will phase out from Kewalo. However, Honolulu Harbor is near max capacity. In near future, DOT Harbors may need to tell fishing boats that tie up at Pier 40 that they have to move out. These boats may then have to return to Kewalo. But can the "new" Kewalo accommodate them?
   - Is the new plan for Kewalo focused on accommodating "megayachts?" These are NOT interested in coming to Hawai`i!
   - HCDA has not addressed the need for adequate sanitary sewer lines at Kewalo.
   - Honolulu Marine is willing to relocate its operations to a Ke`ehi Lagoon site, but wants HCDA to pay for their move. HCDA has not agreed to this, so Honolulu Marine may stay at Kewalo for the duration of their lease (2021).
   - The pier at Fishermen's Wharf needs to have a minimum 7-foot wide area for work at the side of any boat(s) docked there, plus 2 12-foot wide vehicular lanes. So any walkway/bikeway would have to be set back from the pier at least 31 feet.

SCREAMER
HAVE
ICE

Kakaako Makai District
Selected State Laws - Current

[§206E-31.5]
Prohibitions
Anything contained in this chapter to the contrary notwithstanding, the authority is prohibited from:
(1) Selling or otherwise assigning the fee simple interest in any lands in the Kakaako community development district to which the authority in its corporate capacity holds title, except with respect to:
  (A) Utility easements;
  (B) Remnants as defined in section 171-52;
  (C) Grants to any state or county department or agency; or
  (D) Private entities for purposes of any easement, roadway, or infrastructure improvements; or
  (2) Approving any plan or proposal for any residential development in that portion of the Kakaako community development district makai of Ala Moana Boulevard and between Kewalo basin and the foreign trade zone. [L 2006, c 317, §1]

[§206E-34]
Cultural public market
(a) There shall be established within the Hawaii community development authority a state cultural public market.
(b) The cultural public market shall be located on state land within the Kakaako Makai area and developed pursuant to sections 206E-31, 206E-32, and 206E-33. A public parking lot shall be included.
(c) The Hawaii community development authority shall:
  (1) Designate and develop the state-owned land for the cultural public market;
  (2) Accept, for consideration, input regarding the establishment of the cultural public market from the following departments and agencies:
    (A) The department of agriculture;
    (B) The department of business, economic development, and tourism;
    (C) The department of land and natural resources;
    (D) The department of labor and industrial relations; and
    (E) The Hawaii tourism authority;

(3) Consider and determine the propriety of using public-private partnerships in the development and operation of the cultural public market;
(4) Develop, distribute, and accept requests for proposals from private entities for plans to develop and operate the cultural public market; and
(5) Ensure that the Hawaiian culture is the featured culture in the cultural public market.

(d) Requests for proposals for the cultural public market shall contemplate but not be limited to the inclusion of the following types of facilities and services:
(1) Retail outlets for ethnically diverse products;
(2) Venues for businesses with ethnic themes, including restaurants and other service-related businesses;
(3) Theaters, stages, and arenas designed to showcase cultural performing artists as well as community performing arts;
(4) Exhibition space or museums that showcase artwork created by international and local artists; and
(5) Museums or other educational facilities focusing on the history and cultures of the various ethnic groups within Hawaii, including Hawaiian history. [L 2005, c 231, §2]

House Bill 718 CD1, 2007
Kewalo Keiki Fishing Conservancy

SECTION 1. The legislature finds that the Kewalo Keiki Fishing Conservancy, an Internal Revenue Code section 501(c)(3) nonprofit corporation, is dedicated to teaching the children of Hawaii the skills and joy of fishing, instilling aquatic conservation principles for the preservation of ocean resources, and perpetuating Hawaiian cultural traditions for the preservation of the resources of the ocean. The children are taught by kupuna and disabled persons with skills and experience in fishing and instilling aquatic conservation principles.

The Kewalo basin cove is a protected area that is ideal for a facility enabling multigenerational activities bringing together the young and the elderly to interact and participate in this educational activity. In the past, the Kewalo Keiki Fishing Conservancy used the facility known as the old ice chute and fuel dock operations building at Kewalo basin cove for its site-dependent activities; however, the Hawaii community development authority has recently demolished that facility.
The legislature finds that there has been a full assessment of varying levels of subsurface environmental contamination around the site due to prior uses of the site by the fishing industry.

The purpose of this Act is to:
(1) Require the Hawaii community development authority to set aside the old ice chute and fuel dock operations building site for use by the Kewalo Keiki Fishing Conservancy; and
(2) Appropriate funds to the Hawaii community development authority to proceed with necessary environmental remediation at the site.

SECTION 2. The Hawaii community development authority shall set aside portions of tax map key (first division) 2-1-058:41 and 2-1-058:116, comprised of approximately fifteen thousand square feet, at Kewalo basin cove and known as the former ice chute and fuel dock operations building site and perimeter area, including its Kewalo basin cove and channel bulkheads, for continued use by the Kewalo Keiki Fishing Conservancy.

SECTION 3. The Hawaii community development authority shall determine whether any environmental remediation is required and, if required, shall establish the parameters for any necessary corrective action for the environmental remediation and proceed accordingly.

SECTION 4. There is appropriated out of the general revenues of the State of Hawaii the sum of $30,000 or so much thereof as may be necessary for fiscal year 2007-2008 to the Hawaii community development authority for any necessary remediation at tax map keys (first division) 2-1-058:41 and 2-1-058:116 for continued use by the Kewalo Keiki Fishing Conservancy.

The sum appropriated shall be expended by the Hawaii community development authority for the purposes of this Act.

SECTION 5. This Act shall take effect on July 1, 2007.

[§206E-35]
Kakaako makai; plan.
In developing, accepting, and implementing any plans for the development of the Kakaako makai area within the Kakaako community development district, the authority shall collaborate with and consider the recommendations of the Kakaako makai community planning advisory council, established pursuant to house concurrent resolution no. 30, regular session of 2006, and organized in 2007. Any transfer of property in the Kakaako makai area within the Kakaako community development district to any state or county agency shall be upon the condition that the agency shall be required to collaborate with and consider the recommendations of the Kakaako makai community planning advisory council in the development, acceptance, and implementation of any plan for the transferred property. As used in this section, "Kakaako makai" means the area within the Kakaako community development district that is from the east side of Kewalo basin at the ewa wall of Ala Moana Park, to Forrest Avenue, and from Ala Moana Boulevard to the ocean. [L 2009, c 144, §2]

KAKAAKO MAKAI
DISTRICT MASTER PLAN

Community Workshop 1:
PARTICIPANT EVALUATION FORMS
January 30 - February 1, 2010

Day 1

1

KAKA'AKO MAKAI MASTER PLAN WORKSHOP #1
January 30 – February 1, 2010
PUBLIC PARTICIPANT SURVEY

We would appreciate your assessment of today's Workshop to help us understand what worked for you at this workshop, and to help us plan for the next workshop. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	Excellent			Poor	Comments
Workshop length	1	2	3	(4)	If you start at 8am, Start at 8am You already wasted a hour of my time before you started
Workshop size	1	2	3	4	You have failed to make a case for relevancy Clearly this is an indication of a lack of public interest.
Time devoted to issues	1	2	3	4	You had your speakers talking in the dark, you couldn't turn on the lights
Time devoted to discussion	1	2	3	4	

Workshop Content					
Briefing Brochure	1	2	3	4	
Presentations	1	2	3	4	
Field excursion	1	2	3	4	
Break-out groups	1	2	3	4	
Open discussions	1	2	3	4	

2

Logistics	Excellent			Poor	Comments
Meeting Location	1	2	3	4	
Quality of Facility	1	2	3	4	
Management/Organization	1	2	3	4	

Overall

In your opinion, is this workshop a fair and effective way to plan for the future uses of the Kaka'ako Makai Area?

Most stimulating parts of workshop (list two or three):

Parts that need more improvement and why:

Overall, did the workshop meet your expectations? YES NO

How did you hear about the workshop?

Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.) and contact information to receive Master Plan workshop and information updates:

Day 1

3

KAKA'AKO MAKAI MASTER PLAN WORKSHOP #1
January 30 – February 1, 2010
PUBLIC PARTICIPANT SURVEY

We would appreciate your assessment of today's Workshop to help us understand what worked for you at this workshop, and to help us plan for the next workshop. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	Excellent			Poor	Comments
Workshop length	1	2	3	4	Little too long
Workshop size	1	2	3	4	Disappointed that more people did not attend. Needed more public notification
Time devoted to issues	(1)	2	3	4	Good. Did not see anything on the TV, Radio or Papers!
Time devoted to discussion	(1)	2	3	4	

Workshop Content					
Briefing Brochure	(1)	2	3	4	Excellent
Presentations	1	(2)	3	4	Good
Field excursion	(1)	2	3	4	Excellent idea
Break-out groups	(1)	2	3	4	
Open discussions	(1)	2	3	4	

4

Logistics	Excellent			Poor	Comments
Meeting Location	1	(2)	3	4	
Quality of Facility	(1)	(2)	3	4	
Management/Organization	(1)	2	3	4	

Overall

In your opinion, is this workshop a fair and effective way to plan for the future uses of the Kaka'ako Makai Area? Yes

Most stimulating parts of workshop (list two or three): Site tours + follow up presentations

Parts that need more improvement and why: Better ways for public to leave comments in case they have to leave.

Overall, did the workshop meet your expectations? (YES) NO

How did you hear about the workshop? CPAC

Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.) and contact information to receive Master Plan workshop and information updates: Surfer

Day 1

5

KAKA'AKO MAKAI MASTER PLAN WORKSHOP #1
January 30 – February 1, 2010
PUBLIC PARTICIPANT SURVEY

We would appreciate your assessment of today's Workshop to help us understand what worked for you at this workshop, and to help us plan for the next workshop. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	Excellent			Poor	Comments
Workshop length	1	2	(3)	4	IT WAS GOOD TO INTRODUCE MEMBERS AND INFO ABOUT KAKAAKO, BUT IT SHOULD BE BRIEF & CONCISE. NOT NECESSARY TO REPEAT WHAT'S IN BOOK.
Workshop size	1	(2)	3	4	GOOD THAT WE BREAK INTO SMALLER GROUPS, GOT TO MEET AND DISCUSS ISSUES WITH OTHERS.
Time devoted to issues	1	(2)	3	4	GOOD & INFORMATIVE
Time devoted to discussion	1	(2)	3	4	IN GROUPS - GOOD

Workshop Content					
Briefing Brochure	1	(2)	3	4	INFORMATIVE. POWERPOINT PRESENTATIONS WOULD BE GOOD TO INCLUDE. AND IN FUTURE PROVIDE INSERT OF PAST WORKSHOP INFO / BRIEFINGS
Presentations	1	2	(3)	4	SOME WERE TOO LONG AND ALREADY MENTIONED IN BRIEFING BROCHURE
Field excursion	(1)	2	3	4	VERY HELPFUL TO WALK SITE AND FAMILIARIZE
Break-out groups	(1)	2	3	4	GOOD TO BE EXPOSED TO OTHER'S IDEAS & THOUGHTS. GOOD BRAINSTORMING
Open discussions	(1)	2	3	4	GOOD TO HEAR EVERYONE'S IDEAS.

6

Logistics	Excellent			Poor	Comments
Meeting Location	(1)	2	3	4	CONVENIENT
Quality of Facility	1	(2)	3	4	CLEAN. REFRESHMENTS WOULD BE GREAT! NEED WATER + FOOD
Management/Organization	(1)	2	3	4	WELL PLANNED. NEED REFRESHMENTS

Overall

In your opinion, is this workshop a fair and effective way to plan for the future uses of the Kaka'ako Makai Area?

YES. HOPEFULLY MORE INTERACTION WILL OCCUR. WOULD BE NICE IF WORKSHOP WAS SHORTER. ½ DAY MAX?

Most stimulating parts of workshop (list two or three): FIELD EXCURSION, BREAKOUT GROUP DISCUSSION, PPS EXAMPLES, PEOPLE AND PRESENTATION, PEOPLE + ~~PRESENTATION~~ PEOPLE'S PASSION / INTEREST.

Parts that need more improvement and why: FOR A WORKSHOP THIS LONG AND EARLY. REFRESHMENTS WOULD BE NICE. ☺

Overall, did the workshop meet your expectations? (YES) NO

I'M GLAD TO HAVE MET INDIVIDUALS WHO WANT TO IMPROVE CONDITIONS TO KAKAAKO AND WHO ARE OPEN TO IDEAS THAT EMBRACE THE CULTURE, ART, ENVIRONMENT, AND PEOPLE OF HAWAII

How did you hear about the workshop? AMY ANDERSON

Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.) and contact information to receive Master Plan workshop and information updates: JR. ARCHITECT, SURFER, COMMUNITY ADVOCATE, PARK VISITOR

Day 1

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KAKA'AKO MAKAI MASTER PLAN WORKSHOP #1
January 30 – February 1, 2010
PUBLIC PARTICIPANT SURVEY

30 JAN 10

We would appreciate your assessment of today's Workshop to help us understand what worked for you at this workshop, and to help us plan for the next workshop. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	Excellent			Poor	Comments
Workshop length	(1)	2	3	4	
Workshop size	(1)	2	3	4	
Time devoted to issues	1	(2)	3	4	
Time devoted to discussion	1	(2)	3	4	

Workshop Content					
Briefing Brochure	1	(2)	3	4	
Presentations	1	(2)	3	4	
Field excursion	(1)	2	3	4	
Break-out groups	(1)	2	3	4	
Open discussions	(1)	2	3	4	

8

Logistics	Excellent			Poor	Comments
Meeting Location	(1)	2	3	4	
Quality of Facility	(1)	2	3	4	
Management/Organization	1	(2)	3	4	

Overall

In your opinion, is this workshop a fair and effective way to plan for the future uses of the Kaka'ako Makai Area?

I am happy to have this opportunity to give input as a park & ocean user as)

Most stimulating parts of workshop (list two or three): (1) Giving ideas for development (2) Making improvements to keep users safe (3)

Parts that need more improvement and why:

Overall, did the workshop meet your expectations? (YES) NO

How did you hear about the workshop? Neal Morisato & Wayn Takamine

Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.) and contact information to receive Master Plan workshop and information updates:

Day 1

9

KAKA'AKO MAKAI MASTER PLAN WORKSHOP #1
January 30 – February 1, 2010
PUBLIC PARTICIPANT SURVEY

4/30/10 only

We would appreciate your assessment of today's Workshop to help us understand what worked for you at this workshop, and to help us plan for the next workshop. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	Excellent			Poor	Comments
Workshop length	1	(2)	3	4	Pretty good. But I was falling asleep at the 4:30 session in the grill.
Workshop size	1	(2)	3	4	I was hoping to see more folks, but there were enough people to make things interesting.
Time devoted to issues	1	2	(3)	4	I think more time needed to discuss open space and a sense of place. Localization vs globalization.
Time devoted to discussion	1	2	(3)	4	More time for discussion! I fall asleep when people lecture or talk too long.

Workshop Content					
Briefing Brochure	1	(2)	3	4	Good job.
Presentations	1	2	(3)	4	Too long. Shorten please.
Field excursion	(1)	2	3	4	I like walking & talking w/ other people. I'm glad we did this.
Break-out groups	1	(2)	3	4	Good. Should have a little more time to discuss issues.
Open discussions	1	(2)	3	4	Lots of opportunities. Keep all the opportunities open. Encourage input from as many different people as possible.

10

Logistics	Excellent			Poor	Comments
Meeting Location	(1)	2	3	4	Kulia Grill is excellent. Restrooms are close by and very clean. Close to most folks.
Quality of Facility	1	(2)	3	4	Meeting room big enough. Restrooms very good. I wish the cafeteria was open.
Management/Organization	1	(2)	3	4	Well run. Too much lecturing in the morning. Should have started field excursion sooner.

Overall

In your opinion, is this workshop a fair and effective way to plan for the future uses of the Kaka'ako Makai Area?
Obviously, it doesn't go far enough. But it's a good start.

Most stimulating parts of workshop (list two or three): Field excursion and chance to talk with folks. By far the best part. Got my brain working.

Parts that need more improvement and why: Too much lectures in the morning. The 2 best lectures were Peter Apo's cultural talk and PPS slides of other cities' waterfront development.

Overall, did the workshop meet your expectations? (YES) NO
I didn't expect much.

How did you hear about the workshop? Email and Wayne Tatsumine.

Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.) and contact information to receive Master Plan workshop and information updates: I'm an original member of CPAC and Save Our Kaka'ako. Ron Iwami got me involved in the whole Kaka'ako Makai issue.

Day 1

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KAKA'AKO MAKAI MASTER PLAN WORKSHOP #1
January 30 – February 1, 2010
PUBLIC PARTICIPANT SURVEY

We would appreciate your assessment of today's Workshop to help us understand what worked for you at this workshop, and to help us plan for the next workshop. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	Excellent			Poor	Comments
Workshop length	1	2	3	(4)	long
Workshop size	1	(2)	3	4	could be bigger
Time devoted to issues	1	2	(3)	4	
Time devoted to discussion	1	2	(3)	4	need more

Workshop Content					
Briefing Brochure	1	(2)	3	4	nice + helpful
Presentations	(1)	2	3	4	interesting
Field excursion	(1)	2	3	4	fun + productive
Break-out groups	1	(2)	3	4	
Open discussions	1	2	(3)	4	need more

12

Logistics	Excellent			Poor	Comments
Meeting Location	1	(2)	3	4	bright, loud fridge
Quality of Facility	(1)	2	3	4	nice + new + close to site
Management/Organization	(1)	2	3	4	well managed, on time

Overall

In your opinion, is this workshop a fair and effective way to plan for the future uses of the Kaka'ako Makai Area?
Need more market/development realities
Good community value elicitation

Most stimulating parts of workshop (list two or three):
Site visit, Peter Apo PPT

Parts that need more improvement and why:
History of Kakaako Planning – boring

Overall, did the workshop meet your expectations? (YES) NO

How did you hear about the workshop?
email

Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.) and contact information to receive Master Plan workshop and information updates:
C+C

Day 1

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KAKA'AKO MAKAI MASTER PLAN WORKSHOP #1
January 30 – February 1, 2010
PUBLIC PARTICIPANT SURVEY

We would appreciate your assessment of today's Workshop to help us understand what worked for you at this workshop, and to help us plan for the next workshop. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	Excellent			Poor	Comments
Workshop length	1	2	3	4	
Workshop size	1	2	3	4	
Time devoted to issues	1	2	3	4	
Time devoted to discussion	1	2	3	4	

Workshop Content					
Briefing Brochure	1	2	3	4	
Presentations	1	2	3	4	
Field excursion	1	2	3	4	
Break-out groups	1	2	3	4	
Open discussions	1	2	3	4	

14

Logistics	Excellent			Poor	Comments
Meeting Location	1	2	3	4	
Quality of Facility	1	2	3	4	
Management/Organization	1	2	3	4	

Overall

In your opinion, is this workshop a fair and effective way to plan for the future uses of the Kaka'ako Makai Area?
I think it allowed everyone to have valuable input

Most stimulating parts of workshop (list two or three): the walkaround and group discussion

Parts that need more improvement and why: Visual of slideshow

Overall, did the workshop meet your expectations? YES NO

How did you hear about the workshop? friends

Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.) and contact information to receive Master Plan workshop and information updates:
aspiring ~~planner~~ planner

Day 1

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KAKA'AKO MAKAI MASTER PLAN WORKSHOP #1
January 30 – February 1, 2010
PUBLIC PARTICIPANT SURVEY

We would appreciate your assessment of today's Workshop to help us understand what worked for you at this workshop, and to help us plan for the next workshop. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	Excellent			Poor	Comments
Workshop length	1	(2)	3	4	Long But OK
Workshop size	1	(2)	3	4	fine
Time devoted to issues	1	(2)	3	4	OK
Time devoted to discussion	1	(2)	3	4	OK

Workshop Content

Briefing Brochure	1	(2)	3	4	Lots of info - a little confusing what it's purpose was. Agenda? Take away?
Presentations	1	(2)	3	4	
Field excursion	(1)	2	3	4	Very good MAP PHOTOS TO TAKE WERE BRILLIANT IDEA
Break-out groups	(1)	2	3	4	Annoyed me - people who were not here in am or at site but were in break out & were off topic of that specific agenda. Should have to have been there in order to be included in breakout - not the time for [illegible]
Open discussions	1	2	3	4	

16

Logistics	Excellent			Poor	Comments
Meeting Location	1	(2)	3	4	
Quality of Facility	1	(2)	3	4	Needs morning coffee
Management/Organization	(1)	2	3	4	

Overall

In your opinion, is this workshop a fair and effective way to plan for the future uses of the Kaka'ako Makai Area? Yes – too bad more people didn't come

Most stimulating parts of workshop (list two or three): Site visit & then break out – surprisingly

Parts that need more improvement and why:

Overall, did the workshop meet your expectations? (YES) NO

How did you hear about the workshop? AIA

Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.) and contact information to receive Master Plan workshop and information updates:

Day 1

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KAKA'AKO MAKAI MASTER PLAN WORKSHOP #1
January 30 – February 1, 2010
PUBLIC PARTICIPANT SURVEY

We would appreciate your assessment of today's Workshop to help us understand what worked for you at this workshop, and to help us plan for the next workshop. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	Excellent			Poor	Comments
Workshop length	1	2	3	4	
Workshop size	1	2	3	4	
Time devoted to issues	1	2	3	4	
Time devoted to discussion	1	2	3	4	

Workshop Content					
Briefing Brochure	1	2	3	4	
Presentations	1	2	3	4	
Field excursion	1	2	3	4	
Break-out groups	1	2	3	4	
Open discussions	1	2	3	4	

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Logistics	Excellent			Poor	Comments
Meeting Location	1	2	3	4	
Quality of Facility	1	2	3	4	
Management/Organization	1	2	3	4	

Overall

In your opinion, is this workshop a fair and effective way to plan for the future uses of the Kaka'ako Makai Area?
NOT REALLY

Most stimulating parts of workshop (list two or three):

Parts that need more improvement and why:
PARKS MAINTENANCE CONCERNS

Overall, did the workshop meet your expectations? YES NO

How did you hear about the workshop? WORD OF MOUTH

Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.) and contact information to receive Master Plan workshop and information updates: PARK USER

* Attended all 3-days

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KAKA'AKO MAKAI MASTER PLAN WORKSHOP #1
January 30 – February 1, 2010
PUBLIC PARTICIPANT SURVEY

We would appreciate your assessment of today's Workshop to help us understand what worked for you at this workshop, and to help us plan for the next workshop. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	Excellent			Poor	Comments
Workshop length	1	(2)	3	4	Average – Full day should have been devoted to uses/land adjacencies and possible conceptual plans
Workshop size	1	2	(3)	4	Average size. Wish there was a broader age-range. Perhaps more community members from younger generation, potential users.
Time devoted to issues	1	2	(3)	4	More time could have devoted to small group breakout sessions. More emphasis was given to history/background than allowing for ideas to develop/foster.
Time devoted to discussion	1	2	(3)	4	Seemed like more time could have been devoted to large group discussion. Perhaps limit small-group presentations. Consider using large post-its to gather & help facilitate larger discussions. I find it useful.

Workshop Content

Briefing Brochure	1	2	(3)	4	Good. Gave a simple overview of history, process.
Presentations	1	2	3	4	Good visuals. Perhaps a diagram would have been useful to illustrate the 2½ day events and how each exercise linked to one another.
Field excursion	1	(2)	3	4	More time devoted to documenting existing conditions. Felt rushed. (Ilhk)
Break-out groups	1	2	(3)	4	Facilitators need to be facilitators and help to navigate the conversation rather than impose ideas/control what is recorded.
Open discussions	1	2	(3)	4	

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Logistics	Excellent			Poor	Comments
Meeting Location	1	(2)	3	4	
Quality of Facility	1	(2)	3	4	
Management/Organization	1	(2)	3	4	Break out groups should now been near large cap.

Overall

In your opinion, is this workshop a fair and effective way to plan for the future uses of the Kaka'ako Makai Area?
Liked the outreach and purpose of the workshops. Need a broader range of input/age groups. Consider multimedia outreach methods – perhaps social media campaign to gather more input. Good start – look forward to more dialogue.

Most stimulating parts of workshop (list two or three): DPS Game, campaign vision & guiding principles, Meeting dedicated/passionate community members.

Parts that need more improvement and why: Presentation style. Perhaps only one presentation for each topic. i.e. presenting guiding principles.

Overall, did the workshop meet your expectations? (YES) NO
Looking forward to the next steps & being involved.

How did you hear about the workshop? Amy Anderson

Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.) and contact information to receive Master Plan workshop and information updates:

Planner – bowyuk.wong@gmail.com

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KAKA'AKO MAKAI MASTER PLAN WORKSHOP #1
January 30 – February 1, 2010
PUBLIC PARTICIPANT SURVEY

We would appreciate your assessment of today's Workshop to help us understand what worked for you at this workshop, and to help us plan for the next workshop. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	Excellent			Poor	Comments
Workshop length	1	2	(3)	4	Too long
Workshop size	1	2	(3)	4	would have been better with more people attending
Time devoted to issues	1	(2)	3	4	
Time devoted to discussion	1	(2)	3	4	

Workshop Content					
Briefing Brochure	1	(2)	3	4	
Presentations	1	(2)	3	4	
Field excursion	1	(2)	3	4	
Break-out groups	1	(2)	3	4	
Open discussions	1	(2)	3	4	

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Logistics	Excellent			Poor	Comments
Meeting Location	(1)	(2)	3	4	
Quality of Facility	1	(2)	3	4	Needed more food + drinks
Management/Organization	1	(2)	3	4	

Overall

In your opinion, is this workshop a fair and effective way to plan for the future uses of the Kaka'ako Makai Area?

Most stimulating parts of workshop (list two or three):

Parts that need more improvement and why:

Overall, did the workshop meet your expectations? YES NO

How did you hear about the workshop?

Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.) and contact information to receive Master Plan workshop and information updates:

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KAKA'AKO MAKAI MASTER PLAN WORKSHOP #1
January 30 – February 1, 2010
PUBLIC PARTICIPANT SURVEY

We would appreciate your assessment of today's Workshop to help us understand what worked for you at this workshop, and to help us plan for the next workshop. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	Excellent			Poor	Comments
Workshop length	1	(2)	3	4	
Workshop size	1	(2)	3	4	
Time devoted to issues	1	(2)	3	4	
Time devoted to discussion	1	2	(3)	4	Not enough or just need to be broken down

Workshop Content					
Briefing Brochure	1	(2)	3	4	good
Presentations	1	2	(3)	4	One or two people could summarize it more effectively
Field excursion	(1)	2	3	4	One excursion before presentation could change perspective
Break-out groups	1	2	(3)	4	
Open discussions	1	2	(3)	4	Could be more focus or a little more structured, but not by much

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Logistics	Excellent			Poor	Comments
Meeting Location	1	2	(3)	~~4~~	
Quality of Facility	1	2	3	(4)	need coffee, food, etc. within building & true to it
Management/Organization	1	(2)	3	4	

Overall

In your opinion, is this workshop a fair and effective way to plan for the future uses of the Kaka'ako Makai Area?

yes

Most stimulating parts of workshop (list two or three): The field trip followed by discussion

Parts that need more improvement and why: Presentation, too long not always informative

Overall, did the workshop meet your expectations? (YES) NO

How did you hear about the workshop? through Amy Anderson

Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.) and contact information to receive Master Plan workshop and information updates:

Dessyman, alex@lava.net

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KAKA'AKO MAKAI MASTER PLAN WORKSHOP #1
January 30 – February 1, 2010
PUBLIC PARTICIPANT SURVEY

We would appreciate your assessment of today's Workshop to help us understand what worked for you at this workshop, and to help us plan for the next workshop. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	**Excellent**			**Poor**	**Comments**
Workshop length	1	2	(3)	4	little long
Workshop size	1	2	(3)	4	was expecting larger participant
Time devoted to issues	1	(2)	3	4	
Time devoted to discussion	1	(2)	3	4	

Workshop Content					
Briefing Brochure	1	(2)	3	4	
Presentations	1	(2)	3	4	
Field excursion	(1)	2	3	4	
Break-out groups	1	(2)	3	4	
Open discussions	1	(2)	3	4	

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Logistics	**Excellent**			**Poor**	**Comments**
Meeting Location	(1)	2	3	4	
Quality of Facility	1	(2)	3	4	
Management/Organization	(1)	2	3	4	

Overall

In your opinion, is this workshop a fair and effective way to plan for the future uses of the Kaka'ako Makai Area?

Most stimulating parts of workshop (list two or three):
Examples of other developments

Parts that need more improvement and why:

Overall, did the workshop meet your expectations? (YES) NO

How did you hear about the workshop?

Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.) and contact information to receive Master Plan workshop and information updates:

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KAKA'AKO MAKAI MASTER PLAN WORKSHOP #1
January 30 – February 1, 2010
PUBLIC PARTICIPANT SURVEY

We would appreciate your assessment of today's Workshop to help us understand what worked for you at this workshop, and to help us plan for the next workshop. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format — Excellent — Poor — Comments

Workshop length: 1 2 (3) 4 — OVERALL OK, BUT SESSIONS WERE TOO LONG AND DRAGGED A LITTLE — NEEDED MORE 15-AS MINUTE BREAKS

Workshop size: 1 2 (3) 4 — NEED MORE DIVERSITY OF PARTICIPANTS — BY AGE AND STAKEHOLDERS — ENTRENCHED POSITIONS SOMEWHAT OVER REPRESENTED.

Time devoted to issues: 1 (2) 3 4 — MANY ISSUES WERE BROUGHT UP, BUT MANY WERE ONLY SUPERFICIALLY NOTED OR ADDRESSED

Time devoted to discussion: 1 (2) 3 4 — DISCUSSIONS WERE SOMEWHAT OVERCONSTRAINED, AND UNDER REPORTED — SOME EPIPHANIES WERE NEVER CAPTURED - ONLY SAID ONCE — ALSO, ~~VARIOUS HELD DISCUSSIONS TRANSPIRED BUT THE~~ TOPICS WERE INTERMITTENTLY ADDRESSED AND DISJOINTED

Workshop Content

Briefing Brochure: 1 (2) 3 4 — GOOD, BUT DIFFICULT TO IDENTIFY THE MOST IMPORTANT ELEMENTS IN KAKA'AKO HISTORY, OR TO IDENTIFY DIFFICULTIES ~~OR PROGRESSING~~ IN MAKING PROGRESS

Presentations: 1 (2) 3 4 — LOTS OF INTERESTING PIECES, COULD HAVE BEEN SHORTER / BETTER INTEGRATED

Field excursion: 1 (2) 3 4 — IMPORTANT TO GET ON SITE, BUT NEEDED MORE TIME AND MORE SUPPORT (BACKGROUND MAPS, WATER, UTILITY CONNECTIONS, HARBORS PARTICIPATION)

Break-out groups: 1 2 (3) 4 — DIDN'T TAKE FULL ADVANTAGE OF CREATIVE IDEAS PRESENTED — SOMEWHAT TOO DEPENDENT ON "5 ACTIVITIES" OR "3 WAYS TO DO ___" — TOO CONSTRAINED

Open discussions: 1 (2) 3 4 — GOOD, COULD HAVE USED ~~MORE THE~~ PROFESSIONAL MEDIATION SKILLS — TO DEAL WITH HIDDEN INTENTIONS AND DEEPLY HELD CONVICTIONS IN APPARENT OPPOSITION.

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Logistics — Excellent — Poor — Comments

Meeting Location: (1) 2 3 4 — GOOD EXAMPLE OF RELEVANT LOCATION, GENERATED WITHOUT ANY KIND OF PLANNING STRATEGY

Quality of Facility: (1) (2) 3 4 — LOTS OF GLARE AFTER NOON

Management/Organization: 1 (2) 3 4 — TIGHTLY ORGANIZED, A LITTLE SLOW

Overall

In your opinion, is this workshop a fair and effective way to plan for the future uses of the Kaka'ako Makai Area?

OK, NOT PERFECT — GOOD FOR GETTING ISSUES EXPOSED, DIDN'T NECESSARILY ADDRESS THE HOT BUTTON ISSUES —

Most stimulating parts of workshop (list two or three): WALKING THE SITE — AND CONNECTING THE BIG IDEAS TO THE INDIVIDUAL DESIGN ACTIONS.

Parts that need more improvement and why:

MORE TIME & EXPOSURE TO ~~THE~~ KAKA'AKO MAKAI, MORE PHYSICAL SUPPORT (WATER/SNACKS), QUICKER TRANSITIONS AND MORE INTERMITTENT DOWN TIME
ALSO, GAMES ARE A BIT TOO SIMPLE — NEED TO BE MORE FLESHED OUT.

Overall, did the workshop meet your expectations? (YES) NO

VERY POSITIVE AND CONSTRUCTIVE, NEED CLEAR AND CONCISE DEVELOPMENT IN THE NEAR FUTURE

How did you hear about the workshop? VIA UNIVERSITY OF HAWAII

Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.) and contact information to receive Master Plan workshop and information updates:

PARK USER, BICYCLIST, HONOLULU RESIDENT, ARCHITECTURE ENTHUSIAST

CONSIDERATIONS FOR HCDA:

GREEN SPACE, NOT another concrete area!

Exactly how much has to be expended BEFORE any revenue is realized + where is the funds coming from?

Projection + reality of use is a dichotomy.

Partnership between private companies, corporations, etc and public lands agreement / contract fails short. Small, local business only to be considered.

Job creation is a myth!

Why is not HCDA using local consultants / planners?

Concerned citizen + resident of Kaka'ako

This at least gives the people of Hawai'i nei that HCDA truly works on behalf of us

I can I shih eva

See sign-in sheet.

good faith on HCDA

The last vestige of coastal public lands must be retained for + by the people of Hawai'i

aloha aina malama " Kuleana

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.

- Quality versus quantity:
  - Has to be a useable destination
  - Active recreational uses as noted on Place Evaluation Site 1
  - Improved, not necessarily expanded
    - 18 hour activity
- Piano lot:
  - Extend and improve green space through piano lot to connect to Fisherman's wharf area
    - Increase programming, usage, amenities
- Utilize existing topography as park asset:
  - Celestial navigation training
  - Observatory/telescope viewing areas
  - Kids slide down hills
  - Walkers enjoy
  - Every other park is flat
  - Cross country running, training
- Remove facilities to open up Parks:
  - Relocating Kewalo Marine Lab to create open space
  - Create recreational facility at Mauka/Ewa corner of site
  - Grasscrete on mauka border of Kewalo Basin to create shared space
  - Complete Ribbon/lei around entire site

Public Accessibility

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

- Make this a piece of a larger walkable district:
  - Link with rail
  - Connection node between Aloha Tower and Waikiki
  - Signage that links and draws attention to uses
  - Parking: Small scattered lots with ingress/egress—no dead ends
  - Don't mind paying for parking if it's in the right place at the right time
  - Create shuttle to Waikiki to connect with cruise ships
- Improve access Mauka across Ala Moana:
  - Pedestrian bridges along Ward Neighborhood and other locations
  - Linkage to/from rail
  - Extend roadway from Ewa side of JABSOM to parking lot near canal with café destination
  - Reopen Koula Road
  - Wide pedestrian promenade (potentially elevated)
  - Linking to commercial areas
  - Supported by traffic calming
  - Prioritize pedestrian and bicycle access over vehicular access
- Need continuous promenade throughout, even in the Ewa port border
  - Multi use: bike, pedestrians, etc
- Disabled accessibility:
  - Point panic is almost good but needs improvement
  - One of the few locations with parking very close to waterfront views
- Koula Road closure creates bottleneck
- Ewa/Makai corner, near warehouse, is very far from parking
- Create shared parking relationship with surroundings to handle spillover

Public Safety, Health and Welfare
Ensure that Kakaako Makai is a safe and secure place for residents and visitors.

- People/uses/activities create safety
  - Mix uses, lots of activities
  - Hosted programming for evening use
  - Especially from Kewalo Basin to Ala Moana
    - Limited activity: not safe
- Homeless:
  - Work with them to be proactive in problem solving to become less of a problem and more of a part of the community
  - Need to create a holistic government program for homeless
- Provide Police substation
  - Break room for Police on site
- Medicine and first aid stations
- Provide increased and better lighting
- Bathrooms: upgrade and add more near picnic areas

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.

- Housing: Redefine land use to include residential:
  - Student/Faculty Housing
  - Affordable Housing
  - 80% to 100% Workforce housing
  - Artist live-work housing
  - High end residential is not "public interest"
  - Mixed opinions over housing, but potential for compromise

Kewalo Basin
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.

- Connect mauka to makai through a pedestrian axis at Ward Neighborhood
- Provide small local businesses (like seaport village) on lei of green promenade
  - Bring Uncle's Bar and Restaurant back
- Maritime Connections (both physically and visually)
  - Fish auction could be brought back
  - Community fishing spots on Kewalo Point
  - Revisit fishing: commercial fishing to enhance basin
  - Kewalo Basin to engage the Hokulea, Canoe Hale
  - Support Kewalo Basin boat activities
- Do not expand
  - Do not put new structured uses in existing developed areas
  - Don't put marine research area here
  - Flexible temporary uses
    - Experiment: See what works

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

- Respect environmental, cultural, science as a teaching site
  - Sports & sports facilities
  - Hula
  - Storytelling
  - Surfing Museum
  - Oceanarium
  - Presidential Library

- Farmer's Market
- Indoor outdoor performance theatre
  - With educational aspect
- Support tourism industry and local needs

Small Local Businesses

- Avoid chains
- Bars, restaurants
  - Varying Sizes and price points
  - Café style
  - Roving kiosks
  - Authentic Crafts
- Bike rentals
- Farmers market only viable on interim use
- Do not limit potential for expanding small local businesses
- Extend maritime based uses along Ala Moana
  - Bait shop
  - Don't limit potential for small business
  - Try things on a temporary basis; experiment
    - Both with business/buildings and landscape design
- Extend commercial from Kewalo Basin, Ewa, along Ala Moana

Sense of Place Design Guidelines

Landscaping, historic sites and buildings, preserving the coastal environment, green building, site design guidelines

- Establish the Piko (HEART): lens to Ewa, Mauka, Diamond Head and Makai
- Hawaiian building forms, materials, siting, lava rock, landscaping
  - Traditional, not re-creations or derivative
  - Regional Materials
  - Hardscape/Softscape integration
- Hawaiian Art, sculptures
- Keep human-scale, walkability
  - Active uses and street level design of buildings
  - Outdoor spaces
- Landscaping
  - Use Indigenous plants
    - Functional use (food, medicine) building materials
    - Theme gardens appropriate to location
    - Native plants garden
    - All Hawaiian plant material equals a million shades of green
  - Develop storyline/themes around plants
    - Use as part of cultural facilities, interpretive trails
    - Landscaping: Layers of history can be illustrated through the evolution of the landscape
  - Shade trees
    - Hau trees, etc
    - Groves or clusters of trees
    - Critical mass to create a natural grove
  - Landscape at all elevations
    - Canopy
    - Undergrowth
    - Ground cover
  - Gardens
    - Outdoor multi-cultural place/garden
    - Rooftop gathering places/gardens
- Design guidelines are essential to preserving sense of place
- Architectural and cultural inventory needed: Create a base level of analysis to determine what is and isn't historically significant (ie; Ice shoot: historic artifact)
  - Designate/update historic register
  - Adaptive reuse of buildings first
    - Determine and integrate
    - Privilege reuse over new building

        - Retail, public markets, community facilities
- Mo'oelo
    - Interpretative signs, trails, displays to tell stories and themes
        - Pre-landfill
        - 1800s
        - 1900s
        - Now
    - Restore place names
    - Develop design language and patterns in new designs
        - Authentic and contemporary, not derivative
    - Buildings to help tell the story

Community/Government Planning

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

- Economic integrity/neutral revenue
- Follow Jane Jacobs urban studies but with educational mixed uses
- Commercial viability
    - Market related uses
    - Educational oriented uses
    - Celebrate ethnic groups
- Combine educational, research and exhibits
    - Hawaiian, marine, University of Hawaii
- Enhance active sports programs for the parks
- Consolidated Management Coalition with representatives from HCDA, City and County of Honolulu and Honolulu Harbor (DOT-Harbors)

Reciprocity

- Representative ecology as one moves through the site
    - Examples: sewage, drainage, water treatment
- Pooled funding between Mauka and Makai:
    - Reciprocity Mauka - Makai
    - Mauka as economic engine for Makai
- Land Management: scientific, cultural, recreation
- Mo'olelo
- Pier Two (Cruise Ships) visitor and immigration center population could be capitalized
- Potential 1% Tax for mixed use to enhance functional support district improvements
- Assessments on developed land: Makai district for road maintenance and security
- Use Kakaako Mauka residential for 1% fee for financial support of the park

Future Funding and 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 management similar to successful park conservancies and their stewardship programs.

- Economic integrity/neutral revenue
- Public private partnerships
- TIF to fund development and maintenance
- 501 C3 conservancy: "Friends of" organizations: volunteers
    - Central Park Conservancy or Conservancy model (4 types)
- Granville Island as financing model: federal government spent $25 million for initial construction, now generates $250 million in annual sales

- 1% tax for new development designated to onsite improvements
- Mauka contributing to Makai: Mauka's building and park dedication funds could be transferred to upgrade the park and facilities in Makai
- Kamehameha Schools is paying park dedication funds for the automobile dealerships
- Liaison committee between jurisdictions: city, state, port
- Green spaces as cultural, public, educational uses: could generate revenue
- Create conditions of predictability for financial partners
- Economic support:
    - Pier I. Strong anchor
    - Parking revenue. Requires good uses
    - Solar farming (solar panels) on top of proposed structure
    - Surfing museum
        - Flow barrel
    - Rent by community groups
        - Banquet facilities
        - Baby luau
    - Presidential Library
    - Sports programs. Parks Dept. funding
    - Cruise passenger/ships need to be revisited to help link with Kakaako makai
    - Reviving Uncles Bar and Restaurant
    - Canoe/boat house
    - Supporting Commercial fishing
    - Restaurants on upper floors of cultural museums
    - Boat launch fees
    - Jet ski touring fee

Concept Plan Discussion and Creation:

During the third and final session of the workshop on Sunday January 31, 2010, participants were divided into three groups and assigned to work with facilitators. Each group was asked to consider the entire Kakaako Makai planning area in regard to the following questions:

1. What should be the priority for this Place? What overriding philosophy should guide it?
2. What might the district look like if it were heavily balanced towards one of these uses?
3. How can we co-locate activities to get the most out of the space we have? e.g. cultural and arts, marine activities, etc.?
4. How do we sustain the district economically utilizing the uses you have prioritized?
5. How do we ensure the highest level of stewardship, conservation and management of the land, air and water in and around Kakaako Makai?

Facilitators assisted participants with sketching their ideas in response to these questions onto site plans. They identified key locations for activities, areas for preservation, along with new circulation patterns for vehicles, pedestrians, cyclists, as well as parking. Below, are the results from this third workshop session. The ideas listed here comprise the written notes and ideas from each group, including the description of the concept plans provided by the participant who reported back the individual group's ideas. They can be useful to help people interpret the concept plans generated.

A. Group 1

1. Welcome/orientation center
2. Boat repair: lands too valuable, better use at Sand Island
3. Need water taxi with drop off as activity hub
4. Fish auction: better at Uncles (Pier 38)
5. NOAA going to north side of Ford Island
6. All the marine uses are going away, maritime theme undermined
7. Flexibility
8. Black dashed line: Promenade (wide) surrounding
9. Green: Parks
10. Orange: Development area
    - Performance / visual art, museums, children's discovery center expansion
11. Taller buildings, commercial, farmers and/or fish market
12. Remove buildings on Kewalo
13. Central parking to feed surroundings
14. Farmers market co-locatable within piano lot zone
15. Piano lot as hub
16. Stars: no touch areas
17. Blues: view corridor sensitive areas
    - Buildings beware

18. Fishing and surfing areas on Kewalo
19. Ingress/egress improvements: widening, etc
20. Surf contests as community activity
21. Existing pump station and warehouse: possibly green expansions
22. Uses:
    - Dog park, soccer, tennis
    - Parking could be closer to Ala Moana or in pump house area
23. Parking
24. Park as underlying bed sheet, uses as ornaments in park fabric
25. Buffer between water
26. Design guidelines for continuity
27. Mauka building park dedication fund should/could be transferred to Makai
28. Kamehameha Schools is paying park dedication funds for dealerships
29. Overlapping colors: mixed-use

B. Group 2

1. Lei of green coming from Ala Moana park along Kewalo across drainage channel to limits of Kakaako Makai to act as linking feature
2. Ewa border parking lot as active recreation facilities
    - Replace medical school parking with submerged parking in amphitheatre area
3. Black: Kamehameha Schools and other (temp) dead or accounted for parcels
4. Warehouse: overlooked, great opportunities
    - Remove and expand park
    - Bridge drainage ditch
5. Water feature near children's discovery center
6. Performing Arts facility at office building on Ala Moana
7. Fisherman's wharf area as fisherman's wharf
    - Restaurants, small shops
8. Adjacent to Keiki Fishing Conservancy: replacement opportunity for Kewalo Marine Lab
    - Combined with oceanographic center

9. Piano lot: central parking, farmers market, cultural community center
10. Point Panic:
    - Expanded green space in marine research removal
    - Parking stays
11. No continuity between gateway green spaces
    - Burrow road to connect the park
    - Could lower the street
    - Could use pedestrian oriented paving
12. Mauka Border of Kewalo
    - Advertisement area of the excitement of larger park area
13. Kewalo Basin Park:
    - Maintain passive usage
    - Support surfing and fishing
    - NOAA going away
    - Push pull on Diamond Head edge of Kewalo between desire for more green space and need for parking, especially with increased marina berths

C. Group 3

1. Zoning Map
2. Started with ahupuaa concept
3. Parking lot bifurcates Mauka Makai
    - Removal creates magnetic connection
4. Focus development in existing developed areas
5. Green space does not mean you cannot have activity
    - Low impact, minimal buildings
6. Declare point panic, including the ocean as a historic site
7. Major connections:
    - Create entrance from Ala Moana Boulevard at far ewa area that leads into major parking garage on ewa border
    - Open channel and re-naturalize, extend all the way to Ala Moana
    - Strong central green spaces leading to Ward Neighborhood and Kamehameha areas
8. Ewa side: Different kind of park, passive, forestry, not always active
9. Diamond Head side: Commercial concentration
10. Limit point for how deep cars and parking can go
    - Supporting with rikis
11. Flow: throughout site to and from sea
    - Current flow disrupted at canal
    - Develop a more healing water flow connection to the area to make a more healthy water environment
12. Model of water and waste treatment
13. Environmental practices in water circulation
14. Self-sustainability
15. Conditions of predictability: for financial partners

Concept Plan Review:

On Monday, February 1, 2010 the workshop planning and facilitation team reviewed the ideas, concepts and sketches from Sunday's concept plan exercise. Distinct perspectives were evident among the three concept plans, each of which addressed comprehensive issues for Kakaako Makai having to do with open space, activities, as well as development and circulation. The concept plans can be described as follows:

Concept Plan - Group 1

A. Themes:

1. Continue the "Lei of Green"
2. Design using environmentally friendly features

B. Issues Addressed:

1. Kakaako Makai contains a significant source of open space which currently is underused and mismanaged. For example, it has become a breeding ground for feral cats and it is an encampment for dozens of homeless.
2. There are fenced off areas and large parking lots and vehicle storage areas that are off limits to the public yet are not making the highest and best economic or social use of the lands.
3. The capped lands (Kakaako Waterfront Park – environmental cap) pose a challenge in terms of what can be built where.
4. The limited amenities that do exist are controlled by populations living in the park and are not adequate to support use by larger groups of people

A. Concept Plan Recommendations:

1. Participants identified "no touch areas", demarcated by stars on their concept plans, view corridor and environmentally sensitive areas, marked in blue on their plans and places that people felt were off limits to development ("Buildings Beware").
2. Existing facilities, such as the sewage pump station and the Re-Use Hawaii/Next Step building were identified as possible sites for green expansions.
3. Additional uses for the park space included:
   a. Dog parks
   b. Soccer field
   c. Tennis courts
   d. Preserving the buffer between water and land
   e. Expanding the green space by removing the Kewalo Marine Lab
4. Creating continuity between gateway park spaces
   a. Bury the road (Ilalo St.) to connect the Kakaako Gateway to Kakaako Waterfront Park
   b. Could lower the street
   c. Remove and expand park
5. Mauka Border of Kewalo Basin
   a. Advertise this as an "area of excitement" and part of a larger destination park
6. Kewalo Basin Park:
   a. Maintain passive usage
   b. Support surfing and fishing
   c. Push pull on Diamond Head edge of Kewalo Basin between desire for more green space and need for parking
7. Declare Point Panic, including the ocean as a historic site
8. Ewa side: Different kind of park, passive, forest, not always active

a. Develop a more healing water flow connection to the area to make a more healthy water environment
b. Bridge drainage ditch

9. Model of water and waste treatment
   a. Environmental practices in water circulation
   b. Self-sustainability
   c. Flow: throughout site to and from sea
   d. Current flow disrupted at canal

Concept Plan - Group 2

A. Themes:

1. Community Cultural Gathering Space:
   a. Celebrate history of the site and local culture
   b. Multi-purpose cultural and performing arts venues
   c. Hawaii Surfing Museum and exhibition hall
   d. Obama Presidential Library
2. Kewalo Basin:
   a. Expand Kewalo Basin towards Hawaii Children's Discovery Center
   b. Special kind of educational/cultural marine resources center
   c. Alternate site for Kewalo Marine Laboratory
3. Support Small Local Businesses:
   a. Create a new retail commercial complex along Kewalo Basin waterfront
   b. Farmers market
4. Public Health and Safety
   a. Reconsider housing restriction as residents provide an on-site management presence, eyes on the street and provide positive activity for the area 24/7. Students faculty, artist, work force housing would enliven the area and support the local community

B. Issues:

1. Kakaako Makai draws a limited audience. It does not have a "name" or a "brand" though it has the potential to become the new site for city-wide celebrations, such as 4th of July fireworks, dance, music of film festivals because it is large enough to handle larger crowds better than other park sites in town.
2. It is not widely known for any particular activity but is regarded locally as a key surfing destination.
3. How can the water be supported as a public space?
   a. How can surfing be made into a public draw/amenity for spectators?
   b. More accessible, less territorial?
4. Existing institutions (JABSOM, Kewalo Marine Laboratory and the Hawaii Children's Discovery Center) are inwardly focused in terms of building design, and are not integrated physically, visually, or programmatically with one another nor do they use the significant natural areas and open spaces adjacent to them for programming.

C. Concept Plan Recommendations:

1. A key short term opportunity is for the three existing institutional stakeholders (JABSOM, Kewalo Marine Laboratory and the Hawaii Children's Discovery Center) to engage in some level of cross programming with education as the primary focus. A consortium should be formed amongst these three to facilitate their working together to co-program activities for each other's audiences that also engage the out-of-doors; this will encourage them to "turn themselves inside out" and program events in the green space and public spaces of Kakaako Makai thereby

KAKAAKO MAKAI
DISTRICT MASTER PLAN

Community Workshop 1:
FRIENDS OF KEWALO BASIN PARK ASSOCIATION PETITION

2

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KAKA'AKO MAKAI MASTER PLAN

We, the undersigned, support the **"Lei of the Land"** concept whereby a promenade with a green belt will be built along the entire shoreline from Kewalo Basin Park, around the Boat Harbor, up along the Fisherman's Wharf Restaurant, and continue past John Dominis restaurant and connect to the Kaka'ako Waterfront Park at Point Panic. This will keep the **shoreline accessible** from Magic Island to Kaka'ako Waterfront Park to Runners, walkers, bikers, surfers, fishermen, and other recreational users for generations to come.

In an effort to sustain the public use of this area, we also support moderate, low rise commercial use and development of this area which should include local businesses such as a Farmer's Market to feature fresh fish/produce from local fishermen and farmers, and other local eateries that feature food of the different cultures of Hawaii.

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KAKAAKO MAKAI
DISTRICT MASTER PLAN

Community Workshop 1:
ATTENDEE SIGN-IN SHEETS

Planning the Future of Kaka'ako Makai Workshop
University of Hawaii John A. Burns School of Medicine
January 30, 2010, 8:00 a.m. - 5:30 p.m.

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Planning the Future of Kaka'ako Makai Workshop
University of Hawaii John A. Burns School of Medicine
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Planning the Future of Kaka'ako Makai Workshop
University of Hawaii John A. Burns School of Medicine
January 30, 2010, 8:00 a.m. - 5:30 p.m.

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Good Morning, my name is Scott Bradley.

Welcome to the Kakaako Makai Master Plan Public Workshop! Over the next three days and beyond, you all - meaning the public, landowners and stakeholders here today and those who will contribute in the future, taken together - the community; will look to build upon the vision developed by the CPAC that Kakaako Makai is our "community's gathering place", a safe and "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."

While much work has already been done by the CPAC in establishing both vision and guiding principles for the Makai Area, let us build upon their labors and develop not further controversy about what the face of necessary change for this area will look like, but instead compile the community's road map for transforming Kakaako Makai into a place that "honors, celebrates and preserves its historic sense of place, Hawaiian cultural values and our unique island lifestyle for present families and future generations."

I have intentionally quoted from the vision statement compiled by the CPAC, for this vision and accompanying guiding principles should necessarily guide your work. I thank the CPAC for all of their hard work thus far in compiling the vision and guiding principles and look forward to our further collaboration.

On behalf of my fellow members of the Hawaii Community Development Authority, I thank you in advance for your contributions and recommendations and look forward to receiving and acting upon the road map that you all create to establish "the community gathering place" that will define Honolulu's waterfront. Given the importance of this work, we are not here to announce what plans have already been developed and seek your comment - or in a planner's worst nightmare - plan, announce and defend.

We do not seek your comments on that which has already been decided. Instead we are here to start a conversation with the general public, area landowners and stakeholders and build community understanding and support as to how this important waterfront area should be developed.

This and other conversations to follow; including our collaboration with the Kakaako Makai Community Planning Advisory Council (CPAC) is not only mandated by the State Legislature, but is dictated by common sense. Given our current economic climate, it is essential that we "measure twice and cut once" and ensure that our State's resources are efficiently stewarded and expended in this effort.

It is essential that our redevelopment of the Makai Area is not characterized by a lot of talk, little action and much controversy, but instead promotes new economic activity, investment, jobs and confidence that our community will emerge from this difficult time with renewed confidence in our future, and a sustainable community anchored in the public and private facilities and uses that is developed here.

Our conversation and measurement/understanding of what our future action will be start with:

- recognizing what this place means to us - its (social and geographic) history, its value to our community culture;
- understanding what it meant to live and grow up in the Kewalo / Kakaako area.

Thank you again for your input and ideas, but most importantly for your commitment to making Kakaako Makai a better place for our community and future generations.

KAKAAKO MAKAI
DISTRICT MASTER PLAN

Community Workshop 1:
DAY 1 PRESENTATION
January 30, 2010

WELCOME

Kakaʻako Makai District Master Planning

Workshop 1
January 30 – February 1, 2010

Presented by:
MVE Pacific, Inc.
Sasaki Associates, Inc.
Keyser Marston Associates
Townscape, Inc.
The Peter Apo Company
Project for Public Spaces
Wilson Okamoto Corporation

WORKSHOP AGENDA
Saturday, Jan. 30 – Morning Session

- Welcome and Introduction
- Kakaʻako History
- Morning Break
- CPAC – Group History
  - Review of Vision and Guiding Principles
- Open Conversation
  - Anecdotes and Stories
- Stakeholder Interview Summary
- District Improvements and Adjacent Community Plans
- Lunch Break

WORKSHOP AGENDA
Saturday, Jan. 30 – Afternoon Session

- Placemaking and Waterfront Development Examples
- Place Evaluation
  - Introduction
  - Break-out Groups
  - Report Back
- General Full Group Review and Discussion of Place Evaluation Findings

WORKSHOP AGENDA
Sunday, Jan. 31 – Afternoon Session

- Welcome, Re-Cap and Day Two Introduction
- Site Analysis Exhibits Summary
- Breakout Discussion
- Breakout Report
- Afternoon Break
- Breakout Groups: Placement and Synergy of Potential Uses and Plan Elements on Site
- Breakout Report Back and Wrap-up

WORKSHOP AGENDA
Monday, Feb. 1 – Evening Session

- Welcome and Introductions
- Presentation of Workshop Findings and Discussion
- Break
- Next Steps and Process for Task III – Preparation of Alternatives
- Closing Comments
- Open House

MVE Pacific, Inc.
Project Manager, Urban Planner, Architect

- Ernie Vasquez, AIA – Partner in Charge
- Ken Nilmeier – Principal, Planner
- Geoff Miasnik, AIA – Project Manager

Project for Public Spaces
Waterfront Development Specialists

- Cynthia Nikitin – Vice President
- Ken Farmer – Waterfront Planner
- Ethan Kent, Waterfront Planner

Sasaki Associates, Inc.
Landscape Architect

- Owen Lang, FASLA – Principal, Landscape Architect
- Mark Yin – Landscape Architect, Urban Planner

Keyser Marston Associates
Financial Analysts

- Jerry Keyser – Principal, Financial Analyst
- Reed Kawahara – Economist

The Peter Apo Company
Cultural and Historical Consultant

- Peter Apo – Cultural Liaison and Historian

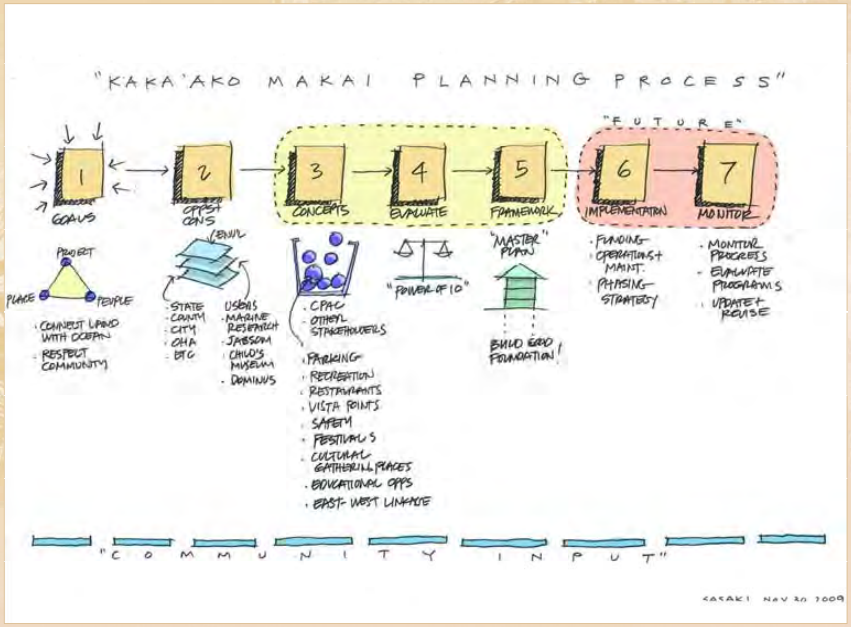
Townscape, Inc.
Community and Stakeholder Outreach

- Bruce Tsuchida – Community Liaison

Additional Team Members

- **Wilson Okamoto** – Civil and Traffic Engineering
  - Pete Pascua – Traffic Engineer
  - Mike Fujita – Civil Engineer
- **Cumming Corporation** – Cost Estimator
  - Andrew Tanton – Principal Cost Estimator

Master Planning Process



Kaka'ako Makai Cultural History

Kaka'ako Makai

MASTER PLAN PROJECT

Ho'okaulike Ulu 'Aina
Balanced Growth

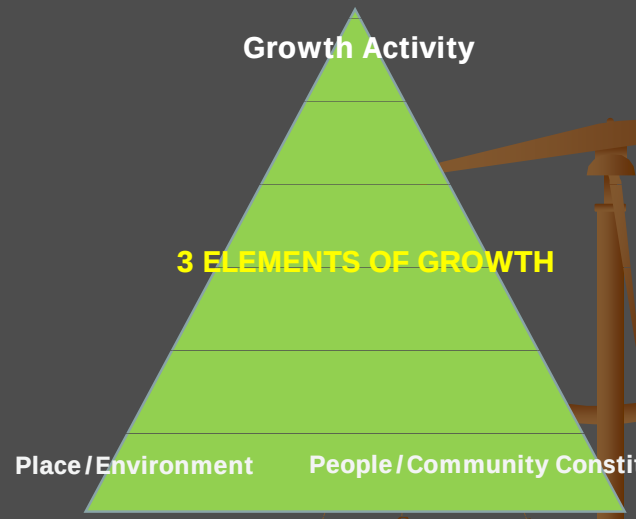
Land Use Planning
Hawaiian Prism

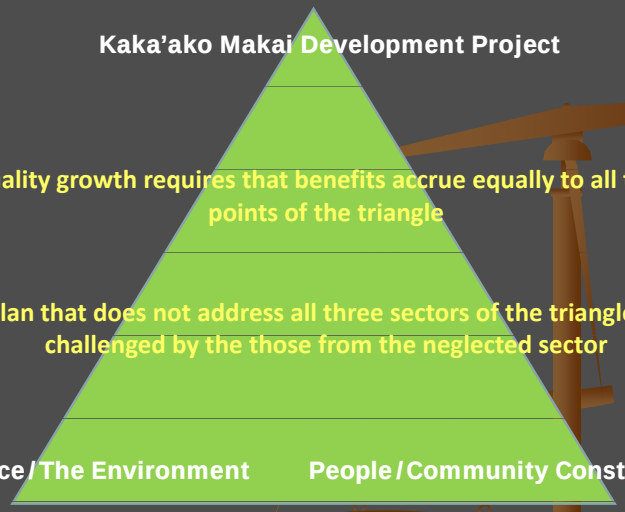
Man is the only life form that has the capacity to completely alter large expanses of the natural environment.

Man does not exist separate and apart from his living environment.

Land use planning is about a deliberately constructed reciprocity between people, the natural environment, and the environments they intend to construct.

How do we create a land use plan that responds to the call for reciprocity between people, the natural environment, and the environment we intend to create?





Some Planning Assumptions

Kaka'ako Makai is intended to benefit the larger Oahu community as well as those who live and work there.

Kaka'ako Makai must emerge as a place that meets the needs of multiple community constituencies by navigating symbiotic relationships between its micro-places and the diversity of users

The planning process will require the highest level of sophistication, intellect, respect for each other, and 7-generation vision.

FRAMING QUESTIONS

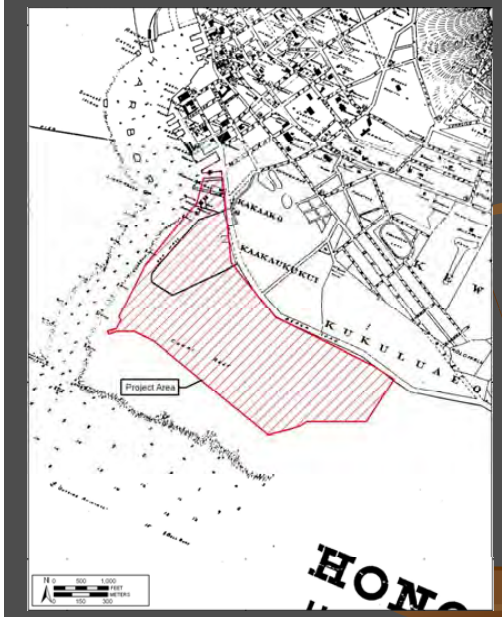
- **What are our measures of success? For each of the constituencies whose needs have to be met for the project to be sustainable.**
- **How does the Kaka'ako Master Plan make Honolulu a better place? Specifically?**
- **What's new in the development plan that doesn't already exist in another part of the city – or – is better located in Kaka`ako?**
- **How does the Master Plan help to keep our past connected to our future?**
- **How does the Plan help our community celebrate it's diversity and its greatness?**
- **How does Kaka'ako Makai bring dignity to our community**
- **Will Kaka'ako Makai make us proud?**

CULTURAL GEOGRAPHY

HONOLULU AHUPUA'A
Contemporary 'Ili

Nuuanu Valley
Alewa Heights
Pacific Heights
Tantalus
Nu'uanu
Liliha
Pauoa
Papakole'a
Makiki
Punchbowl
Iwilei
Downtown
Honolulu Harbor
Kaka'ako/Kewalo
Ala Moana

Each separate and distinct
But sharing common mauka watershed



Coastal 'Ili Traditional Place Names as of 1897

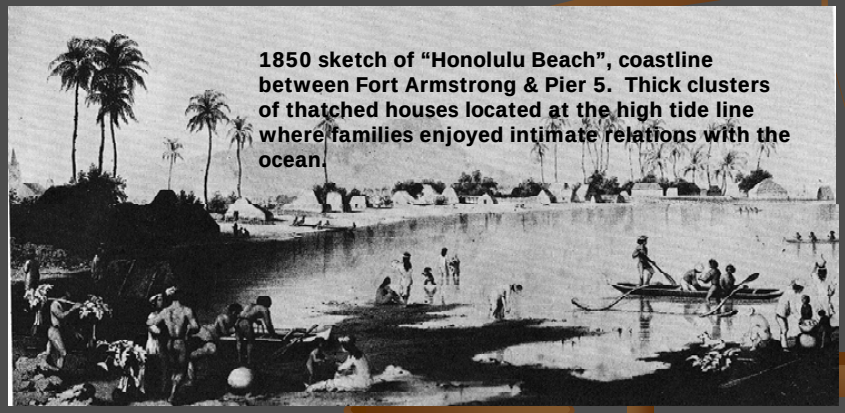
Kaka'ako No agreement on definition.

Kaakaukukui North Light. West of Ahui Street.

Kukuluaeo Hawaiian Stilt bird. East of Ahui Street. Salt Ponds. Fish Ponds.

Kewalo The calling as in an echo. To be resounding. Kauwa (were drowned here)

VERY BRIEF CULTURAL HISTORY OF KAKA'AKO and KAKA'AKO MAKAI



1850 sketch of "Honolulu Beach", coastline between Fort Armstrong & Pier 5. Thick clusters of thatched houses located at the high tide line where families enjoyed intimate relations with the ocean.

STATIC CHRONOLOGY OF KAKA'AKO MAKAI & MAUKA

Waikiki is seat of government for Oahu since 1450 A.D.

Kamehameha moves capitol to Honolulu in late 1800's

Both areas experience rapid growth.

Kaka'ako provides "break" between the two emerging urban areas.

Traditional Hawaiian activity dominates early Kaka'ako life.

Life is that of village subsistence economy. Houses occur in dense concentrations of thatched shelters.

Coastal environment is dominated by tidal flats, fish ponds, salt ponds, fishing, surfing, and all the cultural activity necessary to sustain life.

East end of shoreline is Kalia district with abundance of fishponds and mauka loi (taro fields).

Ala Moana Road runs thru Kaka'ako and joins Honolulu and Waikiki.

Eventually Diamond Head road (Kalakaua Ave) is built and extends connection all the way to Diamond Head.

Disease epidemic strike Hawaiians (who have no immunity) and thousands of deaths occur in Kaka'ako and it's environs.

West end of Kaka'ako is heavy with Hawaiian burials.

There was a Hansen's disease deportation station located near Ft Armstrong.

Kewalo Basin Harbor emerges as a Hawaii's largest commercial fishing port. The tuna fleet is located at Kewalo Basin Harbor.

Hawaiian Tuna Packers establishes a major cannery and exports canned tuna to the world.

The Fish Auction opens.

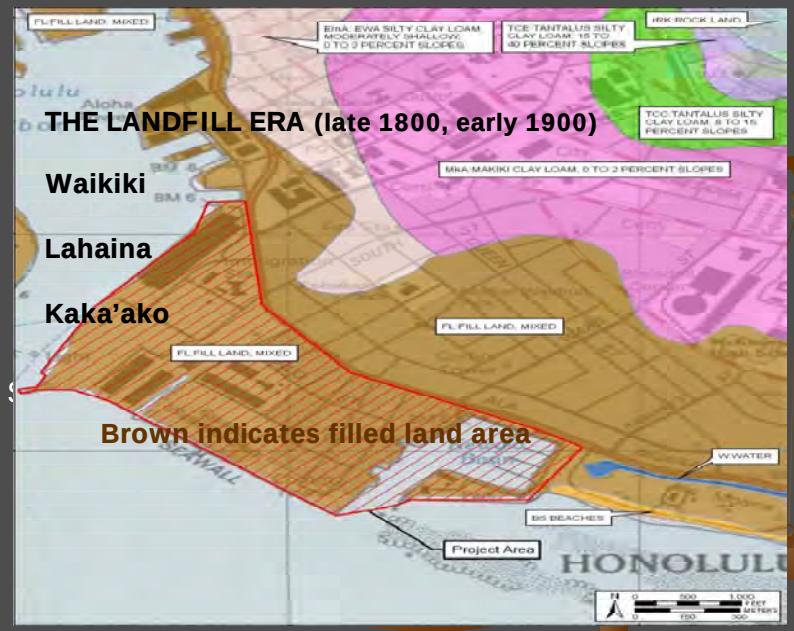
Boat repair facility opens.

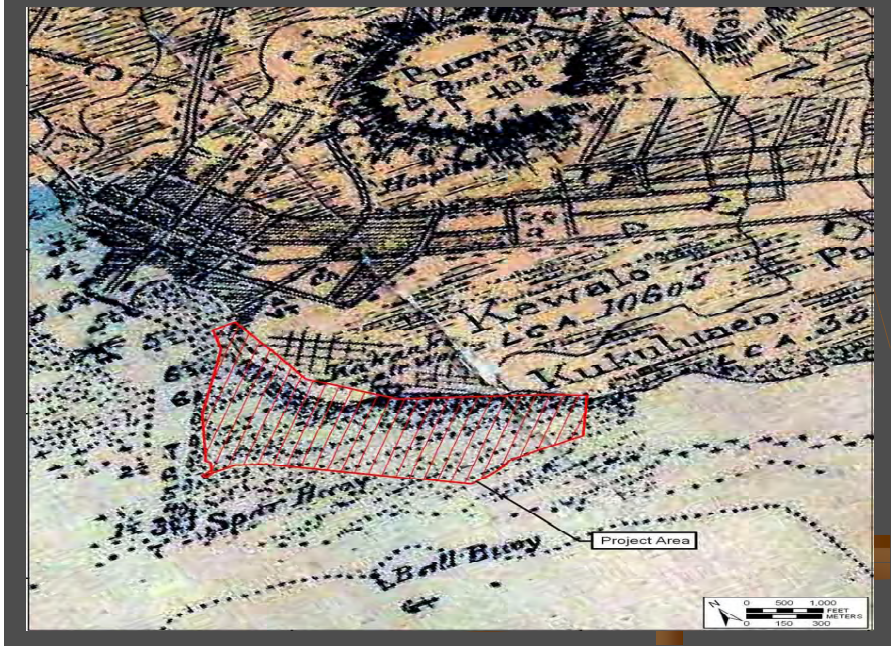
Kewalo Basin becomes the major commercial activity center of the Makai area as a fishing port.

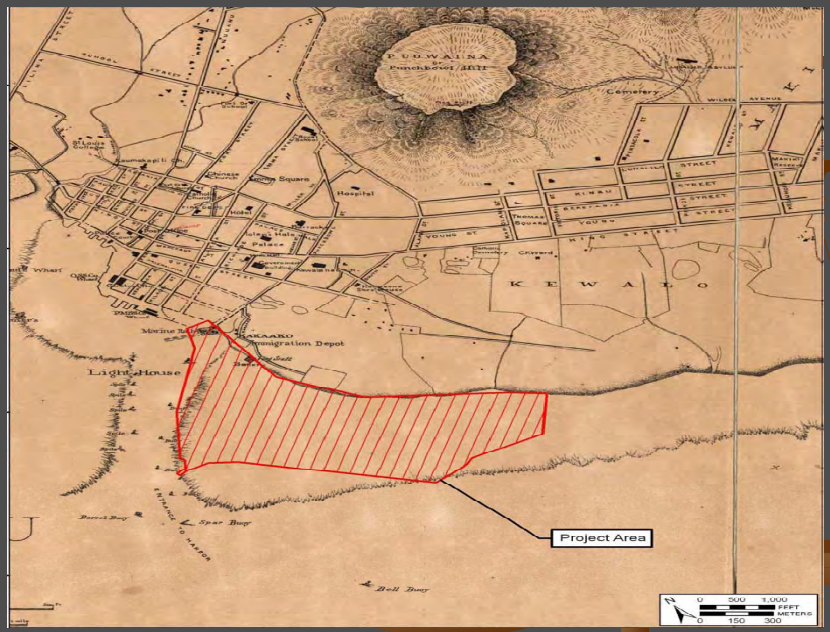
Fishing gives way to commercial charter boats and visitor centered businesses

Kaka'ako Mauka becomes the center of Hawaii's industrial and manufacturing activity with a wide mix of large and small businesses.

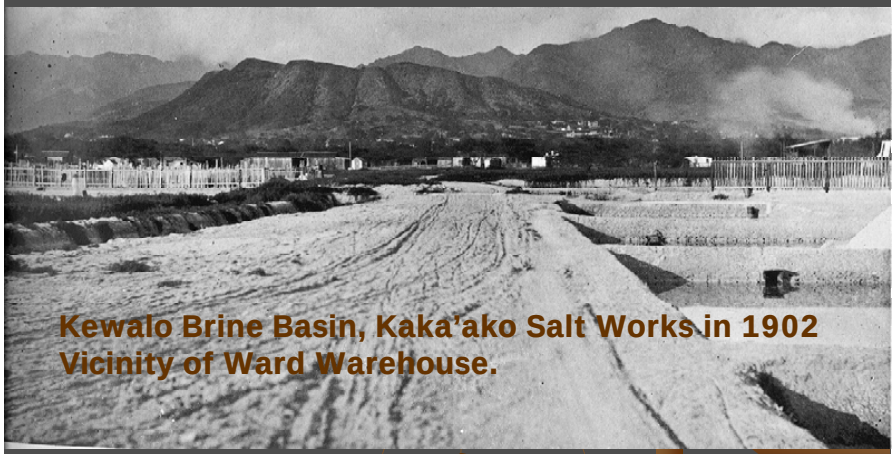
1970's Legislature creates HCDA. Curtails city jurisdiction over land use planning and other growth functions within the boundaries of the Kaka'ako district.







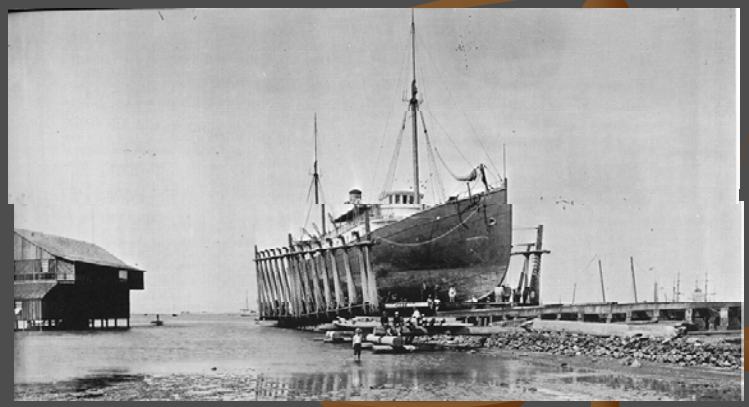
A few old historical photographs of kaka'ako makai



Kewalo Brine Basin, Kaka'ako Salt Works in 1902 Vicinity of Ward Warehouse.

East end of Kaka'ako shoreline. Mud flats conducive to easy haul in and out boat repair activity and other marine activity.

Land fill projects gave rise to industrial activity along the coastline which replaced traditional uses of the area such as fish ponds, salt ponds, fishing, surfing, and other cultural subsistence lifestyle activity.



King Kalakaua's boat house in 1890. The entire seaward area was filled in and is now the site of Pier 1.

Kaka'ako Battery & flagstaff, 1887

Fort Armstrong, 1911

Landfill created a coral wasteland dump. Burning trash of the refuse dump Created perpetual columns of rising smoke 24 hours a day until an a public incinerator was built.

So here we are today – what's next?

The Role of Development in Preserving & Perpetuating History & Culture

In Hawai`i there is an abiding tension that shadows any large development.

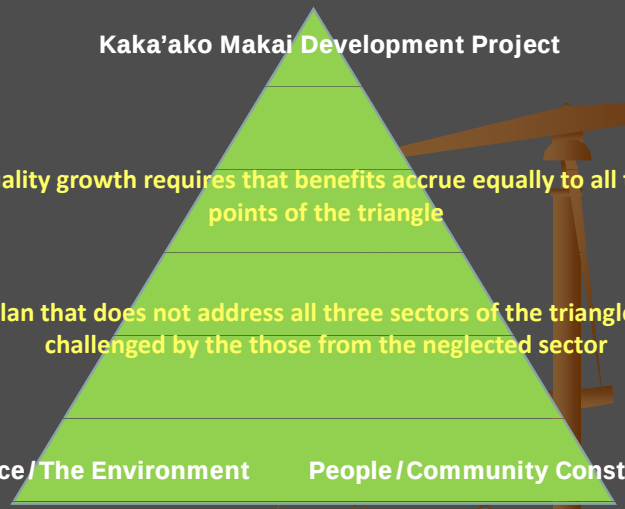
People have experienced so much bad development they have trouble recognizing a good development proposal.

Development should not and need not be seen as the enemy (of the culture and history of a place).

Through vibrancy of design and thoughtful planning we can keep our past connected to our future and celebrate our greatness.

What we don't do is as important as what we do.

COMING AROUND FULL CIRCLE



Repeat: Planning Assumptions

Kaka'ako Makai is intended to benefit the larger Oahu community as well as those who live and work there.

Kaka'ako Makai must emerge as a place that meets the needs of multiple community constituencies by navigating toward symbiotic relationships between its micro-places and the diversity of its users.

The planning process will require the highest level of sophistication, intellect, respect for each other, and 7-generation vision.

Kaka`ako Makai
Cultural Cradle of the City

Kaka'ako Makai 40 Years of Planning

Kaka'ako Planning Proposals
1961–2007

04 december 2007
Community Planning Advisory Council to HCDA
a. c. anderson, alex ribeiro

intro
honolulu maps 03 - 14
kaka'ako aerial photos
proposals
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1961- 2007
diagrams
urban design concepts 93 - 94

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Kaka'ako Planning Proposals
1961–2007

oahu kona *ahupua'a*

kaka'ako makai 1948

kaka'ako makai 1950

kaka'ako makai 1952

kaka'ako makai 1952

kaka'ako makai 1955

kaka'ako makai 1960

kaka'ako makai 1974

kaka'ako makai 1982

kaka'ako makai 2001

sponsor

DLNR (Board of Land & Natural Resources)
commissioned study

author

Harland Bartholomew & Associates
Tudor Engineering Company

scope

4,200 acres

Honolulu Waterfront Area

march 1961

goals

1 waterfront integration with City of Honolulu

2 expand and modernize maritime facilities

3 preserve inherent attractions

Honolulu Waterfront Area
march 1961

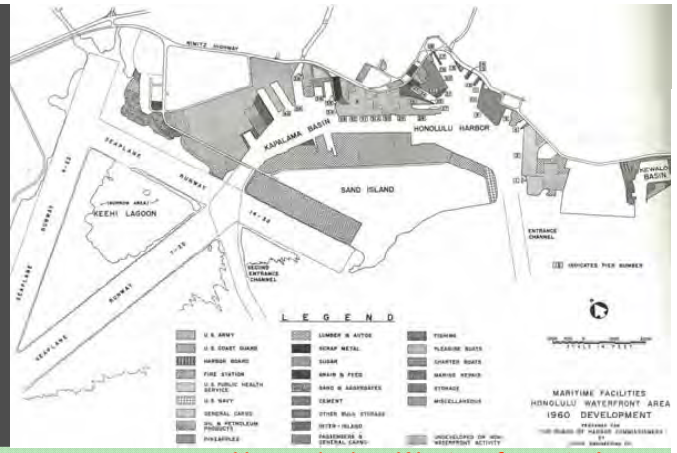
existing land use in 1960 at Honolulu waterfront

1961 1987 1988 1993 1998 1999 2002 2006 2007

Honolulu Waterfront Area
march 1961

"port of Honolulu: *crossroads of the Pacific*"

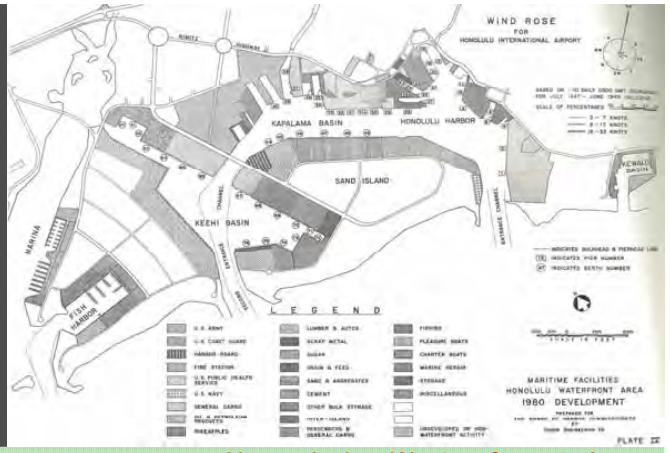
1961 1987 1988 1993 1998 1999 2002 2006 2007



Honolulu Waterfront Area
march 1961

maritime facilities in 1960 of Honolulu waterfront area

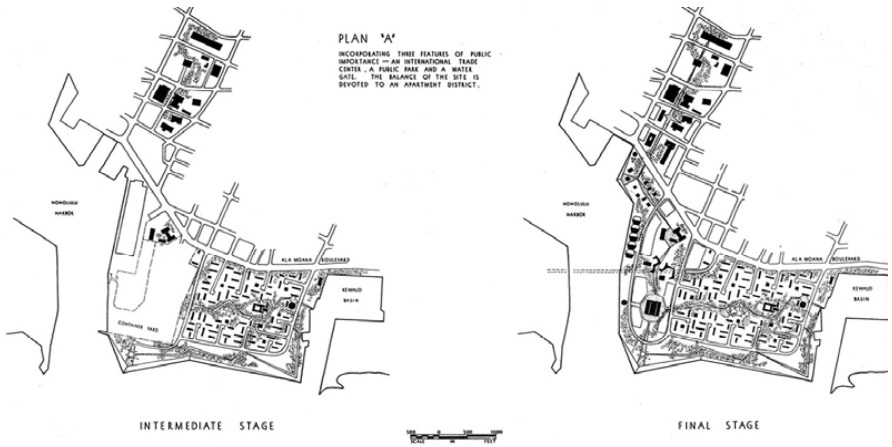
1961 1987 1988 1993 1998 1999 2002 2006 2007



Honolulu Waterfront Area
march 1961

maritime facilities in 1980 of Honolulu waterfront area

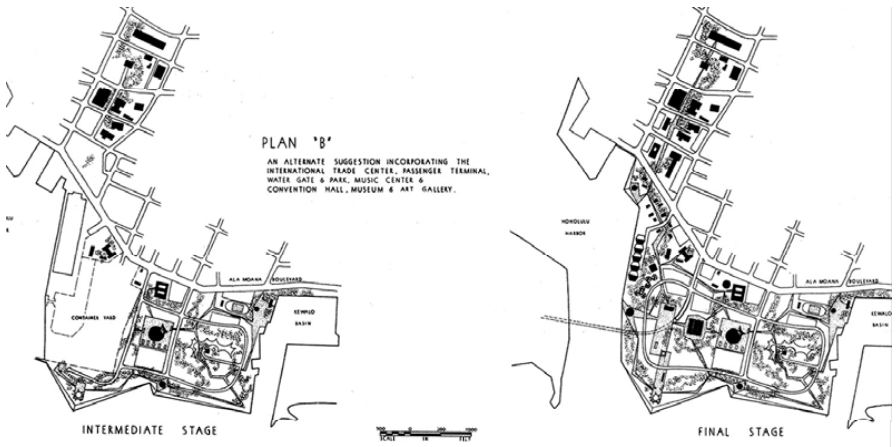
1961 1987 1988 1993 1998 1999 2002 2006 2007



Honolulu Waterfront Area
march 1961

kewalo – fort armstrong proposed development plan a

1961 1967 1968 1993 1995 1996 2002 2006 2007



Honolulu Waterfront Area
march 1961

kewalo – fort armstrong proposed development plan b

1961 1967 1968 1993 1995 1996 2002 2006 2007

sponsor
- Governor John Waihee
  - design charette

author
- Hawaii Chapters of
  - American Institute of Architects (AIA)
  - American Society of Landscape Architects (ASLA)
  - American Planning Association (APA)
  - with Office of State Planning (OSP)
  - and Hawaii Community Development Authority (HCDA)

scope
- 225 acres
- Kewalo Basin to pier 21

Waterfront Reawakening Charette
november 1987

goals

1 concentrated two day design session (charette) based on six months of community input workshops to generate ideas for further planning and extensive feasibility studies

2 design intent was to transform the waterfront, in particular the kaka'ako peninsula, into a "…great and unique urban environment, fulfilling the community's maritime, recreational and economic needs."

1961 1967 1968 1993 1995 1996 2002 2006 2007

Waterfront Reawakening Charette
september 1987

team 1 response

1 new *downtown* of office/commercial use with fixed rail system to connect to existing financial and government districts

2 key design features:
- a inland waterway (55 acres) to increase state revenue for commercial development while maintaining extensive park use (40 acres) on oceanfront
- b pacific ocean center: interactive facility with exhibits and research

1961 1967 1968 1993 1995 1996 2002 2006 2007

Waterfront Reawakening Charette
september 1987

team 2b response

2 key design features:
- a mixed-use development with emphasis on residential component
- b creation of major marine basin (31 acres) for fishing charters and cruise ships
- c kewalo basin reserved for private berthing spaces
- d piers 1 and 2 transformed for cruise ship operation
- e park space with no intermixed cultural and educational amenities

1961 1987 1989 1993 1995 1999 2002 2006 2007

Waterfront Reawakening Charette
september 1987

team 3 response

1 cultural and recreational emphasis with spaces to promote education and goodwill
2 key design features:
- a pacific exposition: convention center with hotels and retail shops
  - i 550,000 sf complex
  - ii hotels with 1500 rooms
  - iii cultural campus of museums and outdoor exhibition

1961 1987 1989 1993 1995 1999 2002 2006 2007

sponsor
- OSP (Office of State Planning)
- with HCDA (Hawaii Community Development Authority)
- commissioned study

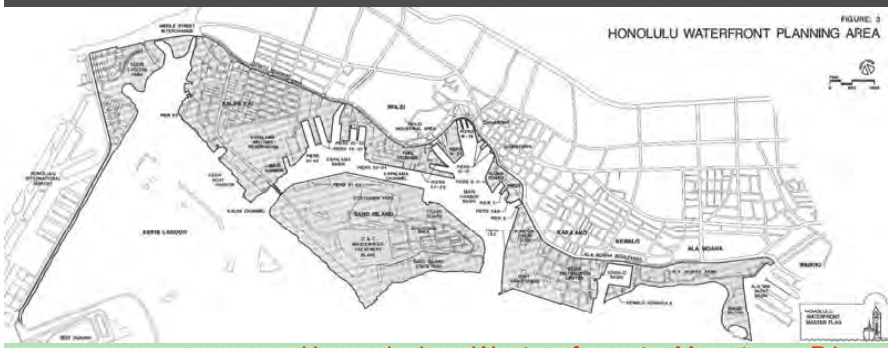
author
- Helbert, Hastert & Kimura Planners
- R. M. Towill Corporation

scope
- 1550 acres

Honolulu Waterfront Master Plan
october 1989

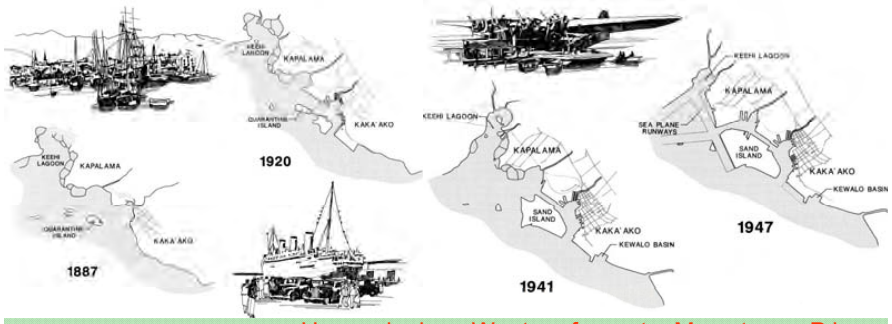
goals
1. identify innovative and fiscally responsible long range vision
2. logical phasing of improvements
3. maximize public benefits on state-owned waterfront lands

1961 1987 1989 1993 1995 1999 2002 2006 2007



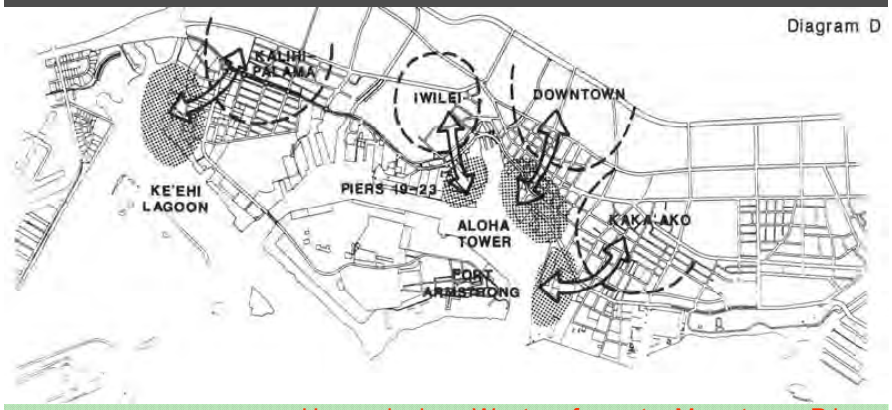
Honolulu Waterfront Master Plan
october 1989

1961 1987 1989 1993 1995 1999 2002 2006 2007



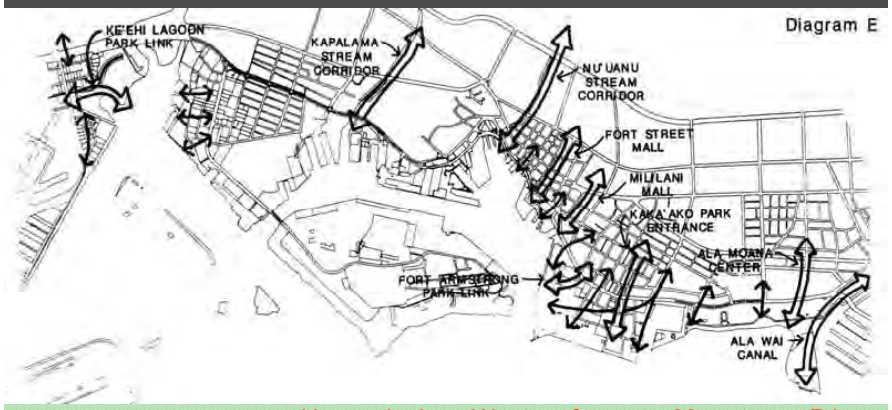
Honolulu Waterfront Master Plan
october 1989

response — evolution of shoreline expansion



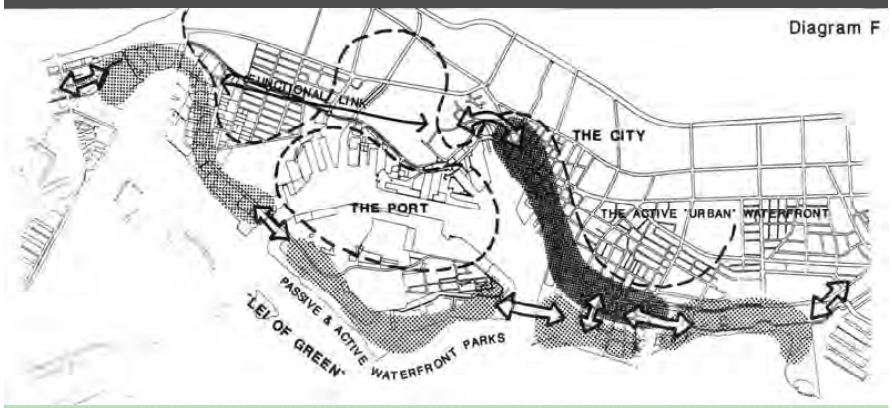
Honolulu Waterfront Master Plan
october 1989

response — major inhabited areas of the city should have corresponding frontage on the water



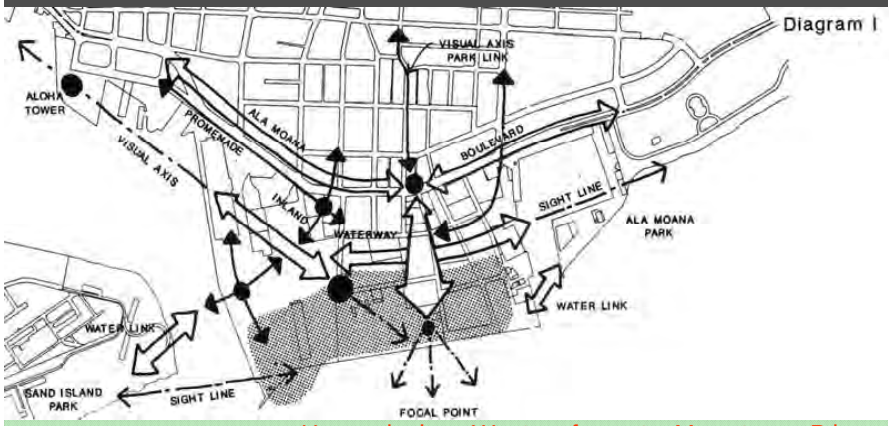
Honolulu Waterfront Master Plan
october 1989

response — maintain major and minor *mauka* to *makai* view corridors



Honolulu Waterfront Master Plan
october 1989

response
1 establish continuity of public access along waterfront
2 bracket the active port with
  a outer zone of linked parks and public facilities (*lei of green*)
  b inner urban public waterfront adjacent to downtown and kaka'ako



Honolulu Waterfront Master Plan
october 1989

response

1 expand *lei of green* with major waterfront park along makai edge of kaka'ako peninsula
2 provide active and passive recreational opportunities within park
3 create more urban park identity with spatial connections to surrounding context

1961 1967 1969 1993 1995 1999 2002 2006 2007

Honolulu Waterfront Master Plan
october 1989

response

1 expand *ewa* end of ala moana park to provide pedestrian flow from park to basin
2 maintain kewalo basin as hub of commercial fishing and dinner cruise ship industry
3 create aquarium and related marine research facility on *ewa* side of kewalo basin
4 develop waterfront park (87 acres) that includes:
  a shoreline park (30 acres) as major pedestrian promenade
  b amphitheater (12,000 people) and arts complex (4 acres)
5 mixed-use development of commercial and office use (40 acres including 11 acres of privately held land)

1961 1967 1969 1993 1995 1999 2002 2006 2007

sponsor
HCDA (Hawaii Community Development Authority)
commissioned study

author
ELS / Elbasani + Logan Architects, San Francisco
Molinaro Associates, Kalorama Consulting
Townscape, Inc., Michael Chu Landscape

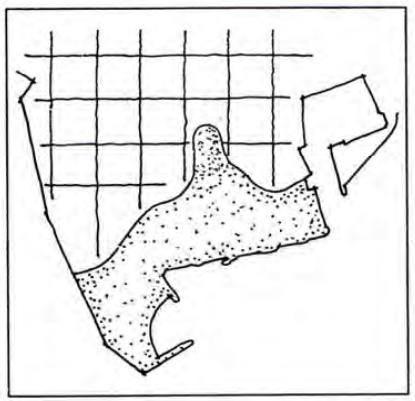
scope
65 acres

Kaka'ako Makai Development Plan
october 1993

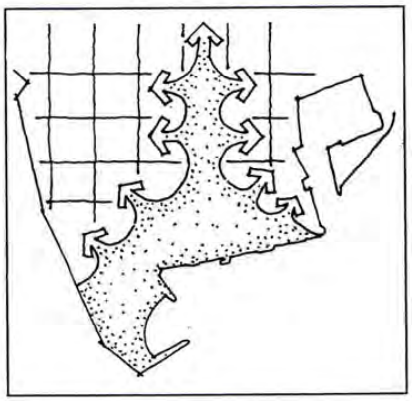
goals

1 urban design principles refined to support *Honolulu Waterfront Master Plan* (1989)
  + HCDA documents *Makai Area Plan* + *Makai Area Rules* (1991)
2 two key objectives:
  a re-establish city's physical and psychological links to waterfront
  b combine best features of city life with tropical environment

1961 1967 1969 1993 1995 1999 2002 2006 2007



ORIGINAL CONCEPT



REFINED CONCEPT

Kaka'ako Makai Development Plan
october 1993

response

1 waterfront park of 1989 master plan reinforced as key link in *lei of green* concept
2 waterways of 1989 master plan eliminated
3 *tendrils* of the park extend through park and across ala moana boulevard
  to create physical and visual link to urban fabric of Honolulu

1961 1967 1969 1993 1995 1999 2002 2006 2007

Kaka'ako Makai Development Plan
october 1993

response

illustrative ground floor plan of preferred urban design concept with
1 park extension across ala moana boulevard to mother waldron park
2 Mixed-use development concentrated along this *mauka-makai* spine
3 ward avenue extension as primary shopping/strolling street
4 kewalo basin maintained as working waterfront

Kaka'ako Makai Development Plan
october 1993

response

overhead view of central area of kaka'ako peninsula

sponsor

HCDA (Hawaii Community Development Authority)
rfq + competition (10 submittals / 3 finalists)

author

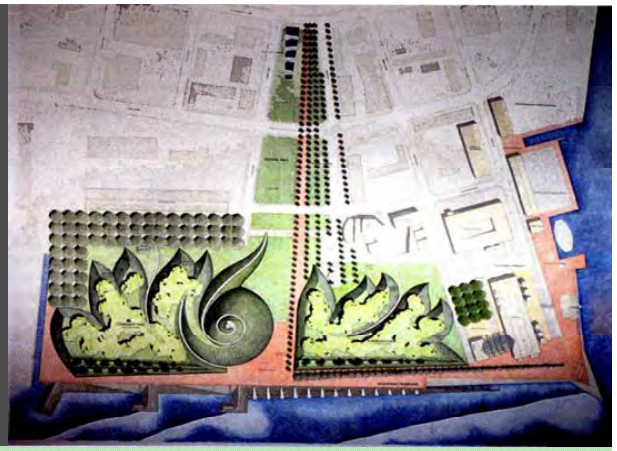
Hargreaves Associates
Belt Collins
Wallace, Roberts & Todd (selected entry)

Waterfront Park Master Plan
december 1998

goals

1 waterfront park will express the natural context and culture of modern Hawai'i
2 broad range of amenities to be provided such as water features, works of art, interpretative walks and gardens, and innovative play areas
3 realistic materials and construction methods
4 phased development with first phase identified for $2m construction budget

Hargreaves Associates
with
Uemoto Cassandra
Leonard Bisel
SmarTitas
Engineering Concepts



Waterfront Park Master Plan
december 1998

response

features:
1 *piko* reinterpretation of mounds
2 *blowhole plaza* at water's edge
3 aquarium at diamond head end of waterfront promenade
4 wave fountain at ala moana boulevard

Belt Collins
with
Kauahikaua + Chun
Peter Walker + Partners

Waterfront Park Master Plan
december 1998

response

features:
1 prime cultural resource theme: *divisions of oceans*
3 hawaiian cultural center adjacent to park site [within maritime cargo area]
3 aquarium at diamond head end of waterfront promenade
4 water features at park entrance and ala moana boulevard

1961 1967 1968 1993 1998 1999 2002 2006 2007

Wallace, Roberts + Todd
(selected entry)

Waterfront Park Master Plan
december 1998

response

features:
1 *fishing net* concept to organize space, paths and elements of the park
2 water way cut from point panic to center of peninsula to ward avenue intersection
3 aquarium at diamond head end modeled as wave
4 park entrance at ward avenue and ala moana boulevard

1961 1967 1968 1993 1998 1999 2002 2006 2007

sponsor
HCDA (Hawaii Community Development Authority)
RFP (march 1999)

author
Ohana Foundation
Imperial Associates, Ltd.
Kewalo Project Development, Ltd. (selected entry)

scope
18 acres

Kewalo Basin at Kaka'ako Makai
june 1999

rfp goals

1 mixed-use development to provide *gathering place*
2 preserve and enhance natural environment to reflect tropical land and lifestyle
3 catalyst for economic growth

1961 1967 1968 1993 1998 1999 2002 2006 2007

Ohana Foundation

Kewalo Basin at Kaka'ako Makai
june 1999

response

1 cutting edge high tech research center for pacific combined with cultural diversity
2 bridge between financial downtown and waterfront park
3 u.s. multinational business gateway to Asia

1961 1967 1968 1993 1998 1999 2002 2006 2007

Imperial Associates, Ltd.

Kewalo Basin at Kaka'ako Makai

june 1999

response

1 ecological tourism: *Kewalo Station* for environmental education to complement aquarium
2 diversified agriculture: fish and produce market, museum, USDA on-site resource center
3 pacific biomedical research center

1961 1967 1969 1993 1994 1999 2002 2006 2007

Kewalo Project Development, Ltd. (selected entry)

Kewalo Basin at Kaka'ako Makai

june 1999

response

1 marine and recreation center
2 promenade with restaurants, retail shops, 1180 parking stalls
3 40 meter ferris wheel, laser light tower, carousel, miniature golf, concert shell

1961 1967 1969 1993 1994 1999 2002 2006 2007

sponsor

HCDA (Hawaii Community Development Authority)
construction completion 2005

author

University of Hawai'i
John A. Burns School of Medicine (JABSOM)
Hawaiian Dredging Construction Company
Kajima Urban Development
Architects Hawaii, Ltd.

UH/JABSOM BioMedical Research Facility

june 2002

goals

1 biomedical research facility as economic engine for state of Hawai'i
2 campus design to enhance beauty of the neighborhood
3 generate $56 million (40 research faculty @ $1million each funding per year and $16 million indirect funds)

1961 1967 1969 1993 1994 1999 2002 2006 2007

UH/JABSOM BioMedical Research Facility

june 2002

response

view from 677 ala moana boulevard (computer rendering july 2002)

1961 1967 1969 1993 1994 1999 2002 2006 2007

sponsor
- Kamehameha Schools
- Victoria Ward Limited
- HCDA (Hawaii Community Development Authority)

author
- Cooper Robertson & Partners (New York)
- Belt Collins
- Sedway Group

Kaka 'ako Regional Planning Study
july 2002

goals
1 create conceptual framework to guide future development
2 grow hawai'i's nascent biotech industry
3 generate wide range of employment opportunities for hawaiians
4 create new urban village in kaka'ako

Kaka 'ako Regional Planning Study
july 2002

current conditions
1 limited market for conventional land uses
2 high appraised land values
3 planned public transit improvements – [BRT]
4 proximity to downtown and cultural districts
5 growing importance of biotech industry nationally and globally

Kaka 'ako Regional Planning Study
july 2002

response
four quadrant concept
1 mixed-use, mother waldron park as community focus. potential tenants: KS head office + HPU
2 mixed-use, cooke street park and ward retail district as focal points. high-rise residential
3 mixed-use, kewalo basin as the focus. campus expansion potential
4 predominantly research campus use. expansion into fort armstrong may include other uses

Kaka 'ako Regional Planning Study
july 2002

response
fundamental components of the conceptual planning frame work
1 maintain open space
2 streets – bias to the pedestrian
3 respond to rapid transit proposed system
4 limit block sizes

sponsor

HCDA (Hawaii Community Development Authority)
commissioned study

author

Kajima Urban Development International
with University of Hawai'i
EHDD Architecture San Francisco

Aquarium and Marine Research Center
february 2003

goals

1 create marine research, education and cultural center integral to kaka'ako community

2 enhance waterfront park and provide linkage to UH medical school

3 financing: ACT 221 research credits, tax-exempt debt, and private contributions

1961 1987 1988 1993 1995 1996 2002 2006 2007

Aquarium and Marine Research Center
december 2002

response

1 program components
  a first-tier aquarium
  b UH pacific basin research center (PBRC) marine laboratory expansion
  c private research institute with adjacent startup incubator facilities
2 develop integrated campus setting with shared equipment and public spaces

1961 1987 1988 1993 1995 1996 2002 2006 2007

Aquarium and Marine Research Center
december 2002

response

view from public promenade to diamond head

1961 1987 1988 1993 1995 1996 2002 2006 2007

sponsor

HCDA (Hawaii Community Development Authority)
RFP (january 2005)

author

General Growth Properties, Victoria Ward, Limited
Kewalo Nui Partners
SCD Kaka'ako Waterfront, LLC
A & B Properties, Inc. (selected proposal)

scope

36.5 acres

Kaka 'ako Waterfront
july 2005

rfp goals

1 create a special gathering place as centerpiece for mixed use community
2 integrate land uses for timely development
3 provide public benefits including iconic structure and access to ocean
4 incorporate community-based planning as basis for development

1961 1987 1988 1993 1995 1996 2002 2006 2007

General Growth Properties, Victoria Ward, Limited

acres
36.5
square footage
retail 323,700 sf
residential 991 units
parking
3309 stalls
project costs
$560m (direct + indirect costs)
revenue to state
$24.6m (2006 to 2035)

Kaka'ako Waterfront
july 2005

response
1 framework of public spaces and focal points tied to waterfront promenade
2 retail support for increased tourism
3 desirable residential location with proximity to parks and downtown

1961 1987 1988 1993 1998 1999 2002 2006 2007

Kewalo Nui Partners

acres
36.5
square footage
total 1.5 m sf
residential 692 units
parking
4114 stalls
project costs
$782m (direct + indirect costs)
revenue to state
$200m (2006 to 2058)

Kaka'ako Waterfront
july 2005

response
1 fully integrate site #4 by adding pedestrian bridge
2 provide enough residential units to make new community economically viable
3 ensure kewalo waterfront as major gathering space

1961 1987 1988 1993 1998 1999 2002 2006 2007

SCD Kaka'ako Waterfront, LLC

Kaka'ako Waterfront
july 2005

response
1 reinforce city connections
2 mix of residential and retail uses
3 create an urban scale
4 sustainable phasing

1961 1987 1988 1993 1998 1999 2002 2006 2007

A & B Properties, Inc.

acres
36.5
square footage
retail 323,700 sf
residential 991 units
parking
2989 stalls
project costs
$44.5 m (direct + indirect costs)
revenue to state
$70.6 million (2006 to 2036)

Kaka'ako Waterfront
july 2005

response
1 development model based on principles of community renewal
2 best practice for sustainability and smart growth
3 model of excellence in public-private partnership place making

1961 1987 1988 1993 1998 1999 2002 2006 2007

sponsor
concerned citizens

author
concerned citizens

Kaka ‘ako People’s Plan
july 2007

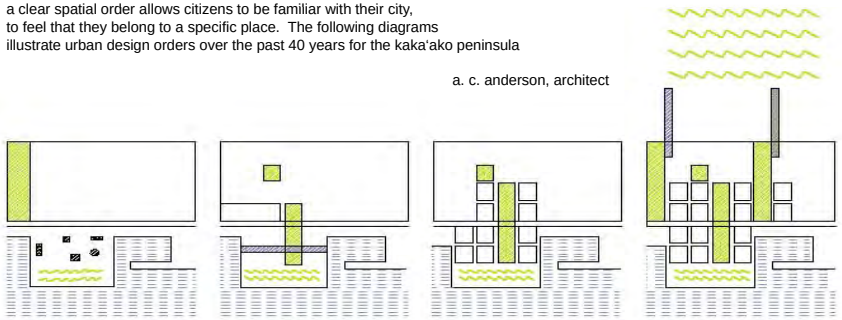
response

“The People’s Kaka‘ako Shoreline Park Plan (the People’s Plan) is a master plan for Kaka‘ako Makai. The people who would benefit – not private development interests or absentee luxury condo owners – but the residents of Honolulu, from Kaka‘ako, Downtown and Pearl City, Manoa and Makiki, to Diamond Head and Hawaii Kai, who are the users of this shoreline. This plan advocates a better quality of life for our residents, in the higher public interest and for the greater public good.”

1961 1987 1988 1993 1998 1999 2002 2006 2007

people often form a mental map of key spatial components in the city.
a clear spatial order allows citizens to be familiar with their city,
to feel that they belong to a specific place. The following diagrams
illustrate urban design orders over the past 40 years for the kaka‘ako peninsula

a. c. anderson, architect



Urban Concept Diagrams
2007

1961
park on peninsula
mauka-makai green space
to link park to civic center
cultural buildings float in park

1987
park on peninsula
mauka-makai green space
to link park to waldron park
waterway cut in peninsula

1993
park on peninsula
mauka-makai green space
to link park to waldron park
small block grid bridging
ala moana boulevard

2003
park on peninsula
multiple green spaces to reinforce
mauka-makai in *auhupua‘a*
connections
small block grid expanded

1961 1987 1988 1993 1998 1999 2002 2006 2007

03 — *ahupua‘a* map from Sites of Oahu / 1978
Elizabeth Sterling and Catherine Summers, Bishop Museum Press

04 - 05 — historical maps / 1881 and 1931
UH Hamilton Library map archives

06 - 14 — aerial photographs / 1949 - 2001
documentation from HCDA archives

15 - 22 — Honolulu Waterfront Area / march 1961
documentation from UH Hamilton Library

23 - 39 — Waterfront Reawakening Charette / nov 1987
documentation from UH Hamilton Library

32 - 31 — Honolulu Waterfront Master Plan / oct 1989
documentation from UH Hamilton Library

32 - 40 — Honolulu Waterfront Master Plan / oct 1989
documentation from UH Hamilton Library

41 - 47 — Kaka ‘ako Makai Development Plan / oct 1993
documentation from HCDA archives

bibliography

response

1961 1987 1988 1993 1998 1999 2002 2006 2007

48 - 57 — Waterfront Park Master Plan / dec 1998
documentation from HCDA archives

58 - 64 — Kewalo Basin at Kaka‘ako Makai / june 1999
documentation from HCDA archives

65 - 68 — UH/JABSOM BioMedical Facility / june 2002
documentation from HCDA archives

69 - 75 — Kaka ‘ako Regional Planning Study / july 2002
documentation from HCDA archives

76 - 80 — Aquarium and Marine Research Center / feb 2003
documentation from HCDA archives

81 - 90 — Kaka ‘ako Waterfront / july 2005
documentation from HCDA archives

91 - 92 — Kaka ‘ako People’s Plan / july 2007
notes from Michelle Matson, CPAC steering committee member

bibliography

1961 1987 1988 1993 1998 1999 2002 2006 2007

Morning Break

CPAC Vision for Kakaʻako Makai

Kakaʻako Makai
is the community's gathering place...

THE VISION FOR KAKAʻAKO MAKAI

The Hawaiian Place of
Kaʻākaukukui and Kukuluaeʻo

Kakaʻako Makai is the community's gathering place.

A safe place that welcomes all people, from keiki to kūpuna, 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. Kakaʻako Makai honors, celebrates and preserves its historic sense of place, Hawaiian cultural values and our unique island lifestyle for present families and future generations.

Guiding Principles

Community Cultural Gathering Place

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

Hawaiian Culture and Values of the Ahupuaʻa

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

Open View Planes

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

Guiding Principles

Coastal and Marine Resources

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

Expanded Park and Green Space

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

Public Accessibility

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

Guiding Principles

Public Safety, Health and Welfare

Ensure that Kaka'ako 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 Kaka'ako Makai State public lands for the greater public good.

Kewalo Basin

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

Guiding Principles

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 Kaka'ako Makai's public use facilities.

Site Design Guidelines – A Hawaiian Sense of Place in Landscape, Setting and Design

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

Guiding Principles

Community/Government Planning Partnership

The Kaka'ako Makai Community Planning Advisory Council places the public interest first and foremost and will strive to uphold the greater good of the community in partnership with HCDA as the public oversight agency by:

1. Openly working with the community, the HCDA and HCDA's planning consultants as guaranteed by government commitment to ongoing community representation and involvement throughout the master planning process.
2. Openly communicating with the State Legislature and other elected public officials
3. Committing the time and effort required to meet the goals and objectives of the Kaka'ako Makai planning process and advocating responsibly in the public interest both collectively and individually, notwithstanding premature or conflicting proposals

Guiding Principles

Future Funding and Management

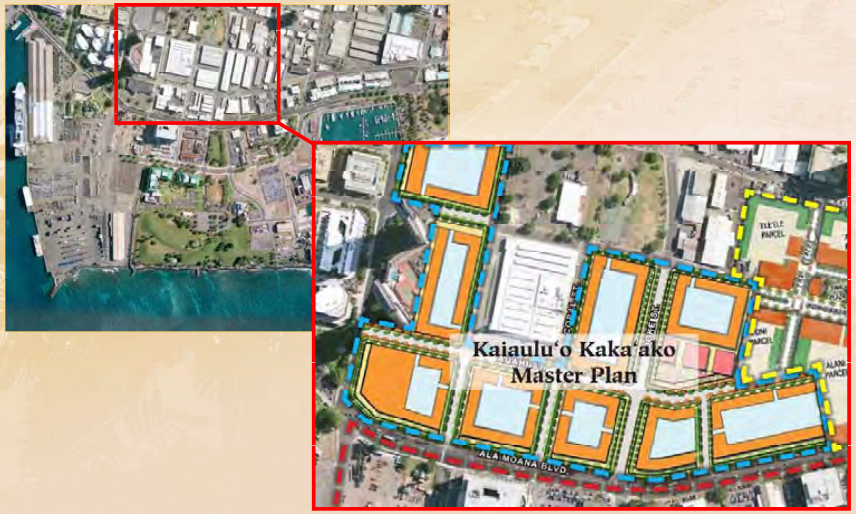
Assure and assist viable and sustainable operation of public uses and facilities on State public land in Kaka'ako Makai through public/private partnerships and 501(c)3 non-profit management similar to successful park conservancies and their stewardship programs.

Open Conversation

Stakeholder Interviews

Current HCDA Projects

Kamehameha Schools



Ward District

Gold Bond

JABSOM

Fisherman's Wharf

Kewalo Basin

Waterfront Promenade Improvements

Lunch Break

What if we Designed Kaka'ako Makai around PLACES?

PPS PROJECT for PUBLIC SPACES

Project for Public Spaces

Squares	Transportation	Downtowns
Public Markets	Mixed-Use	Civic Centers
Parks	New Development	Campuses

Planning & Design

Over 2000 place-based projects in 28 countries

- Public Space Audits
- Community Visioning
- Conceptual Designs
- Management Programs

Education & Training

Train over 10,000 people annually

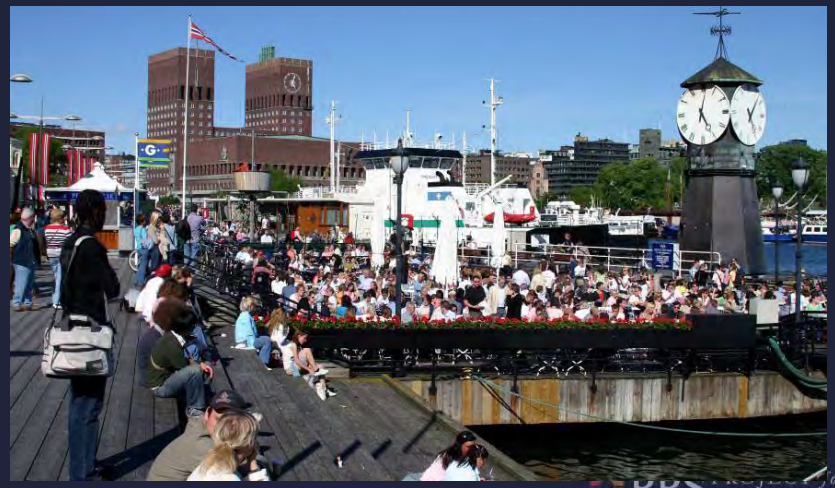
- Context Sensitive Solutions
- Public Markets as Economic Development
- "How to Turn a Place Around" seminars
- Conferences

Research & Outreach

Over 60,000 page views daily on pps.org

- 20 publications
- 6 videos
- Database of 500,000 images of public spaces

Qualities of a Great Waterfront Destinations



PPS PROJECT for PUBLIC SPACES

1. Surrounding Buildings Enhance Public Spaces

PPS PROJECT for PUBLIC SPACES

2. Limits are Placed on Residential Development

PPS PROJECT for PUBLIC SPACES

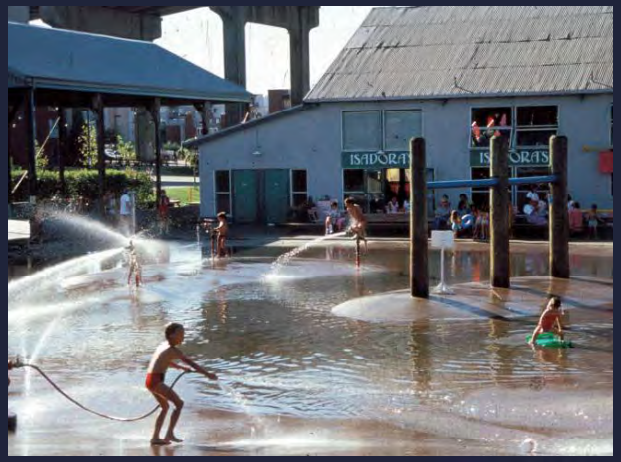
3. Activities go on Round-the-Clock and Throughout the Year

PPS PROJECT for PUBLIC SPACES

4. Flexible Design Fosters Adaptability

PPS PROJECT for PUBLIC SPACES

5. Creative Amenities Boost Everyone's Enjoyment



PPS PROJECT for PUBLIC SPACES

6. Let every man, woman, and child walk safely on the highway

PPS PROJECT for PUBLIC SPACES

7. Uses at the Water's Edge

PPS PROJECT for PUBLIC SPACES

8. Iconic Buildings Serve a Variety of Functions

PPS PROJECT for PUBLIC SPACES

9. Good Management Sustains Community Vision

PPS PROJECT for PUBLIC SPACES

Granville Island Vancouver, BC, Canada

Public Private Partnership

PPS PROJECT for PUBLIC SPACES

Financially self-sufficient

PPS PROJECT for PUBLIC SPACES

Adaptive reuse, organic evolution, non-profit management

PPS PROJECT for PUBLIC SPACES

Puts people first

PPS PROJECT for PUBLIC SPACES

Shared streets

PPS PROJECT for PUBLIC SPACES

Aker Brygge Oslo, Norway

Preservation and integration of local commercial fishing industry

PPS PROJECT for PUBLIC SPACES

Waterfront promenade makes the water's edge accessible

PPS PROJECT for PUBLIC SPACES

PPS PROJECT for PUBLIC SPACES

PPS PROJECT for PUBLIC SPACES

Local commercial fishing activity enlivens public space

PPS PROJECT for PUBLIC SPACES

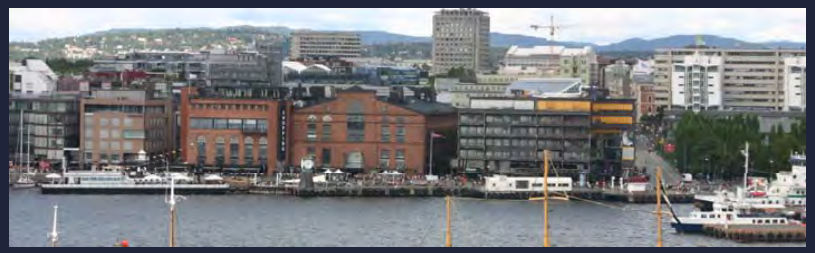
Comfortable Amenities

PPS PROJECT for PUBLIC SPACES

Family friendly

PPS PROJECT for PUBLIC SPACES

Complementary Building Scale



PPS PROJECT for PUBLIC SPACES

PPS PROJECT for PUBLIC SPACES

Balboa Park

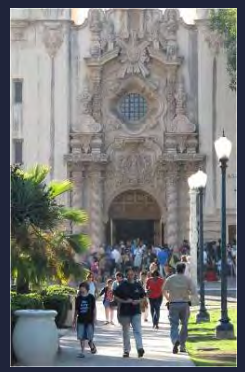
San Diego, California

Community Cultural

Gathering Place

PPS PROJECT for PUBLIC SPACES

Cultural Identity and History



PPS PROJECT for PUBLIC SPACES

Attractions and destinations

PPS PROJECT for PUBLIC SPACES

Mix of tourists and locals

PPS PROJECT for PUBLIC SPACES

Amenity and image

PPS PROJECT for PUBLIC SPACES

South Bank Brisbane, Australia

Community Cultural Gathering Place

PPS PROJECT for PUBLIC SPACES

Strong cultural anchors

PPS PROJECT for PUBLIC SPACES

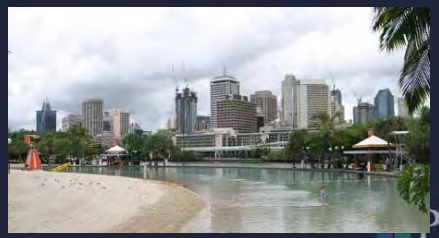
Retail and Entertainment

PROJECT for PUBLIC SPACES

Free public events

PPS PROJECT for PUBLIC SPACES

Streets beach waterpark



PPS PROJECT for PUBLIC SPACES

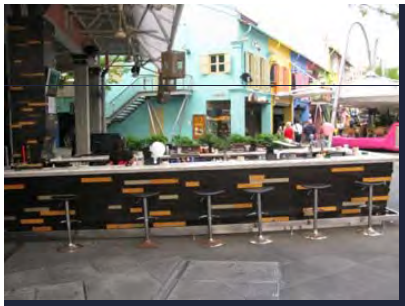
Singapore Marina Bay

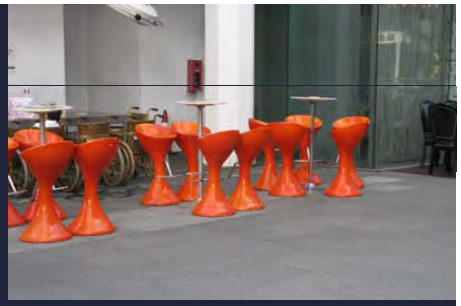
PPS PROJECT for PUBLIC SPACES

Clarke Quay

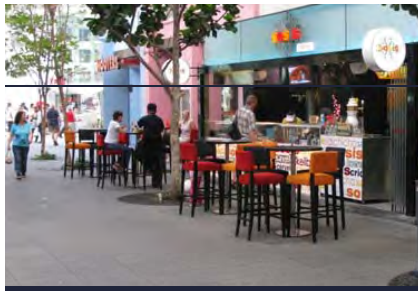
PPS PROJECT for PUBLIC SPACES

PPS PROJECT for PUBLIC SPACES





PPS PROJECT for PUBLIC SPACES



PPS PROJECT for PUBLIC SPACES

PPS PROJECT for PUBLIC SPACES

Vivo City—Singapore

PPS PROJECT for PUBLIC SPACES

South Beach Miami, Florida

Multi-Ethnic Community Gathering Space

PPS PROJECT for PUBLIC SPACES

Activities and uses: 24/7

PPS PROJECT for PUBLIC SPACES

Balance of cars and pedestrians

PPS PROJECT for PUBLIC SPACES

Preservation of historic identity and resources

PPS PROJECT for PUBLIC SPACES

Waterfront connectivity

PPS PROJECT for PUBLIC SPACES

Stavanger Waterfront

PPS PUBLIC SPACES

Paris Plage Paris, France

A Waterfront Oasis in the Heart of the City

PPS PROJECT for PUBLIC SPACES

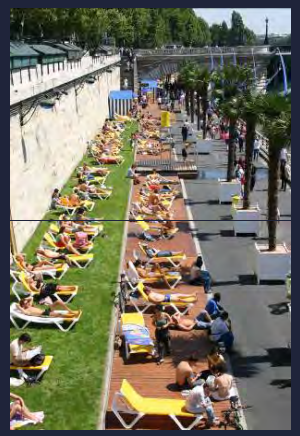
Temporary, short term, inexpensive improvements

PPS PROJECT for PUBLIC SPACES

An exceptional mix of activities

PPS PROJECT for PUBLIC SPACES

Public use over traffic

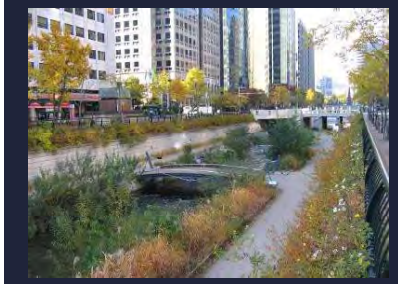
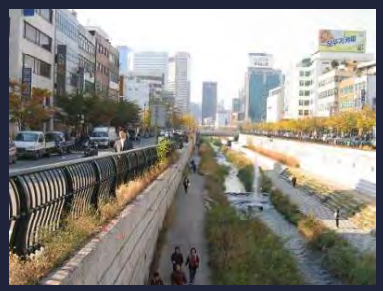


PPS PROJECT for PUBLIC SPACES

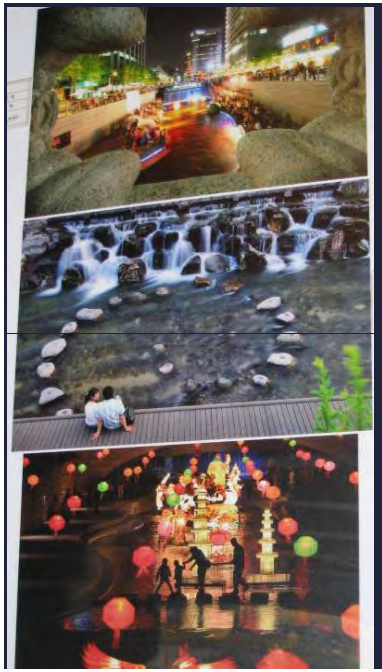
Cheonggyecheon Seoul S. Korea

PPS PROJECT for PUBLIC SPACES

Expanded park and lei of green

PPS PROJECT for PUBLIC SPACES



Cultural celebrations on the water

PPS PROJECT for PUBLIC SPACES

PPS PROJECT for PUBLIC SPACES

Seoul Forest Park South Korea

Eco Forest

PPS PROJECT for PUBLIC SPACES

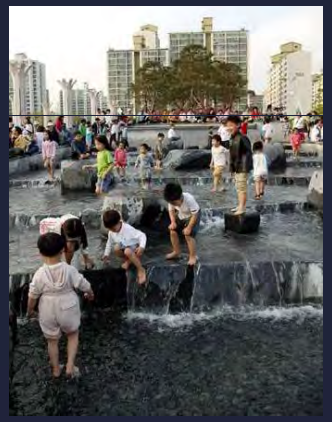
Riverside Park

PPS PROJECT for PUBLIC SPACES

Wetland Ecological Garden

PPS PROJECT for PUBLIC SPACES

Landside water amenities



PPS PROJECT for PUBLIC SPACES

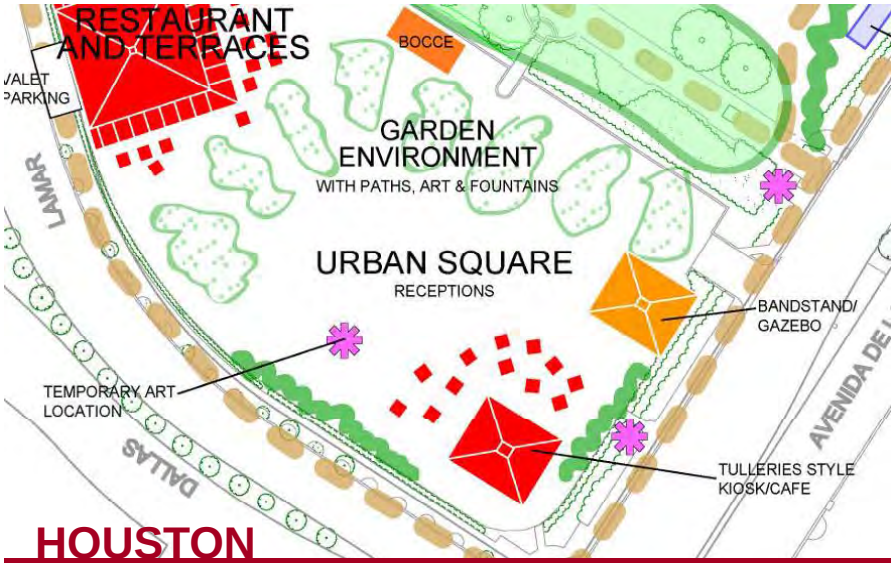
Culture and Arts

PPS PROJECT for PUBLIC SPACES

"It takes a place to create a community and a community to create a place."

Discovery Green Houston, TX

PPS PROJECT for PUBLIC SPACES



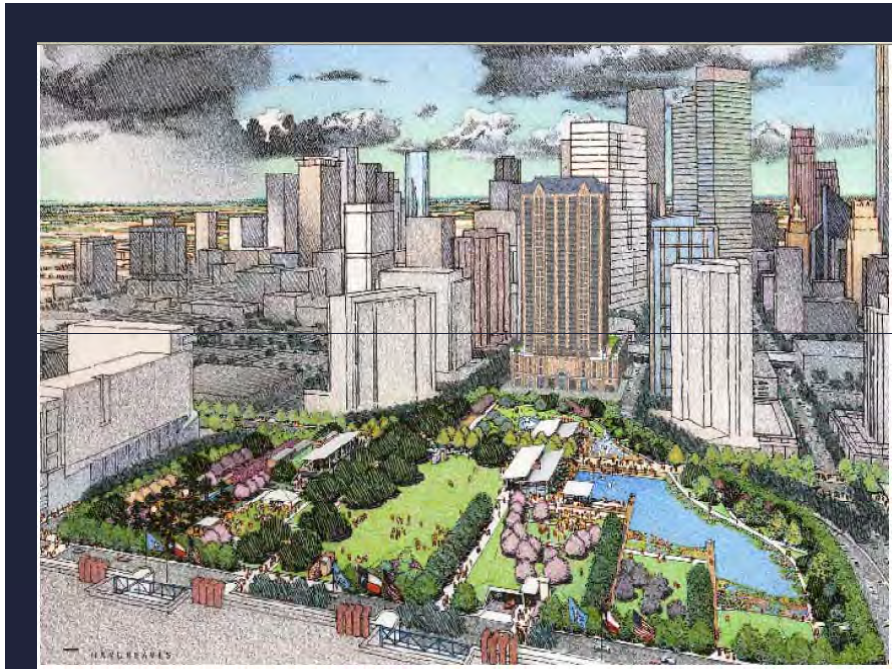
HOUSTON

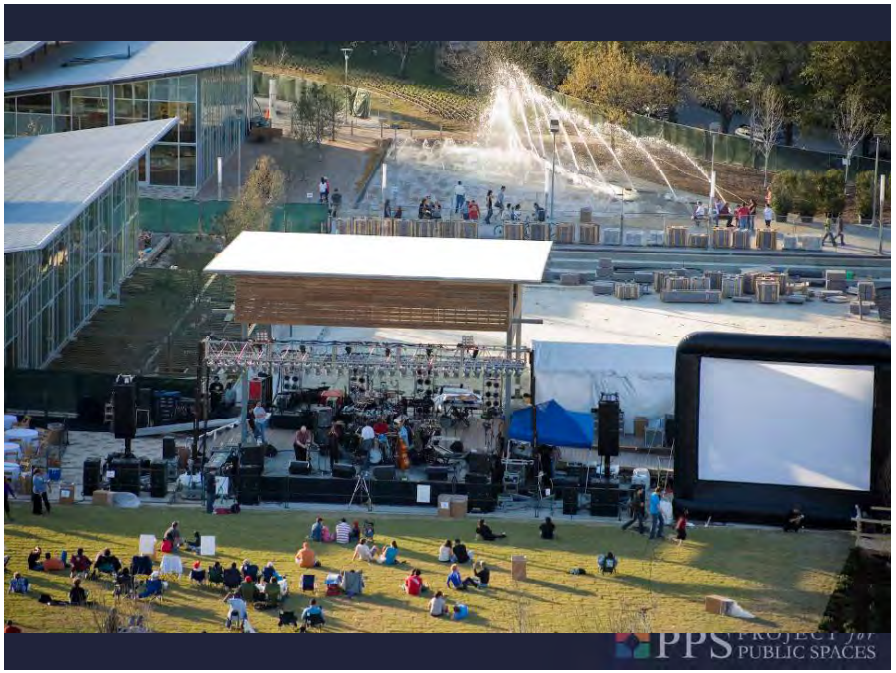
The Urban Square-SE Corner

The Urban Square—SE Corner

PPS PROJECT for PUBLIC SPACES

PPS PROJECT for PUBLIC SPACES

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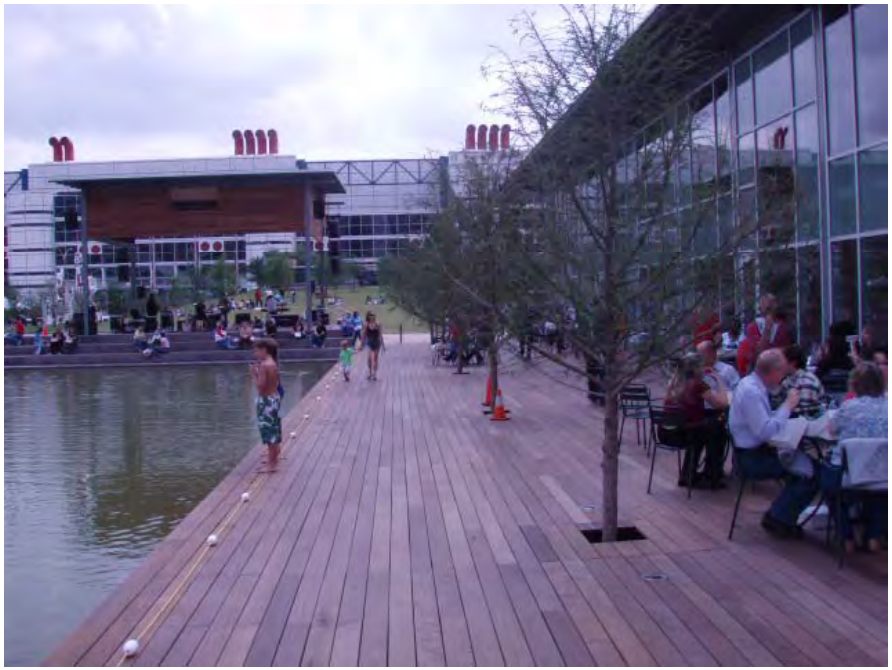
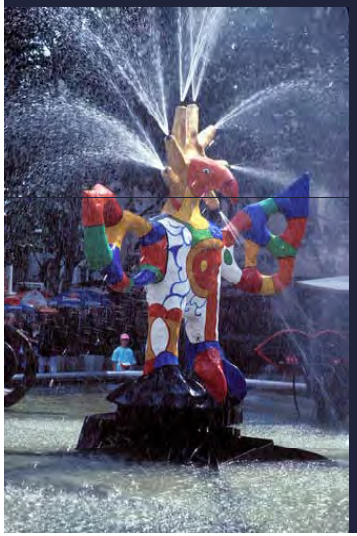


What Makes a Great District?
Key Attributes
Intangibles
Measurements
street life
evening use
volunteerism
Welcoming
Cooperative
Neighborly
sociability
business ownership
property values
land-use patterns
retail sales
Fun
Active
Vital
Special
Real
uses & activities
PLACE
access & linkages
Connected
Walkable
Convenient
Accessible
transit usage
pedestrian activity
parking usage patterns
comfort & image
Safe
Charm
Clean
Attractive
Historic
crime stats
sanitation rating
building conditions
environmental data

Uses & Activities



- Interesting uses and destinations

- Interesting uses and destinations
- Uses are for tourists & residents alike

ECT for
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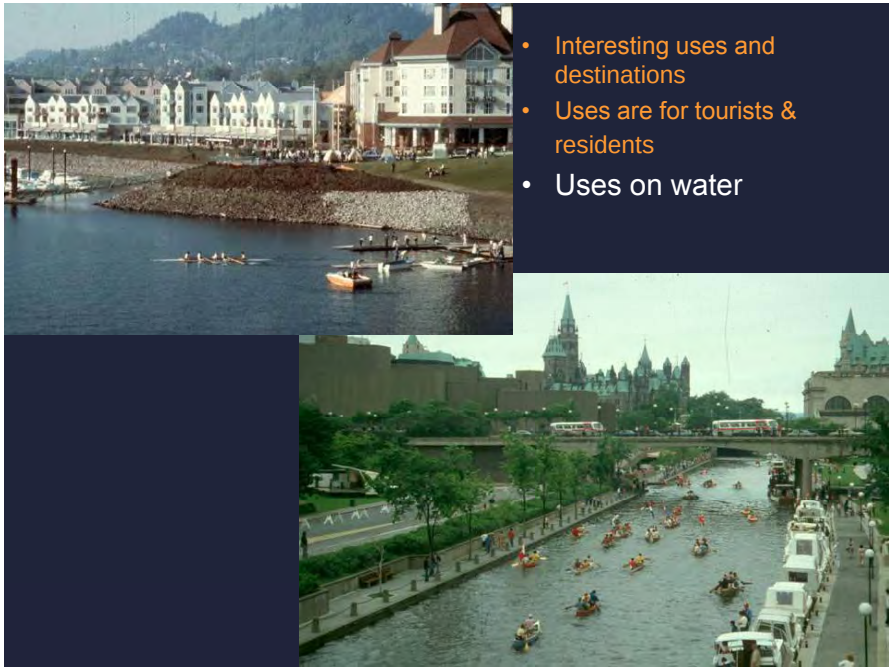

• Interesting uses and destinations
• Uses are for tourists & residents
• Uses on water

• Interesting uses and destinations
• Uses are for tourists & residents
• Uses on water
• Commercial & non-commercial uses

• Interesting uses and destinations
• Uses are for tourists & residents
• Uses on water
• Commercial & non-commercial uses
• Programs occur at waters edge

Access & Linkages

- Accessible from surrounding areas

- Accessible from surrounding areas
- Easy & pleasant to walk along or across

Drawbridge

Barcelona, Spain

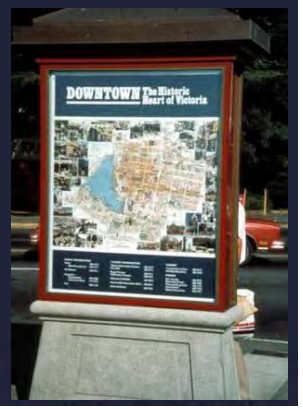
Freiberg, Switzerland

- Accessible from surrounding areas
- Easy & pleasant to walk along and across
- Has a good edge related to the water

PPS PROJECT for PUBLIC SPACES

- Accessible from surrounding areas
- Easy & pleasant to walk along and to cross
- Has a good edge related to the water
- Connected to transit by land & water

- Accessible from surrounding areas
- Easy & pleasant to walk along and across
- Has a good edge related to the water
- Connected to transit by land & water
- Effective signage



Comfort & Image

- Flower gardens

- Flower gardens
- Art is integrated into the experience of the place

Duncan, BC, Canada: City of Totem Poles

PPS PROJECT for PUBLIC SPACES

Kakaako Makai Master Plan – What can the Community expect from the ongoing Planning Outreach?

Soon after Community Planning Workshop No. 1, questions arose from the community and project team about the products that would be created at the outcome of this planning effort. In response, Director Anthony Ching, prepared a presentation entitled, "Makai Planning Objectives - March 2, 2010". The complete presentation exhibits are included in Appendix XX. Key points included:

- A Project Team, consisting of CPAC Representatives along with HCDA Staff and Consultants would be formed to collaborate on the details of the district planning as well as future public workshops and interaction.
- CPAC Vision and Guiding Principles are a given.
- The planning project process would continue to be public and transparent.
- Products of the Planning Process for Kakaako Makai would include:
  - » Range of products for specific development sites
  - » Economic analysis
  - » A record of public comment
- A basis by which HCDA would review future proposed development projects
- The Master Plan would include:
  - » Near term projects for the existing park facilities
  - » Priority Park acquisition or expansion projects
  - » Priority traffic and circulation projects
  - » Coordination for complimentary fast land (land immediately adjacent to wharfs) uses and facilities for Kewalo Basin Harbor
  - » Demonstrated coordination and consistency with:
    - — Development Plans for the Cancer Research Center
    - — Department of Transportation operations of Honolulu Harbor
    - — Legislative instructions and mandates
- Plans and operations of existing state lease tenants and makai area landownersWhat the Makai area Master Planning Process would not include; What is not an expectation:
  - » Development Projects for individual sites
- A Master Plan that dictates how each site will be developed. What is unacceptable:
  - » A public process and participation program of the "usual suspects", both for and against.
  - » A plan without widespread Community "understanding"
  - » A Plan that produces more controversy than clarity
- A plan without an implementation strategy. What are the Makai Area Master Planning desirable elements?
  - » Enhancement of the Park Facilities and programs
  - » Shoreline Promenade
  - » Establish Arts and Cultural Programs and Facilities
  - » Activities that complement the Kewalo Basin Harbor
  - » Activities and use with connection to the Mauka area
- Feasible and sustainable public and commercial uses and activities. What the Master Plan will not foreclose:
  - » Adjustments to the Master Plan; via public process and as dictated by statute and as suggested by further community comment.
  - » Further Public and or CPAC comment regarding any proposal before the HCDA
  - » Further analysis and study
  - » New legislative specifications
  - » Further action by the HCDA, subject to Public and CPAC comment and advice.

MAKAI PLANNING OBJECTIVES

March 2, 2010

Makai Planning Objectives

HCDA Executive Director
March 2, 2010

Makai Area Master Planning Process

- Project Team Formed
  - CPAC Representatives
  - HCDA Staff
  - HCDA Consultants
    - Bring Expertise in Public Planning Process
- CPAC Vision & Guiding Principles a Given
- Transparent Public Participation & Planning Process
  - Public Involvement an Objective
    - Web Hosted Public Comment & Plan Document
    - Public Workshops

Makai Area Master Planning Process Products

- KakaakoMakai Area Master Plan
  - Range of Projects for Specific Development Sites as a Part of a Regional Plan
  - Economic Analysis for these Projects that Illustrate the Feasibility and Sustainability of the Selected Range of Projects
  - A Record of Public Comment, Basis and Support for Each Proposed Use Activity or Facility Proposed in the Plan
    - Concurrence that the Proposed Range of Activities for Each Site was Consistent w/the CPAC Vision and Guiding Principles
  - A Basis by Which the HCDA Would Review Future/Proposed Development Projects

Makai Area Master Planning Process Products

- KakaakoMakai Area Master Plan
  - Near Term Projects for Existing Park Facilities
    - May Include Priority Repair & Construction Projects
    - May Include Reconfiguration of Existing Park Facilities or Grounds
  - Priority Park Acquisition or Expansion Projects
  - Priority Traffic/Circulation Projects to Enhance Makai Area Access and Use
  - Coordination of Complementary Fast Land Uses/Facilities w/Kewalo Basin Harbor Repair/Redevelopment

Makai Area Master Planning Process Products

- KakaakoMakai Area Master Plan
  - Demonstrated Coordination w/the Development Plans of the JABSOM, Cancer Research Center and Other Program Initiatives of the University of Hawaii
  - Demonstrated Consistency w/the Needs of the Department of Transportation's Operation of Honolulu Harbor
  - Demonstrated Consistency w/Legislative Instructions and Mandates
    - Cultural Public Market Place
    - Public Gathering Place

Makai Area Master Planning Process Products

- KakaakoMakai Area Master Plan
  - Demonstrated Consistency w/Legislative Instructions and Mandates
    - Cultural Public Market Place
    - Public Gathering Place
    - Agency (DOT, DOH, DPS) Operations
    - Research, Education, High Technology
  - Support for Enlivening the Ala Moana Boulevard Corridor
  - Provide Complementary Use, Activities for the Mauka Community and the Community at large

Makai Area Master Planning Process Products

- KakaakoMakai Area Master Plan
  - Demonstrates Stewardship of State Lands & Assets
  - Consistent and Accountable Management of Existing State Leases
    - Children's Discovery Center
    - Kewalo Keiki Fishing Conservancy
    - Ocean Investments/John Dominis
    - University of Hawaii Programs and Facilities
      - Includes PBRC
  - An Access and Parking Strategy to Account for Both Public, Landowner and Commercial Uses
  - Coordination w/Makai Area Landowners
    - DOT-Harbors and Kamehameha Schools

Makai Area Master Planning Process Non-Products

- What Is Not an Expectation!
  - Development Projects for Individual Sites
    - Projects Proposed by a Specific Developer
  - A Master Plan that Dictates What Each Site Will Be Developed As
    - This Will Take the Discretion Away From the HCDA Members to Exercise their Judgement as to the Merits of Individual Projects

Makai Area Master Planning Process Non-Products

- What is Unacceptable!
  - A Public Process & Participation Program of the "Usual Suspects"
    - Both For and Against
  - A Plan without Widespread Community "Understanding"
  - A Plan That Produces More Controversy Than Clarity
  - A Plan Without An Implementation Strategy

Makai Area Master Planning Desirable Elements

- Enhancement of the Park Facilities & Programs
  - Creation of a More Active vs. Passive Park
  - A Destination w/Sufficient Parking
  - Improved Facilities
- Shoreline Promenade
- Establishing Arts & Cultural Programs and Facilities
- Fast Land Usage & Activities That Complement the Kewalo Basin Harbor
- Activities and Usage With Connection w/the MaukaArea
  - Bridge Ala Moana Boulevard Barrier
- Feasible/Sustainable Public/Commercial Uses & Activities
  - Design and Economics

What the Master Plan Will Not Foreclose

- Adjustments to the Master Plan
  - Via Public Process & As Dictated by Statute
  - As Suggested by Further Community Comment
- Further Public/CPAC Comment Regarding Any Proposal Before the HCDA
  - No Predisposition to Support or Not by Public/CPAC
- Further Analysis and Study
- New Legislative Specifications
- Further Action By the HCDA
  - Subject to Public/CPAC Comment and Advice

FOCUSED GROUP MEETINGS

Following the January 30 through February 1, 2010 community planning workshop, a series of special focused group meetings were held in order to review the findings of the workshop and discuss the common interests, perspectives and goals of the stakeholders that participants at the workshop believed needed to be part of this planning process. These focused group sessions included conversations on the future of Kakaako Makai with the following stakeholder groups:

- Science & Education Organizations;
- Culture and Arts Representatives;
- Historical and Cultural Organizations and Interest Groups;
- Surfers, Body Surfers, and Park Users;
- Environmental Organizations;
- Kakaako Neighborhood Groups;
- Kewalo Basin Users Group;
- State Agencies;
- Professional Organizations; and
- Multicultural Leaders

The following provides a brief summary of the key concepts derived from of each of the Focused Group Meetings. The complete Focused Group Meetings can be found within this report.

Science and Education Focused Group - March 19, 2010:
There are important opportunities for synergy and interaction among the 3 existing and 2 "near future" science/education facilities here: JABSOM, the Kewalo Marine Lab, the Children's Discovery Center, and the Cancer Research Center + KS "Asia Pacific Innovation Center (APIC)." Each facility has its own distinct mission and operational requirements, but there are many areas where cooperative research and educational programs could be developed.

NEEDED: POLITICAL WILL TO CHAMPION IMPLEMENTATION OF THE MASTER PLAN!!!

Cultural and the Arts Focused Group - March 24, 2010:
Perhaps what is needed is a plan for a PERFORMING ARTS COMPLEX – a cluster of buildings/facilities/spaces that could be funded and constructed in PHASES, over a period of XXX years. Planning and funding for this PERFORMING ARTS COMPLEX could bring important SYNERGIES into play – including opportunities for some joint use of rehearsal spaces, performance spaces, offices, storage, etc. Precedents for a PERFORMING ARTS COMPLEX include: EPCOT Center, South Coast Repertory Theatre, Costa Mesa, CA, Yerba Buena Park in San Francisco, the Esplanade, Singapore.

Historical/Cultural Focused Group - March 25, 2010:
The Kakaako Makai Master Plan should include a MUSEUM/ PERFORMANCE PLACE FOR HAWAIIAN MUSIC AND HULA. This concept has strong support in the Hawaiian community and among business and government leaders. Hawaiian music and dance have become increasingly known and loved throughout the world. We need a central facility that will celebrate these indigenous art forms, and that will also provide meaningful jobs and careers for many local people.

The Kakaako Makai Master Plan needs to be based on sound research of historic properties, including properties that may be considered of historic importance now in 2010 as well as sites and structures that may have historic importance as the "50-year master plan" is implemented during future decades.

Surfers and Park Users Focused Group - March 25, 2010:
Point Panic is a world class bodysurfing break. The existing parking lot at the Point should remain. Some additional parking is needed, including parking areas that can be more easily used by elderly and disabled people. More green space here would be desirable. Street

access should be changed to provide for an "in and out" vehicular loop – the current dead end street configuration of Koula Street results in congestion. Some additional parking and more green space would also be desirable at Kewalo Basin Park.

The overall theme for park spaces here should be: MAKE THESE PLACES ACCESSIBLE TO AND PLEASANT FOR SURFERS AND PARK USERS. AVOID ANY ACTIONS, RULES, PLANS, ETC. THAT WOULD EXCLUDE PEOPLE.

Environmental Organizations Focused Group - March 30, 2010:
Kakaako Makai should become the community's gathering place. The Kakaako Makai Master Plan should emphasize open space/ green space/park space for people and families. Important views/ view planes both mauka to makai and makai to mauka should be identified and preserved. Existing rules for building heights need to be amended to be lower in certain instances. Lots of trees should be planted here!

Concerned organizations and individuals need to come together to form a strong PUBLIC/PRIVATE PARTNERSHIP for the implementation of the Master Plan and the ongoing management and maintenance of Kakaako Makai park lands and public facilities.

Professional Organizations Focused Group - March 30, 2010:
Kakaako Makai's theme can be described as "public land for public purpose" with an emphasis on outdoor recreation and public gathering. Linkages to Ala Moana Park, Kakaako Mauka and Aloha Tower as a continuation of the "lei of green" would be a community victory. The Plan should consider the larger context of urban Honolulu as well as be a neighborhood resource for Kakaako and carefully consider the growth of the mauka areas as currently envisioned. Additional considerations for short term or temporary improvements were suggested, in addition to the focus on longer-range uses.

Kakaako Neighborhood Focused Group - April 1, 2010:
Public Safety was a topic of most concern with the neighborhood this neighborhood group. They are appreciative of the State Sheriff's Division relocated facilities into the makai area and are encouraged that conditions can improve given the attention and enforcement of key regulations. Suggestions included extending further planning outreach to the Kakaako business community and condo owners. as well as broader Honolulu, who in this group's view have been under-represented in this current planning process.

Kewalo Basin Focused Group - April 1, 2010:
Kewalo Basin's commercial and sports fishing boats, along with the other tour charters should continue to be the supported CORE activity of the small boat harbor. Consideration for how the three harbors in this immediate area of Honolulu operate and prosper is critical as Honolulu Harbor, Kewalo Basin and Ala Wai Boat Harbor are viewed as complimentary. Land side improvements, especially along the "front row" adjacent Ala Moana Boulevard, in support of the water side operations is needed and supported. Careful planning is critical to maintain operational and functional access along the wharf perimeters. New regulations from the U.S. Coast Guard with respect to security are viewed as important to the current planning. The Kewalo Basin users support the renovation of the Honolulu Marine facility as a service and repair resource for the entire commercial fleet.

State Agencies Focused Group - April 9, 2010:
The planning considerations in Kakaako Makai must recognize the vital importance of Honolulu Harbor, including the adjacent activities of Piers 1 and 2, to the entire State of Hawaii. Encroachment with recreational and similar public activities, especially in the western-Ewa end of the district should be minimized. Circulation of vehicles, pedestrians and bicycles will need careful coordination with the harbor trucking activities in Piers 1 and 2 as well as improvements to and across Ala Moana

Boulevard. Economic development opportunities for small local businesses should be given priority over extensive open space improvements. Support for a full-time farmers market in the makai area was noted by the Department of Agriculture. Considerations for long term maintenance and operations of public facilities was recommended as it has historically been difficult for the State and local governments with annual resources and budgets directed elsewhere.

Kewalo Basin Stakeholders Advisory Group Meeting - May 19, 2010

Following on the April 1, 2010 Focused Group Meeting with interested parties for Kewalo Basin Harbor, a second and more detailed discussion was arranged with the KBSAG - Kewalo Basin Stakeholders Advisory Group. Conversations and suggestions were very specific and focused on the land side improvements that should be considered in this planning process in support of the separate and distinct effort by HCDA and the KBSAG as they move toward designs for the water side improvements. Specific land side facilities discussed included fuel and maintenance, operations, retail and other improvements supportive of the commercial fleet.

ULI - Urban Land Institute Hawaii Focused Group Meeting - May 25, 2010

A small group gathering of ULI Hawaii Members discussed the development issues and opportunities on Kakaako Makai. Topics included the economic vitality and "engine" often utilized in projects of this type and how proper considerations for appropriate commercial and mixed use development might support a public place like Kakaako Makai. Creative finance tools were reviewed, including Tax Increment Financing (TIF) and the current hurdles these types of opportunities have currently in the legislative realm in the State of Hawaii. Considerations for incremental development and long term operating and maintenance resources were also reinforced.

Community Multicultural Leaders Focused Group - June 14, 2010

A select group of Hawaii cultural leaders were invited to convene to discuss the ongoing community discourse of the future of Kakaako Makai and to take special consideration of the current Legislative direction for a Cultural Public Marketplace in the district. Several of those gathered, including representatives of the Hawaiian Okinawan, Japanese and Hispanic communities shared insight into the activities and challenges each of these groups faces today and how the concept of a multi-purpose and multi-culture gathering and festival resource in the Kakaako community could be beneficial to each of their unique missions.

SCIENCE & EDUCATION FOCUSED GROUP
Meeting Date: March 19, 2010
FINAL – April 15, 2010
Meeting Place: Children's Discovery Center

PARTICIPANTS
Loretta Yajima, Children's Discovery Center
Geoff Miasnik, MVE Pacific
Lee Ann Usher, Children's Discovery Center
Bruce Tsuchida, Townscape, Inc.
Bob Richmond, Kewalo Marine Lab
Agnes Topp, Townscape, Inc.
Kerry Kakazu, Cancer Research Center
Elton Wong, Kobayashi Group, LLC
Francis Blanco, John A. Burns School of Medicine
Bob Oda, Kamehameha Schools

AGENDA
1. MEETING OBJECTIVES
2. SELF INTRODUCTIONS
3. SUMMARY: WORKSHOP #1 AND STAKEHOLDER OUTREACH MEETINGS
4. "AROUND THE ROOM": TOP IDEAS/ISSUES
5. DISCUSSION
6. NEXT STEPS

KEY CONCEPTS FROM THE MEETING
There are important opportunities for synergy and interaction among the 3 existing and 2 "near future" science/education facilities here: JABSOM, the Kewalo Marine Lab, the Children's Discovery Center, and the Cancer Research Center + KS "Asia Pacific Innovation Center (APIC)." Each facility has its own distinct mission and operational requirements, but there are many areas where cooperative research and educational programs could be developed.

NEEDED: POLITICAL WILL TO CHAMPION IMPLEMENTATION OF THE MASTER PLAN!!!

TRANSCRIPT OF CHART NOTES FROM THE MEETING
- Parking for JABSOM and other users/uses is a critical issue. Will 'Parking Lot C" continue to be a parking lot, or will this parcel be dedicated to some other use? Will shared parking lots or parking structures be provided, and if so where within Kakaako Makai?
- Green space should be preserved.
- Need activity generators: commercial and restaurants.
- Biomedical/marine research lab can have strong synergies with other research facilities, including JABSOM and the Cancer Research Center, as well as complementary educational programs with other organizations, including the Children's Discovery Center. The Kewalo Marine Lab can be moved if funds for a new facility can be provided, but needs to be near the ocean and its existing ocean water intake pipe.
- JABSOM and the Cancer Research Center will also have strong synergies.
- JABSOM has some successful public education programs, including its community lecture series and its medical student community health volunteer program. JABSOM could also have the opportunity to reach a large audience through children health awareness/vaccination programs.
- The KS APIC building, when constructed, will also provide laboratory space and educational programs, including special environmental conservancy programs, for O`ahu high school students.
- There have been many plans for the development of Kakaako Makai over the past 20+ years, including the A&B proposal, an aquarium, fountains, amphitheatre for hula, etc., none of which have materialized. We need something that will bring people and activity to the area.
- The Children's Discovery Center has become more and more

insular over the years, as conditions in Kaka`ako Makai have deteriorated.

- The Discovery Center, a non-profit organization, operates on a very limited budget, due at least in part to its isolated location. Whatever development comes in to the area will need to consider not only initial implementation costs but also the long term sustainability of the activity. The Discovery Center has over 100,000 visitors per year.
- The feeding of feral cats in the area continues to create a sanitation problem for park users and for the Children's Discovery Center. The lack of public restrooms for the Gateway Park users has also created a sanitation problem for the Center.
- Complicated HCDA rules and regulations regarding use of the Park have caused a decline in park activities.
- The area needs to be policed; the park should be closed at night.
- Science and education facilities provide jobs, but don't necessarily attract people to "gather and recreate."
- We need a major entertainment venue here to attract both locals and visitors. What kind of facility or venue might this be?
- Water here only relates to fishermen and surfers – not as attractive for families as Ala Moana Beach Park.
- Marine Lab current size of 40,000 sf is inadequate. Floor area about 3 times this size is needed for a fully integrated facility. A complex of several buildings is needed. This complex could include a marine research center, an aquarium, a hands-on science center, and a surfing museum.
- A multi-use marine sciences/education complex would potentially interact well with the Children's Discovery Center, could provide for environmental education adapted for HI kids.
- Current programs at the Marine Lab, including the open marine labs to the public on weekends, could be expanded to provide enhanced educational programs for both children and adults. Example: "brown bag" lunchtime free lectures by UH researchers could attract an audience from downtown work places.
- An "interactive aquarium" like the one at Monterey Bay would be a popular attraction.
- The Waikiki Aquarium is interested in expanding. Contact Dr. Andrew Rossiter, Director.
- The ground floor of the Cancer Research Center will be open to the public, and will provide outreach/education displays and information on nutrition, social behavioral issues, and cancer prevention. However, the Center has to balance open-ness with security concerns.
- The Cancer Research Center is open to collaborating with the Children's Discovery Center regarding health programs for children.
- The Vice Chancellor of the UH Office of Graduate Research and Education needs to be involved in/champion these ideas for interactive research and educational programs. These ideas don't mean much unless they can be championed at a higher level.
- Related question: how would a marine research/education complex fit into the UH Business Plan? Would a complex of this kind complement the Business Plan or would it be seen as a "drain on resources"?
- The value of a marine research/education complex would be its role in providing education for bright Hawai`i students and helping to keep these bright young people in Hawaii. The best way to educate parents is through education of their children. Currently in Hawaii ecology classes focus on "timber wolves and tundra" and not ocean environments. Good ocean ecology education should include analysis of human use of the ocean and our interaction with ocean resources.
- Will HCDA present the Master Plan to UH Chancellor and/or Vice Chancellor and/or the Board of Regents? The Board of Regents should be the target audience, as they are the overall policy makers.
- Currently, there are many opportunities to obtain federal funding for projects that relate to science, math, and technology.

CULTURE AND THE ARTS FOCUSED GROUP
Meeting Date: March 24, 2010
FINAL - May 7, 2010
Meeting Place: HCDA Conference Room

PARTICIPANTS
Ronald Yamakawa, SFCA
Deepak Neupane, HCDA
Kerry Holladay, Honolulu Symphony
Geoff Miasnik, MVE Pacific
Karen Tiller, Hawaii Opera Theatre
Bruce Tsuchida, Townscape, Inc.
Napualani Wong, Paradise Park
Martha M. Musick, Hawaii Arts Alliance
John Parkinson, Ballet Hawaii
Bill Feltz, East-West Center
Celena Ching, Hawaii Youth Symphony

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KEY CONCEPTS FROM THE MEETING
Perhaps what is needed is a plan for a PERFORMING ARTS COMPLEX – a cluster of buildings/facilities/spaces that could be funded and constructed in PHASES, over a period of XXX years. Planning and funding for this PERFORMING ARTS COMPLEX could bring important SYNERGIES into play – including opportunities for some joint use of rehearsal spaces, performance spaces, offices, storage, etc. Precedents for a PERFORMING ARTS COMPLEX include: EPCOT Center, South Coast Repertory Theatre, Costa Mesa, CA, Yerba Buena Park in San Francisco, the Esplanade, Singapore.

TRANSCRIPT OF CHART NOTES FROM THE MEETING
- Ballet Hawaii needs a HOME: 10,000 sf for practice studio and offices. Studio will need special flooring. Most of the studio use will be weekday afternoons and most of the day Saturday and Sunday.
- Honolulu Symphony needs an indoor hall with about 700 to1,000 seats – for rehearsals and for performances. The stage area could be about 40 X 50 feet in size. A "unique space" for the Symphony would not really compete with Blaisdell Center or with Hawaii Theater.
- The Youth Symphony needs a home for rehearsals and storage of instruments.
- Hawaii Opera Theater recently "gave up" their space; now trying to build a rehearsal space.
- Need to consider the needs of the Youth Opera Chorus – not represented here today.
- Some "space sharing" among the various performing arts organizations would be possible, but various factors including SEASONAL SCHEDULES would have to be considered.
- Rehearsal space is critical and lacking. Rehearsal space/facilities could also be converted into small performance space.
- RENTAL COST of spaces is a critical factor and constraint. Example: cost to rent Blaisdell for rehearsals is prohibitively high. Note too that the Maui Arts Center proved to be too expensive for many of Maui's non-profit performing arts organizations to use.
- Smaller and less costly spaces would encourage more experimental performances.
- Outdoor performance spaces would be welcomed, but indoor facilities are the major need.
- Hawaii Arts Alliance is a "convener." Earlier discussions focused on a "major symphony space," together with classrooms,

exhibit space, retail space, etc. Current thinking is for a more modest facility, possibly combining both indoor and outdoor performance spaces. A performing arts center can be a viable economic driver/attracter for both residents and visitors.

- The "MUSEUM OF HAWAIIAN MUSIC AND DANCE" would feature exhibits and performances of Hawaii music and dance. A plan for this facility was completed in mid-2008 and needs to be updated. Elements could include a covered amphitheater for outdoor performances and a recording studio. Interactive exhibits are planned. Various cultural events including hula competitions would be featured. Talk with Lucien Wong and Kimo Stone for more details.
- Question to the planning team: "How realistic will this plan be? What about financial aspects – when are you going to look at the $$?" Ans: 'We will look at a range of possible uses, and our financial consultant will provide an analysis of the economics of these major possible uses. Some form of 'public/private partnerships' may be needed for the implementation of performing arts facilities.
- Perhaps what is needed is a plan for a COMPLEX OF PERFORMING ARTS FACILITIES that could be funded and constructed in PHASES, over a period of XXX years. Planning and funding for a PERFORMING ARTS COMPLEX could bring important SYNERGIES into play. Precedents include: EPCOT Center, South Coast Repertory Theatre, Costa Mesa, CA, Yerba Buena park in San Francisco, the Esplanade, Singapore.
- Would there be a possibility of partnering with Kamehameha Schools to create a performing arts complex?
- Request from the planners: "Can the performing arts advocates coordinate and put together a draft analysis of the space needs of each Honolulu's important performing arts organizations? Martha Musick of the Hawaii Arts Alliance noted that they could be a resource for gathering programmatic information from the various performing arts organizations, when and if that level of information is needed for the Kakaako Makai Master Plan.

HISTORICAL/CULTURAL FOCUSED GROUP
Meeting Date: March 25, 2010
FINAL – April 29, 2010
Meeting Place: HCDA Conference Room

PARTICIPANTS

Coochie Cayan, SHPD
Susan Tasaki, SHPD
Peter Apo, Peter Apo Company
Oz Stender, OHA
Deepak Neupane, HCDA
Geoff Miasnik, MVE Pacific
James N.K. Stone, Jr., HI Music Hall of Fame
Andrew Choy, Townscape, Inc.
Kiersten Faulkner, Historic Hawaii Foundation
Bruce Tsuchida, Townscape, Inc.
Robert Saarnio, HI Capital Cultural Coalition
Curtis Crabbe, CPAC Kewalo
Michelle Matson, CPAC
Lucien Wong, Actus Lend Lease
Scotty Furushima, CPAC
Napua Wong, Paradise Park

AGENDA

1. MEETING OBJECTIVES
2. SELF INTRODUCTIONS
3. SUMMARY: WS #1 AND STAKEHOLDER OUTREACH MEETINGS
4. "AROUND THE ROOM": TOP IDEAS/ISSUES
5. DISCUSSION
6. NEXT STEPS

KEY CONCEPTS FROM THE MEETING

The Kakaako Makai Master Plan should include a MUSEUM/ PERFORMANCE PLACE FOR HAWAIIAN MUSIC AND HULA. This concept has strong support in the Hawaiian community and among business and government leaders. Hawaiian music and dance have become increasingly known and loved throughout the world. We need a central facility that will celebrate these indigenous art forms, and that will also provide meaningful jobs and careers for many local people.

The Kakaako Makai Master Plan needs to be based on sound research of historic properties, including properties that may be considered of historic importance now in 2010 as well as sites and structures that may have historic importance as the "50-year master plan" is implemented during future decades.

TRANSCRIPT OF CHART NOTES FROM THE MEETING

GENERAL COMMENTS

- The themes of "culture" and "performing arts" repeat several times in the notes from previous stakeholder outreach meetings. I would like to see a Museum of Hawaiian Music and Dance. The state Legislature funded a committee that developed a business plan for this special cultural facility. It needs to be built at Kakaako Makai – there are no other suitable state-owned sites.
- Hawaiian culture needs to be done in a "meaningful" and appropriate way in the Kakaako district.
- Kakaako Makai is ceded land. OHA did a preliminary plan for the area in recent years. Concepts from OHA's Kaka`ako plan should be incorporated into this plan.
- Local people should feel comfortable visiting Kakaako. Local people should have access to the area. Families use the area now. We want to keep that going. Do not make this into another Waikiki.
- Keep parking affordable.
- The plan should address how existing historic properties and structures will be treated and considered in the future. For instance how will the "Fort Wall" by the Immigration and Naturalization building be treated in the plan?
- There are little planning and development parcels along the shoreline. These parcels are scattered and disconnected from each. I would like to see connectivity between developments on the shoreline.

- The visual arts have a presence in Honolulu at various facilities such as the Academy of Arts. However, the performing arts do not have that type of presence in the city. There is a critical need for more performing arts space.
- The pump station is underutilized. It is an exceptional architectural structure.
- The fishing industry history around Kewalo Basin is an important aspect of the area. There should be a fishing industry museum to celebrate that heritage.
- How can mauka and makai activities be connected and complementary with each other? I would like to see that connectivity and relationship.
- I would like to see a museum dedicated to Hawaiian music and hula.

HISTORIC STRUCTURES

- An assessment of the historic integrity of the structures needs to be conducted. We need to assess existing conditions of the structures in Kaka`ako Makai and use the assessment for future design studies.
- Adaptive-reuse proposals should be crafted such that they have minimal impacts on historic structures.
- Studies have been done to assess the historic integrity of some of the historic structures. HCDA looked at converting the old Pump Station to an art gallery or a café. However, it would cost $4 million to renovate the structure and would be financially challenging. HCDA would like to know whether other activities around the Pump Station can help fund the Pump Station's renovation.
- Based on previous community input, the Pump Station could be an information portal or a welcome center. The Pump Station could be the "heart" of Kakaako Makai.
- One entity should not be responsible for financing improvements to the Pump Station or other historic structures. Create partnerships to help with financing improvements and management of historic structures.
- The floor area of the Pump Station is limited.
- Use the Pump Station as a store house of cyber information. Cyber information does not require that much space.
- The Pump Station building is a tough little building
- The fort wall is from Fort Armstrong. It is a remnant of the original perimeter wall. That wall is significant.
- The location of the boat repair yard is significant. Keep the boat repair yard where it is. It could be a "showcase" of the activities that used to occur there. Boat launches and blessings by Shinto Priests occurred by the repair yard. Crowds of people used to come and watch these blessings. It is important to remember and recognize the old ship builders.
- Bring back old boats for demonstration purposes.
- The Lake Union Maritime Center in Seattle could serve as a model of what a fishing museum in Kaka`ako could look like.
- I would like to see actual boat building occur near the repair yard.
- Has HCDA completed an Archaeological Inventory Survey of the area? What are the historic themes of the area? What exists now that has significance? We need to look ahead to 50 years from now when many of the existing buildings could become historic structures.
- The old Ice Chute could be considered an historic structure.
- We need to recognize that in addition to larger fishing boats, smaller fishing canoes were also common in the area. The canoes also used to navigate the nearshore waters and go up into the streams from the ocean.
- Certain fishes need brackish water. Development altered the stream flow here. No brackish water anymore. That is one ahupuaa connection we need to make.
- Net House facility – we should look at hands on uses.
- The Net House is currently being used by a charter school.

HAWAIIAN MUSIC AND HULA MUSEUM

- The cost of a Hawaiian Music and Hula Museum is $2 million for planning and design and $27 million to build.
- A possible site is the Piano Lot or the site of the Fishermen's Wharf Restaurant.
- Providing convenient access to the museum is important.
- The museum could include a recording studio, radio station, and performance areas. Both indoor and outdoor performance spaces are appropriate.
- Music is the most effective way to convey culture. Music is a common bond across all cultures.
- Hula is appreciated around the world. Hula does not exist without music: hula and music go hand in hand. Hula is the most highly developed art form of any native culture. The poetry of hula conveys the culture of the Hawaiian people.
- What makes Kakaako the ideal place for the Hawaiian Music and Hula Museum? If the Museum is not constructed at Kaka`ako Makai, it is likely that it will never be built, and this great opportunity will be lost forever!
- HCDA would like to have the museum here (?). Kakaako could provide an outdoor open air venue. If it was located in Waikiki, it would be crowded out. The open area here is ideal.
- The museum could be a joint facility for other arts because music is a common thread through many different histories.
- There are many different types of ceremonies across different cultures associated with going out to sea.
- The only specific legislative requirement for the Hawaiian Music and Hula Museum is that the museum must include a Hawaiian Music Hall of Fame.
- The museum could be a very substantial economic opportunity for job creation. Hawaii's music and cultural arts are a potential major future industry. The museum could be a catalyst for a major new industry; it would create jobs for many people.
- Many local musicians and hula halau go overseas to perform and make money. We can capture the global enthusiasm for Hawaiian music and hula with the museum.
- Cannot build a museum that will pay for itself. A museum is not economically viable.
- The location of the museum must be somewhere between the airport and Waikiki.
- Locating the museum on the Kewalo/Ala Moana Boulevard corner helps with visibility and access. Good visibility saves on marketing costs. Other attractions such as the Polynesian Cultural Center invest significant amounts of money on marketing because of their remote location.
- A large (30 foot) wall with a mural of Iz should be erected on the street side of the museum site. This would get people curious – "what is that?" -- and attract visitors.
- There should also be an amphitheater, the Sydney (Australia) Amphitheater could be a model.
- Commercial activities that include local businesses and require cultural themes as part of operations should be included between the amphitheater and the museum. This would help the museum pay for itself.
- However, the museum should not be too far away from the open air amphitheater. A large distance between the two facilities would be very inconvenient for performers.
- Activities should honor all cultural traditions and be spiritually deep. Business models should not "shave" off culture. The Merrie Monarch Festival is an example of a cultural activity that has done very well financially yet does not conform to a typical business model. If it did, it would be held in Honolulu, not Hilo.
- Do not dumb down the culture. It is the integrity of the culture and the art that is the key to success.
- The museum should include rehearsal spaces.
- Including the museum concept in the Kakaako Makai Master Plan would really help move the museum project forward.
- Kakaako makai is State land. One of the functions of the State is to help create jobs. Job creation needs to be an objective or high priority in this plan.

- Would creating a new hula venue and new hula competition hurt the Merry Monarch?
- There are other smaller hula competitions that struggle to find venues for their contests every year. Providing a new venue would help them.
- Hawaiian music and performing arts are very sophisticated compared to other indigenous performing arts.
- An expression of interest by HCDA for the Hawaiian Music and Hula Museum is critical to securing funding for the project. It would help keep potential investors interested in the project.
- The Balboa Park in San Diego could be a model for Kakaako Makai.
- What about a surfing museum? A surfing museum concept is mentioned in the Kakaako Makai Business Plan.

NEXT STEPS

- At the end of this planning process, are the recommendations in this plan going to be site specific?
- The plan will be flexible. It is not a site specific plan. The plan will identify a range of uses for the area but will not recommend specific design or architectural standards. The plan will also identify appropriate levels of intensities for different activities as well as catalyst projects that could lead to more projects. The actual "ground breaking" of major projects is many years out. However, there may be some small scale park improvements that could be implemented in the near term.

SURFERS AND PARK USERS FOCUSED GROUP
Meeting Date: March 25, 2010
FINAL – April 29, 2010
Meeting Place: HCDA Conference Room

PARTICIPANTS
Ron Iwami, Friends of Kewalo
Jason Sakai, Friends of Kewalo
Lainie Tamashiro, Park User
Kevin Killeen
Eric Okamura, Fit for Life
Deepak Neupane, HCDA
Geoff Miasnik, MVE Pacific
Sherri Hiraoka, Townscape, Inc.
Michelle Matson, CPAC/Park User
Bruce Tsuchida, Townscape, Inc.
Wayne Takamine, Redwings Memorial Championship of Handboarding
Jason Nakasato, HSBA
Neal Morisato, HSBA
Al Balderama, HSBA
Doug Palama, PPBSC-HSBA
Samuel Wahilani, PPBSC
David Schoen
Curtis Crabbe, CPAC/Pt Panic

AGENDA
1. MEETING OBJECTIVES
2. SELF INTRODUCATIONS
3. SUMMARY: WORKSHOP #1 AND STAKEHOLDER OUTREACH MEETINGS
4. "AROUND THE ROOM": TOP IDEAS/ISSUES
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KEY CONCEPTS FROM THE MEETING
Point Panic is a world class bodysurfing break. The existing parking lot at the Point should remain. Some additional parking is needed, including parking areas that can be more easily used by elderly and disabled people. More green space here would be desirable. Street access should be changed to provide for an "in and out" vehicular loop – the current dead end street configuration of Koula Street results in congestion. Some additional parking and more green space would also be desirable at Kewalo Basin Park.

The overall theme for park spaces here should be: MAKE THESE PLACES ACCESSIBLE TO AND PLEASANT FOR SURFERS AND PARK USERS. AVOID ANY ACTIONS, RULES, PLANS, ETC. THAT WOULD EXCLUDE PEOPLE.

TRANSCRIPT OF CHART NOTES FROM THE MEETING
The purpose of the meeting was to provide a summary of the comments received so far in the planning process, particularly as they relate to park and ocean use and to further discuss the issues that are of most concern to this focused group. After a brief overview of the process to date, each participant shared the issue of most concern to them. A more in-depth discussion of some of those issues followed, with the meeting concluding with a discussion of possible future activities, facilities, and infrastructure, including the removal or replacement of some existing park features.

Issues of Most Importance to Participants
- Lei of Green
- Implement "Complete Streets" concepts
- Visual connection between Kakaako Makai and Ala Moana
- Green space
- Limit automobile presence
- Have "eco-vehicles" (electric cars) for concession
- Oceanfront lawn
- Provide access to the ocean and shoreline
- Preserve and expand the existing park area
- Shoreline promenade along the entire length of the park
- Do not overdevelop
- Avoid traffic and congestion
- Expand parking near the water
- Improve park maintenance
- Park use should be inclusive, not exclusive

- The park should be welcoming and open to everyone
- We need to set a precedent: metered stalls at the Point Panic area should not just be another source of revenue for government
- Guarantee access to park and ocean users
  - » Don't move the parking lot at Point Panic away from the ocean
  - » Keep this area accessible for families and future generations
  - » Develop the parking area along the lines of the Waimea Bay parking lot
- Maintain/improve safety through police patrols
- Prevent the homeless from taking over the park
- Keep the park user-friendly
- Connect the park to the island bike route and jogging paths
- Expand the park to be able to accommodate users
- Include picnic areas, shade, education, marine education, cultural use
- Plan now for future generations; implement now for the present generation
- Continue the legacy of what Point Panic is about: a world class bodysurfing venue, "the best in the world," with halau and education
- Safe area for families
- Provide emergency vehicle access to the Point Panic area (currently a dead end street)
- Provide more restrooms
- Provide exercise areas – i.e., chin-up bars, sit-up benches, stretching bars, step up logs, etc.

<u>Discussion of some of the Issues</u>

- How do we balance green space with parking needs?
  - » Parking needs
    - – Need to double the size of the existing parking area at Point Panic - There are 32 parking stalls currently available
    - – A two to three minute walk to the car is acceptable
    - – There's enough green space at the Point Panic side of the park. We should expand parking availability instead.
    - – Parking at Point Panic is unique: many are used to the quick, easy access it provides to the ocean
    - – Event parking should be different. Attendees are willing to walk farther.
    - – Elderly and disabled access is needed: parking close to the water and amenities, accessible walkways
    - – The elderly need parking that is more accessible to them
    - – Need a turnaround area near Point Panic to allow for drop-offs
    - – Parking in the summer is already overcrowded
    - – If businesses charge for parking, customers will always use the free parking first
  - » How do we expand parking?
    - – Relocate John Dominis
    - – Expand the existing parking lot mauka
    - – Existing parking should be reserved for surfers and park users because it is close to the water; additional parking can be provided near the pavilion, Ewa of the existing parking lot
    - – Allow for street parking. It was eliminated in anticipation of condominiums, but they are no longer going to be built.
    - – Would it be okay to build a multi-level parking structure?
  - » Paid parking
    - – Metered parking may be inevitable. It may be acceptable if the funds go toward maintenance
    - – Use the revenue-generating areas to maintain all of Kakaako Makai and eliminate the need to charge for parking
  - » Some areas on the U.S. mainland and elsewhere have a paid parking pass/day use system. Would this work in Kaka`ako Makai?

    - Having to pay to get into the water is not acceptable
    - Some park users just come for a half hour to eat their lunch. This would exclude them.
    - A lot of areas are inaccessible already. Now we're talking about having to pay to access this area? No.
    - Do not agree with the parking pass concept: it makes the park exclusive. This is one of the last free parking areas; the park will not be the same if we charge for parking. Kaka`ako Makai is where users can park for free and jump in the water. Some of the users will not come if there is a fee.
- Circulation
  - » There is an existing plan to use Illalo Street to bypass Ala Moana through the park
  - » Limited access for recreational park use is preferred
- Access to the water
  - » Access to Point Panic is currently off of the corner and straight out. It's safe there, even on big surf days.
  - » The risky appearance of the access is a good deterrent to those who don't have the skills to surf there.
  - » Should we improve access to the water? No. It doesn't make sense here. This is not a sheltered water area like Ala Moana.
  - » Emergency access for jet ski rescues may be needed, if we anticipate more users due to park improvements
- Improving amenities
  - » Grade the area near the point to allow for more family use. It currently is too steep
  - » Would a water feature in the park be acceptable as a way to allow families to have access to water without getting into the ocean?
    - No pool or water parks
    - Smaller water features for kids might be okay. Possibly located near the ocean so people could get the feel of the ocean without getting in. Possibly across from John Dominis and the Children's Discovery Center
  - » Create an artificial reef to improve the surf break and hold contests
  - » There are many surfing organizations that run contests, provide security, and education, but there are no bodysurfing organizations that do the same. If there were concessions at Point Panic, a portion of their revenue could go toward funding bodysurfing groups.
  - » Provide exercise areas within the park…we should be promoting fitness and outdoor activities.
- How do we sustain the economic venues?
- Passive recreation with open view planes, shade trees, and picnic areas for family gatherings
- Education: marine conservation
- Hale waa: marine research and surfing museum
- Cultural program with a Hawaiian emphasis

<u>Future of Kaka`ako Makai</u>

- Net House (Kewalo)
  - » The structure is well-built, "a beautiful facility"
  - » Hawaii Youth Conservation Corps will be leasing the Net House and provide education and maintenance of the facility
    - What will be their impact on parking? They should park on the makai side
    - They could help other teens who hang out in the area to focus on positive actions
  - » Use for a community meeting place
  - » It's currently underutilized; could be better used
  - » Allow use for group exercise activities and education – i.e., workshops, seminars, clinics.
- NOAA Facility
  - » Currently on a month-to-month lease; will move to Ford Island permanently
  - » Expand the park here. Add green space and some parking.
  - » Do not add a restaurant here

- Kewalo Basin Park side
  - Along the channel is a good place to watch the boats and fish
  - Allow for electric vehicle concession
  - Kewalo side: have the Net House or other facility for families to use for events
  - There is constrained access here and it's a smaller area than on the park side. Activities should be focused on improving the current uses.
  - Lunch wagon concession would be good.
  - No retail
  - Fishing supply concession? There is not enough demand to support this.

ENVIRONMENTAL ORGANIZATIONS FOCUSED GROUP
Meeting Date: March 30, 2010
FINAL - May 7, 2010
Meeting Place: HCDA Conference Room

PARTICIPANTS

Mary Steiner, The Outdoor Circle
Bob Loy, The Outdoor Circle
Wayne Takamine, Sierra Club
Jim Hayes, Sierra Club
Deepak Neupane, HCDA
Geoff Miasnik, MVE Pacific
Sherri Hiraoka, Townscape, Inc.
Bruce Tsuchida, Townscape Inc.
Bob Crone and Michelle Matson, Hawaii's 1000 Friends
Stuart Coleman, Surfrider Foundation

AGENDA

1. MEETING OBJECTIVES
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KEY CONCEPTS FROM THE MEETING

Kakaako Makai should become the community's gathering place. The Kakaako Makai Master Plan should emphasize open space/ green space/park space for people and families. Important views/ view planes both mauka to makai and makai to mauka should be identified and preserved. Existing rules for building heights need to be amended to be lower in certain instances. Lots of trees should be planted here!

Concerned organizations and individuals need to come together to form a strong PUBLIC/PRIVATE PARTNERSHIP for the implementation of the Master Plan and the ongoing management and maintenance of Kakaako Makai park lands and public facilities.

TRANSCRIPT OF CHART NOTES FROM THE MEETING

The purpose of the meeting was to provide a summary of the comments received so far in the planning process, particularly as they relate to environmental issues and to further discuss those issues that are of most concern to this Focused Group. After a brief overview of the process to date, each participant shared the issue of most concern to them. A more in-depth discussion of some of those issues followed, with the meeting concluding with a discussion of possible near-term actions and best practices that the plan could incorporate that would resonate with the members of each organization represented.

Issues of Most Importance to Participants

- Waterfront Park: create better access to the Ewa side of the Park. There is currently no ADA-compliant access.
- Expand the park
- The community should decide what goes into the park, but it should be done in such a way that it enhances the visual environment with open space, green space, and visual continuity.
- Kakaako Makai should be the community's gathering place that attracts people and maximizes open space.
  - » The medium density concept (from the community meeting) is a good balance
  - » Performing arts center focusing on children's workshops
  - » Ocean-oriented space
  - » Continue the promenade along the `Ewa side of the park
  - » Community or botanical arden
- Do not chop up the area to appease different interest groups.
- Create a specimen tree park
- There will be no residential development in Kakaako Makai. There should instead be "people places," interactive, community-oriented, outdoor attractions such as a water park, etc.
- Create connections between indoor and outdoor activities

- Restore the human spirit with nature
- Do not relocate Kewalo Marine Lab out of Kakaako Makai. Relocate the Marine Lab within Kakaako Makai.
  - » Fits in with other advanced science and biotech uses in the area
  - » Coral reef studies
- If the land is developed, control runoff to the ocean; protect coastal recreation areas
- Create green spaces and cultural spaces

Discussion of some of the Issues

- Kakaako Makai as a Gathering Place
  - » Multiple use areas. Ex: grassy areas can be used for performances, passive recreation, etc.
  - » Keep the concepts Hawaii-oriented, "Hawaii-scale"
  - » Keep it for the community, with uses that complement each other
    - – Family gatherings, places and activities for children
    - – Shade
    - – Outdoor extension of the Children's Discovery Center
    - – Interpretive garden, water features, educational activities
  - » Just like Central Park and Golden Gate Park are the focus of their communities, Kaka`ako Makai should be the focus of this community
    - – Art facilities, performance areas
    - – Indoor-outdoor connections
- Minimize commercial activity.
  - » Keep commercial activities near Ala Moana Boulevard
  - » Conform to the character of the area and reflect the essence of the traditions and history of the area.
  - » Could integrate them with the boardwalk around the Harbor if they can provide authenticity and useful qualities. Note expensive, but also not a flea market.
  - » Use Kamehameha Schools lands for commercial
- What types of revenue sources are acceptable to provide resources for park development and maintenance?
  - » Individual donors
  - » Public-private partnerships, such as the Central Park Conservancy
    - – No examples of this in Hawaii, except for the "Friends of the Honolulu Zoo" and "Friends of the Waikiki Aquarium" type organizations
    - – Would need to start with a core group, then expand. The Central Park Conservancy includes a lot of the residents that have views of the park from their condos, and corporations. There should be interest from residents and businesses here.
    - – Two CPAC founding members have already started researching this concept through the Central Park Conservancy, which began by soliciting corporations, residents, environmental groups, etc. to restore small sections of Central Park. Other organizations represented at the meeting showed an interest in participating.
    - – The first step to move on this concept should be taken now while there is activity during the planning process, and not wait until the plan is completed to begin building public interest with a group of key people.
    - – Non-profit entities can be successful in getting the community involved and building synergy. ex: the Okinawan Center.
    - – Big businesses and developers may be interested in participating since it would be an amenity for residents who live in the Kakaako Mauka condominiums.
  - » Individual donors
- Concern that donors will want/need something to show for their contribution, and it is often their name on built structures.
- There should only be a few "hard elements"
- Built structures should service the ocean and recreational activities, culture and the arts, and commercial activities in

unobtrusive areas help pay for these.

- The objective is to restore and replenish the human spirit and relieve routine lifestyle with nature.
  - » Charleston and Baltimore, including James Rouse Company's development in Baltimore, are good examples of waterfront parks that are fairly non-commercial and culturally-sensitive.
  - » Baltimore Inner Harbor example
    - – The Downtown area became a gathering place.
    - – Includes a wide promenade along the water, green area/park focus, attractions both institutional and commercial
- What is the status of the Kamehameha Schools property?
  - » Asia-Pacific Innovation Center: a bio-science incubator space
  - » Will an EA or EIS be required for their plans? If the proposed activities are already allowed in the Makai Area Rules, then an EA/EIS may not be needed – unless public funds are involved.
- Mauka-makai view planes must be respected by maintaining and restoring makai view planes
  - » The City's Primary Urban Center Development Plan designates significant public mauka-makai view plane areas along and within the Kaka`ako shoreline and at Kewalo Basin harbor and park.
  - » The view plane from Ala Moana Boulevard to the ocean maintains people's connection to the water, and the view plane from the shoreline maintains the cultural connection to the mountains.
  - » The area was given significant view plane designation by the City's Primary Urban Center Development Plan
- What is the appropriate scale for development?
  - » "Human scale"
  - » Kakaako Makai building height limits need to be adjusted because they are too high
    - – Piano lot has a 200 ft height limit, which is much higher than now contemplated.
    - – Two stories may be acceptable, depending on the location.
    - – JABSOM may be okay, but the Gold Bond Building is too tall
    - – The five KS lots along ala Moana Blvd. presently have 200 foot height limits, which would be very harmful to the mauka view plane from the shoreline.
    - – There was some debate and differing views on building heights in Kakaako Mauka, depending on building orientation and distance from Ala Moana Blvd.
- It will be important for KS and other developers to understand and accept the overall vision for Kaka`ako Makai, and they should also participate in the planning discussions.
  - » What is their thinking on the four Kamehameha Schools properties and the existing and proposed height limits?
  - » Developers need to contribute to the planning process and not just attend meetings to monitor the process.
  - » Developers need to do something for the community on the makai side.

Best Practices that the Plan Should Incorporate

- Surfrider Foundation
  - » Shoreline access and view planes, both physical and visual
  - » Maintain and improve water quality, no new outfalls
    - – Treat the water from the storm drain on the Ewa side
    - – Use "living pond" and "green machine" concept to filter runoff or wastewater and use the treated water for irrigation
    - – Make this educational
- Sierra Club
  - » Energy conservation and use of alternative energy for the buildings in the area (ex: Yerba Buena Center in San Francisco)
  - » Connections to public transportation
- Hawai`i's 1000 Friends
  - » Nearshore water quality studies are needed (ex: there have

been no studies on effects of drainage outfalls or sediments in Kewalo Basin)
  - » Soil contamination effects on water quality by leaching and percolation is presently unknown.
  - » Become an example of energy efficient and environmentally savvy green design with LEED and other guidelines. These applications could establish Kakaako Makai as a model for environmental sustainability.
  - » A major focus is the open space and expanded park concept for the shoreline recreation area of Kakaako Makai, which in itself is a designated SMA with its own shoreline management requirements.
  - » It is presently unknown how capping contaminants in place affects runoff volumes and leaching of contaminants.
  - » Create a "green/wide bridge" over the Ewa side drainage canal to create a better physical connection to that side of the park
  - » Separate the lower berms to create a central view channel to the water from Gateway Park and a visual connection with the rest of the park.
  - » Modify the flat topography to become a more natural useful open space so that trees can grow within mounds or perimeter berms in containers, without coming into contact with the contaminated soils. When the trees get large enough, outplant them to replenish other areas of Kakaako Makai, and replant saplings to start the process over and avoid penetration of the contaminated layer.
- The Outdoor Circle
  - » Preserve the visual environment
  - » Better maintain the outdoor open spaces
  - » Minimize hardscape – e.g., piano lot plan
  - » Specimen trees throughout the park
    - – Expose people to different varieties of trees, have interpretive signs
    - – Have tree maintenance companies adopt specific trees
    - – Focus on native species
  - » A tree nursery to provide stock for plantings in Kakaako
    - – Cannot outplant trees that have been grown in contaminated soil, and it is too costly to remediate the soil
    - – Mauka portion of the Piano lot is free of contaminants. Tree nursery could be sited here.

PROFESSIONAL ORGANIZATIONS FOCUSED GROUP
Meeting Date: March 30, 2010
FINAL May 7, 2010
Meeting Place: AIA Conference Room

PARTICIPANTS

Stephen Yuen, AIA	Gene Yong, APA
Bob Crone, AIA	Tom Schnell, APA
Robert Kuo, AIA	John Whalen, APA
Sandi Quildon, AIA/UDC	Tom Fee, ULI
Michelle Matson, CPAC	Mark Hastert, ULI
Deepak Neupane, HCDA	Eric Masutomi, ULI
Geoff Miasnik, MVE Pacific	Mike Miyabara, ASLA
Bruce Tsuchida, Townscape, Inc.	Jason Umemoto, ASLA
Joel Kurokawa, ASLA	

AGENDA

1. MEETING OBJECTIVES
2. SELF INTRODUCATIONS
3. SUMMARY: WORKSHOP #1 AND STAKEHOLDER OUTREACH MEETINGS
4. "AROUND THE ROOM": TOP IDEAS/ISSUES
5. DISCUSSION
6. NEXT STEPS

MEETING OBJECTIVES

The purpose of the meeting was to provide a summary of the comments received so far in the planning process and to further discuss those issues that are of most concern to this Focused Group. After a brief overview of the planning process to date, each participant shared the issue of most concern to them. A more in-depth discussion of some of those issues followed.

TRANSCRIPT OF CHART NOTES FROM THE MEETING

"Around The Room" Priority Issues And Ideas

- The overall theme for the Makai Plan should be "public land for public purposes." Outdoor recreation space for Kakaako Mauka residents will be especially critical.
- This should be Honolulu's public gathering place: a place for families, children, learning, ocean activities, performing arts.
- This Master Plan can establish a long-term legacy that will benefit all.
- The Plan should be INCLUSIVE, not exclusive.
- Need to find a way to cross Ala Moana Blvd. safely and efficiently.
- Provide for easy circulation over Ala Moana Blvd. by constructing an elegant pedestrian bridge.
- Need to look at relationship of public lands to KS parcels.
- Kakaako Makai should be mostly open space.
- Implement the "lei of green" – link Ala Moana Beach Park through Kaka`ako Makai and all the way to Aloha Tower. The implementation of this project would be a huge victory for the community!
- The Plan needs to include organizing design principles for future facilities.
- Protect and enhance the waterfront zone; activate with complementary uses.
- Use the flow of water to express the concept of the AHUPUAA.
- Will this be a "form-based" plan?
- Mauka-Makai connections are critical – including water-related connections.
- There can be a mix of commercial uses and pedestrian-friendly design.
- EXPAND THE STUDY AREA! Need to look at Kaka`ako Makai as a PART of the larger urban Honolulu environment.
- Kakaako Makai is actually relatively small in size – about 150 acres – so it can't be all things to all people. Need to find the

appropriate uses.
- Expand the analysis of view planes to show MAKAI TO MAUKA VIEWS.
- How will the plan/guidelines be implemented/followed?
- Consider establishing some short term/transitional uses.

Focused Discussion on Some Major Issues

1. **The Plan needs to address the larger context of urban Honolulu.**
   - Should Kakaako Makai be a park primarily for Kakaako Mauka residents, or should it be a gathering place for the entire island? Consensus: "Some of both."
   - The future residential population of Kakaako Mauka, which may total an additional 30,000 people within the next 20-30 years, will need about 55 additional acres of active recreation space – ball fields, soccer fields, tennis courts, basketball courts, etc. Consider collaborating with the YWCA and the YMCA by providing active recreational facilities.
   - Outdoor recreational facilities are especially important for inner-city kids.
   - The Plan needs to also take into consideration recreational spaces and facilities that are available at Ala Moana Beach Park – those facilities will meet some of the needs of the future Mauka population.
   - The Plan should include longer-term options for adjacent lands, including FORT ARMSTRONG, which is, after all, public land. Don't assume that harbor use will continue at Fort Armstrong forever. Consider reserving key land areas for uses that may take many years/decades to implement.

2. **Concepts for Kaka`ako Makai**
   - Future development here could be more "urban" in character – perhaps like Grandville Island, Vancouver.
   - Or: the vision should be for a number of public buildings in a park setting.
   - This area needs to be more visible from Ala Moana Blvd. Ala Moana Beach Park is highly visible, whereas the Waterfront Park cannot be seen from Ala Moana Blvd. Learn from successful facilities at Ala Moana Beach Park, like McCoy Pavilion.
   - Re: museums – they are difficult to sustain economically. Be very critical of what makes a particular use or activity successful.
   - Need; attractions, activities, some commercial, lights, and a safe environment after dark: a critical mass of activities. Bring back the fish auction. Re-establish pedestrian circulation and people use.
   - Focus on transition areas. Activities along the Kewalo Basin edges will be important both day and night.
   - The "mounds" are unique features – unusual for a waterfront park.
   - There is a dearth of TREES in the Waterfront Park. Recent advances in remediation of the contaminated soils would allow for planting of more trees.
   - Will eventually need parking structures. Use of Ala Moana Beach Park is limited by inadequate parking facilities. Enclosed parking structures like the one at the Fasi Building can be scary and feel unsafe.
   - The planning team needs to develop 3-dimensional illustrations of potential uses. Imagery will be very important for communicating with the community.
   - The Plan will need to address PHASING – including some interim uses and some longer-range uses.

KAKAAKO NEIGHBORHOOD FOCUSED GROUP
Meeting Date: April 1, 2010
FINAL – April 29, 2010
Meeting Place: AIA Conference Room

PARTICIPANTS
Dexter Okada, Kakaako Mauka business owner
Larry Hurst, Chair, Ala Moana/Kaka`ako Neighborhood Board
Jim Propotnick, State of Hawaii Sheriff's Division
Raymond Schwartz, State of Hawaii Sheriff's Division
Sandi Miyoshi, State Dept. of Human Services
Bob Oda, Kamehameha Schools
Anne Stevens, Member, Ala Moana/Kakaako Neighborhood Board
Deepak Neupane, HCDA
Geoff Miasnik, MVE Pacific
Agnes Topp and Bruce Tsuchida, Townscape, Inc.

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TRANSCRIPT OF CHART NOTES FROM THE MEETING
"Around The Room" Priority Issues And Ideas

- The Sheriff's Division will be headquartered in Kakaako Makai in "temporary facilities" that will be constructed on a site behind the historic sewer pump station. If the area becomes more densely populated, then crime rates will increase. At this time, things are not looking good in terms of resources for the Sheriff's Division. The Division is undermanned as it is; having more residential as compared to commercial space will increase the need for police patrols in the District.
- The planning process needs to involve the community. Mauka businesses are separated from the Makai area. There should be more done to involve young people in some of the research/learning facilities that are being planned for Kakaako Makai.
- Has the team talked to the Association of Apartment Owners?
- Kakaako Makai should remain as park/public space and should be closed after hours to reduce maintenance and security costs.
- Also need to have more enforcement of existing regulations (e.g. tents on park areas and sidewalks). But if the homeless at the park are removed, then they will go elsewhere (mauka?); this is just displacing the problem.
- We need another location for the homeless shelter. An SRO (Single Room Occupancy) facility could be one of several solutions for the populations that are currently using the city shelters. The existing shelter at Kakaako Makai was an emergency measure and was not meant to be a long-term facility. However, given the current economic conditions, DHS is far away from finding an alternative site for the shelter.

Discussion of some of the critical issues

1. **Public Safety and Security**
   - By state law, no residential uses are allowed in Kakaako Makai at this time. Neighborhoods where people live tend to be a lot calmer. On the other hand, a large number of restaurants, bars/clubs, shops, and activity attracts "predators" and creates more work to maintain public safety and security.
   - Q: Have there been any challenges directed at the homeless shelter (as a form of housing)? A: there has been no challenge. The shelter is not considered a residential operation, but instead is considered to be a program.
   - Q: Are the mounds at the park considered a security issue, since they block the line of sight from inland? A: No issues have been reported. The Sheriff's Division does foot patrols in the park (and restrooms).They have noticed that some of the gazebo areas are in bad shape, which could be a safety issue.
   - One of the issues for the Sheriff's Division is that they get no advance notice of events happening at the park. This would be helpful for security purposes. Also, the Sheriff's Division does not have a copy of HCDA rules for the park. According to HCDA rules, the park closes at 10:00 pm and no liquor licenses are allowed at the park.
   - For security, the focus needs to be on problem activities, not necessarily on people.
   - People used to make campfires under the cement benches of the promenade; this damaged and cracked the benches.
   - There used to be illegal dumping of hazardous wastes at Kewalo Basin. Signs were put up to discourage those activities.
   - Q: Does the Sheriff's Division have a program for residents/ tenants to assist them? A: Not at this time. Maybe a "Neighborhood Watch" type program could be helpful.
   - Some homeless people at the shelter have been conducting security-related walks with shelter personnel to help improve the image of the area/shelter.
   - The shelter capacity is 250 people; currently it houses about 200. The shelter is open only from 5PM to 8AM. This is an issue because assistance programs must be squeezed into the evening time period. It would be better to have more options during the day (e.g. for people who work at night, for classes, etc.)
   - If possible, there should be more communication between shelter program administration and the community. At this time, it is difficult because this division of DHS is badly understaffed: it used to have 10 employees, but now it has only 2 staff people, who are doing their best to handle 150 contracts.
   - Pushing the homeless out of the Waterfront Park just pushes the problem to the mauka side. Across from Mr. Okada's warehouse at Queen Street is a "no man's land" where some of these homeless have moved to. This situation needs to be addressed.

2. **Other Planning Issues**
   - This area used to be the city maintenance yards; the first real improvement in this area was the waterfront park. Kewalo Basin has a lot of history, but the park does not have much.
   - This area does not have the same character as Kakaako Mauka, and is clearly separated with Ala Moana Boulevard as the clear divider. The Makai area is not really a neighborhood, more of a recreation/activity area.
   - Ala Moana Blvd. and the two large land holdings (KS and GGP) are barriers separating Kakaako Makai from Central Kakaako.
   - The KS and GGP master plans look inward – the designs are for self-contained communities. Both designs propose their own "gathering places." So, even if a good solution is found

to mitigate the barrier effect of Ala Moana Blvd., there may not be much synergy between Kakaako Mauka and Makai unless there are some fundamental changes made to the two master plans.

- The park will likely be a shared asset of the region. In that sense, there has not been enough input from the general public outside of the Kakaako neighborhood.
- The difficulty with this park is that the water is not as attractive for families. The park is also not visible from Ala Moana Boulevard, so it does not attract people other than surfers and fishermen.
- Consider examples from European cities where parks are both for neighborhood residents and visitors.
- The tsunami alert several weeks ago highlighted that we "dodged a bullet" – we could have had a much more severe inundation. Models show that the brunt of the tsunami energy passed to the south of the Hawaiian islands. What would have happened if waves had been higher and it occurred at high tide? The tsunami could have gone across Kewalo Basin and Ala Moana Boulevard. Would it be possible for a tsunami to strip soil away from the mounds at the park?
- Tsunami threat should be taken into account in planning for Kakaako Makai. Kakaako Makai should be a buffer zone to help lessen tsunami impacts – e.g. Hilo buffer zone (where 1946 tsunami had resulted in the greatest damage).
- JABSOM is already in the tsunami evacuation zone. The tsunami evacuation maps are currently being revised and should be coming out very soon. They do not correspond to the FEMA flood maps. FEMA flood maps are what guides development.
- The Sheriff's mobile command center was deployed during the tsunami activation. The Sheriff's Division evacuated most of the homeless people at the park and very few of them have returned.

KEWALO BASIN FOCUSED GROUP
Meeting Date: April 1, 2010
FINAL – April 29, 2010
Meeting Place: AIA Conference Room

PARTICIPANTS

Ron Iwami, Friends of Kewalo	Deepak Neupane, HCDA
Ed Enos, HMG	Geoff Miasnik, MVE
Reg White, Paradise Cruise	Agnes Topp, Townscape, Inc.
Gary Dill, commercial fisherman	Bruce Tsuchida, Townscape,Inc.
Tom Hahn, tuna long liners	Curtis Crabbe, CPAC
Scotty Furushima, CPAC	Michelle Matson, CPAC

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TRANSCRIPT OF CHART NOTES FROM THE MEETING

"Around The Room" Priority Issues And Ideas

- Concerned about marine debris from various users and areas that is accumulating into the cove.
- Kewalo should continue to be a commercial fishing boat harbor.
- Commercial fishing and passenger carrying boats (sport-fishing and tour charters) should be the supported core activity of the harbor; do not turn it into a marina for private pleasure craft. However, the "image" of current operations at Kewalo needs to be improved in order to attract the public.
- Mid-Pacific fishing is unique – we need to recapture the special atmosphere that once characterized Kewalo. Fix up the image of the harbor.
- 3 key questions: What was historically at Kakaako Makai and Kewalo Basin? What's there now? What is needed at Kewalo Basin for the total maritime industry? (incl. research, fishing operations, etc.) Don't just consider Kewalo Basin, but also other parts and functions of Honolulu Harbor and Ala Wai Boat Harbor, as the three harbors are considered to be complementary.
- Ensure that whatever happens, access to the shoreline and water is maintained for recreation. Also, during construction activities, concern about debris and hazardous materials going into the water.
- "No wake" rule at Point Panic needs to be enforced!
- For activities at Kewalo Basin, need good access to vessels all around the harbor for both people and vehicles (vehicles as large as buses and 1.5 ton trucks).
- For commercial fishing boats, vehicles need to have access right up to the edge of the piers. (Commercial fishermen used to drive onto the sidewalks at Kewalo but HCDA banned the practice) Wider loading areas immediately adjacent to the harbor bulkheads are needed.
- One of the biggest issues: waterfront space keeps on being taken away from maritime activities for other uses. Why does UH JABSOM need to be in a prime waterfront area? The remaining waterfront is needed for commercial/industrial harbor activities. Piers 1 and 2 on the Ewa side of

Kaka`ako Makai used to be the freight depot port for Matson shipping.)

- Any activities around Kewalo Basin will have security issues. Consultation with the U.S. Coast Guard on this issue is recommended.

Discussion of some of the critical issues

- Kewalo needs to be a commercial fishing harbor. Other boats and activities (recreational boating, tours…) could be located at Ala Wai Harbor. There is presently approximately a six year waiting list for a berth at Ala Wai Harbor. Kewalo has hosted commercial passenger operations since 1957 when the first Pearl Harbor tours began to operate from the Basin aboard KAIMANU.
- Facilities on lands adjacent to Kewalo Basin should support commercial fishing and other commercial maritime activities.
- Right now there are traffic conflicts in Honolulu Harbor between the boats of the fishing fleet and the large cargo and container vessels.
- Q: Where will the Honolulu Marine shipyard go when their lease ends in 2021? The shipyard has been there since the 1920s or 30s; it used to provide boatbuilding, maintenance and repair space and services for Kewalo boats. It no longer does because it no longer has equipment to safely haul boats out. They cannot invest in new equipment because their lease ends in 2021. However, if they could have their lease extended, the shipyard would probably want to remain at Kewalo Basin. Support the renovation of Honolulu Marine as a service facility for Kewalo Basin and the small boat commercial fleet.
- Q: Where does the fishing fleet see themselves in 15-20 years? There is no more room in Honolulu Harbor. Would the fishing fleet consider moving back to Kewalo Basin? This would require an MOU between the two agencies, HCDA and DOT, allowing boats with a Kewalo permit to, upon a space available basis, when business needs or weather requires it, go into Honolulu Harbor under their Kewalo Permits, and the reverse for those commercial vessels remaining in Honolulu Harbor. Reasons are to sell their catch at the Fish Auction, to have work done on their vessels, to allow for passenger comfort during rough weather, and vessel safety during periods of high wind and waves from the south, etc...
- Q: What is the 20- to 30-year look-ahead for the commercial fishing industry in Hawaii? A: we don't know when Honolulu Harbor will run out of space ("It already did!"), but one thing is for sure: the current fishing fleet is already not meeting demand for seafood products, and with population growth, demand is bound to continue increasing. We do not know how international and national regulations on fisheries will affect the fishing industry, but demand will always exceed supply.
- Fishing boats are now also berthed at Piers 16 and 17 in Honolulu Harbor; the existing long line fleet would probably fit at Kewalo Basin. Commercial fishing boats would prefer to remain in Kewalo but restrictions caused by the two harbors, Kewalo and Honolulu, now being under separate government agencies, HCDA and DOT are very confusing. Right now, there are about 20 to 25 long liners that would like to use Kewalo Basin. There used to be more.
- In the 1960s, Kewalo supported 20 to 25 Aku boats, plus the Akule fleet, sport fishing boats, and charter boats (fishing week days), several Pearl Harbor tour boats and a growing fleet of dinner cruise boats. In the 1980s, shrimp boats from Louisiana replaced the Aku boats in the harbor.
- In recent years, Pier 15 in Honolulu Harbor was unused and rotted away.
- DOT Harbors never looked at the big picture and at maintaining existing facilities.
- Pier 38 fishing village was originally planned as a tourist

attraction.

- Status of Honolulu Harbor planning: new big-container yard (the Kapalama Yard – a $250 Million improvement project) is planned at pier 41 adjacent to the Sand Island bridge where Pacific Shipyard, UH and Young Brothers presently are located. They plan to move all the tenants that are in that area to other areas of the harbor. (Note: Currently, everyone in Honolulu Harbor is on a 30-day revocable permit.) Should the State be paying the cost for Kapalama yard or should there be a public-private arrangement with the shipping companies that will benefit from the new yard? See Long Beach Harbor Pier J.
- There is an important issue with homeland security and providing recreational access into harbors as well as proximity of buildings and vehicle access to the edge of the berthing areas. We should involve the Coast Guard in the discussion.
- Q: Is a promenade compatible with harbor operations? A: the promenade would need to go around harbor activities (move it inland); otherwise there will be conflict between pedestrians and heavy vehicles for commercial fishing.
- Future development of Kewalo has to consider all the harbors. Maybe the Aloha Tower Development Corporation (ATDC) should be the entity planning for the harbor.

Discussion on the Current HCDA-funded Kewalo Basin Plan

- The new waterside master plan for Kewalo Basin that is currently being developed for the purposes of the required Environmental Impact Statement (EIS) does not look like it supports commercial fishing. The plan considers doubling the number of boat slips in the same amount of space. This increase in boat slips would mean that there would not be enough space for the long line fishing boats.
- The Environmental Impact Statement Preparation Notice (EISPN) is going out now for the Kewalo plan. The Draft EIS should be ready by end of 2010. HCDA is looking at phasing improvements at Kewalo Basin: the first phase would consist of repair work. The number, size and configuration of boat slips will not be finalized for some time.
- Based on a previous Kewalo Basin Stakeholders meeting on the Kewalo Basin pier improvements plan, it looked like the consultant was focusing on Alternative A, which had the most build out and highest concentration of boat slips, while saying that "the number of slips could be reduced later". Q: Will they consider other alternatives? A: HCDA is doing a state level "Chapter 343" environmental process only (no Federal NEPA process because no Federal funding is anticipated); the state process does not require a preferred alternative.
- The other alternative suggested for the Kewalo Basin pier improvements plan had some larger boat slips but the number of large boat slips was still small compared to that of small (recreational) boat slips. It did not consider the needs of the long line fleet nor the passenger tour vessel fleet so far as either berthing accommodations nor maneuvering space is concerned.

What land-side facilities are needed at Kewalo Harbor to support commercial fishing boats?

- Ice plant (existing, and should remain).
- Fuel station not needed. Boats are getting by well with the fuel truck. A single fuel station might increase the competitive price and reduce the level of service currently being provided by a number of fuel truck services.
- Haul out and repair facility (the Honolulu Marine shipyard used to be able to handle 10 to 12 large boats in the same area it currently occupies; a facility that would handle 8 to 10 large boats would be sufficient)
- A refrigeration building would not be necessary for temporary handling of fish products.

- Ideally, fishermen would be able to sell fish directly to the public on the long pier at Kewalo, while restaurants would benefit too, being right there along the pier (in vicinity of Fisherman's Wharf).
- Kewalo used to be a place for locals to get local seafood. If the fish auction came back, it would be really popular (because of complaints from other tenants – John Dominis – they moved it).
- The more "attractive" the rest of the harbor is ("attractive" not meaning lawns and greenery in this case, but instead having an active commercial fishing fleet and working harbor for people to experience ie: Fishermen's Wharf in San Francisco), the better it is for the sport fishing boats and the passenger tour boats which rely a lot on walk-by interest.
- There would be no benefit to a central ticket area for the recreational fishing and charter activities. (Note: the small building on the Makai end of Kewalo Basin is an office space that currently houses two parasail operations.) Keep the ability to construct the vendor booths as they exist currently; it works fine as is, so don't mess with it! This building blocks the view of the harbor from the street as visitors pass by and is very unattractive from the street side view. There used to be a much larger building along Ala Moana Blvd on the diamond head side of the Ewa driveway entrance into the Basin and it was removed for this very reason.

STATE AGENCIES FOCUSED GROUP
Meeting Date: April 9, 2010 FINAL– May 17, 2010
Meeting Place: HCDA Conference Room

PARTICIPANTS
Michael Formby, DOT Harbors Division
Tony Ching, HCDA
Tom Otake, Aloha Tower Development Corp.
Geoff Miasnik, MVE Pacific
Chris Sadayasu, Aloha Tower Development Corp.
Bruce Tsuchida, Townscape
Mary Alice Evans, Office of Planning
Abbey Mayer, Office of Planning
Eleanor Nakama-Mitsunaga, Hawaii Farm Bureau Federation
Brian Miyamoto, Hawaii Farm Bureau Federation
Matthew Loke, Department of Agriculture
Antonie Wurster, DOT Highways Division
Gavin Chun, DLNR Land Division

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"Around The Room" Priority Issues and Ideas of this Focused Group

- Honolulu Harbor space/land needs will continue to increase, so it is not desirable to encroach on harbor lands with recreational uses.
- Plans for Kakaako Makai need to take into consideration the traffic congestion that is already present on Forrest Ave.
- Traffic impact of Kakaako Makai uses on Ala Moana Blvd. is also a concern.
- Ongoing maintenance of public/park spaces is a critical issue. Who pays?
- Security and safety for park users is important.
- Economic development opportunities for small local businesses are more important than creating park space here. This is not the right place for "the urban savannah." Open space should be relatively small scale and integrated with businesses that would help to maintain those spaces.
- The plan needs to take into consideration Federal Coastal Zone Management (CZM) policies and the State of Hawaii Office of Planning Special Management Area (SMA) regulations.
- Comments were supportive of the HCDA's public collaboration process as is being used on the Kakaako Makai District Master Planning project, in lieu of the the state SMA process.
- Need to define timing of various park activities: weekday, weekend, daytime, night time and address the impacts of each
- A 7-days a week major Farmers Market for both locals and visitors could be an important element of the plan. This kind of Market would require ample parking.
- The 2003 State of Hawaii Deptartment of Agriculture report on "The Gathering Place" envisioned a cultural public market "hall" that would feature Hawaiian/tropical fruits,

vegetables, flowers, and foods, including a fish auction and perhaps a food stadium

- Will the plan be implemented through an RFP process? In that case, very important to do a market value appraisal of the parcel(s) that will be included in the RFP.
- Will HCDA need to do an EIS or amended EIS for this plan?

Discussion of some of the critical issues

Honolulu Harbor Needs vs. Recreational Uses

1. Piers 1 & 2 provide berthing and container handling for foreign cargo ships. There is at present no other space available in Honolulu Harbor for handling foreign ships and cargo. Recreational uses near the Piers 1 & 2 boundary line with Kakaako Makai are not advisable. Port areas like this may have industrial accidents, toxic fumes, and noise issues. Containers may need to be stacked higher and higher, and so adjacent public uses might be at risk from unstable container stacks. Piers 1 & 2 provide deep draft berths that allow for on and off loading of materials and therefore allows for a margin of overall safety for container operations for the entire state in the event of an accident or other closure of the inner harbor. However, this does not preclude the notion that the container operations at Piers 1 and 2 could be relocated in the long term should adequate comparable facilities be available. Currently any relocation is highly unlikely and is not considered in the current master plan, but the current Harbor Master Plan is limited to a 20-25 year look-ahead.
    - DOT Harbors would like to obtain the warehouse and warehouse parcel that now serves as a homeless shelter.
    - Honolulu Harbor and its shipping activities are the lifeblood of the state's economy. The space needs of the Harbor, both present and future, should be the number 1 planning priority for any Honolulu waterfront land.
2. Circulation Issues
    - Large trucks exiting Piers 1 & 2 with containers often queue on Forrest Ave. before entering onto Ala Moana Blvd. Important to avoid any actions or uses that would interfere with this queuing. Although the Piers 1 and 2 area is outside of the Kakaako Makai District planning area, transportation planning, inclusive of the commercial trucking, is critical for the overall future of this area and of the waterfront. Coordination between US Department of Homeland Security (Immigration), US General Services Administration (GSA), State of Hawaii Department of Transportation (Harbors and Highways) and the HCDA is recommended.
    - ICE (Immigration and Customs) has requested an additional parcel on Forrest Ave. They would like to enclose an expanded site to provide for better security. This action would change traffic movements on Forrest Ave. There may then be a need to change Channel St. to "one way in," and Forrest Ave. to "one way out." In any case, HCDA and DOT Harbors will need to coordinate with ICE on these circulation issues.
    - DOT Highways is planning to do improvements to Ala Moana Blvd. from Fort Street to Kalakaua Ave.: resurface, new streetlights, relocate electrical and communications lines underground, construct new/wider sidewalks where necessary, per AASHTO standards. Q: What about trees? A: After seeing the problems that Mayor Harris had with street trees, including buses hitting projecting tree branches, probably not. Q: Are you going to do "complete streets?" A: The scope is as already outlined and is an improvement project that will not address the issues relating to complete streets criteria.
    - Q: What is the feasibility of a pedestrian bridge or bridges to link mauka and makai? A: People don't like to go up stairs or ramps to access a pedestrian bridge, and bridges are costly. The DOT Highways Traffic Branch could take a look at this.

It was noted that the idea of constructing a bridge was not being requested of DOT, but rather the planning team would like to understand DOT's advice on the feasibility of such an idea.

3. Economic Development Ideas
   - The emphasis of the plan should be on creating opportunities for small, local businesses, including small-scale restaurants, retail shops, and compatible light industrial uses.
   - Ongoing management and maintenance of public facilities is a key issue. The state does NOT do a good job of maintaining state parks. A private entity would do a much better job of maintaining public spaces. Museums and other public facilities are not sustainable.
   - A permanent, 7-days a week central FARMERS MARKET should be considered for Kakaako Makai. A permanent Market would attract vendors from the Neighbor Islands too. This Market could be a permanent "indoor-outdoor" structure designed for Hawaii's climate. The Market should be an element within a larger complex of attractions, including restaurants and shops. The Kapiolani Community College (KCC) market is not a fluke as it has been nurtured into a place for both local people and visitors, and should showcase Hawaii food products and Hawaii cuisine. It will be important to balance locals and visitors so that the Market doesn't become just another tourist place. There could be 40 or more vendors, with room for expansion – the Kapiolani Community College (KCC) farmers market currently has 64 vendors. A permanent market would need to have adequate electrical power, refrigerators, and other facilities, although it was noted that all the vendors at the KCC market are self sufficient with respect to utilities. Ample parking will be required. Tour buses should be accommodated. The Hawaii Farm Bureau Federation could be the manager of the Market, but other entities would have to provide the capital for design and construction, and other entities would have to assist with ongoing management and maintenance funding. The vendors would pay a fee, but this revenue would not be sufficient to cover all management/ maintenance costs. The DOA 2003 study estimated construction costs for a permanent Market at $20,000,000. A public cultural marketplace as advocated by DOA does have state legislative and federal congressional delegation support, currently. Federal agencies like the Department. of Commerce, Economic Development Administration (EDA) may be a source of project funding. The Office of Planning is currently updating the State's "Comprehensive Economic Development Strategy" (CEDS). The Farmers Market concept is not included in the current draft of the SEDS, but could be added if information is provided to OP by the end of this month. A temporary site at Kakaako Makai might be acceptable – but the site needs to have a nice setting – for the benefit of both the vendors and customers.

May 19, 2010
Kakaako Makai - District Master Plan
Kewalo Basin Stakeholders Advisory Group Meeting
(5:30 - 7:30 p.m.)
Kewalo Basin Land Side Improvement Suggestions

Chart Notes:
These notes include those recorded by Richard Kuitunen, HCDA

1. Ice Vendor to remain. Currently exists next adjacent to the NOAA facility. Ice is provided via chute and by the bag.
2. Fuel Service Preferences: Stakeholders appreciate that choices exist for sources to purchase fuel. Truck service should be retained. Fuel dock service would be OK, but not preferred.
3. Maintenance Facilities - Noted preferences include;
   - In-water repair dock with containment capabilities
   - Haul-out facility; 8-10 boat capacity with rolling travel lift. 20'x80' (?) storage spaces. ALMAR to research preferred size and number used by other harbors.
   - Leaving Kewalo Basin for major service is currently remains a viable option as this is the situation currently.
4. Dock side dry storage bins are currently utilized and enjoyed. Suggest expanding capacity and size (10'x10'). Other think perhaps expanded storage should be limited to offsite facilities.
5. Refrigerated Storage: Not necessary
6. Marine supply store(s) preferred.
7. Black water pump-out facilities preferred.
8. Fish market facility or ability to sell straight off the boats is supported
   - Commercial fisherman want to be able to use Kewalo Basin in an emergency if pier 38 at Honolulu Harbor ever becomes temporarily inaccessible.
   - Charter fisherman currently sell off boat but do not want to do it "actively"
   - Discussed incorporating a market within Fuel/Ice/Supply "convenience store" or having restaurant(s) expand business model to also sell fresh fish from Kewalo Fisherman
9. An HCDA Emergency Operations Center in currently planned for the top Floor of the State Office Building at Ilalo and Ala Moana.
10. Harbor "Front Row" redevelopment opportunities might include:
    - Yes - Improve the "front door" experience, especially the traffic in and out of Kewalo Basin to Ala Moana Boulevard.
    - Improve Vendor Kiosks on the bulkhead. These Kiosks are a vital part of the business and need to be retained and maintained.
    - Discussion of in the long term to remove the existing charter building and replace with open small commercial pavilions/ booths and seating areas. Make it a place people could linger.
    - Relocation of charter building tenants to new building in Diamond Head parking lot might be acceptable.
11. Preference for private restrooms and showers and well as additional public showers. Provide better maintenance of these facilities, were noted.
12. Supplement existing trash facilities.
13. Preference for Ala Moana Beach Park access drive was noted.
14. Preference for developing a venue for fishing tournament events was offered.
15. The existing Net Shed at Kewalo Basin Park was discussed as a possible location for a Community Facility (Like McCoy Pavilion) with rental capability that could be used by fisherman, public groups and include meeting rooms and large congregation areas. This could also be used as a fishing tournament headquarters.

ULI HAWAI`I FOCUSED GROUP
Meeting Date: May 25, 2010 FINAL – May 27, 2010
Meeting Place: Architects Hawai`i

PARTICIPANTS
Katie Anderson, ULI Hawai`i
Geoff Miasnik, MVE Pacific
Stanford Carr, Stanford Carr Development
Jerry Keyser, Keyser Marston
Richard Riegels, Stanford Carr Development
Owen Lang, Lang Consulting
Tom Fee, Helber Hastert & Fee
Deepak Neupane, HCDA
Mark Hastert, Hastert & Company LLC
Bruce Tsuchida, Townscape, Inc.
Eric Masutomi, Outrigger Hotels
David Miller, Architects Hawaii
Bob Oda, Kamehameha Schools
Sanford Murata, Murata Consulting
Jan Yokota, HRPT Properties Trust

MEETING OBJECTIVES
To gather a "small group" of ULI Hawaii members who are very familiar with development issues and opportunities in KAKAAKO MAKAI, and to engage in a dialogue on possible directions for the future use and development of these important state-owned lands.

MASTER PLAN PROCESS TO DATE
Geoff Miasnik provided a brief summary of the planning team's work to date, including the community outreach process that included small group meetings, a first general community meeting in late January, and a set of "Focused Group" meetings. He said that the overall planning objective is to establish a FRAMEWORK for future development of Kakaako Makai, and that this FRAMEWORK must be grounded in economic realities. He also said that one of the topics that he hoped to address during this meeting was possible CATALYST PROJECT(S) that could be implemented in the near future.

Jerry Keyser then shared some thoughts regarding economic and financial challenges for the development of Kakaako Makai. He noted the current challenges associated with a weak local and national economy. He said that the initial development for Kakaako Makai will need a "critical mass" to be successful. Key questions for the planning team to address thus include: What should be the overall development theme(s) – i.e., Ocean research? Biosciences? Other? What should be the elements of the "critical mass" for the initial development project(s)? What can be the "value generators"? What should be the mix of public money and private investment? What public financing tools can be used?

Owen Lang then shared some observations from the physical planning point of view. He noted that the parcel of land where the old "Fishermen's Wharf" restaurant is located is probably the best site for an early "catalyst project" – a project that will establish a "THERE" for Kakaako Makai. This site has some great attributes: it is highly visible from Ala Moana Blvd., and can benefit from the historical importance, energy and visual interest of Kewalo Basin. He noted the importance of connecting this site to other sites through implementation of a waterfront promenade – the much discussed but not yet implemented "LEI OF GREEN" for the Honolulu Waterfront. He said that the overall challenge is to create a sustainable community gathering place; to define "how much development is just enough and not too much." He mentioned other great examples of community gathering places, including: San Mateo Expo, Grandville Island, Marin Center, and the Alaska Native Heritage Center.

COMMENTS AND DISCUSSION BY ULI HAWAI`I MEMBERS
(Note: We have summarized the discussion by topic, so these notes do not reflect the actual sequence of comments that were made.)

- Economic Engine – A project like this has to have an economic engine, and that engine has to be HOUSING – including upscale, workforce and affordable housing. Housing provides the foundation for project financing, and also provides "body heat" that creates an active community gathering place.
- Economic Viability – Community members have suggested many ideas for public places and public facilities here, but there has been no discussion of the need for economically successful uses that will generate revenues that will be needed to manage and maintain these public places. We need to do our best to educate the community on economic realities. But this educational process takes time. May need to proceed with revenue producing project(s) even if some community members do not support those projects.
- Commercial Development – Shops, restaurants, and related commercial development are essential as both income generating uses AND AS ATTRACTIONS FOR PEOPLE – both locals and visitors. The concept of the "community gathering place" should include appropriate and attractive commercial establishments.
- "High End" Residential Development – The key is really high end housing. Without that use, the numbers don't work. The problem is that the high end buyers may want to keep other development, including community places, OUT of the area.
- Land Sale – HCDA needs to be able to sell some land in order to finance public improvements. Without some land sale the development of significant public facilities here may not be feasible.
- Public Money – If most of the land here is to be devoted to public places and public facilities, then funding will have to come primarily from public sources.
- The Big Idea – Dean Cadman's vision was to build the UH Medical School here to serve as a catalyst for a biomedical/ biosciences campus that would provide jobs for Hawaii, and that would be a major force in diversifying the Hawaii economy. We built JABSOM here, but we have not followed up on Cadman's vision. The Mission Bay development in San Francisco is a great model for this kind of public/private technology-based urban redevelopment. Note that a key to the Mission Bay project was that the project had a "CZAR" – the CEO of Catellus Corporation. Dean Cadman could have been our CZAR for the development of a biosciences campus, but he was not able to continue his work because of health problems. And what does it take to attract scientists and science-based businesses? HOUSING, SCHOOLS, AND CULTURE. Can we get political and financial support to move forward with creating a biosciences campus here? State economic subsidies will have to be part of the mix. It was noted that the costs of housing and the cost of doing business in Hawaii are significant obstacles to implementing concepts like the biosciences campus.
- Mixed Use Development – Consider revisiting the mixed use development model that was the basis for the RFP process in 2005, and involve the community in this "relook." The case for the mixed use model has never been adequately made with the community.
- Financing Tools – We need legislative action to be able to use TIF for development projects. We should also consider legislative action to provide for possible use of some of the General Excise Tax revenues or to provide GET exemption for special projects. And we need to look at the entire Kakaako District as the geographic area that can finance Kaka`ako Makai improvements. A note re: TIF: may not work well in Hawai`i because real property taxes here are much lower than most mainland U.S. cities – so the "delta" between tax revenues for existing vs. newly developed properties here in Hawai`i is not large enough to support TIF bonds of significant $$ value.

- State/HCDA Investment – The state/HCDA may be willing and able to provide funds for infrastructure upgrades, parking lots/ structures, demolition/environmental remediation, and maybe the WATERFRONT PROMENADE. These investments would make Kaka`ako Makai more attractive to private sector investors and developers.
- Maintenance Concerns – How can HCDA create a sustainable balance of public and private development here? It's one thing to build, but how will HCDA allot monies to maintain public facilities and infrastructure.
- Physical Challenges – This is a pretty large site; it seems very FAR to get from Ala Moana Blvd. to the Waterfront Park. So the Plan needs to program uses deep into the site – right on the waterfront – to draw people into the site.
- Incremental Development – Grandville Island may be a good model: start with some relatively small scale project(s) and then develop the site incrementally. Fit new buildings into the fabric of existing buildings. The "Cultural Public Market" may be a good catalyst project. Create some activity in the near term – then add more projects on a phased basis. However, we cannot do incremental development in a vacuum; we will still need to put together the overall FRAMEWORK and "ground rules" for future use and development.
- Design Guidelines – Build to a scale and with a design vocabulary that are appropriate for Hawaii.
- On-Going Project Management – Consider the possibility of having a non-profit entity manage projects and facilities here. Precedent: Grandville Island.

MULTICULTURAL STAKEHOLDERS FOCUSED GROUP MEETING
Monday, June 14, 2010
Hawai`i Community Development Authority Conference Room

INTRODUCTION
MVE Pacific, Inc. requested The Peter Apo Company convene a select group of Hawaii Cultural Leaders and facilitate a discussion of the Kakaako Makai Master Planning process and to produce a record of proceedings of a facilitated discussion focused on the concept of a Cultural Public Marketplace and related concepts.

The Peter Apo Company approached selected leaders of various ethnic cultural organizations to meet on Monday, June 14 at the Hawaii Community Development Authority Conference Room from 9 – 11 am. The following is the record of participants and the proceedings.

INVITED STAKEHOLDER PARTICIPANTS IN ATTENDANCE

Allicyn Tasaka	Japanese Cultural Center of Hawaii
Dave Arakawa	Hawaii United Okinawan Association
Nancy Ortiz	United Puerto Rican Society of Hawaii / Hispanic Center of Hawaii

STAKEHOLDER PARTICIANTS INVITED BUT DID NOT ATTEND

Bill Comerford	Sons of St. Patrick Hawaii
Willetta Centeio	Hawaii Council on Portuguese Heritage
Gina Nakamura	Hawaii Korean Chamber of Commerce
Soloalii Faalepo	Hawaii Office, American Samoa
Henry Lee	United Chinese Society
Geminiano Arre Jr.	Filipino Community Center

SUMMARY RECORD OF PROCEEDINGS
Facilitator: Geoff Miasnik and Peter Apo

Recorder: Trisha Watson

Formal Introductions

Materials Disseminated: A briefing book containing Briefing Materials was assembled and distributed to the stakeholders for their reference.

Purpose of Meeting: Obtain multicultural stakeholder input on the Kakaako Makai Master Plan Project.

Summary of Discussion Highlights

- Geoff Miasnik, MVE Pacific, Inc., provided a brief history of the Kakaako Master Plan starting from the 2005 Alexander & Baldwin Plan to current status. The Kakaako Community Planning Advisory Council (CPAC) set out vision and guiding principles for the project and MVE Pacific was named as the consultant to move the planning process to the next steps.
- Contents of the "Kakaako Makai – District Master Plan, Briefing Book" were briefly reviewed.
- Brief review of legislation on a cultural marketplace for the area.
- Ask participants what their visions of the area would include, and what would it take to bring those visions to life? What are the purposes of organizations? What kind of activities do these organizations undertake? The goal is to assess whether or not a central gathering place is a viable idea.

Hawaii United Okinawan Association

- HUOA works to promote the Okinawan culture. Started after the war, it is an umbrella organization of over 48 different clubs and groups in Hawaii. Groups organized primarily by hometown, with exception of 5 Oahu interest groups and neighbor island groups.
- Organization has a magazine that is distributed to 10,000 people

statewide.
- Major events include festivals (both on the neighbor islands and on O`ahu).
- Honolulu holds their major festival on Labor Day weekend; it is a 2 day festival.
- Goal is to teach people about the history of Okinawa:
  - » Okinawa had been an independent nation.
  - » Language, dress and dance were distinct.
  - » Taken over by Japanese in mid 1860s.
  - » Language, dress and dance were prohibited by Japanese.
  - » Weapons were taken away from people; karate was born in Okinawa.
- Own property in Waipio Gentry
- Hold a summer picnic every year: Kenjinkai
- One day celebration would include
  - » Shisa (lion dance)
  - » Eisa (drumming)
  - » Traditional Okinawan dances
  - » Sata andagi (Okinawan donut)
  - » Yakisoba
  - » Aomori (drink)
  - » Champuru
  - » Displays on dress and language (including "dress up" opportunities)
  - » Okinawan names
- Attendance would depend on what was included. Performing groups have been a successful way to bring in community members to attend.
- HUOA has been weary of getting involved where there are costs to the organization.
- Revenue from festival has come through sell script. Festival includes food, booths, crafters. Approximately 20,000 – 40,000 attend each year. Many people stay in hotels in Waikiki, bringing in revenue to visitor industry.

Japanese Cultural Center of Hawaii

- Cultural Center incorporated in 1987. Land and buildings were given by Japanese Chamber of Commerce to ensure there would always be a chamber. Chamber is approximately 110 years old.
- Owns two buildings in Makiki; one for revenue. Manoa Grand Ballroom is a tenant. Being outside Waikiki means there is less foot traffic, but location has both positives and negatives.
- There is a need in the community for meeting space.
- JCCH conducts a lot of educational programming to teach people about the Japanese American experience. Currently, there is a program focusing on internment camps in Hawai`i.
- A performing arts venue or program would be helpful to organization.
- A "teaser" or satellite site in Kakaako would be helpful to organization.
- JCCH is an outstanding research entity. Activities include teacher curriculum programs and television programs.
- Cultural activities include
  - » New Year's Ohana Festival (approximately 13,000 people)
  - » Kodomo no hi (Children's Day Festival, held on Children's Day)
  - » Shichi go san (Children's Festival in November)
- Spread of culture occurs basically through food / entertainment / martial arts.
- Japanese and Okinawan communities work together. There is a range of on-going project (e.g., Bishop Museum).

Hispanic Center of Hawaii / United Puerto Rican Association

- Hispanic Center of Hawaii used to have an office on Beretania.
- United Puerto Rican Association owns building at 1249 N. School St. Downstairs is a hall that is rented out. Association uses upstairs area.
- Communities need gathering places.

- Revolving and traveling exhibits would be helpful.
- Organizations have created cookbooks as a way to share culture and generate revenue.
- Festivals are held annually at Kapiolani Park (Hispanic Heritage Festival) and McCoy Pavilion (Salsa Festival).
- Hispanic Heritage Festival and Health Fair is held annually during Hispanic Heritage Month. This year's event will be on October 9. Approximately 5,000 attend.
- Groups fundraise to come and participate.
- Elements of the festival include:
  - » All Hispanic groups (22 countries)
  - » 112,000 Hispanics in Hawaii
  - » Food
  - » Health services
  - » Performing groups
- Latinos first came to Hawaii during the plantation era.
- There are recreation needs (e.g., baseball leagues).
- There are needs for the Hispanic commercial and small business community (e.g., no place for food; cultural events, like salsa dancing, are held in restaurants after-hours).
- There is a need for a performing arts facility.
- Need for place to teach cultural classes.
- Cultural groups and associations are often the point groups for people from other ethnic groups and cultures who are coming to or moving to Hawaii. These groups often serve as information or referral services.

General Discussion/Next Steps

- It would be strategic to identify role and relationship with conventions.
- Should identify role or needs of the Consulates.
- Use local / multicultural celebrities to attract groups and interest.
- Identity needed for any outreach to visitors.
- Community Workshop will be held at the Convention Center on Thursday (4-8 pm)
- Identity if there are waterfront development examples similar to Kakaako for review

CLOSING THOUGHTS

Although the recruitment for the meeting only yielded 3 cultural leaders from the leading Japanese, Okinawan, and Hispanic/Puerto Rican organizations they represented very active and well organized organizations that ambitiously pursue small and large scale public cultural festivals on a regular basis. The cultural events staged by these three groups have the common goal of celebrating their cultures with authenticity and integrity and a sincere desire to share their respective cultures with the general public.

As the dialogue progressed there was a realization that the challenges and opportunities presented by the concept of a Public Cultural Marketplace by the three leaders were probably representative of the whole spectrum ethnic communities even though many of them were not physically represented as the meeting. Those not in attendance will be provided with the meeting materials, this record of proceedings, and invited to provide written comments to the Planning Team.

PROJECT TEAM MEETINGS

Project Team Meeting - May 12, 2010

Building on the outcomes of the first public workshop in January and the subsequent community and stakeholder input received from the series of Focused Group meetings, the Project Team, consisting of HCDA Board and Staff members, the MVE Pacific Planning Team, along with key select individuals from CPAC, began to evaluate how a master plan could be developed and the key strategies to crafting one successfully.

In the first of two Project Team meetings scheduled for May, 2010, the team considered the three distinct Conceptual Plans created by the community participants of Workshop No.1. Several types of evaluations or "tests" of each concept plan was recommended. These "tests" included the following questions:

- Does it create the public gathering place envisioned by the community, as well as the other Guiding Principles?
- Does it benefit and is it supported by broad parts of the public?
- Is there a logical and feasible implementation strategy?

Other quick evaluation points included questions as to the variety of uses a concept would include, noting that uses should be limited to those which can only be accommodated and made distinct in Kakaako Makai, as well as appropriate for day and night activities in the district.

The project's financial specialists, Keyser Marston Associates, presented a primer on waterfront and community development economics. Highlights included frank discussions of the economic opportunities and challenges, specific to Kakaako Makai as well as introducing the project team to typical finance strategies and potential creative applications for public projects of this type. Among the financial tools that can be useful are public, private partnerships, special grants and donations, creation of special property tax districts, in addition to voluntary assessments and payments to a redevelopment area. Discussions of the possibilities of supporting a district or park conservancy were also lively. Keyser Marston then also shared recent case studies of unique public-private developments where these tools and others had been applied. The case study projects included, The Ferry Building, Yerba Buena Park and Mission Bay developments in San Francisco, California. Definitions and discussion of some of these economic tools can be found in this report.

The project team went on to review several concepts presented by the planning team to study a low and medium density alternative as derived from two of the three community diagrams coming out of Workshop No.1. This slide presentation is provided in its complete form in this report and begins with detailing the available development acreages of several of the development lots identified by the community for possible improvements. The low density scheme presented on Page 6 indicates approximately 242,0000 square feet of potential aggregate development area on three separate parcels known by the group as the Cannery Lot, the AAFES Lot and the Front Row of Kewalo Basin Harbor. Also included in support of this development was surface parking on what's known as the Piano Lot. The second, medium density, scheme on Page 13 built on the first and added 104,000 square feet of development to the three parcels used in scheme one along with 44,000 square feet to the Piano Lot and an additional 100,00 square feet to the lot at Forrest Avenue and Ala Moana Boulevard. This second scheme also

envisioned the necessity for structured parking, also on the Piano Lot, to support this amount of planned activity.

Initial "order of magnitude" development capital cost estimates were presented and discussed. These evaluations considered both capital investment and revenue opportunities. The low density scheme net cost estimate including a portion of anticipated district wide public infrastructure investments (total capital cost feasibility) was 76.8 million dollars with 59.4 million dollars as the net cost estimate for the medium density scheme. The complete preliminary analysis is provided in this report. The economic discussion went further to explore how the mix and intensity of uses can be adjusted and how if effects the outcome, as well as how alternative subsidies can be applied to certain uses. It was also noted that in that participants and entities of the Focused Group Forums had noted that if that we to be able to have a home in Kakaako Makai that they could bring the leadership to fundraising and organizational will to a project (i.e. Arts Groups, Hawaii Museum of Music and Dance).

Each of the two proposed schemes were supported with photographic examples, depicting the potential development density envisioned with the building areas noted above, as well as the character of the public spaces, parks and buildings that could be considered for the various development sites in the district.

Optional study sites were identified on the east (ewa) portion of the project district for group discussion purposes as well as providing examples of urban mixed use, including residential, developments that could explore possible complimentary development examples for the four parcels owned by The Bishop Estate/Kamehameha Schools along Ala Moana Boulevard.

Finally, the Project Team meeting presentation explored how short term or initial small catalyst projects often create the energy that can contribute to a model of success for the future of Kakaako Makai.

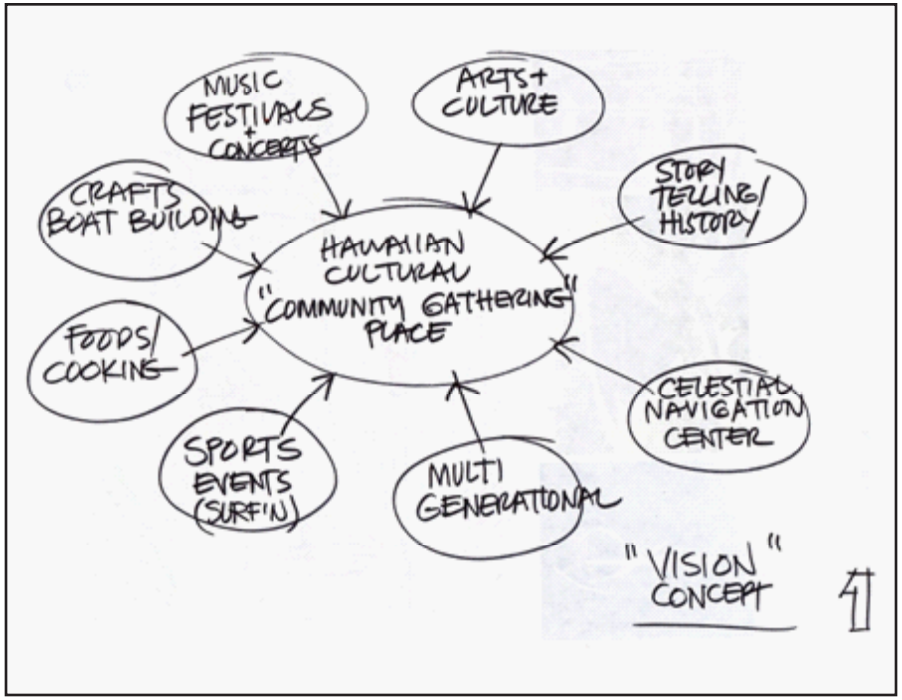
The Project Team members in attendance for this work session offered the following observations:

1. The group reviewed the planning schemes from Workshop No. 1 and noted their preference for Scheme 1 which depicted increased development density only on the currently developed sites, while preferring to keep the undeveloped sites as public open space. It was noted that public open space did not preclude development, but that with careful consideration of uses, establishment of building programs "within a park" could be considered.
2. The group discussed at length what could be distinctly considered as the Government's contribution to support public-private development of this type and suggested that the waterfront promenade, district road improvements and environmental remediation are examples of components that could benefit from public investment.
3. The Project Team requested that a master plan alternatives be developed that support program uses in a park setting as well as schemes that establish the community value (the intangibles) of this redevelopment, in lieu of a financial "value" focus.
4. The participants requested that a fiscal benefit analysis be provided for the potential use of general excise Taxes generated from business entities in the makai district as well as the income tax generated from job creation.
5. The group requested that financial analysis from case study examples such as Presidio and others be presented.
6. The Team discussed the fundamental alternatives for sources of project financing including:
   - Government subsidy at rate of twenty (20) percent.
   - Private benefactors
   - Advocating uses and programs that are self supporting
   - Increase development cost controls: Lower scale. Incremental development.

Project Team Meeting - May 25, 2010
Two weeks following the Project Team reconvened to continue the discussion of crafting master plan alternatives utilizing the community input to date. The goals of this session were to explore:

- Site Vision / Vision components
- Obstacles to overcome to achieve the vision
- Strategies to achieve the vision
- Specific next steps. How to start & where
- Cultural campus illustrative diagram
- Meeting conclusions & next steps in plan process

Site Vision / Vision Components:
Reinforced by the CPAC Vision and Guiding Principles the following concepts and elements were considered for inclusion in the master plan alternatives:



- A gathering place for the community
- A cultural public market
- An arts / cultural center
- A place for locals where tourists are also welcome
- Existing medical and ocean research elements
- A place that capitalizes on the positive features of the site:
  - » Kewalo Basin
  - » Ala Moana Boulevard to the ocean
  - » Children's Discovery Center (upgrade)
  - » Park (upgrade)
  - » Initial food and beverage theme
  - » Potential linkages for critical mass

Obstacles to Overcome to Achieve the Vision:
Not least among the challenges facing redevelopment of Kakaako Makai are the realities of funding availability, the limitations imposed on high value generators such as residential development, a need to energize the neighborhood to establish successful initial development and the strong economic need to provide resources to support long term maintenance and operations of any public or private improvements.

Strategies to Achieve the Vision
What then are the strategies to support implementation of the community vision? Several ideas discussed included:

- Proceed in increments: expect any plan to evolve over 10-20 years
- Initial steps to include improvements to support festivals / celebrations
- Build first increment that brands the site and is consistent with:
- The vision
  - » Gathering place
  - » Improving site identity
- Later steps are built as public funding and market conditions permit

- Create linkages that reinforce place / site recognition
- Decide on bundle of permitted uses
- Maximize public access to water's edge
- Use interior parcels for temporary uses including surface parking with later permanent uses

What happens first - how to start & where?
Where to begin? Great question. Suggestions that were presented and discussed included:

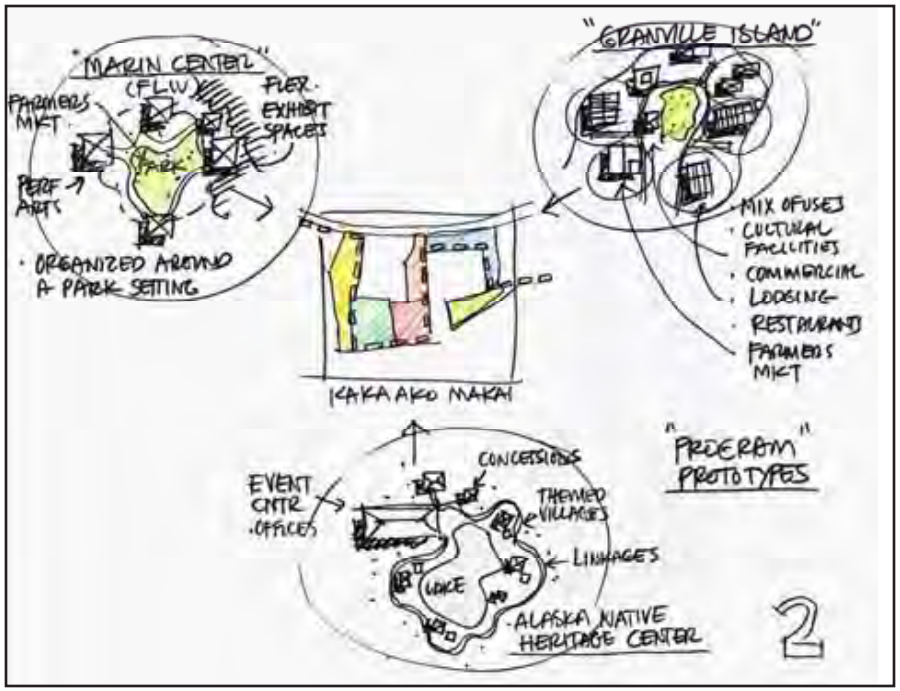
- Prioritize lower capital cost improvements. Simplify. Temper the grand plan.
- Create interim, perhaps like a temporary farmer's market, as well as permanent events at site
- Focus initial development and events on water or create linkages per illustrative diagram
- Public to fund, as funds become available, initial public improvements that capitalize on water's edge
- HCDA to prepare Requests for Proposals to attract developers to build Cultural Public Market
  - » After agreement on overall site vision
  - » After agreement that Cultural Public Market early start is important
  - » After initial funding is in place to upgrade site and cover costs of Cultural Public Market. See this report for initial cost feasibility of a Cultural/Public Market and Gathering Place

<u>Conceptualizing the physical organization of Plan alternatives:</u>
Prototypes: What prototypes of similar Cultural Public Marketplaces might be explored? How can these examples provide hints to their physical organization and arrangement? What similarities to Kakaako Makai might be uncovered?

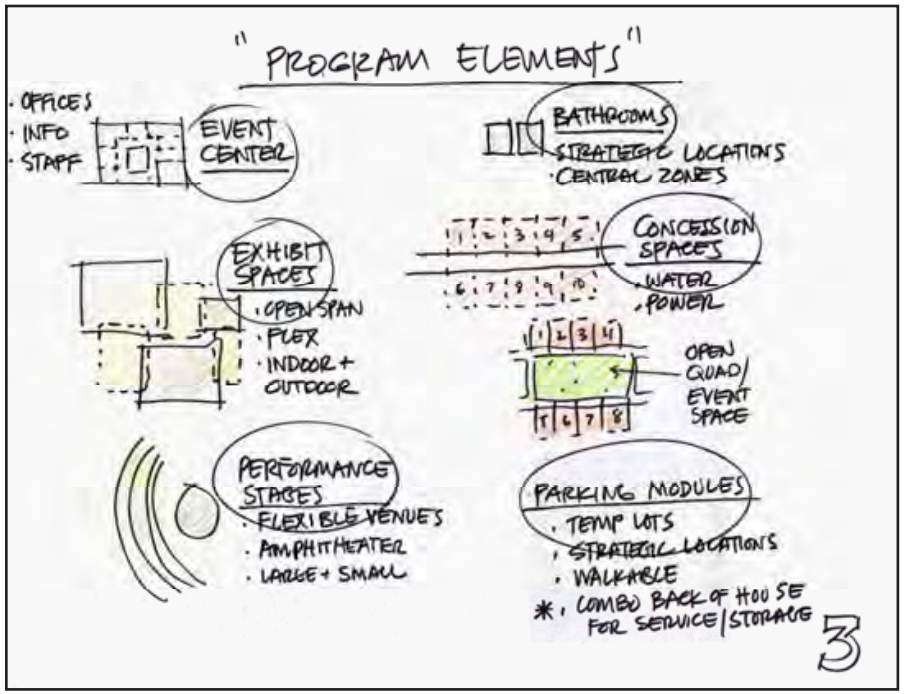
- Granville Island - Vancouver, British Columbia
  - » Waterfront location on reclaimed industrial land
  - » Culturally influenced mixed uses
  - » Organized around great open public spaces

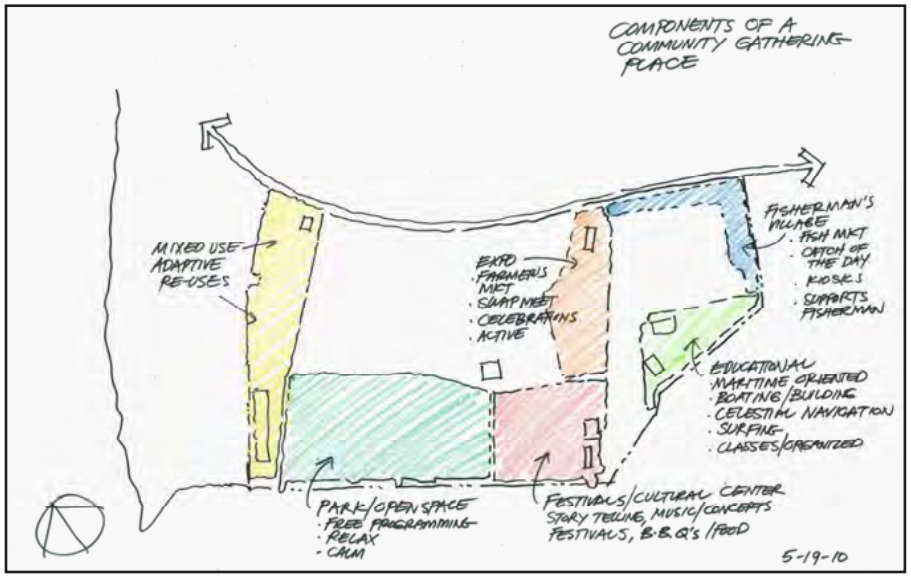
- Alaskan Native Heritage Center - Anchorage, Alaska
  - » A central Gathering Place - The Hall of Cultures
  - » Cultural heritage of five major native cultural groups presented through first hand engagement of storytelling, authentic Native song, dance and art demonstrations
  - » Authentic outdoor themed villages in natural earth and water landscapes

- Marin Center, San Rafael, California
  - » 55-acre public use facilities and festival grounds organized in a park setting, around a 14-acre lagoon. Home to the Marin County Fair
  - » Performing Arts and Exhibition Hall
  - » Community Meeting Facilities

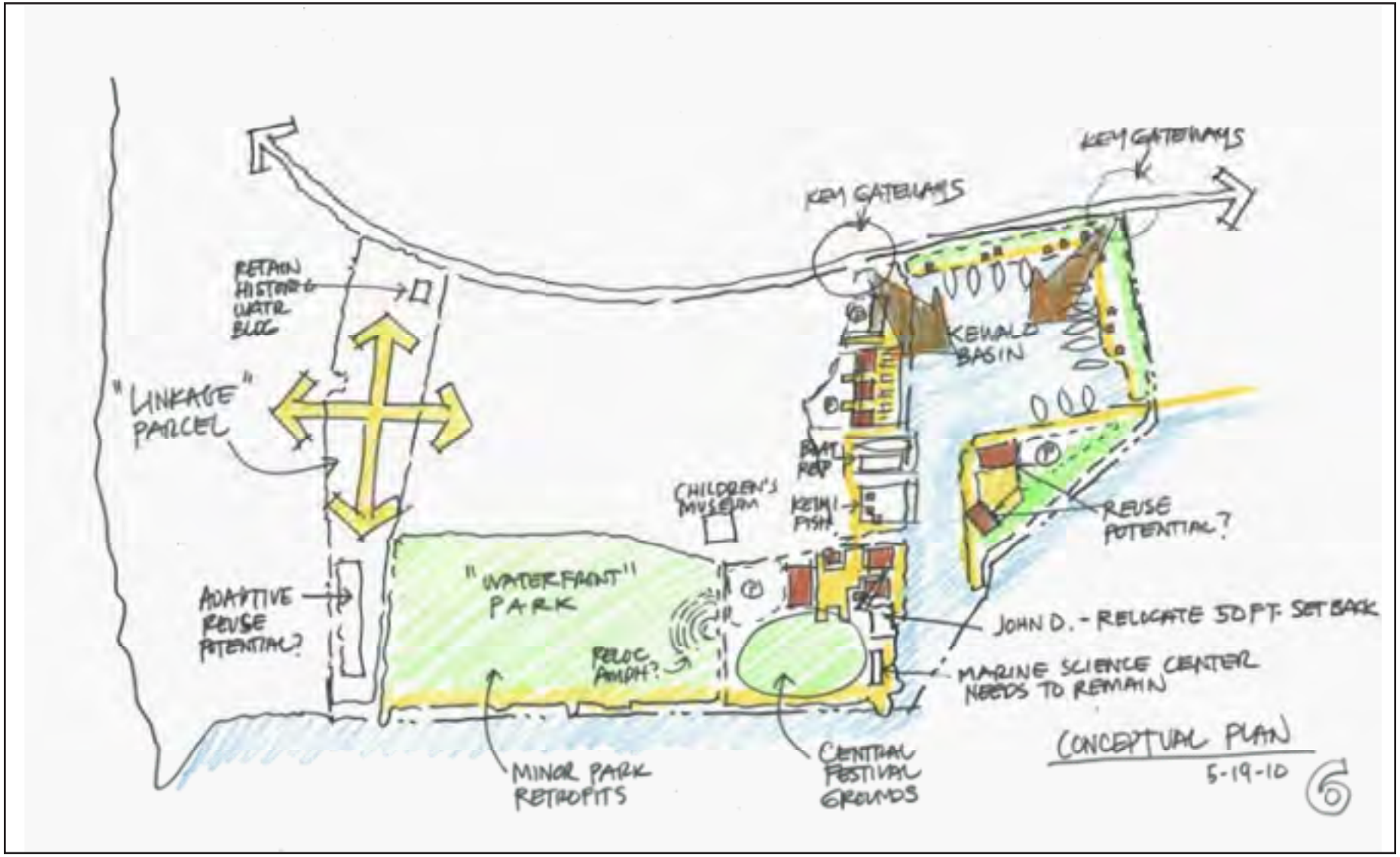


Land Use Alternatives: Considering the community and stakeholder vision of Kakaako Makai, how might the components of a community gathering place be organized in the district?





An Example Concept:
Considering the previous organizational diagram, a conceptual plan alternative might look like the following:



Preparations for Workshop No. 2:

Discussions rounded out with an outline of presentations to be prepared for Community Workshop No. 2 and included:

- Update for the broader community of the planning activities from January through May of 2010 including;
  - » Conceptual Plan Diagrams from Workshop No.1
  - » Focused Group meeting reports
  - » General public comments received through the HCDA Project Web Portal
  - » Economic Primers: Specific challenges and opportunities. Finance tools. Concepts, costs, funding sources and implementation strategies to explore in the community breakout sessions.
  - » Master Plan alternatives as derived from the community input and focused group and planning team collaboration meetings to date.

KAKAAKO MAKAI
MASTER PLANNING

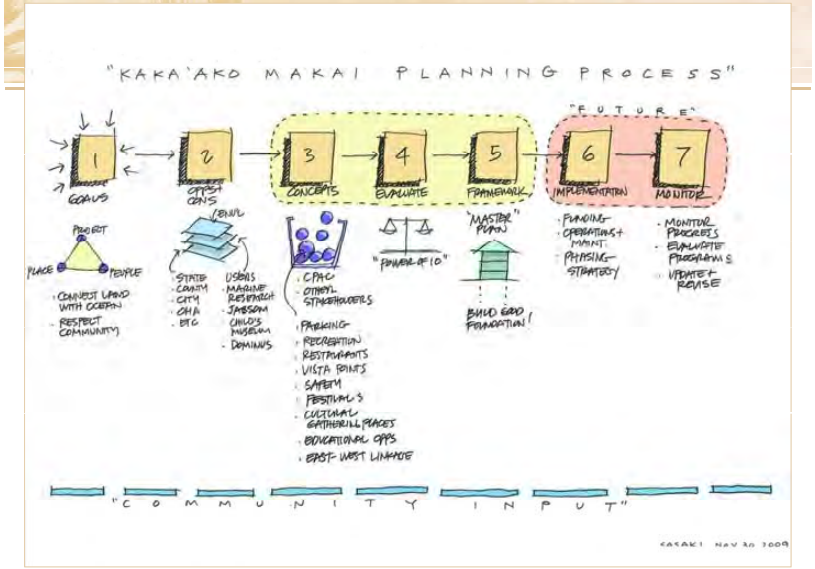
PROJECT TEAM MEETING PRESENTATION

December 5, 2010

Kaka'ako Makai District Master Planning

May 11, 2010

MVE Pacific, Inc.
Sasaki Associates, Inc.
Keyser Marston Associates
Townscape, Inc.
The Peter Apo Company
Project for Public Spaces
Wilson Okamoto Corporation



Scheme 1

Scheme 2

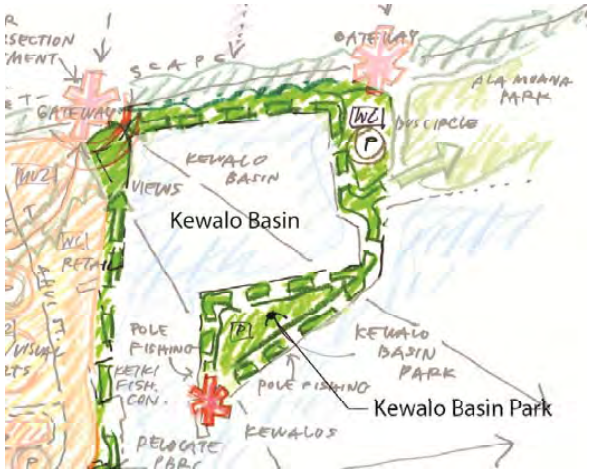
Scheme 3

Scheme 1

Scheme 2

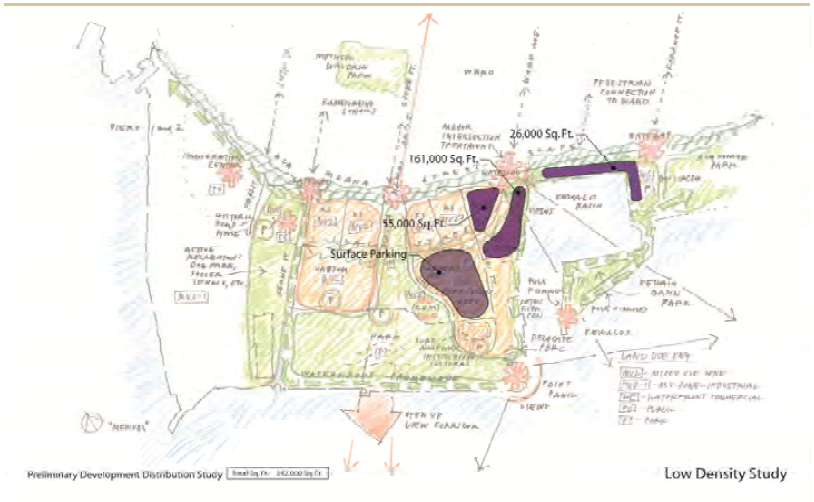
Scheme 3

Waterfront and Park diagram

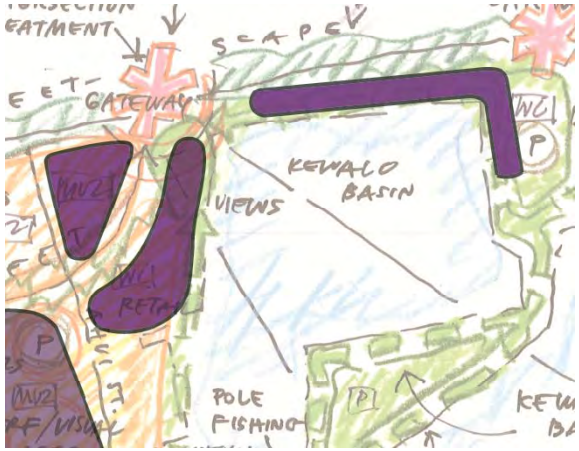

Kewalo Basin
Kewalo Basin Park
KEWALO BASIN
VIEWS
POLE FISHING
KEWALO BASIN PARK
KEWALOS
GATEWAY
ALA MOANA PARK
BUS CIRCLE

Place Evaluation Study Areas

Scheme 1



Low Density Study

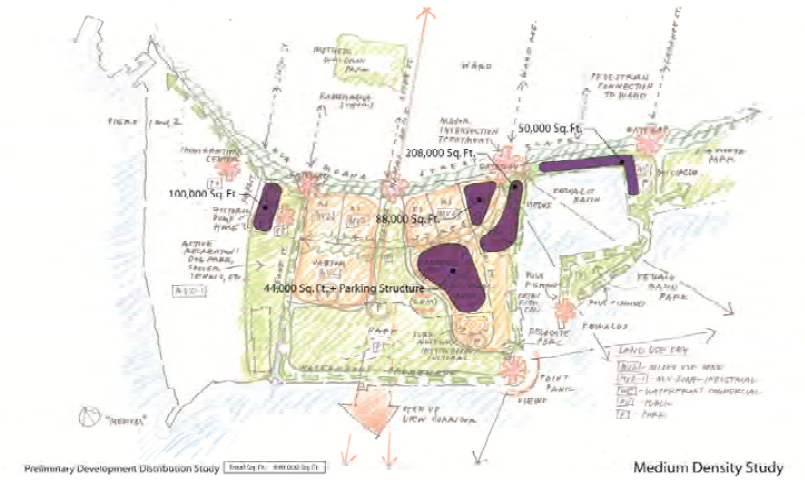


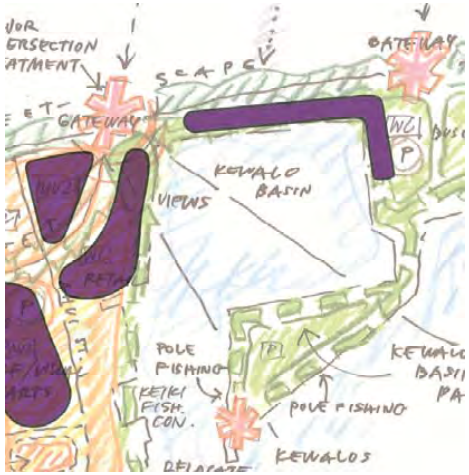
RESTAURANT
PARK

PUBLIC MARKET

WARD
PEDESTRIAN CONNECTION TO WARD
KEWALO BASIN
KEWALO BASIN PARK
LAND USE KEY
POINT PANIC
VIEWS
VIEW CORRIDOR

Scheme 2


50,000 Sq. Ft.
208,000 Sq. Ft.
100,000 Sq. Ft.
88,000 Sq. Ft.
44,000 Sq. Ft. + Parking Structure
Preliminary Development Distribution Study
Medium Density Study


GATEWAY
GATEWAY
KEWALO BASIN
VIEWS
POLE FISHING
KETKI FISH. CON.
POLE FISHING
KEWALOS

STREET
GATEWAY
VIEWS
KS
MV2
POLE

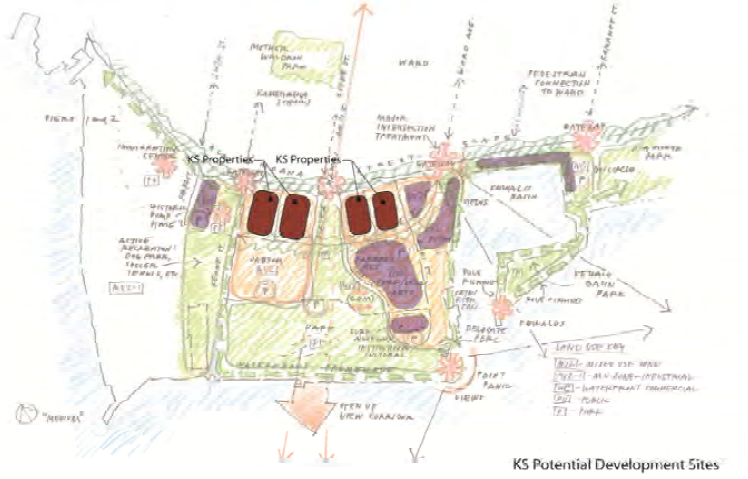
FARMERS MKT.
MV2
PERF/VISUAL ARTS
(CDM)
POLE FISHING
KEIKI FISH. CON.
SURF MUSEUM/ INSTITUTIONAL
RELOCATE PBRC

MOCA

IMMIGRATION CENTER
HISTORIC PUMP HOUSE
ACTIVE RECREATION: DOG PARK, SOCCER TENNIS, ETC.
MV2-1
KEAWE ST.
WATERFRONT

Optional Sites
Optional Development Sites

Optional Sites


KS Properties
KS Properties
KS Potential Development Sites

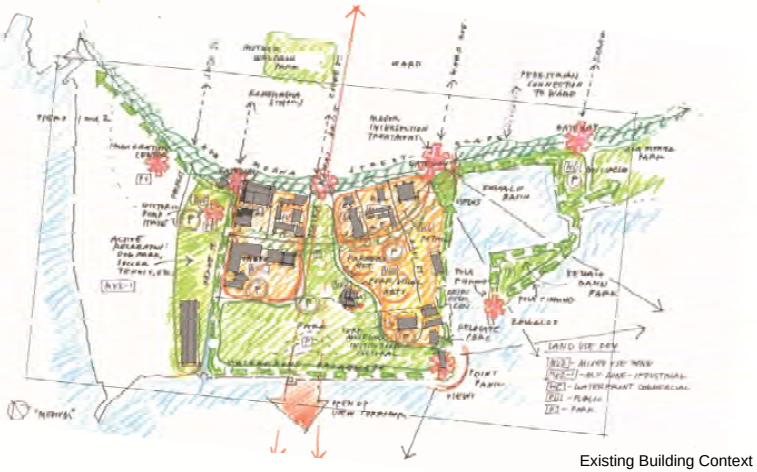
Coffee

Kaka'ako Makai District Master Planning

May 11, 2010

MVE Pacific, Inc.
Sasaki Associates, Inc.
Keyser Marston Associates
Townscape, Inc.
The Peter Apo Company
Project for Public Spaces
Wilson Okamoto Corporation

High Intensity



Existing Building Context

Qualities of a Great Waterfront Destinations

1. Surrounding Buildings Enhance Public Spaces

PPS PROJECT for PUBLIC SPACES

2. Limits are Placed on Residential Development

PPS PROJECT for PUBLIC SPACES

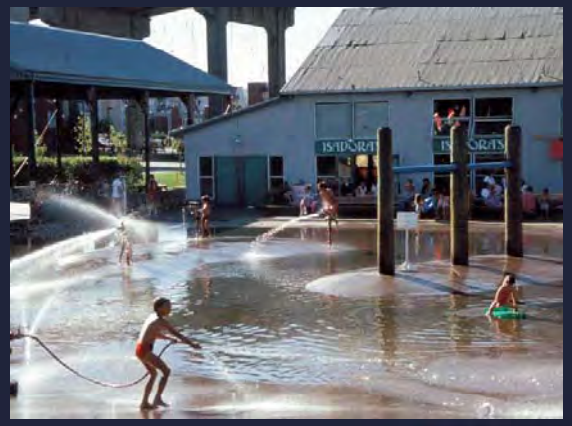
3. Activities go on Round-the-Clock and Throughout the Year

PPS PROJECT for PUBLIC SPACES

4. Flexible Design Fosters Adaptability

PPS PROJECT for PUBLIC SPACES

5. Creative Amenities Boost Everyone's Enjoyment



PPS PROJECT for PUBLIC SPACES

6. Let every man, woman, and child walk safely on the highway

PPS PROJECT for PUBLIC SPACES

7. Uses at the Water's Edge

PPS PROJECT for PUBLIC SPACES

Qualities of a Great Waterfront Destinations

PPS PROJECT for PUBLIC SPACES

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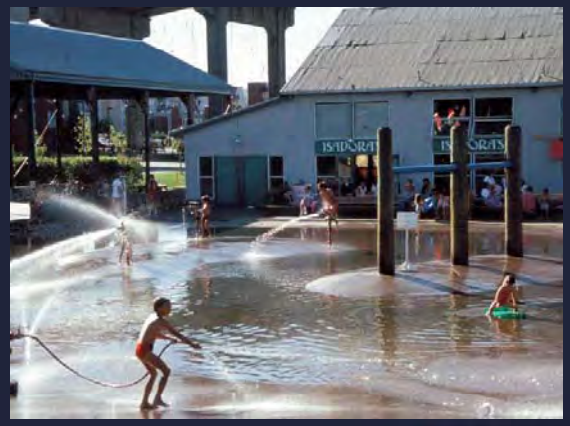

PPS PROJECT for PUBLIC SPACES

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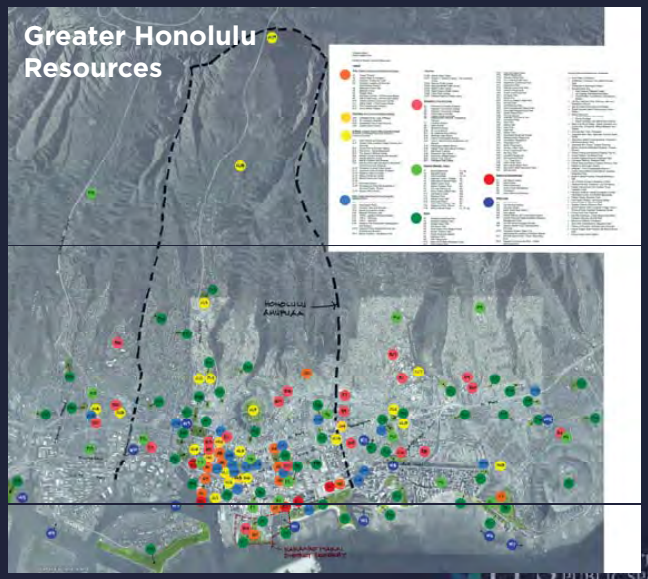
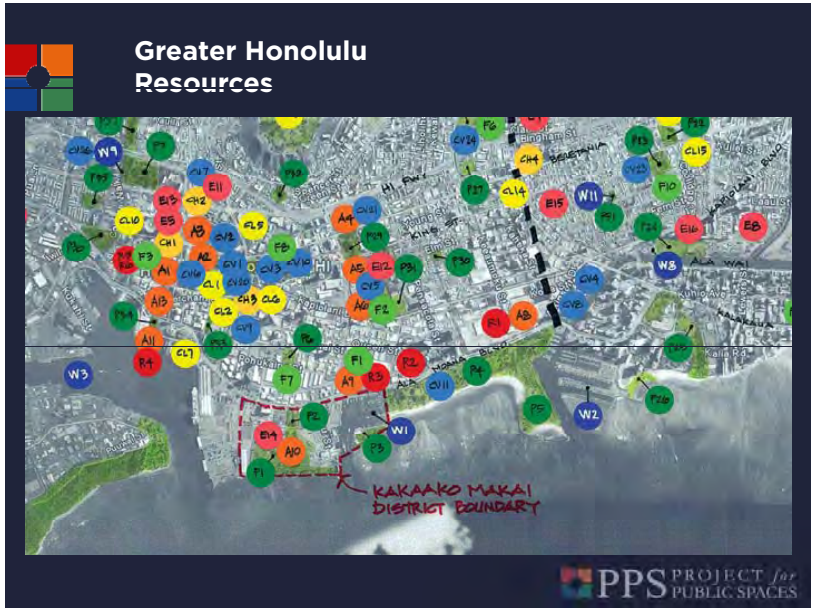
PPS PROJECT for PUBLIC SPACES

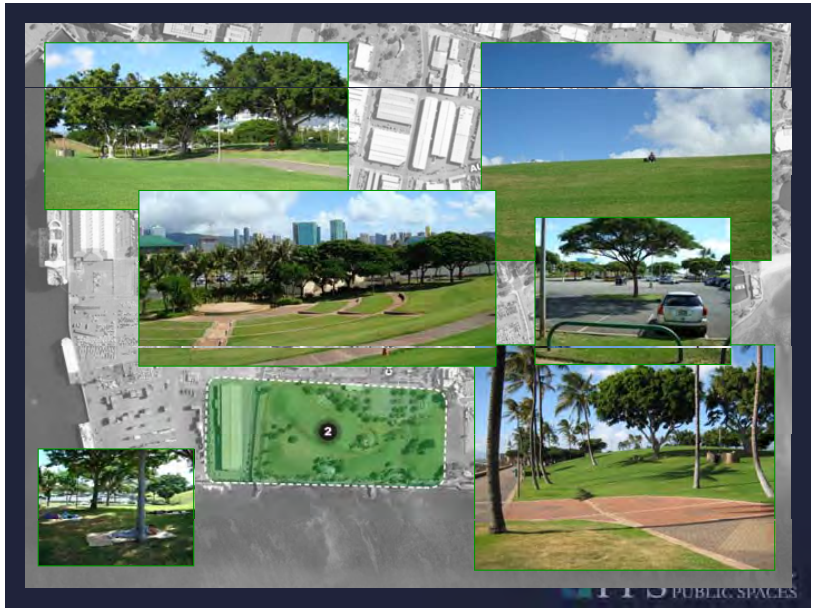


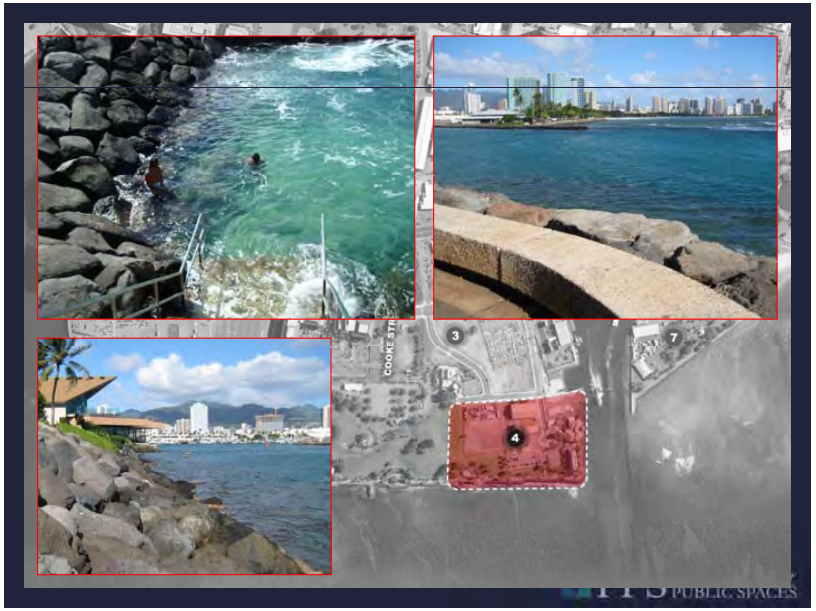

Greater Honolulu
Resources
KAKAAKO MAKAI
DISTRICT BOUNDARY
PPS PROJECT for PUBLIC SPACES

Gateway Park
Ala Moana Boulevard
City & County 2045
KS
KS
KS
KS
AAFES Building (DAGS) 2018
Kewalo Basin
Kewalo Basin Park
JABSOM Parking 2059
JABSOM 2059
HCDC 2035
Keiki Fishing Conservancy
Kakaako Waterfront Park
Radio Tower 2035
John Dominis 2042
PBRC 2030
Long Term Lease (Year of Expiration)
Kamehameha Schools Property
KAKAAKO MAKAI MASTER PLANNING DISTRICT
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
PPS PROJECT for PUBLIC SPACES

SOUTH STREET
ALA MOANA BLVD.
ILALO STREET
COOKE STREET
1
PPS PUBLIC SPACES

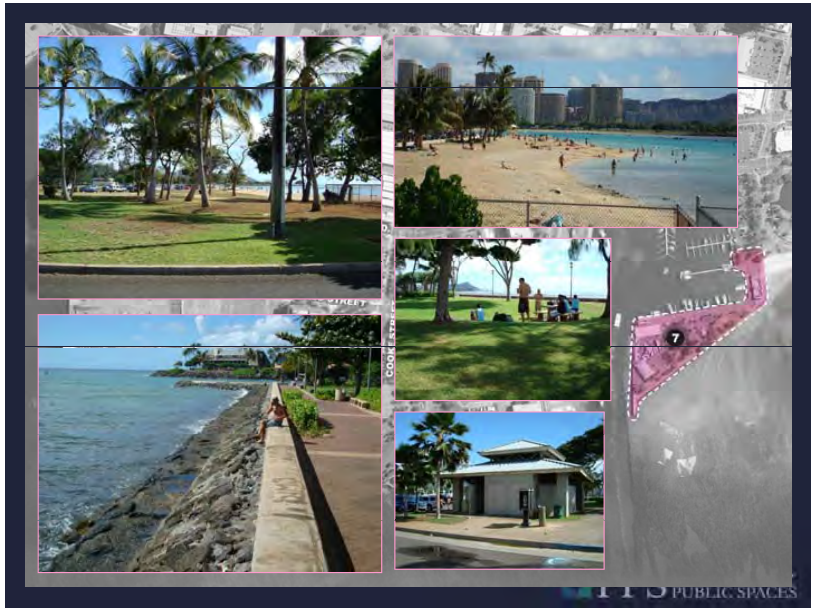
2
PPS PUBLIC SPACES


2
PUBLIC SPACES


COOKE STR
3
4
7
PUBLIC SPACES

UAHI STREET
5
6
7
4
PUBLIC SPACES

HONOLULU
SCREAMER
HAVE ICE
6
1
PUBLIC SPACES


COOK STREET
7
PUBLIC SPACES

KALO STREET
COOK STREET
6
7
PUBLIC SPACES

KAKAAKO MAKAI
MASTER PLANNING

GLOSSARY OF POTENTIAL FINANCING TOOLS

GLOSSARY OF POTENTIAL FINANCING TOOLS
KAKA'AKO MAKAI MASTER PLANNING

Tax Increment Financing (TIF)

What it is: A method of financing through the capturing of a portion of the increase in property taxes over a fixed "base amount" within a specified redevelopment district. Commonly when developments improve or elevate the type of use in a particular area, the applicable tax rates increase with the improvement. The change between the base or original rate and the new rate is referred to as the increment. The tax increment can be used to sell bonds to fund or reimburse for capital improvements.

Pros: TIF can help close feasibility gaps and incentivize development to occur sooner than would otherwise be possible.

Cons: . Although enabling legislation is in place for TIF in the State of Hawaii, property taxes are levied and collected by the City and County of Honolulu. As this is a State project on State land, there will be an inherent need for tax revenue sharing between the County and the State. This is a political hurdle. Also, tax increment revenue is not generated until after development occurs, thereby requiring other sources (potentially the state) to advance the funds for capital improvements and construction until TIF is in place and tax revenues are collected.

Community Facilities District (CFD) Financing

What it is: A method of financing with bonds, on a tax-exempt basis, certain public facilities, typically roads and infrastructure, within a special district. The debt service of the bonds is paid by property owners in the district through a special tax or assessment above existing tax rates.

Pros: Finance costs are at a low interest rate; does not use tax revenues that otherwise would go to other taxing agencies.

Cons: Requires additional legislation and resources to operate and manage the program in Hawaii(?). Also, the CFD revenue is not likely to be available until after development occurs, thereby requiring other sources (potentially the state) to advance the funds for capital improvements and construction until CFD financing is in place and revenues are collected. As a substantial amount of the project's improvements are anticipated to be on public land, there are few private property owners upon whom to levy the debt obligation.

Common Area Maintenance (CAM)

What it is: An ongoing charge on property owners to pay for operating and maintenance costs for a project or area. There already exists a Waterfront CAM charge for property owners in Kaka'ako Makai that pays for public improvements such as street and park maintenance, security, and landscaping. However, the state currently pays the majority of these costs.

Pros: Does not require public funding.

Cons: Does not fund up-front capital improvements or construction costs. As a substantial amount of the project's improvements are anticipated to be on public land, there are few private property owners upon whom to levy the debt fee.

Business Improvement District (BID)

What it is: A mechanism to collect ongoing fees from a group of property owners in a district to pay for operating and maintenance costs, and sometimes capital improvement costs.

Pros: Does not require public funding.

Cons: Requires additional legislation to implement in Hawaii(?)

Conservancy

What it is: In general, a non-profit organization dedicated to the implementation, maintenance, and operation of a public purpose asset, such as a park, often done in partnership with public agencies.

Pros: Conservancies can be very effective at raising funds from individual, corporation, and foundation donors, as well as public grants.

Cons: Mostly used for parks and open space rather than urban uses; success of fund raising is dependent upon a group of donors dedicated to the specific purpose.

Note: Other financing tools such as Infrastructure Finance Districts (IFD's) and others are variations of the above that have been used in specialized situations but may not been appropriate for Kakaako Makai.

KAKAAKO MAKAI
MASTER PLANNING

PRELIMINARY ECONOMIC ANALYSIS

May 12, 2010

Outline of Economic Issues

Kaka'ako Makai Master Planning

KEYSER MARSTON ASSOCIATES.

Economic Opportunities

- Waterfront Location/Views
- Adjacencies
  - Waikiki
  - Downtown
  - Future Redevelopment of Ward and KS Properties
- Existing Assets to Build on
  - Parks/Marina
  - Children's Discovery Museum
  - Surfing
  - Research/Education/Biotech

KEYSER MARSTON ASSOCIATES

2

Economic Challenges

- Lack of Identity/Vision
- Demolition and Environmental Remediation Costs
- Backbone Infrastructure Needs
  - Ilalo/Punchbowl Extension
  - Improve Streetscape/Image
- Market Limitations to Permitted "Value Generators" (Retail and Private Office)

KEYSER MARSTON ASSOCIATES

3

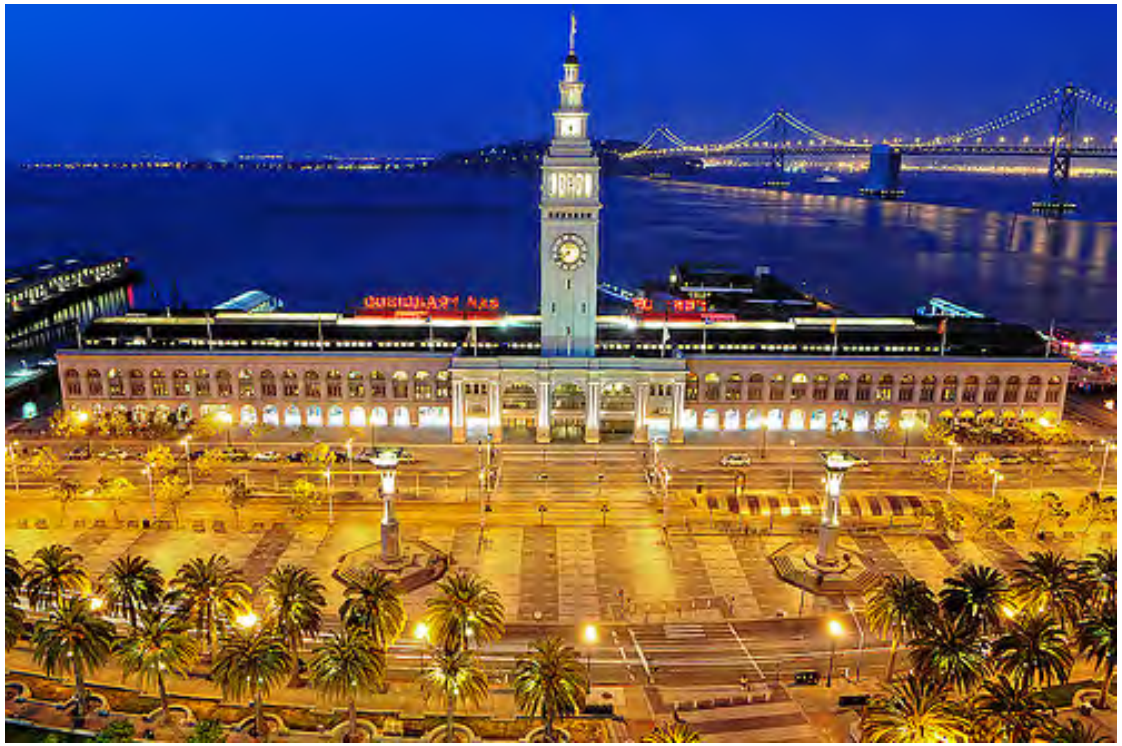
Potential Financing Tools

- Mix of Public and Private Development
- Grants/Donations
  - Government
  - Foundations
- Property Taxes
  - Tax Increment
- Additional Assessments/Payments
  - Community Facilities Districts (CFD) (bonds)
  - Business Improvement Districts (BID)
  - CAM
- Conservancies

KEYSER MARSTON ASSOCIATES

4

San Francisco Case Studies



Ferry Building

KEYSER MARSTON ASSOCIATES

5

San Francisco Case Studies

Yerba Buena

KEYSER MARSTON ASSOCIATES

6

San Francisco Case Studies

Mission Bay

KEYSER MARSTON ASSOCIATES

7

KAKAAKO MAKAI
MASTER PLANNING

INITIAL COST FEASIBILITY MARKETPLACE

May 12, 2010

Table 1.
Key to Land Use Parcels
HCDA Properties
Kaka'ako Makai Master Planning

Note: Areas of public streets are not included
All acreages are approximate

Existing Land Use	Total Acres	Assume no Change	Opportunity Sites	Opportunity Sites by Zone: Total	Zone 1 *Science / Research*	Zone 2 *Park / Open Space*	Zone 3 *High Value*	Zone 4 *Maritime / Mkt / Cultural*
Historic pump station	0.5	0.5						
City water treatment	1.7	1.7						
JABSOM campus	9.1	9.1						
JABSOM parking lot (1)	5.5	5.5						
Existing warehouse by channel	5.0	5.0						
Waterfront Park	30.8	30.8						
Gateway Park 1	2.0	2.0						
Gateway Park 2	2.3	2.3						
Children's Discovery Center	2.2	2.2						
PBRC	0.9	0.9						
John Dominis	1.1	1.1						
Kewalo Basin Park	5.6	5.6						
Lot adjacent to Historic pump station	3.3		3.3	3.3	3.3			
Piano lot	7.5		7.5	7.5			7.5	
C&C Baseyard	2.2		2.2	2.2			2.2	
Look Lab	3.2		3.2	3.2			3.2	
KKFC (portion?)	1.7		1.7	1.7				1.7
Honolulu Marine parcel	3.3		3.3	3.3				3.3
Fisherman's Wharf parcel	4.9		4.9	4.9				4.9
AAFES Building parcel	2.3		2.3	2.3			2.3	
Marina parcel	5.6		5.6	5.6				5.6
Lot adjacent to Kewalo Basin Park	0.4		0.4	0.4				0.4
Lot adjacent to Kewalo Basin Park	2.0		2.0	2.0				2.0
Total HCDA Properties	103.1	66.7	36.4	36.4	3.3	0.0	15.2	17.9

KS Makai Properties	12.1							

(1) JABSOM parking lot is potentially an opportunity site if replacement parking can be provided.

Table 2.
Summary of Program Scenarios
Kaka'ako Makai Master Planning
HCDA

	Zone Location	Scenario 1 Lower Density/ Lower Value			Scenario 2 Medium Density/ Medium Value		
		Acres	Bldg SF	FAR	Acres	Bldg SF	FAR
I. Unchanged Uses							
Existing Park Uses	Zone 2, 4	40.7			40.7		
JABSOM Campus	Zone 1	9.1	320,000	0.8	9.1	320,000	0.8
JABSOM Parking	Zone 1	5.5			5.5		
Children's Discovery Center	Zone 2	2.2	40,000	0.4	2.2	40,000	0.4
Other (1)		9.2			9.2		
Total Unchanged Uses		66.7	360,000	0.1	66.7	360,000	0.1
II. New Uses (Opportunity Sites)							
Cultural / Public Market							
Fresh Food Pavilion (& Farmer's Mkt)	Zone 4	1.0	22,000	0.5	1.5	33,000	0.5
Retail/Restaurant	Zone 3, 4	3.0	105,000	0.8	4.5	157,500	0.8
Arts & Cultural	Zone 3, 4	2.0	60,000	0.7	2.3	67,500	0.7
Subtotal		6.0	187,000	0.7	8.3	258,000	0.7
Parks & Open Space	Zone 3, 4	13.8	0	0.0	2.7	0	0.0
Private Office	Zone 1, 3	0.0	0		3.0	144,000	1.1
State Office	Zone 3	1.3	55,000	1.0	2.0	88,000	1.0
Surface Parking (2)	All Zones	15.4	0	0.0	20.5	0	0.0
Total New Uses		36.4	242,000	0.2	36.4	490,000	0.3

---

(1) "Other" uses are: Historic pump station, City water treatment, John Dominis, PBRC, warehouse adjacent to chann
(2) Includes some parking for existing uses (e.g. marina). Approximately 2,000 surface parking spaces in Scenario 1 and 2,500 surface parking spaces in Scenario 2, not include parking for JABSOM or future Cancer Center. Higher density scenarios will likely require structured parking garages.

ALL FIGURES PRELIMINARY ORDER OF MAGNITUDE FOR DISCUSSION PURPOSES

Table 3.
District-wide Public Improvement Costs
Kaka'ako Makai Master Planning
HCDA

$millions

	Scenario 1 Lower Density/ Lower Value	Scenario 2 Medium Density/ Medium Value
District-wide Public Improvement Costs		
Demolition & Remediation	$17.9	$17.9
Waterfront Promenade	$15.7	$15.7
Streetscape & Landscape	$4.9	$4.9
Ilalo Street/Punchbowl Extension	$14.4	$14.4
Total	$52.8	$52.8

ALL FIGURES PRELIMINARY ORDER OF MAGNITUDE FOR DISCUSSION PURPOSES

Table 4.
On-site Value in Support of Capital Costs
Kaka'ako Makai Master Planning
HCDA

		Prelim. Subsidy/Value Assessment	Prelim. Subsidy/Value Range *
	Components of Cultural/Public Market:		
1	Fresh Food Pavilion (& Farmer's Market)	Positive economic contributor	± $25 per building sq. ft. (1)
2	Retail/Restaurant	Positive economic contributor	± $75 per building sq. ft. (1)
3	Arts/Cultural - "lower intensity" (2)	Capital cost subsidy needed	± $100 subsidy per building sq. ft. (4)
	Other Uses Analyzed:		
4	Passive Park	Capital cost subsidy needed	$0.5M to $1M cost per acre
5	Active Park (sports fields, etc.)	Capital cost subsidy needed	$1M to $2M cost per acre
6	Arts/Cultural - "higher intensity" (3)	Capital cost subsidy needed	± $250 subsidy per building sq. ft. (4)
7	Private Office	Positive economic contributor	± $50 per building sq. ft. (1)
8	State Office	Revenue & cost neutral (5)	

* On-site subsidy/value based on relationship between estimated income and estimated capital costs.

---
(1) Ground rent from retail/restaurant, private office, and Fresh Food Pavilion can be capitalized through a pre-paid ground lease.
(2) Arts/Cultural "lower intensity" represents a range of uses such as a cultural/community center, surf exhibition, visitor center, etc.
(3) Arts/Cultural "higher intensity" represents such uses as a new performing arts center, aquarium, Presidential library.
(4) For Arts/Cultural uses, preliminary assumption is that 30% of total project costs are funded with grants/fundraising.
(5) State Office use is assumed to be revenue and cost neutral with respect to this analysis, except the cost of parking, which is included as a cost of the overall project.

ALL FIGURES PRELIMINARY ORDER OF MAGNITUDE FOR DISCUSSION PURPOSES

Table 5.
Net Cost/(Value) of Opportunity Sites (capital cost)
Kaka'ako Makai Master Planning
HCDA

$millions

	Scenario 1 Lower Density/ Lower Value	Scenario 2 Medium Density/ Medium Value
Net Cost of Opportunity Sites (capital cost)		
Parks & Open Space	$12.3	$1.9
Private Office	none in Scenario 1	($6.9) (4)
State Office Use (2)	see Note (1)	see Note (1)
Cost of Surface Parking (3)	$13.0	$16.3
Subtotal	$25.3	$11.2
Cultural / Public Market:		
Fresh Food Pavilion (& Farmers Market)	($0.5) (4)	($0.8) (4)
Retail/Restaurant	($8.0) (4)	($12.1) (4)
Arts & Cultural (1)	$7.3	$8.2
Subtotal	($1.3)	($4.6)
Total Net Cost of Opportunity Sites	$24.0	$6.6

---

(1) For Arts/Cultural uses initial assumption is that 30% of capital costs are funded by grants, donors, etc.
(2) State Office use is assumed to be revenue and cost neutral with respect to this analysis, except the cost of parking, which is included as a cost of the overall project.
(3) Cost of surface parking does not yet assume any parking income; a parking study is being undertaken. Higher density scenarios will likely requiring structured parking garages at ±$35K per stall vs. surface at ±$6K per stall.
(4) Offsetting value from Private Office, Fresh Food Pavilion, and Retail/Restaurant can be realized through a pre-paid ground lease from these uses.

ALL FIGURES PRELIMINARY ORDER OF MAGNITUDE FOR DISCUSSION PURPOSES

Table 6.
Summary of Economics (New Development)
Kaka'ako Makai Master Planning
HCDA

$millions

	Scenario 1 Lower Density/ Lower Value	Scenario 2 Medium Density/ Medium Value
Total Capital Cost Feasibility		
District-wide Public Improvements (from Table 3)	$52.8	$52.8
Net Cost of Opportunity Sites (from Table 5)	$24.0	$6.6
Feasibility Gap Requiring Add'l Funding Sources	$76.8	$59.4
Operating/Maintenance Costs		
District-wide Operating/Maintenance Costs (1)	- est. $3-$4 million/year	
Potential Add'l Sources to reimburse cost of Public Improvements (after project is built)		
CFD Financing	$19.2	$21.5
Tax Increment Financing	$13.7	$15.3
Total	$32.9	$36.7

---

(1) Potentially, district-wide operating costs such as street and park maintenance can be paid by owners of private development in Kaka'ako Makai through the Waterfront CAM.

KAKAAKO MAKAI
MASTER PLANNING

HCDA PRESENTATION: PROCESS AND PLAN EXPECTATIONS

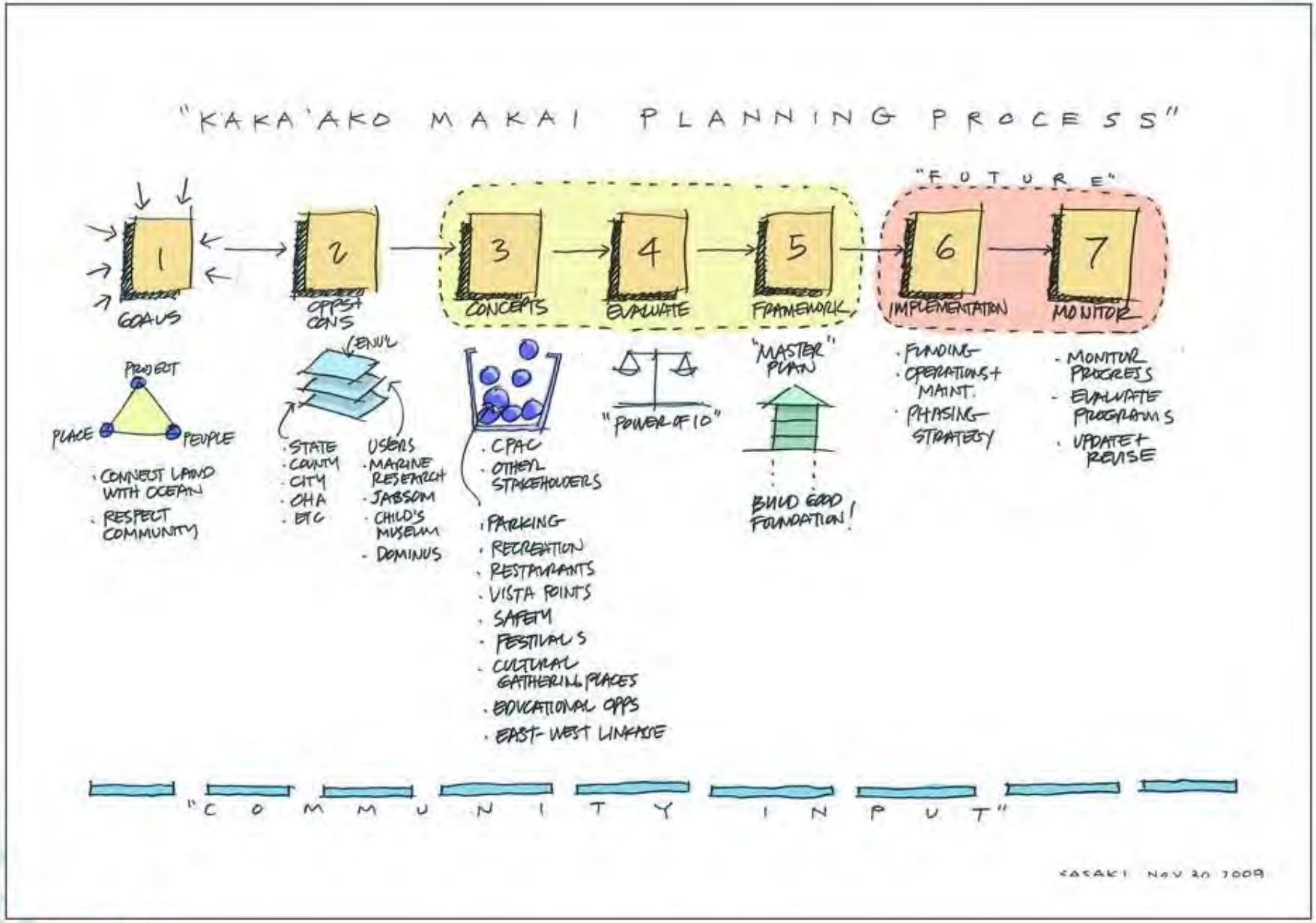
June 17, 2010

Kakaako Makai Conceptual Master Planning Program Objectives

Hawaii Community Development Authority
Anthony Ching
June 17, 2010

Conceptual Master Planning Process

- **Transparent Public Participation & Planning Process**
  - **Widespread Public Involvement is an Objective**
    - **Web Hosted Public Comment Forum Established (hcda-public-consultation.org)**
    - **Plan Document Available at Website**
    - **Neighborhood Boards Alerted**
    - **Presentations to Kakaako Stakeholders**
    - **Public Workshops**
  - **Community Planning Advisory Council (CPAC) Participation**



Kaka'ako Makai HCDA

Planning Proces

Master Planning Process Products

- **Kakaako Makai Area Master Plan**
  - **Range of Projects for Specific Development Sites as a Part of a Regional Plan**
  - **Economic Analysis for these Projects that Illustrate the Feasibility and Sustainability of the Selected Range of Projects**
  - **A Record of Public Comment, Basis & Support for Each Proposed Use Activity or Facility Proposed in the Plan**
  - **A Basis by which the HCDA would review Future/Proposed Development Projects**

Master Planning Process Products

- **Kakaako Makai Area Master Plan**
  - **Near Term Projects for Existing Park Facilities**
    - **May Include Priority Repair & Construction Projects**
    - **May Include Reconfiguration of Existing Park Facilities or Grounds**
  - **Priority Park Acquisition or Expansion Projects**
  - **Priority Traffic/Circulation Projects to Enhance Makai Area Access and Use**
  - **Coordination of Complementary Fast Land Uses/Facilities w/Kewalo Basin Harbor Repair/Redevelopment**

Master Planning Process Products

- **Kakaako Makai Area Master Plan**
  - **Demonstrated Coordination w/the Development Plans of the JABSOM, Cancer Research Center and Other Program Initiatives of the University of Hawaii**
  - **Demonstrated Consistency w/the Needs of the Department of Transportation's Operation of Honolulu Harbor**
  - **Demonstrated Compliance w/Legislative Instructions and Mandates**
    - **Cultural Public Market Place**
    - **Public Gathering Place**

Master Planning Process Products

- **Kakaako Makai Area Master Plan**
  - **Support for Enlivening the Ala Moana Boulevard Corridor**
  - **Provide Complementary Use, Activities for the Kakaako Mauka Community and the community at large**
  - **An Access & Parking Strategy to Account for Both Public, Landowner and Commercial Uses**
  - **Coordination w/Makai Area Landowners**
    - **DOT Harbors and Kamehameha Schools**

Master Planning Process Products

- **Kakaako Makai Area Master Plan**
  - **Demonstrates Stewardship of State Lands and Assets**
  - **Consistent and Accountable Management of Existing State Leases**
    - **Children's Discovery Center**
    - **Kewalo Keiki Fishing Conservancy**
    - **Ocean Investments/John Dominis**
    - **University of Hawaii Programs and Facilities**
      - **UH School of Medicine (JABSOM)**
      - **Cancer Research Center (CRC)**
      - **Pacific Basin Research Center (PBRC)**

Non-Products

- **What is Not An Expectation!**
  - **Development Projects for Individual Sites**
    - **Projects Proposed by a Specific Developer**
  - **A Master Plan that Dictates What Each Site Will Be Developed As**
    - **This will take the discretion away from the HCDA Members to exercise their judgment as to the merits of individual Projects**
    - **However, Public Comment will Still be Solicited Prior to Decisionmaking**

Other Non-Products

- **What is Unacceptable!**
  - **A Plan without Widespread Community "Understanding" and "Support"**
  - **A Plan that produces more controversy than clarity**
  - **A Plan without an implementation strategy**

Desirable Elements

- Enhancement of the Park Facilities & Programs
  - Creation of a more active vs. passive park
  - A destination w/sufficient parking
  - Improved Facilities
- Shoreline Promenade
- Establishing Arts & Cultural Programs & Facilities
- Fast Land Usage & Activities that Complement the Kewalo Basin Harbor
- Activities and Usage w/Connection to Kakaako Mauka
  - Bridge Ala Moana Boulevard Barrier
- Feasible/Sustainable Public, Commercial Uses and Activities
  - Design and Ergonomics

What the Master Plan Will Not Foreclose

- Adjustments to the Master Plan
  - Via Public Process & As Dictated by Statute
  - As Suggested by Further Community Comment
- Further Public/CPAC Comment Regarding Any Proposal Before the HCDA
  - No Predisposition to Support or Not by Public/CPAC
- Further Analysis and Study
- New Legislative Specifications
- Further Action by the HCDA
  - Subject to Public/CPAC Comment and Advice

GREAT WATERFRONT DESTINATIONS

Salvaged from the husks of old factories and infused with a spirit all its own, the district offers up a wonderfully imaginative stew of markets, play areas, cultural activities, and stunning waterfronts.

The gritty character is retained and private uses are balanced alongside a full range of publicly focused uses including a community center, shops, a "kids only" area, a brewery, art galleries and a public marketet. Pedestrians, cyclists, and slow-moving cars comfortably share narrow, curb-free streets and brick-paved alleys. Former industrial buildings have been renovated to provide artist live/work spaces that spill out on to streets.

Granville Island's lessons are that great places can be created almost anywhere under any conditions with minimal expense. Given its isolation Granville Island had to succeed not only as a series of great places, but as a great district. It has succeeded through maintaining its flexibility as it has grown cultural institutions, small businesses and public spaces that serve a broader and broader set of users. It is the second most popular draw for tourists in Canada and also increasingly functions as a day-to-day community place for the burgeoning population in downtown Vancouver.

city population 578,041

built/founded 1915, redeveloped in 1970s

costs $25 million

area 15 hectares

annual visitation 12 million visitors

businesses, studies, facilities over 300

# of employees 3,000

annual economic activity $215 million

most common reason for visiting public market (51%)

GRANVILLE ISLAND VANCOUVER, BC, CANADA

FINANCIALLY SELF-SUFFICIENT

Granville Island has achieved financial self-sufficiency by avoiding major upfront capital costs, prioritizing funding for the public market (which serves an anchor for the local population), and generating revenues from a diversity of uses including retail, industrial, and educational uses.

ADAPTIVE REUSE AND ORGANIC EVOLUTION

Many vestiges of the past were retained, such as tin and stucco siding, industrial-style doorways, cranes, and rail tracks, and the result was an inviting public space with a range of uses and activities.

Granville Island would not likely win any design awards. In fact, the amount spent on architecture, landscape design, materials and construction seems to be the minimum necessary.

An operational cement factory maintains the working industrial character of Granville Island while creating an educational attraction through an installation on the cement making process.

PUBLIC FIRST

Beginning the decision to restrict private housing, Granville Island has sent a message that it is a welcoming public place with broad demographic appeal.

Granville Island's active programming and diversity of uses combine to create a festival environment throughout the year. For children there's a free waterpark, playground, and kids market with toys, clothing, and books. Artistic uses include an art institute, a theater, galleries, and studios.

SHARED STREETS

Through its walkable, personable environment, Granville Island naturally prioritizes a pedestrian pace on shared streets.

Human-scaled buildings and well maintained streets create an inviting pedestrian environment along the Railspur Alley.

Whether by bike, boat, bus, car, or your own two feet, Granville Island is accessible by a variety of transportation modes. Accessibility will be further enhanced by a forthcoming tram between the island and downtown Vancouver.

GREAT WATERFRONT DESTINATIONS

South Bank's waterfront features a variety of cultural institutions anchored by open and abundant public spaces, including gardens, a riverfront promenade, dining, shopping, markets and more.

These spaces are accessible 24 hours a day, every day of the year and have quickly become some of Brisbane's most active destinations due to their variety of uses, active programming, and creative amenities. Anchored by major destinations including Queensland Performing Arts Centre, the Gallery of Modern Art, the Queensland Museum, the Sciencentre, the Queensland Maritime Museum, and State Library of Queensland, South Bank serves as a model for cities across the world striving to truly orient themselves towards the water. The parks and cultural institutions are lined by low-rise mixed-use development, with higher residential, office and hotel buildings set back a block.

city population 1,945,639
built/redeveloped 1992
annual visitation 9 million
area 42 hectares
# of jobs 800
# of events 150 in 2009
precinct contributions $70 million to regional economies annually

SOUTH BANK

BRISBANE, AUSTRALIA

STRONG LOCAL ECONOMY

South Bank Corporation owns and manages the 42 hectare South Bank precinct, which is located in the heart of Brisbane. The precinct comprises the Parklands, Little Stanley Street and Grey Street Boulevard. The South Bank precinct and Brisbane Convention & Exhibition Centre are major contributors to the Queensland economy, generating approximately 800 jobs and contributing $70 million to regional economies annually.

FREE PUBLIC ACTIVITIES

Over 150 events were delivered last year across the precinct, providing the people of Brisbane with a variety of quality free experiences, resulting in over nine million visitors to the precinct throughout the year. The annual Riverfestival, is Brisbane's largest festival takes place in Southbank. The Riverfestival is a showcase of entertainment, education, food, fireworks and symphonies where locals and visitors alike celebrate the spirit of Brisbane.

ACTIVITIES AND CULTURE

The parklands are lined by Little Stanley Street is home to restaurants, cafes, bars and retailers from across the world. In 2008, retailers achieved approximately $34.5 million in sales, equating to a 7.3% increase over the previous calendar year. The South Bank Art & Craft Market is held on Saturdays and Sundays. The Lantern Village Market is held on Friday evenings.

STREETS BEACH WATERPARK

Australia's only beach in the middle of the city, Streets Beach is one of South Bank's most popular attractions. A unique, man-made swimming beach overlooking the Brisbane River, it's a great place for the kids to cool down on a warm day. With a crystal-clear lagoon, white sand beaches, palm trees, pebbled creeks and shady shallows surrounded by subtropical trees and exotic plantings, it's also the perfect setting for make-believe games with pirates, sunken treasure, mermaids and tropical islands.

GREAT WATERFRONT DESTINATIONS

One of the most lively waterfront streets in the world, Ocean Drive in South Beach, Miami boasts a variety of historic buildings, sidewalk cafes, and porches, active in both daytime and at nightfall.

The area attracts both locals and American and international tourists, reflected in the numerous languages spoken, including English, Spanish, Portuguese, and French.

Saved from demolition by activists in the 1970s, the preservation movement spearheaded the transformation of a community in crisis, transforming neglected and abandoned buildings into hip properties and boutiques. Ocean Drive was revitalized, adding widened sidewalks and spurring a bustling café society. Today, South Beach remains the world's largest collection of Art Deco architecture, making this area a mecca for arts, culture, tourism, fashion, and celebrities.

SOUTH BEACH

MIAMI, FLORIDA

ACTIVITIES AND USES

The variety of sidewalk cafes, restaurants, and bars creates some of the most engaging and interesting settings for daylong activity that stretches well into the night.

IDENTITY AND IMAGE

The architectural history of South Beach, boasting a large collection of Art Deco buildings in bright pastel colors and simple, geometrical and streamlined themes provides an identifiable backdrop on this active waterfront. Ocean Drive has become a place to see and be seen, as one can get lost in watching the array of visitors from all over the world, speaking several different languages, enjoying the activity and amenities of the waterfront.

CARS AND PEDESTRIANS

With windows open, tops down, motorcycles, bicycles and pedestrians, Ocean Drive becomes a daily parade of people and activity, where pedestrians and vehicles intermix and traffic slows to create a bustling showroom of visitors and vehicles.

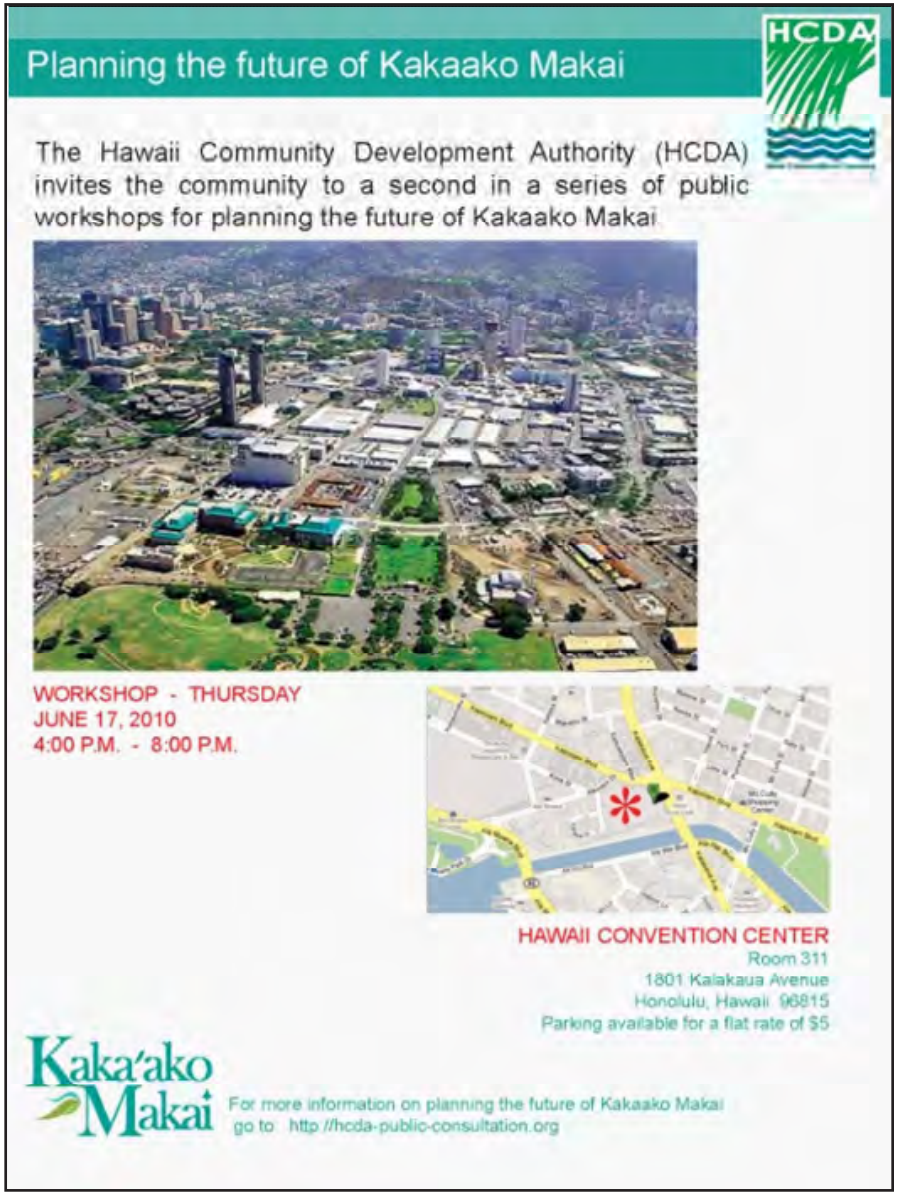
WATERFRONT CONNECTIVITY

South Beach has a strong connection between the street, the land uses, the park, and the beach that creates a whole and exceptional waterfront destination.

COMMUNITY WORKSHOP NO. 2

Continuing the broad based planning process, the HCDA, on June 17, 2010 organized a second community workshop to discuss master plan concept alternatives, including various options for program uses and open space while measuring ideas for financial feasibility and initial project phasing.

The following sections contain the product and results of this second in a series of community planning workshops for the area. It is, and will continue to be, a work in progress and the HCDA wants to share it with the broader community and solicit ideas and feedback not only on the process but also on the planning and development suggestions that have emerged thus far.



Workshop Introductions

HCDA - Process and Plan Expectations:

HCDA Executive Director Anthony Ching opened the second Public Workshop. Subsequent to his opening remarks, Mr. Ching presented a slide show that illustrated for the Community the expectations of this community planning process.

Points included:

- A transparent public participation and planning process
- Master planning process products
- What is not to be expected
- Desirable elements
- What the Master Plan will not foreclose

The complete presentation slides are included within this report.

Workshop Briefing Book

Attendees to the second public workshop were provided with materials to orient them with the planning project and brief them on community input and participation to date. The complete Workshop No. 2 Briefing Book is included within this report.

Presentations

Planning Team representatives prepared for the community an update on the previous five months of stakeholder outreach, review of the outcomes from Workshop No.1, along with useful planning reminders for creating great gathering places. Following the review, the Planning Team introduced the group to primers in the development economic challenges and opportunities, as well as strategies to achieve the community vision utilizing key choices for implementation. The complete slide presentation can be found in this report and includes the following components:

- Key concepts and terms used over the four decades of planning for the Honolulu waterfront and comparing the similarities with today's community vision.
- Kakaako Makai CPAC Vision and Guiding Principles reviewed
- Community and stakeholder outreach of 2010 - 25 Great Ideas for Kakaako Makai
- The ingredients of a great community gathering place
- The community's evaluation of Kakaako Makai - January 2010 Workshop
- Key input and themes derived from the Focused Group meetings
- Update on public comment to date from the HCDA Project Web Portal
- Economic and strategic factors in achieving site's vision
  - » Highlights of economic opportunities and challenges
  - » Public improvement capital costs
  - » Land use choices compared against cost to value benefit, sources of funding and the likelihood of success.
  - » Potential finance tools for capital improvements, operations and management

- Introduction of the economic questions posed to the community workshop attendees in the evening's breakout sessions.
  - » What are the preferred uses in the Concept Plan?
  - » What are the anticipated capital improvement and operations cost of these uses? Examples provided for discussion purposes.
  - » What might be sources of funding for these preferred programs?
  - » Is there an important initial improvement or project that can catalyze the district renaissance? Is there an important second step?
- Exploration of Case Studies for waterfront redevelopment that foster both public and private side investment, including public benefit improvements, as well as mixed use and residential components, and how these developments brought urban neighborhood renewal to previously desperate and ignored parts of these communities. The question asked being; do these types of solutions have resonance in and for the Kakaako Makai community and its stakeholders. Case Studies included:
  - » Mission Bay, San Francisco
  - » Ferry Building, San Francisco
  - » Yerba Buena Gardens, San Francisco

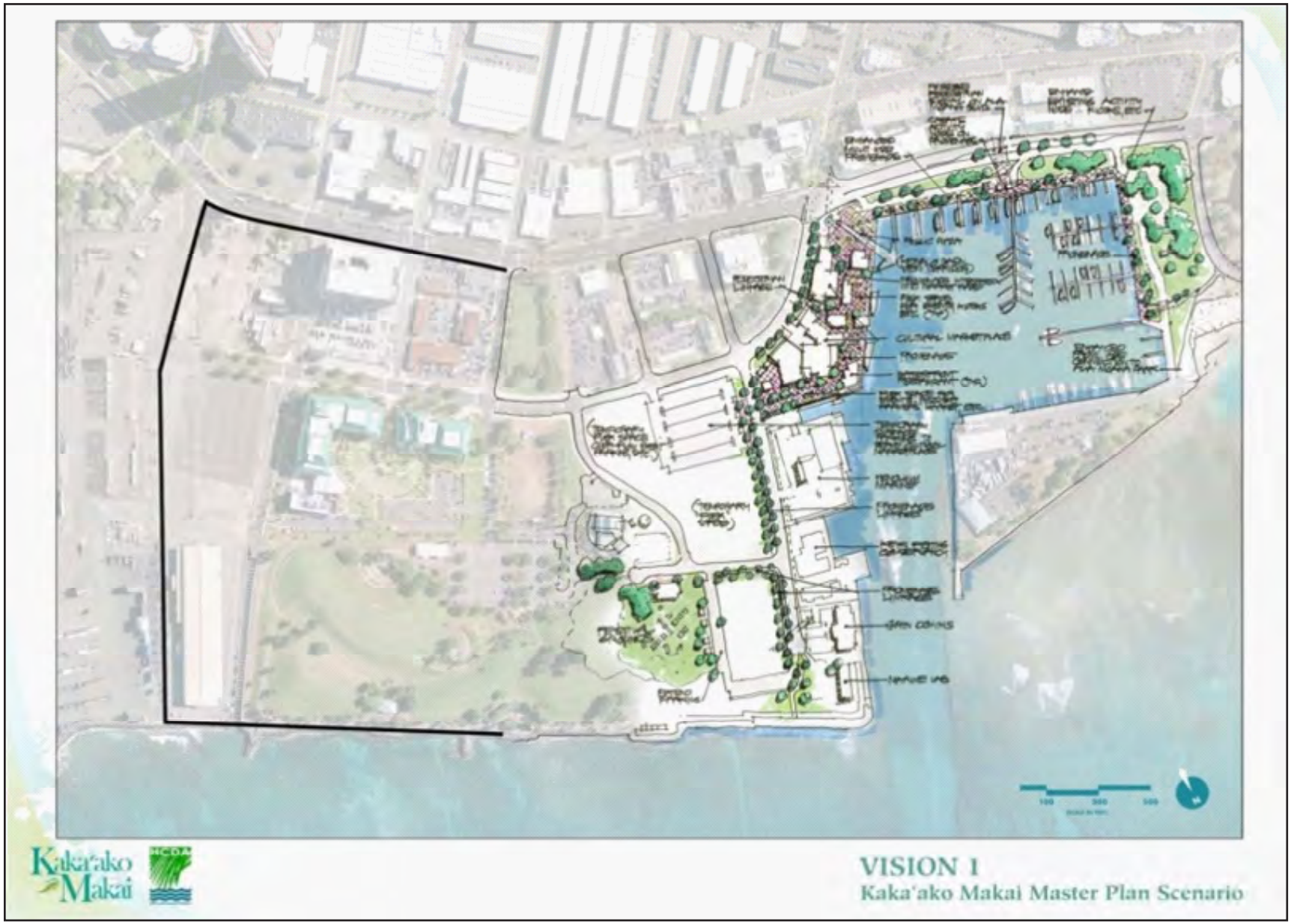
<u>Conceptual Plan Choices</u>

Four distinct Vision plan alternatives were prepared for discussion with the workshop attendees in order to explore strategies to achieve the community vision for Kakaako Makai

Questions or concepts addressed in these plan alternatives included:

- The Master Plan should proceed in increments. Expect the Plan to evolve over 10-20 years.
- Initial steps should include activation of the park and district with areas for community festivals and celebrations, as well as development of the Cultural Public Market concept.
- Build the first increment that brands the site and is consistent with the Community Vision of a Gathering Place, improves the overall district identity and attracts people.
- Later steps can be built as funding and market conditions permit
- Create interior and exterior linkages that reinforce the place and site recognition as a part of the initial development
- Maximize public access, with public funding, to the water's edge as a part of the initial improvements. This idea is represented by the development of a continuous waterfront promenade throughout Kakaako Makai
- Use interior parcels for temporary uses, including surface parking, until permanent uses are developed later.
- Create Interim exploratory uses such as a Farmers Market to test feasibility as well as permanent improvements.
- Lower the cost of improvements by spending less

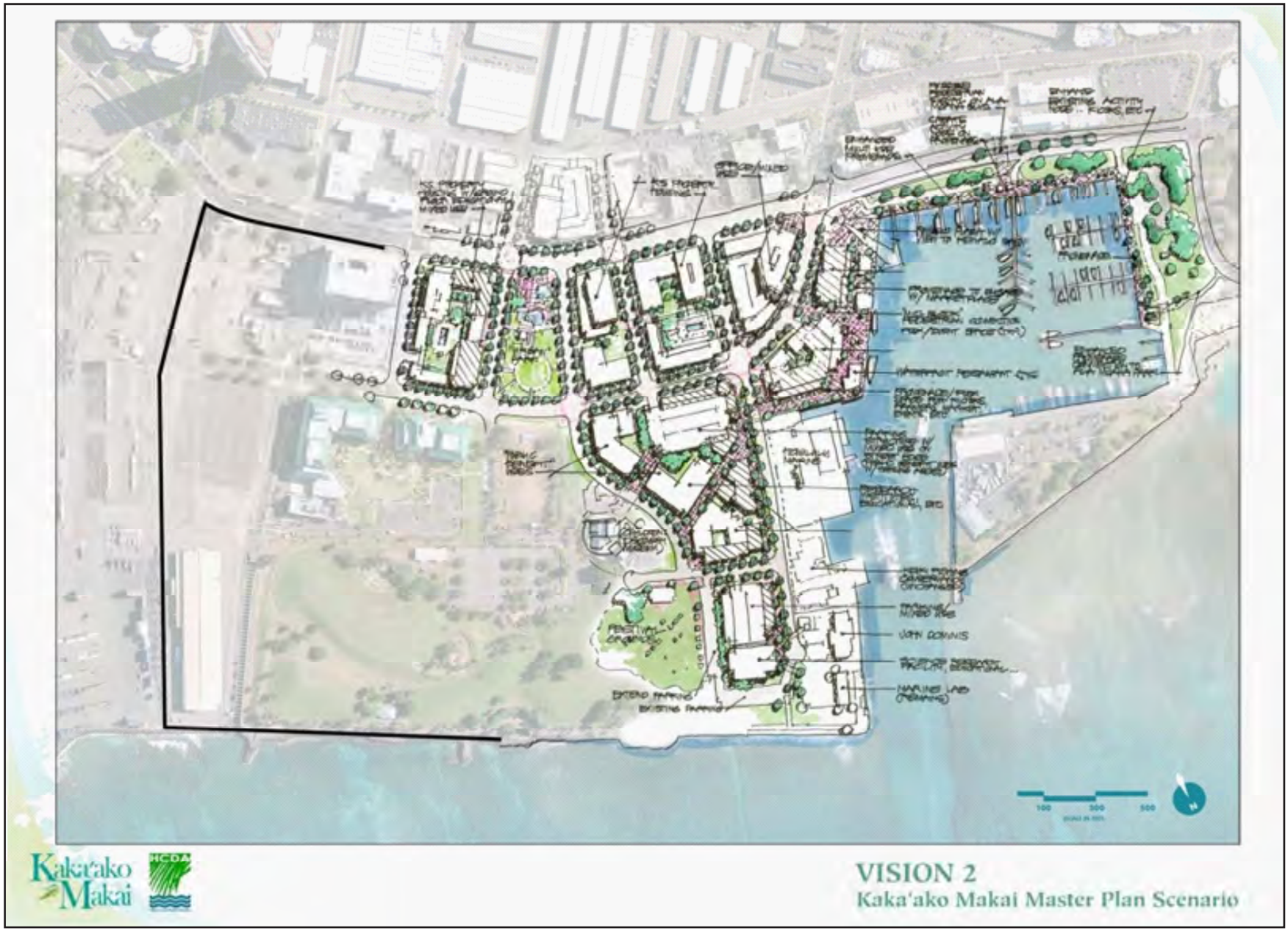
Vision Plan - Alternative 1



This first alternative explored establishing the Cultural Public Market on the old Cannery lot on the Ewa side of Kewalo Basin Harbor, along with open space and activity improvements along the Mauka and Diamond head edges of the basin as initial increments to support the overall vision. Threading through these new improvements was the first phase of the waterfront promenade, a multi-use enhanced public space and similar pedestrian linkages extending from Ala Moana Park around Kewalo Basin and including a temporary segment extending makai to Point Panic and Kakaako Waterfront Park. To support the greater concept of the community's gathering place, Kakaako Waterfront Park's initial expansion was identified in the vacant lots adjacent to the former Look Lab site for use as a waterfront community festival grounds. Vehicular circulation improvements considered the renovation and reconnection of the roadway from the Point Panic Park parking area to Olomehani Street (the old Koula St. connection) as well as temporary on grade parking and flex-space to support these initial district improvements. Remaining portions of the Kakaako Makai District were left unimproved allowing for these initial developments to take hold, while allowing other district improvement projects time to incubate and mature into implementable components of the vision. This first vision supported the concept of beginning small and building on initial successes.

Note that the complete presentation provided in the Appendix explores the character of individual components of each of the Vision Alternatives with photographic examples of the public spaces and facilities.

Vision Plan - Alternative 2



Building on the ideas established in Vision 1, this next alternative envisioned how to create additional activation of development sites to support additional public benefit uses, such as education, science as research, leveraging the bio-science and research assets of JABSOM, UH Kewalo Marine Lab and the future Asia Pacific Innovation Center, envisioned by Kamehameha Schools in other parts of the makai district. These public and/or private institutions were indentified on the Piano Lot and the site of the former Look Laboratory adjacent the existing Kewalo Marine Lab and could be integrated with other compatible public benefit uses.

In order to provide economic sustainability and 24 hour activation of the district in support for these types of public investments and improvements, Vision 2 explored how the opportunities available to the private landowners, especially Kamehameha Schools with their contiguous properties in the Makai area, along Ala Moana Boulevard and certainly influenced by their Mauka planned community improvements as well as the public nature of surrounding Makai area, could benefit. This plan, put forth for community consideration, the idea of commercial/retail/educational mixed use that also includes a residential component on these private properties as well as office/commercial mixed used on public sites along Ala Moana Boulevard.

This increase in mixed use intensity endeavors to accommodate more of the community vision on the available development sites, while also considering how complimentary uses can bring an economic engine that contribute non-public financial resources to the project.

Vision Plan - Alternative 3a

The third alternative again builds on the benefits brought by the first two concepts and again endeavors to incorporate even more of the community's vision into the district. Vision 3 explores:

- Further expansion of Kakaako Waterfront Park in the Point Panic area as well as in the location of the existing park parking lot providing substantial continuity, capacity and attractiveness to Kakaako Waterfront and Gateway Park complex.
- Inclusion of multi-purpose active recreation fields.
- Relocation of the existing park amphitheater nearer the proposed festival grounds and newly considered cultural events venues for better synergy of uses.
- New Community Center in the Park
- A new Urban Gateway Park with water play features
- The existing Kewalo Marine Lab is relocated in this scenario to near the Keiki Fishing Conservancy's cove and envisions both public exhibition and research capabilities in this ocean resource facility.
- Along the Ewa edges of the district and in the area of the Piano Lot, the concept seeks to understand the possibilities of mixed public benefit uses (art, education, community/cultural resources) along with low-rise office/research facilities and residential opportunities for workforce housing.
- Kewalo Basin Park expansion with an improved public gathering facility in the area of the current Net Shed along with substantial park improvements was considered.

Vision Plan - Alternative 3b

- A variation of Vision 3 was also provided where the following plan elements were considered:
- In place of the Honolulu Marine repair facility, an expansion of the Ocean Center to include a substantial Aquarium, was noted.
- A location for a potential Presidential Library was indicated in Kewalo Basin Park.
- A multipurpose parking garage with waterfront marine retail center on the perimeter was included on the Diamond Head side of Kewalo Basin Harbor
- The final exhibit illustrated the extent (in green) of the public realm, including parks, promenades, plazas, public buildings and public resources illustrated in Vision 3 Alternative

Public Space Plan

Public Comment and Breakout Session Discussion Summary

In the course of the evening's facilitated presentation and following, during the participants break out session, strong verbal and written opinions about the plan alternatives were voiced. The following summarizes the comments from the community participants:

1. NO HOUSING of any kind shall be allowed. It's currently prohibited and should remain so.
2. Gateway can be available for development.
3. View planes: This is the Peoples Land and the value of the view is priceless.
4. Master Plan: How will master plan support continuation of the Ahupuaa?
5. Why is there a "cultural marketplace"? Stop using the term cultural.
6. Peoples Place:
   - The area shall support parks for parks users.
   - Not for developers
   - Park only. Don't care if it takes 20 years to build the park.
7. Suggest preparing financial analysis of three schemes from Workshop No. 1 for comparison of intensities
8. Don't try to reconfigure storm water outlets. The whole area is a contaminated dump.
9. It was stated by a member of the public that John Dominis has agreed to allow public pedestrian access between their proposed re-developed restaurant facility and the waterfront.
10. No housing! Residents would have the tendency to claim district as their own, exclude public activity, object to evening uses, etc.
11. Prohibit businesses from operating on week-end. Businesses within Kakaako Makai should pay for park/public improvement maintenance
12. Makai should be integrated with Ward District and KS Makai developments to create a more cohesive place.
13. Kakaako Makai Park should be for everybody…not just for those who currently use the park
14. Kakaako Makai Park is "very sketchy" at night. If you go to enjoy a sunset there, you have to worry about going back to you car after the sun goes down
15. Housing would be OK on the western side of the property. Wouldn't have too much impact on the rest of the site.
16. Lei of Green very important.
17. Open up streams. Open up wetlands. Water quality and sustainability are important. Re-claim water and use re-claimed water.
18. Sustainability is important
19. Introduce bike paths. Make paths wide enough for bikes and pedestrians to each safely use
20. Some option for separation of bikes and pedestrians should be studied
21. View planes are important—especially to Diamond Head
22. Provide bridge over Ala Moana Blvd. It is unsafe to cross.
23. Water Quality very important
24. Retail OK but must be independent (not retail chain) tenants
25. Marine Lab should stay
26. Diamond Head views are important
27. Likes Mixed Use on west side of property to help pay for improvements
28. No Housing!
29. Bikes are important.
30. Performing Arts Venue is important (could benefit local theatre, dance artists and musicians)
31. Consider some sort of land swap where development could be placed elsewhere.
32. KAKAAKOMAKAI SHOULD BE THE PEOPLE'S PARK! THE PLAN SHOULD FOLLOW THE "LOW DENSITY" CONCEPT THAT EMERGED FROM THE FIRST COMMUNITY MEETING.
33. We need more trees, more benches.
34. Please plan for green, sustainable infrastructure: grey water use, photovoltaics, pervious pavement.
35. Development/buildings here should be "green design" – not like

the buildings in the Ward developments.
36. Consider establishing community gardens here.
37. We need more paths for runners and bicyclists.
38. The waterfront promenade should be a top priority for implementation.
39. Where did all of these “mixed use” buildings come from? Don’t the planners know that this whole makai area is in the TSUNAMI EVACUATION ZONE?
40. If we have to have parking structures, parking should be FREE.
41. Active recreational facilities may be OK on the west side of the park.
42. Some biomedical research buildings may be OK on the west side of the site.
43. Consider some kind of connection to future Cruise Ship facilities that may be constructed at Fort Armstrong.
44. There should be NO new development at Kewalo Park.
45. DON’T put buildings along the Kewalo Basin edge.
46. Have the HOKULEIA VOYAGING CANOE berthed here.
47. Several small restaurants and shops here would be OK.
48. A Farmers Market would be OK.
49. How can we know that our ideas have been seriously considered?
50. DEVELOP THE PEOPLE’S PARK HERE AND TRANSFER THE PARK TO STATE DLNR.

Additional Public feedback was received to the exercise of developing desired uses and identifying likely sources of funding (Information in brackets are comments on who to pay for program element)

1. Promenade - 20 feet. Non-motorized bikes allowed. (Public $)
2. Improve bulkhead and repair. (State$)
3. HCDA adopt State Park policy of no commercial that conflicts with weekend use. (Free)
4. Preserve view plane from near piano lot toward Diamond Head.
5. Ilalo Street as low volume street (Federal Transportation $)
6. Pedestrian access, easy crossing of Ala Moana Boulevard (Federal Transportation $)
7. Parking
8. More Harbor slips
9. Step down intensity towards water. Focus rev. generating development near Ala Moana as protective barrier.
10. Community cultural gathering place.
11. Park space for future generations
12. Feeling of Safety
13. Keep access into site and ocean. No barriers to existing surf access.
14. Promenade - continuous. OK to leave waterfront where absoultely necessary in short term. Keep marketplace area commercial.
15. More porous building layout between upland and water. Don’t block off. Keep marketplace area commercial.
16. Keep Kewalo quiet and park like.
17. Develop closest to Ward Warehouse.
18. Order local food and sit on water. Example: Side Street Inn, Kaili’s kind
19. Rent fishing poles (Rent fishing poles)
20. Pt. Panic as historic surf site. (Free / volunteers)
21. More pavilions on grass. Green piano lot.
22. Non-profit enterprises. Tree nursery, comm. farm. (Non-profit orgs)
23. Capture channeled runoff - slow down, clean before sea (USEPA)
24. Something new. Don’t re-create Sea Life Park, Aquarium, etc.
25. Small outdoor cafe/coffee kiosk

District Improvement Suggestions (Yellow Sticky Notes)

As the Community did during Workshop No. 1, participants utilized simple hand written notes on a map of the district to convey their thoughts on the future of Kakaako Makai. The notes stated:

- Take care of the Kakaako Waterfront Park. Right now it's in bad shape! Have you seen it lately? It's bad!
- Parking Structure and Performing Arts Center (in Gateway Park)
- Piano Lot: Parking and cultural marketplace (open market)
- Look Lab: Community Center, Cultural Museum and Parking
- No need $16 million promenade. If you extend the park the people will come!! Use the $ to buyout OI (Ocean Investments) existing lease
- Expand Kakaako Waterfront Park from Fisherman's Wharf to Point Panic
- Green Public Park with covered pavilions and walkway along the water from Ala Moana Blvd. to Point Panic
- Buyout 32 years left on OI (Ocean Investments) lease (app. $20 mil), expand da park! Make it green!
- Kewalo Marine Lab lease pau 2019.
- EXPAND DA PARK!
- MAKE IT GREEN!

Workshop Participant Evaluations

A few participants completed the Workshop Evaluation. These are included in this report along with the Workshop Participant Sign-in Sheets.

KAKAAKO MAKAI MASTER PLAN

WORKSHOP 2:
PLANNING TEAM PRESENTATION

June 17, 2010

WELCOME

Kaka'ako Makai District Master Planning

June 17, 2010

Presented by:
MVE Pacific, Inc.
Sasaki Associates, Inc.
Keyser Marston Associates
Townscape, Inc.
The Peter Apo Company
Project for Public Spaces
Wilson Okamoto Corporation

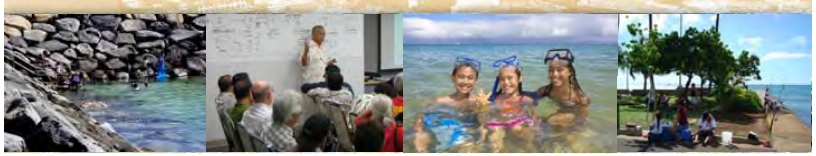
KAKAAKO MAKAI DISTRICT MASTER PLAN

Public Workshop No. 2

Agenda

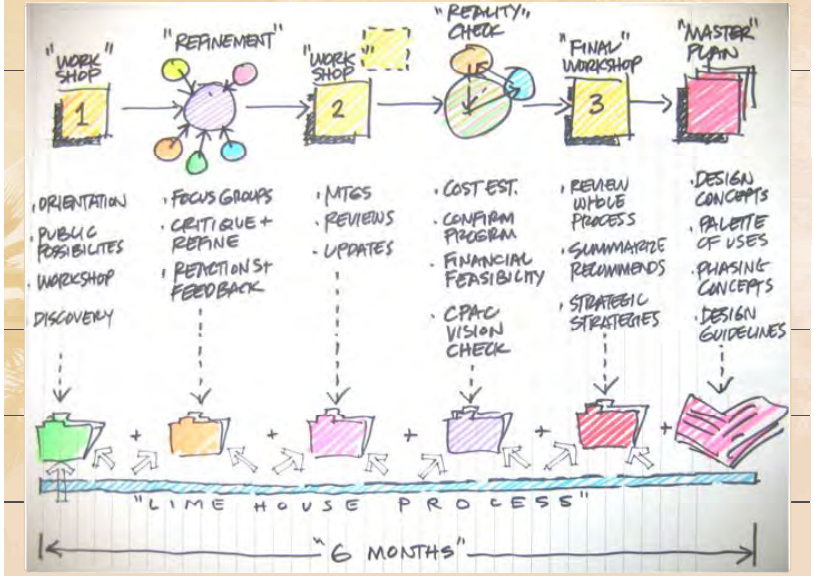
Thursday, June 17, 2010

4:00 PM to 4:15 PM	Welcome and Introduction
	Anthony Ching (HCDA – Executive Director)
	Workshop Facilitators(Geoff Miasnik & Cynthia Nikitin)
4:15 PM to 5:15 PM	Kakaako Makai District Master Planning Update
	Background and Review
	Focused Group Meetings and Feedback
	Public Comments on Project Website – Limehouse
	Economic and Strategic Factors in Achieving Community's Vision
5:15 PM to 5:25 PM	*Break*
5:25 PM to 6:00 PM	Introduction of Conceptual Plan Alternatives Schemes and Break-Out Exercise
6:00 PM – 7:00 PM	Break Out Discussion (4 groups)
7:00PM – 7:10PM	*Break*
7:10 PM – 7:30 PM	Break Out - Report Back
7:30 PM – 7:50 PM	General Discussion
7:50 PM – 8:00 PM	Conclusions and Next Steps
8:00 PM – 8:30 PM	Informal discussion and critique.



Background and Review

Kaka`ako Makai District Master Planning Update



LAND PLANNING & DEVELOPMENT PROPOSAL 1959 - 2007 SUMMARY

1959 **Honolulu Waterfront Area Planning Study**
Goals: Waterfront integration with City of Honolulu
Expand and modernize maritime facilities
Preserve inherent assets

1976 **Hawaii Community Development Authority (HCDA) formed**

1987 **Reawakening Charrette**
Goals: Two day community design charrette
Generate ideas for further planning and feasibility studies
Transform the waterfront; Kakaako peninsula
Great and unique urban environment
Community's maritime, recreational and economic needs

1989 **Honolulu Waterfront Master Plan**
Goals: Identify innovative and fiscally responsible long range vision
Logical phasing of improvements
Maximize public benefits on state-owned waterfront lands

LAND PLANNING & DEVELOPMENT PROPOSAL 1959 - 2007 SUMMARY

1993 **Kakaako Development Plan**
Goals: Urban design principles refined
Re-establish city's links to waterfront
Combine city life with tropical environment

1998 **Waterfront Park Master Plan**
Goals: Waterfront park will express the natural context and culture of modern Hawaii
Broad range of amenities such as water features, works of art, interpretative walks and gardens, and innovative play areas
Realistic materials and construction methods
Phased development

1999 **Kewalo Basin at Kakaako Makai**
Goals: Mixed-use development to provide gathering place
Preserve and enhance natural environment
Catalyst for economic growth

LAND PLANNING & DEVELOPMENT PROPOSAL 1959 - 2007 SUMMARY

2002 **UH/JABSOM Medical Research Facility**
Goals: Biomedical research facility as economic engine for state
Campus design to enhance beauty of the neighborhood
Generate $56 million ($40m research and $16m indirect funds)

2002 **Kakaako Regional Plan Study**
Goals: Create conceptual framework to guide future development
Grow Hawaii's nascent biotech industry
Generate range of employment opportunities for Hawaiians
Create new urban village in Kakaako

2003 **Aquarium and Marine Research Center**
Goals: Create marine research, education and cultural center integral to Kakaako community
Enhance waterfront park and link to UH medical school
Financing: ACT 221 credits, tax-exempt debt, private funds

LAND PLANNING & DEVELOPMENT PROPOSAL 1959 - 2007 SUMMARY

2005 **Kakaako Waterfront - Development Proposals**
Goals: Create gathering place as centerpiece for mixed use community.
Integrate land uses for timely development
Provide public benefits (iconic structure + ocean access)
Incorporate community-based planning for development

2007 **People's Plan**
Goals: Master plan for local residents of Honolulu
Advocates for a better quality of life for residents
Emphasis on public lands used for public good

THE VISION FOR KAKA'AKO MAKAI

The Hawaiian Place of Ka'ākaukukui and Kukuluae'o

Kaka'ako Makai is the community's gathering place.

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

GUIDING PRINCIPLES

Community Cultural Gathering Place

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

Hawaiian Culture and Values of the Ahupua'a

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

Open View Planes

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

GUIDING PRINCIPLES

Coastal and Marine Resources

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

Expanded Park and Green Space

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

Public Accessibility

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

GUIDING PRINCIPLES

Public Safety, Health and Welfare

Ensure that Kaka'ako 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 Kaka'ako Makai State public lands for the greater public good.

Kewalo Basin

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

GUIDING PRINCIPLES

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 Kaka'ako Makai's public use facilities.

Site Design Guidelines – A Hawaiian Sense of Place in Landscape, Setting and Design

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

GUIDING PRINCIPLES

Community/Government Planning Partnership

The Kaka'ako Makai Community Planning Advisory Council places the public interest first and foremost and will strive to uphold the greater good of the community in partnership with HCDA as the public oversight agency by:

1. Openly working with the community, the HCDA and HCDA's planning consultants as guaranteed by government commitment to ongoing community representation and involvement throughout the master planning process.
2. Openly communicating with the State Legislature and other elected public officials
3. Committing the time and effort required to meet the goals and objectives of the Kaka'ako Makai planning process and advocating responsibly in the public interest both collectively and individually, notwithstanding premature or conflicting proposals

GUIDING PRINCIPLES

Future Funding and Management

Assure and assist viable and sustainable operation of public uses and facilities on State public land in Kaka'ako Makai through public/private partnerships and 501(c)3 non-profit management similar to successful park conservancies and their stewardship programs.

"25 GREAT IDEAS FOR KAKA`AKO MAKAI"

1. **Plan and design a PLACE FOR HAWAII** – not a copy of a waterfront place from somewhere else!
2. **Create a "LEI OF GREEN"** that extends from Waikiki through Ala Moana Beach Park, Kewalo Basin, Kakaako Makai Waterfront, Ala Moana Boulevard to Aloha Tower Marketplace and Downtown Honolulu.
3. **CONNECT Kakaako Mauka and Kakaako Makai.** Plan for Mauka and Makai land use, circulation, and development in a coordinated and comprehensive way.
4. The NUMBER ONE PRIORITY for Kaka`ako Makai should be **providing PLACES for groups and families to gather, socialize, actively recreate and eat** in a pleasant outdoor setting.
5. Start the development process with one or more relatively **small scale, "easy to do" projects** that will benefit a lot of people!
6. Recreational facilities at Kaka`ako Makai could **include special facilities for physically challenged children and adults.**

"25 GREAT IDEAS FOR KAKA`AKO MAKAI"

7. Design and **construct a beautiful pedestrian bridge over Ala Moana Boulevard** that will physically connect Kaka`ako Mauka and Makai, and "neutralize" the "barrier" effect of this busy arterial roadway.
8. **Ala Moana Boulevard here should be a REAL BOULEVARD** – with a planted median, street trees on both sides, wide sidewalks, nice lighting, attractive signage and street furniture.
9. Preserve, emphasize, and **honor the wonderful views**, both of the mountains and of the sea, from many points within Kaka`ako Makai.
10. **Build upon the many assets that already make Kaka`ako Makai a distinctive place:** Kewalo Basin, Kewalo Basin Park, Kewalos surf break, Point Panic, the Honolulu Children's Discovery Center, the Keiki Fishing Conservancy, the Waterfront Promenade, Gateway Park and Waterfront Park, the John A. Burns School of Medicine, the historic Sewer Pump Station.

"25 GREAT IDEAS FOR KAKA`AKO MAKAI"

11. **Kewalo Basin should continue to be a commercial port** for fishing boats, charter boats, commercial recreation boats, and boats for various kinds for visitor cruises. Kewalo has a long and rich history that the plan should build on!
12. **Management of Kewalo Basin** and its adjacent wharf should be integrated and complementary.
13. Organize a **once-a-month HARBOR DAY** - with good food and music, like folks do at Papeete Harbor in Tahiti. Sure to be a hit with both locals and visitors!
14. Organize an **annual FISHING TOURNAMENT.** This kind of event would draw people, and also raise revenues for harbor maintenance and improvements.
15. Consider **expanding Kewalo Basin towards the Children's Discovery Center.** Create more opportunities for both boat slips and waterfront facilities and activities.
16. Develop **a new retail commercial complex along the Kewalo waterfront,** with reasonably priced family restaurants and small shops for residents and visitors.

"25 GREAT IDEAS FOR KAKA`AKO MAKAI"

17. Establish a **multi-cultural Farmers Market** that would feature locally caught fresh fish, local produce, and highlight foods from Hawaii's many cultures.
18. Create **multi-purpose cultural and performing arts venues** – for rehearsals, teaching, learning, performances, celebrations, special events. Both indoor and outdoor performance spaces.
19. Create a special kind of educational/cultural marine resources center that combines marine science, history, and culture.
20. **Plan an alternate site for the Kewalo Marine Laboratory,** which provides research, education, and marine sciences programs that can complement the marine resources center.
21. **Design and build a special kind of swimming pool** – perhaps a salt water pool - primarily for young children and beginners.

"25 GREAT IDEAS FOR KAKA`AKO MAKAI"

22. **Create the BARACK OBAMA Presidential Library** – perhaps in the vicinity of the School of Medicine.

23. **Create the Hawai`i Surfing Museum and Exhibition Hall** – with educational exhibits and documentation of surfing legends and famous watermen and women.

24. **Reconsider HOUSING as part of the development mix.** Housing could be developed for a wide range of income groups and households. Housing would provides the energizing element that supports great places and attracts business.

25. **All future development in Kaka`ako Makai should be designed using best practices and standards for energy efficiency and "green infrastructure"** – including ideas such as recycling storm water runoff, using grey water for landscape irrigation, using cold seawater for air conditioning, minimizing sewerage, and recycling building materials.

The Ingredients of a Great Community Gathering Place

- Uses at the Water's Edge
- **Creative Amenities** Boost Everyone's Enjoyment
- **Activities** go on **Round-the-Clock** and Throughout the Year
- Surrounding **Buildings Enhance Public Spaces**
- **Flexible Design** Fosters Adaptability
- **Good Management** Sustains Community Vision
- Let Every Man, Woman, and Child **Walk Safely** Through the District
- **Limits Placed on Residential Development**

WORKSHOP No. 1 - PLACE EVALUATION STUDY

CONCEPT PLANNING: Scheme 1

CONCEPT PLANNING: Scheme 2

CONCEPT PLANNING: Scheme 3

Focused Group Meetings & Feedback

Kaka`ako Makai District Master Planning Update

FOCUSED GROUP MEETING SUMMARY

- **Synergy - Bio/Marine and Environmental Science Research Education Campus**
  - Kewalo Marine Lab, Children's Discovery Center, JABSOM/CRC, Asia Pacific Innovation Center (APIC)
  - Incorporate **new home for Waikiki Aquarium**
- **Performing Arts Complex**
  - Ballet Hawaii, Honolulu Symphony, Youth Symphony, Hawaii Opera Theatre and Youth Opera Chorus
  - Phased Clusters. Joint-Use
  - Performance, Rehearsal and Office Space. Indoor and Outdoor
  - Can **bring its own capital and financing**

FOCUSED GROUP MEETING SUMMARY

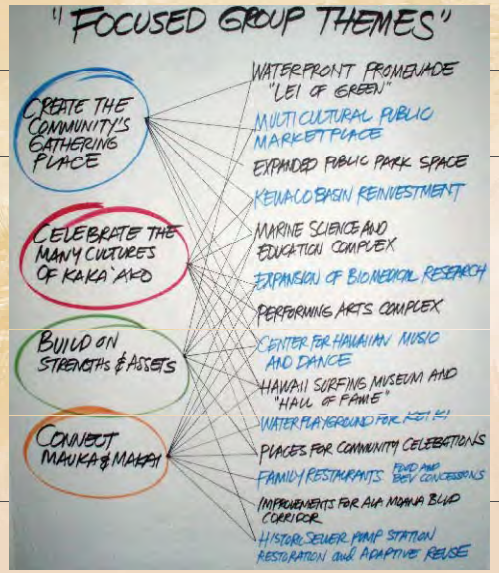
- **Museum of Hawaiian Music and Dance**
  - Community and Government support is established
  - Recording, Broadcasting and Performing
  - **Joint Use with other Performing Arts is viable.** Indoor and Outdoor
  - **Multi-Cultural** music and dance embraced
- **Kewalo Basin and Boat Yard**
  - Maintain as **commercial small boat harbor**
  - **Expect growth** in the industry and relocation of fishing fleet from Honolulu Harbor
  - **Improve "front door"** of Kewalo Basin along Ala Moana Boulevard
  - Vendors depend on walk-by interest from customers. Fisherman would support a small wharfside **fish market**
  - Showcase the history - Recognize the significance of the **boat builders** and the **mid-pacific fishing industry**
  - Establish a place for **boat and canoe building demonstrations**
- **Hawaiian Watersports Museum and Activity Center**
  - Advocated for years. Included in the current Kakaako Makai Business Plan

FOCUSED GROUP MEETING SUMMARY

- **Park, Open Space and New Development**
  - **Maintain and expand** open space
  - The **"medium density"** concept plan from Workshop No. 1 is a **good balance of open space to developed areas**
  - **Baltimore Inner Harbor is a comparable** example of public benefit and open space
  - Provide **day and evening** activities and opportunities
  - Support economic development of **small local businesses**
  - Identify and preserve **important view planes**, both mauka and makai
  - Consider amending **building height rules** in certain places
  - Implementation, management and maintenance through **Public/Private Partnerships** are recommended.
  - Community or Botanical **Gardens**. Specimen **Trees**
  - Enhance and **activate** the waterfront zone
  - Think beyond the boundaries of Kakaako Makai. It's a **part of the larger community. Urban** character.
  - Orient to the surrounding neighborhood, careful of inward focus
  - **Consider land reserves** for programs that may take years/decades to implement
  - Pier 1 and 2 will continue as container yards for next 25 years. Careful planning of adjacent uses is highly recommended

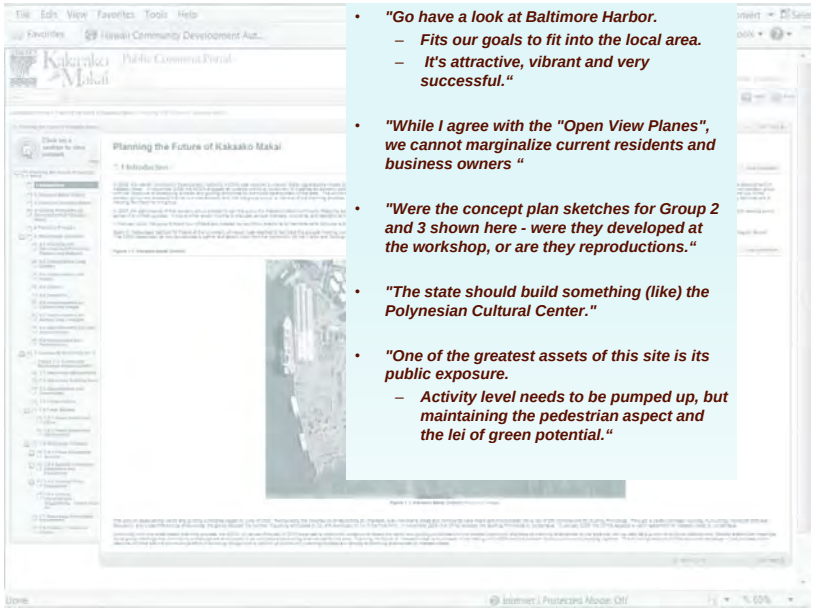
FOCUSED GROUP MEETING SUMMARY

- **Park and Ocean Recreation**
  - **Improve circulation**, disabled accessibility and maintain free parking
  - **Maintain access to shoreline and ocean**
  - **Improve Park amenities:** Shade, comfort stations, cooking.
  - Provide **active exercise** areas in the Park - PAR Course
  - Develop **maintenance** strategies - short and long term
  - **Support outdoor recreation along with marine education and cultural facilities**
- **Water Recreation**
  - Small water oriented kids recreation area - **Play fountains or pools**
  - Locate near Children's Discovery Center
- **Community Center**
  - **Central YMCA** could bring active recreation and meeting spaces

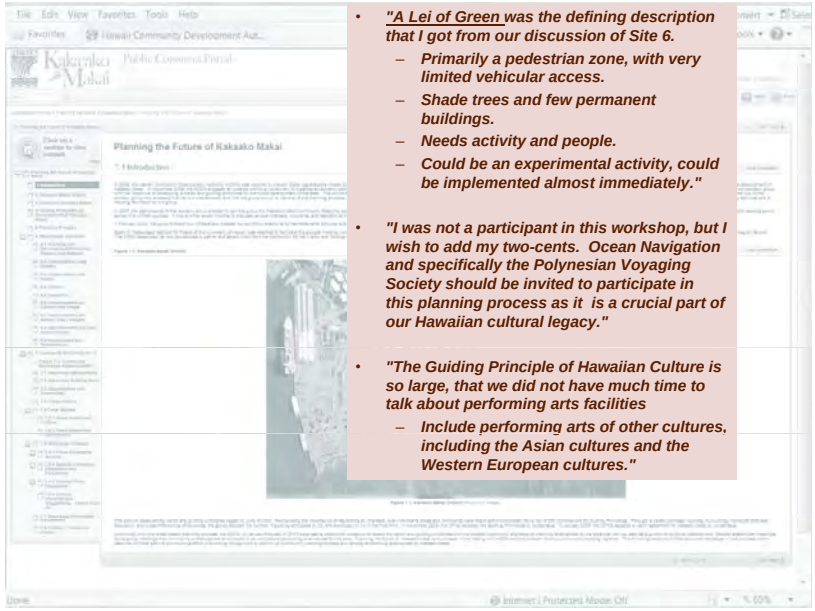


Public Comments on Project Website - Limehouse

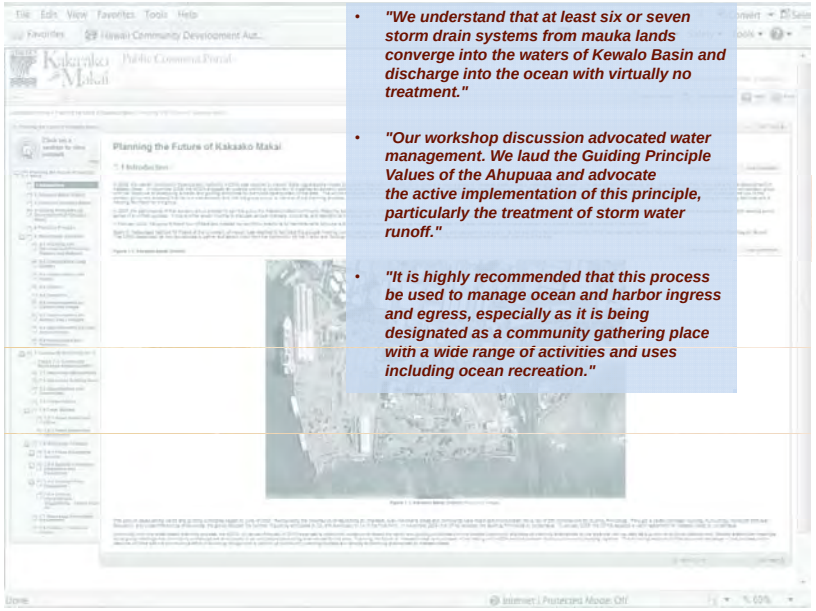
Kaka`ako Makai District Master Planning Update



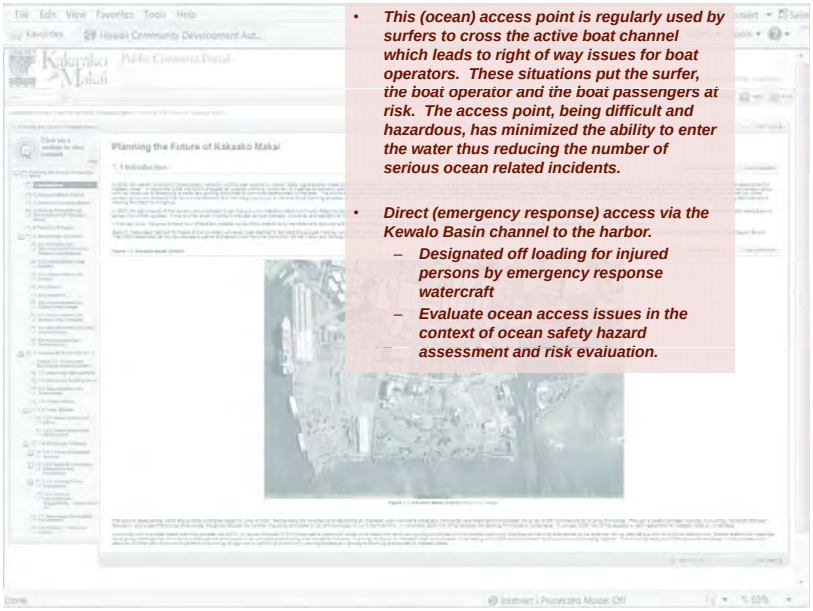
- *"Go have a look at Baltimore Harbor.*
  - *Fits our goals to fit into the local area.*
  - *It's attractive, vibrant and very successful."*
- *"While I agree with the "Open View Planes", we cannot marginalize current residents and business owners "*
- *"Were the concept plan sketches for Group 2 and 3 shown here - were they developed at the workshop, or are they reproductions."*
- *"The state should build something (like) the Polynesian Cultural Center."*
- *"One of the greatest assets of this site is its public exposure.*
  - *Activity level needs to be pumped up, but maintaining the pedestrian aspect and the lei of green potential."*



- *"A Lei of Green was the defining description that I got from our discussion of Site 6.*
  - *Primarily a pedestrian zone, with very limited vehicular access.*
  - *Shade trees and few permanent buildings.*
  - *Needs activity and people.*
  - *Could be an experimental activity, could be implemented almost immediately."*
- *"I was not a participant in this workshop, but I wish to add my two-cents. Ocean Navigation and specifically the Polynesian Voyaging Society should be invited to participate in this planning process as it is a crucial part of our Hawaiian cultural legacy."*
- *"The Guiding Principle of Hawaiian Culture is so large, that we did not have much time to talk about performing arts facilities*
  - *Include performing arts of other cultures, including the Asian cultures and the Western European cultures."*



- *"We understand that at least six or seven storm drain systems from mauka lands converge into the waters of Kewalo Basin and discharge into the ocean with virtually no treatment."*
- *"Our workshop discussion advocated water management. We laud the Guiding Principle Values of the Ahupuaa and advocate the active implementation of this principle, particularly the treatment of storm water runoff."*
- *"It is highly recommended that this process be used to manage ocean and harbor ingress and egress, especially as it is being designated as a community gathering place with a wide range of activities and uses including ocean recreation."*



- *This (ocean) access point is regularly used by surfers to cross the active boat channel which leads to right of way issues for boat operators. These situations put the surfer, the boat operator and the boat passengers at risk. The access point, being difficult and hazardous, has minimized the ability to enter the water thus reducing the number of serious ocean related incidents.*
- *Direct (emergency response) access via the Kewalo Basin channel to the harbor.*
  - *Designated off loading for injured persons by emergency response watercraft*
  - *Evaluate ocean access issues in the context of ocean safety hazard assessment and risk evaluation.*

Economic/Strategic Factors in Achieving Site's Vision

Kaka`ako Makai District Master Planning Update

RE-STATEMENT OF SITE VISION / VISION COMPONENTS

Vision: Create or Reinforce

- A Gathering Place for the Community
- A Cultural Public Market
- An Arts / Cultural Center
- A Place for Locals where Tourists are Also Welcome
- Existing Medical and Ocean Research Elements
- A Place that Capitalizes on the Positives of the Site
  - The Marina and Kewalo Basin
  - Ala Moana Boulevard to Ocean
  - Children's Discovery Center (Upgrade)
  - Park (Upgrade) and Surfer Energy
  - Initial Eating / Drinking Theme
  - Potential Linkages for Critical Mass
- Land Uses that Generate Value Consistent with the Vision

EXISTING LAND USE / OPPORTUNITY SITES

HCDA Properties – Kaka`ako Makai Master Planning

Existing Land Use	Total Acres	Assume no Change	Opportunity Sites
Historic pump station & City water treatment	2.2	2.2	
JABSOM campus	9.1	9.1	
Parks (Waterfront, Gateway 1&2, Kewalo Basin)	40.7	40.7	
Children's Discovery Center	2.2	2.2	
PBRC	0.9	0.9	
John Dominis	1.1	1.1	
Lot adjacent to Historic pump station	3.3		3.3
JABSOM parking lot (1)	5.5		5.5
Existing warehouse by channel	5.0		5.0
Piano lot	7.6		7.6
C&C Baseyard	2.2		2.2
Look Lab	3.2		3.2
KKFC (portion?)	1.7		1.7
Honolulu Marine parcel	3.3		3.3
Fisherman's Wharf parcel	4.9		4.9
AAFES Building parcel	2.3		2.3
Marina parcel	5.6		5.6
Adjacent to Kewalo Basin Park	2.4		2.4
Total HCDA Properties	103.1	56.2	46.9
KS Makai Properties	12.1		

Note: Areas of public streets are not included; All acreages are approximate

HIGHLIGHTS OF ECONOMIC OPPORTUNITIES & CHALLENGES

- **Economic Opportunities**
  - Waterfront Location/Views
  - Adjacencies
    - Waikiki
    - Downtown
    - Future Redevelopment of Ward and KS Properties
- **Economic Challenges**
  - Demolition and Environmental Remediation Costs
  - Backbone Infrastructure Costs (Ilalo/Punchbowl Extension)
    - Ilalo/Punchbowl Extension
    - Need to improve Streetscape/image
  - Existing Leaseholds
  - Cost of new bulkhead wall
  - Public realm Operations and Maintenance costs

ECONOMIC CHALLENGES TO ACHIEVE THE VISION

- Significant Site Wide Capital Cost
- Maintenance / Operations Costs
- Realities of Fund Availability
- High Value Use Limitations – Market and Political
- Need to Energize the Site – Economic Vitality Depends on Bringing People

PUBLIC IMPROVEMENT CAPITAL COSTS

(All Figures Preliminary Order of Magnitude)

Demolition & Remediation	$18M
Waterfront Promenade	$16M
Streetscape & Landscape	$5M
Ilalo Street/Punchbowl Extension	$15M
Circulation Improvements around Kewalo Basin	TBD
Lease Buy-outs (if applicable)	TBD
Total	$50M +

Cost lease buy-outs includes value of remaining lease term, as well as potentially relocation costs, goodwill, lost revenue, etc. Cost could be significant.

LAND USE CATEGORIES: Cost, Dollar Sources, Success Likelihood

4 Basic Choices	*Costs/Value*	*Likely Source*	*Success Likelihood*
Active or Passive Park	O+M[1] Cost: Significant	Waterfront Cam	Paid by Land Users so more use = more money
		Government	Possible but Gov't tries to limit cost
	Capital Cost: $1-$2M± / acre	Government	Gov't tries to limit cost
		Private Donation	Uncertain, if ever
Arts/Cultural	O+M Cost: Significant	Membership or Donations	Probable but amount uncertain
	Capital Cost: $400-$500± / sq. ft.	Private Donation	Possible but uncertain timing
		Government	Possible support with uncertain timing
Modest Positive Land Value Uses Examples are: -Retail/Restaurant -Fresh Food Pavilion -State Office Use	Land Value: $2M± / acre	Private or Government Capital	Likely Potential Early Timing
High Land Value Uses Examples are: -Residential -Condo/Hotel	Land Value: $5-7M± / acre	Private Capital	Likely on Return of Market

POTENTIAL FINANCE TOOLS FOR CAPITAL, & OPERATIONS & MANAGEMENT

Source	**Likelihood and Use**
HCDA Investment	Most likely for site wide capital improvement costs, e.g., ▪ Soil Remediation ▪ Demolition ▪ Infrastructure ▪ Waterfront Promenade
Other Public Money	Uncertain
CFD / CAM	More Use, More Money, Politically Uncertain
TIF	More Use, More Money, Politically Uncertain
GET (General Excise Tax) Exemption	More Use, More Money, Politically Uncertain
Private Benefactor	Uncertain as to Amount and Timing
Non-Profit Benefactor	Uncertain as to Amount and Timing

DISCUSSION WORKSHEET CONCEPT PLAN EVALUATION

Concept Plan and Land Use	*Capital Cost Range[1] Operations Cost Range*	*Funding Sources*	*First Step and Subsequent Phasing*

[1] Use Quantitative Statements (e.g., Significant, Low, etc.) or $ if available.

POTENTIAL FINANCE TOOLS FOR CAPITAL, & OPERATIONS & MANAGEMENT

Source	**Likelihood and Use**
HCDA Investment	Most likely for site wide capital improvement costs, e.g., ▪ Soil Remediation ▪ Demolition ▪ Infrastructure ▪ Waterfront Promenade
Other Public Money	Uncertain
CFD / CAM	More Use, More Money, Politically Uncertain
TIF	More Use, More Money, Politically Uncertain
GET (General Excise Tax) Exemption	More Use, More Money, Politically Uncertain
Private Benefactor	Uncertain as to Amount and Timing
Non-Profit Benefactor	Uncertain as to Amount and Timing

MISSION BAY San Francisco, CA

MISSION WALK San Francisco, CA

PARK TERRACE AT MISSION BAY San Francisco, CA

MISSION CREEK San Francisco, CA

FERRY BUILDING San Francisco, CA

YERBA BUENA GARDENS San Francisco, CA

Conceptual Plan Choices

STRATEGY TO ACHIEVE THE VISION

- Proceed in Increments: Expect Plan to Evolve of 10-20 Years
- Initial Steps to Include Festivals / Celebrations and Cultural Public Market
- Build 1st Increment that Brands the site and is Consistent with:
  - The Vision
  - Gathering Place
  - Improving Site Identity
  - Attracts People
- Later Steps are Built as Funding and Market Conditions Permit
- Create Linkages that Reinforce Place / Site Recognition
- Maximize Public Access to Water's Edge
- Use Interior Parcels for Temporary Uses Including Surface Parking with Later Permanent Uses

WHAT COULD HAPPEN FIRST

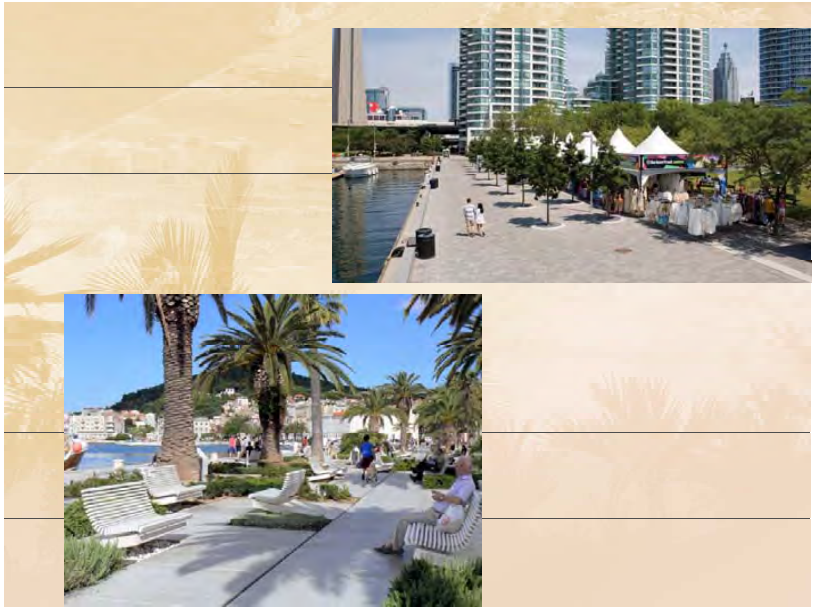
- Lower Cost Improvements – Spend Less
- Create Interim (e.g., Farmer's Market) as well as Permanent Events at Site
- Focus Initial Development / Events on Water or to Create Linkages
- Public to Fund, as Funds Become Available, Initial Public improvements that Capitalize on Water's Edge
- Cultural Public Market Per Legislative Mandate
  - As a Part of Site Vision
  - After Agreement, Cultural Public Market Early Start is Important
  - After Initial Funding is in Place to Upgrade Site and Cover Costs of Cultural Public Market

VISION ONE

VISION ONE

VISION ONE

PUBLIC PLAZA
PROMENADE
CULTURAL MARKETPLACE



PUBLIC PLAZA
PEDESTRIAN LINKAGE
CULTURAL MARKETPLACE
PROMENADE
WATERFRONT RESTAURANT (OPT)

PEDESTRIAN LINKAGE
PUBLIC MARKET

KAKA`AKO ONE: 3

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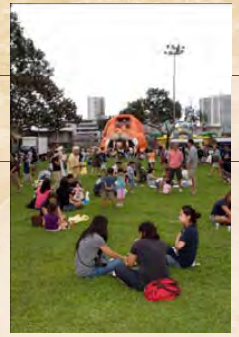
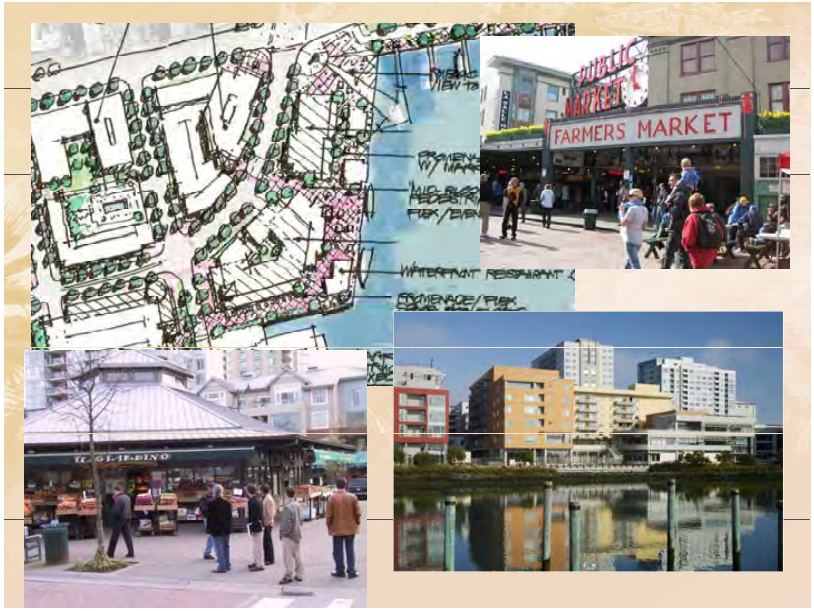
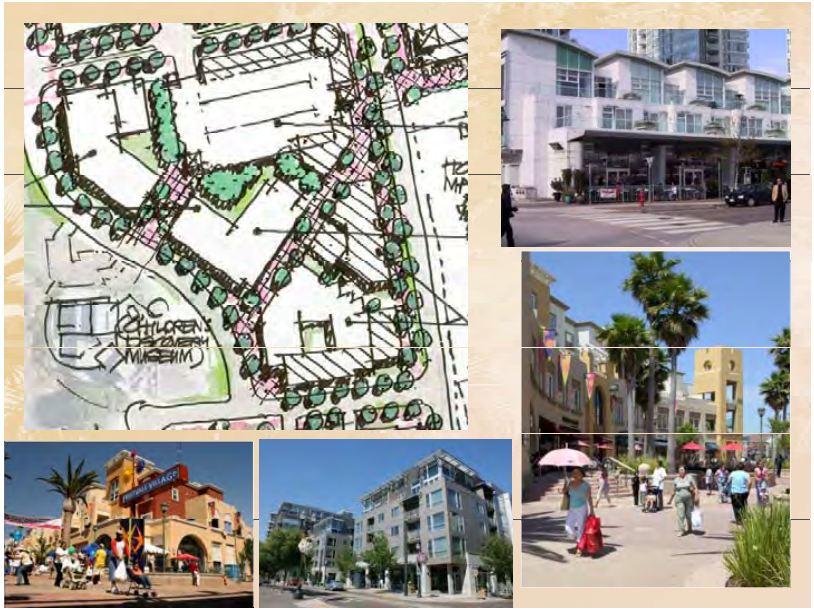


KAKA`AKO TWO

HELICOPTER


FARMERS MARKET



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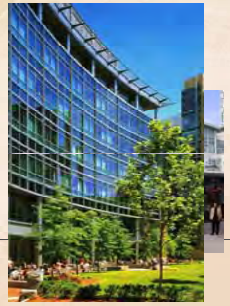
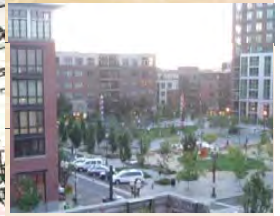
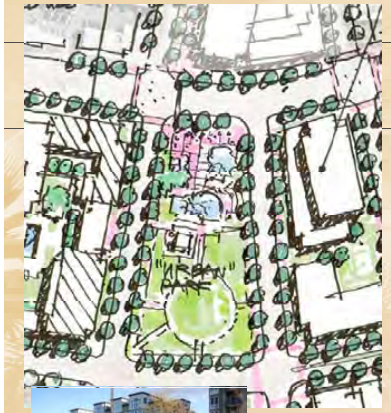






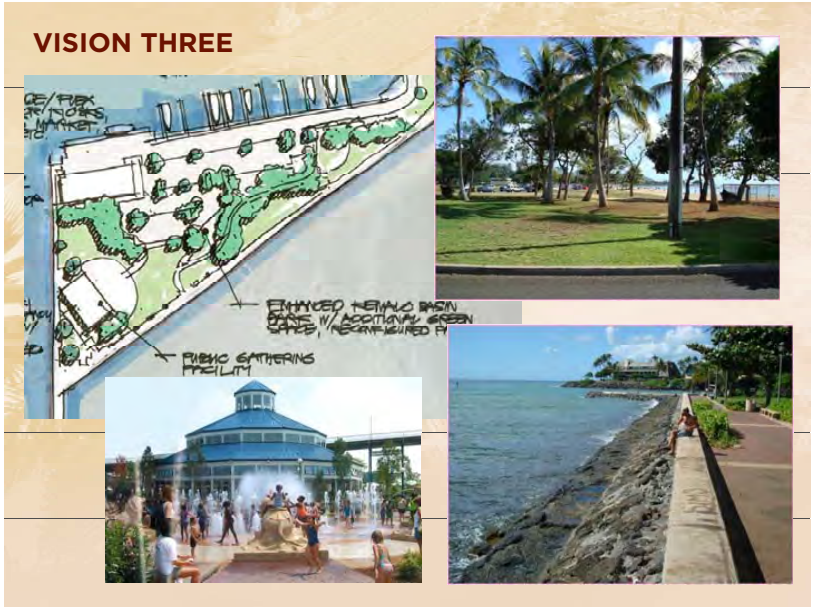
VISION THREE

PARKS PLUS GROUND LEVEL PUBLIC BENEFIT USES

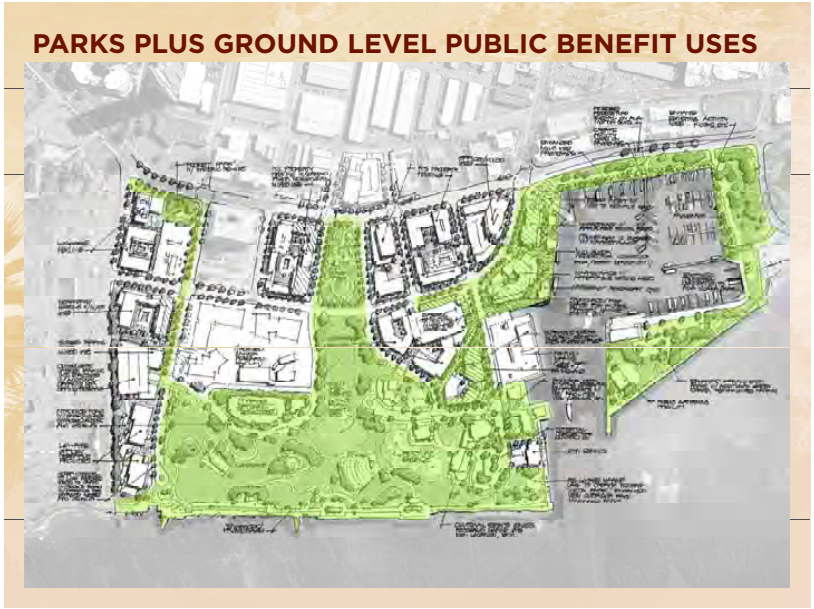
VISION THREE

VISION THREE

VISION THREE



PARKS PLUS GROUND LEVEL PUBLIC BENEFIT USES



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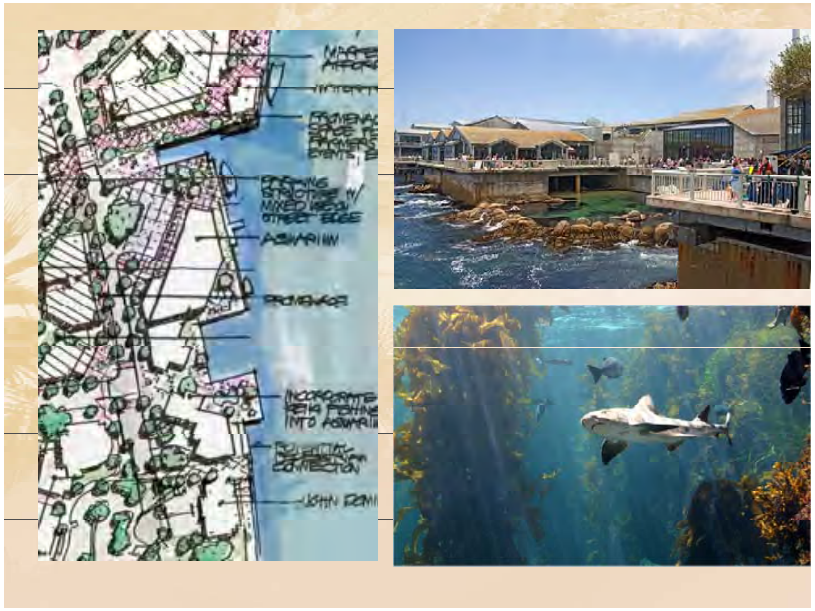

PUBLIC IMPROVEMENT CAPITAL COSTS

(All Figures Preliminary Order of Magnitude)

Demolition & Remediation	$18M
Waterfront Promenade	$16M
Streetscape & Landscape	$5M
Ilalo Street/Punchbowl Extension	$15M
Circulation Improvements around Kewalo Basin	TBD
Lease Buy-outs (if applicable)	TBD
Total	$50M +

Cost lease buy-outs includes value of remaining lease term, as well as potentially relocation costs, goodwill, lost revenue, etc. Cost could be significant.

LAND USE CATEGORIES: Cost, Dollar Sources, Success Likelihood

4 Basic Choices	*Costs/Value*	*Likely Source*	*Success Likelihood*
Active or Passive Park	O+M[1] Cost: Significant	Waterfront Cam	Paid by Land Users so more use = more money
		Government	Possible but Gov't tries to limit cost
	Capital Cost: $1-$2M± / acre	Government	Gov't tries to limit cost
		Private Donation	Uncertain, if ever
Arts/Cultural	O+M Cost: Significant	Membership or Donations	Probable but amount uncertain
	Capital Cost: $400-$500± / sq. ft.	Private Donation	Possible but uncertain timing
		Government	Possible support with uncertain timing
Modest Positive Land Value Uses Examples are: -Retail/Restaurant -Fresh Food Pavilion -State Office Use	Land Value: $2M± / acre	Private or Government Capital	Likely Potential Early Timing
High Land Value Uses Examples are: -Residential -Condo/Hotel	Land Value: $5-7M± / acre	Private Capital	Likely on Return of Market

POTENTIAL FINANCE TOOLS FOR CAPITAL, & OPERATIONS & MANAGEMENT

Source	Likelihood and Use
HCDA Investment	Most likely for site wide capital improvement costs, e.g., ▪ Soil Remediation ▪ Demolition ▪ Infrastructure ▪ Waterfront Promenade
Other Public Money	Uncertain
CFD / CAM	More Use, More Money, Politically Uncertain
TIF	More Use, More Money, Politically Uncertain
GET (General Excise Tax) Exemption	More Use, More Money, Politically Uncertain
Private Benefactor	Uncertain as to Amount and Timing
Non-Profit Benefactor	Uncertain as to Amount and Timing

DISCUSSION WORKSHEET CONCEPT PLAN EVALUATION

Concept Plan and Land Use	*Capital Cost Range[1] Operations Cost Range*	*Funding Sources*	*First Step and Subsequent Phasing*

[1] Use Quantitative Statements (e.g., Significant, Low, etc.) or $ if available.

KAKAAKO MAKAI MASTER PLAN

WORKSHOP 2:
BRIEFING BOOK

June 17, 2010

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- Workshop Agenda
- Kakaako Makai District Aerial Map
- Recent Kakaako Makai Photographs
- Kakaako Makai Planning Process Diagram
- Land Planning and Development Proposals from 1959 to 2007
  - Summary
- Kakaako Makai Community Planning Advisory Council (CPAC)
- Vision and Guiding Principles for Kakaako Makai
- 25 Great Ideas
- Community and Stakeholder Interview - Summary
- Workshop No. 1
  - Planning Exercises and Concept Diagrams
  - Placemaking Ingredients: Great Community Gathering Places
- Focused Group Meeting Summary
- Programming and Themes
- Selected Current State Laws
- Notes

KAKAAKO MAKAI DISTRICT MASTER PLAN

Public Workshop No. 2
AGENDA
Thursday, June 17, 2010

4:00 PM to 4:15 PM	Welcome and Introduction

- Anthony Ching (HCDA – Executive Director)
- Workshop Facilitator (Geoff Miasnik)

4:15 PM to 5:15 PM	Kakaako Makai District Master Planning Update

- Background and Review
- Focused Group Meetings and Feedback
- Public Comments on Project Website – Limehouse
- Economic and Strategic Factors in Achieving Community's Vision

5:15 PM to 5:25 PM	Break
5:25 PM to 6:00 PM	Introduction of Conceptual Plan Alternatives Schemes and Break-Out Exercise
6:00 PM – 7:00 PM	Break Out Discussion (4 groups)
7:00PM – 7:10PM	Break
7:10 PM – 7:30 PM	Break Out - Report Back
7:30 PM – 7:50 PM	General Discussion
7:50 PM – 8:00 PM	Conclusions and Next Steps
8:00 PM – 8:30 PM	Informal discussion and critique.

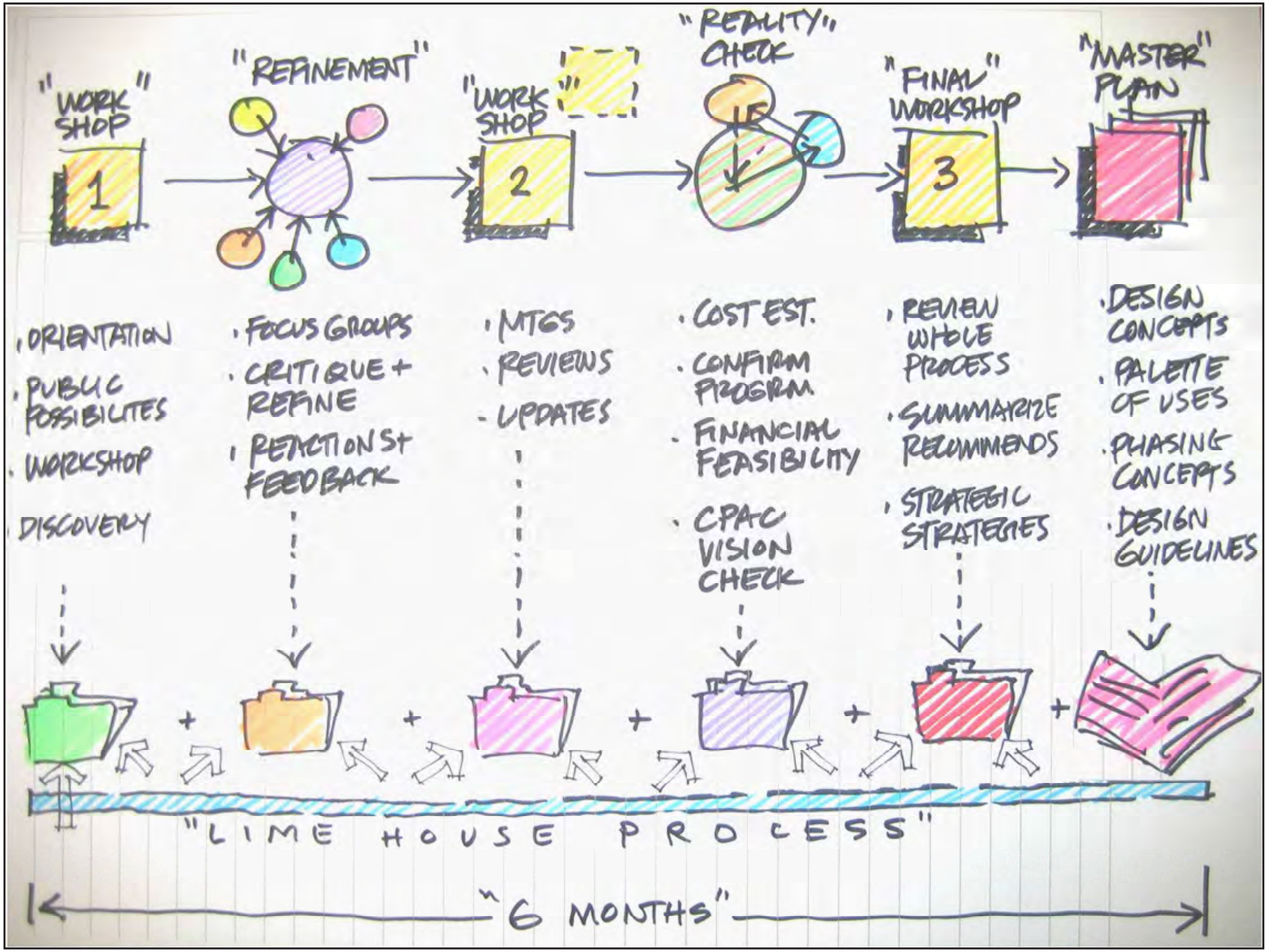
Google

Kaka'ako Makai HCDA

Kaka'ako Makai HCDA

Kaka'ako Makai HCDA

Kaka'ako Makai HCDA



KAKAAKO MAKAI - DISTRICT MASTER PLAN - PROCESS

KAKAʻAKO MAKAI COMMUNITY PLANNING ADVISORY COUNCIL

THE VISION FOR KAKAʻAKO MAKAI
The Hawaiian Place of Kaʻākaukukui and Kukuluaeʻo

Kakaʻako Makai is the community's gathering place. A safe place that welcomes all people, from keiki to kūpuna, 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. Kakaʻako Makai honors, celebrates and preserves its historic sense of place, Hawaiian cultural values and our unique island lifestyle for present families and future generations.

GUIDING PRINCIPLES
Community Cultural Gathering Place
Establish Kakaʻako Makai as a gathering place where community and culture converge in response to the natural scenic beauty of the green shoreline open space.

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

Hawaiian Culture and Values of the Ahupuaʻa
Base the framework for planning, decision-making and implementation of the Kakaʻako Makai master plan on Native Hawaiian values and traditional and customary rights and practices protected by the State.[1]

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

Open View Planes
Protect, preserve and perpetuate Kakaʻako Makai's open view planes from the mountains to the sea as an inherent value of the Hawaiian ahupuaʻa and an important public asset for residents, visitors and future generations.[3]

- Ensure planning and development safeguards to identify,

[1] Hawaii State Constitution, Article XII, Section 7. Inform the planning process by the principles and traditions of the ahupuaʻa, and inspire the master plan by the interconnected relationship of people.
[2] §206E-34(c)(5), Hawaii Revised Statutes. The Hawaiian host culture is emphasized as pre-eminent yet inclusive of other cultures.
[3] Significant Panoramic Views Map A-1, Honolulu Primary Urban Center Development Plan.

document, retain, restore and protect makai-mauka and diamondhead-ewa open view planes to the Koʻolau mountains, Diamond Head (Lēʻahi) and the Waiʻanae mountains as seen from the view vantage areas and vicinities of Kakaʻako Makai's public lands and Kewalo Basin Harbor.

Coastal and Marine Resources

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

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

Expanded Park and Green Space

Ensure expansion of Kakaʻako Makai's shoreline parks as significant landscaped open spaces[4]
joining the lei of green parks extending from Diamond Head (Lēʻahi) to Aloha Tower.

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

Public Accessibility

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

- Ensure complete public recreational access with minimal impact to the environment, including drop-off accommodation of ocean recreation equipment and connections to public transportation.
- Provide a shoreline promenade and tree-lined paths to safely and comfortably accommodate pedestrians, bicyclists and the physically impaired.
- Provide sufficient shared parking complementary to the natural setting to support all uses in Kakaʻako Makai, with workplace parking available for recreational and cultural users during non-working hours.

Public Safety, Health and Welfare

Ensure that Kakaʻako Makai is a safe and secure place for residents and visitors.

- Keep public use areas safe day and night for public comfort and enjoyment.
- Ensure that exposure to land and ocean is environmentally safe for people and marine life by assuring timely investigation, determination, and remediation of contaminates.
- Ensure that Kakaʻako Makai remains free and clear of elements, activities and facilities that may be potentially harmful to the natural environment and public well-being, including laboratories containing and experimenting with Level 3 or higher

[4] Inclusive of Kewalo Basin Park, Kakaʻako Waterfront Park and Kakaʻako Gateway Park.

bio-hazardous pathogens and/or biological toxins known to have the potential to pose a severe threat to public health and safety.[5]

Public Land Use Legislation –
Public Use of Public Lands in the Public Interest
Recognize and respect the effort and intent of the Hawaii State Legislature to uphold the greater public interest by ensuring and sustaining public uses on Kakaʻako Makai State public lands for the greater public good.

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

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

- Enable continued functional commercial boating uses at Kewalo Basin Harbor9 and preserve the beneficial relationships between the existing small commercial fishing and excursion boat businesses and land-based maritime support service businesses.
- Ensure that Kewalo Basin will continue as a State of Hawaii commercial harbor and valuable public facility asset by repairing, maintaining and enhancing the harbor for small commercial fishing and excursion boat use.
- Ensure the protected use of Kewalo Basin Cove for Kewalo Keiki Fishing Conservancy keiki fishing and marine conservation programs.
- Support Kewalo Marine Laboratory's continued valuable marine biology and ecosystems research and education in the vicinity of Kewalo Basin.
- Ensure preservation of Kewalo Basin Park, the net house and parking lot for public use, upgrade and improve existing facilities within the park, and provide green open space between Ala Moana Park and the channel frontage.[10]

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

- Contemplate compatible indoor and outdoor performance venues that encourage the teaching, practicing, and presentation of hula, theater, music, dance, and other performing and visual arts, with an outdoor multi-cultural festival space for Honolulu's diverse ethnic communities.[11]
- Contemplate educational facilities, such as an exhibition hall with permanent, interactive and rotating exhibits, museums communicating the cultural history of the area, and places for traditional Hawaiian cultural practices.[12]

[5] Protection of the public health and safety is first and foremost in this area a) immediately adjacent to a Shoreline recreation area and the urban population center, b) in close proximity to a regional beach park and the Waikiki primary visitor destination, and c) within the updated tsunami zone. http://beta.abc3340.com/news/stories/1007/460171.html http://www.nytimes.com/2007/10/05/us/05labs.html?_r=1
[6] §206E-31.5, Hawaii Revised Statutes.
[7] HCR 30, 2006.
[8] Act 3, 2007, Special Session.
[9] §206E-33(2), Hawaii Revised Statutes.

- Establish a cultural market stocked by local farmers, fishers and Hawaiian traditional craft makers to reflect the Hawaiian values of gathering and trading in the ahupuaʻa between the mountains and the sea.[13]
- Ensure a community center for local families to gather, interact and learn from each other.

Small Local Business

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

- Ancillary small businesses may include diverse local restaurants, cafés, small shops, markets or other uses that will complement the recreational, cultural, harbor or other public facilities serving the community interest.[14]
- Encourage small local enterprises that emphasize the Hawaiian culture and support traditional local products, rather than large corporate retailing attractions.

Site Design Guidelines –
A Hawaiian Sense of Place in Landscape, Setting and Design

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

- Provide and maintain abundant native coastal plants and trees to blend the scenic andsensory qualities of the coastal environment and create a Hawaiian sense of place.
- Identify, protect, preserve, restore, rehabilitate, interpret and celebrate Kakaʻako Makai's historic sites, facilities, settings, and locations.
- Maintain the quality of coastal environmental elements including natural light, air and prevailing winds.
- Mandate sustainability principles, conservation technologies, and green building standards for buildings, grounds and infrastructure.[16]

Community/Government Planning Partnership

The Kakaʻako Makai Community Planning Advisory Council places the public interest first and foremost, and will strive to uphold the greater good of the community in partnership with the HCDA as the public oversight agency by:

- Openly working with the community, the HCDA and the HCDA's planning consultants as guaranteed by government commitment to ongoing community representation and involvement throughout the master planning process;
- Openly communicating with the State Legislature and other elected public officials;
- Committing the time and effort required to meet the goals and objectives of the Kakaʻako Makai planning process, and advocating responsibly in the public interest both collectively
- and individually, notwithstanding premature or conflicting proposals.

[10] Inclusive of greenbelt connections between Ala Moana Park and Kewalo Basin Park, between the Net House and Kewalo Basin Channel, and between Ala Moana Boulevard and Kewalo Basin to Point Panic.
[11] §206E-34(d)(3), Hawaii Revised Statutes.
[12] §206E-34(d)(5), Hawaii Revised Statutes.
[13] §206E-34(a) and (b), Hawaii Revised Statutes.
[14] §206E-34(d)(2), Hawaii Revised Statutes.
[15] Encourage private development mauka of Ilalo Street to compliment the gathering place concept of the Kaka'ako Makai public use area on public lands by providing landscaped set-backs and inviting open architecture at the street level.
[16] Ensure reasonable carrying capacity with limited infrastructure for sufficient water supply, storm-water drainage and waste disposal.

Future Funding and Management

Assure and assist viable and sustainable operation of public uses and facilities on State public land in Kaka`ako Makai through public/private partnerships and 501(c)(3) non-profit management[17] similar to successful park conservancies and their stewardship programs.

- The community land conservancy will be essential in determining safeguards to restore, protect and perpetuate Kakaʻako Makai's natural shoreline resources and view planes, historic and recreational resources, and public uses on State public lands in the public interest as a quality of life benchmark.
- This conservancy may be a public/private partnership of the Kakaʻako Makai Community Planning Advisory Council (CPAC), the Hawaii Community Development Authority (HCDA) or current oversight agency, and private contributing interests to both monitor and underwrite public use on State pubic land in service to the public good.[18]

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

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

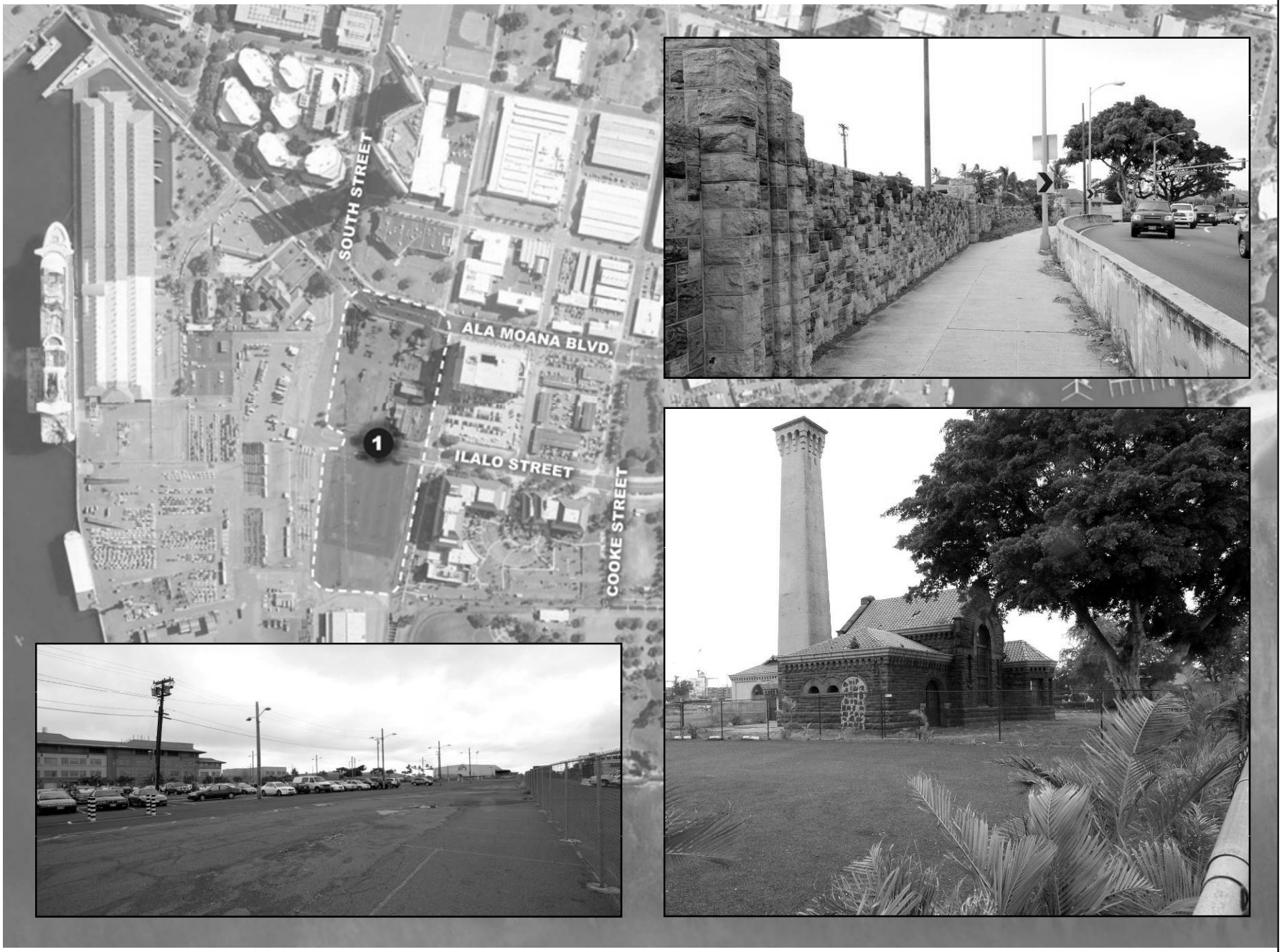
KAKAAKO MAKAI - DISTRICT MASTER PLAN COMMUNITY AND STAKEHOLDER INTERVIEWS

THE INGREDIENTS OF PLACEMAKING

Qualities of Great Waterfront Destinations

- Uses at the Water's Edge
- Creative Amenities Boost Everyone's Enjoyment
- Activities go on Round-the-Clock and Throughout the Year
- Surrounding Buildings Enhance Public Spaces
- Flexible Design Fosters Adaptability
- Good Management Sustains Community Vision
- Let Every Man, Woman, and Child Walk Safely Through the District
- Limits Placed on Residential Development

Place Evaluation Study Areas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ALA MOANA BLVD.
1
ILALO STREET
COOKE STREET

ILALO S
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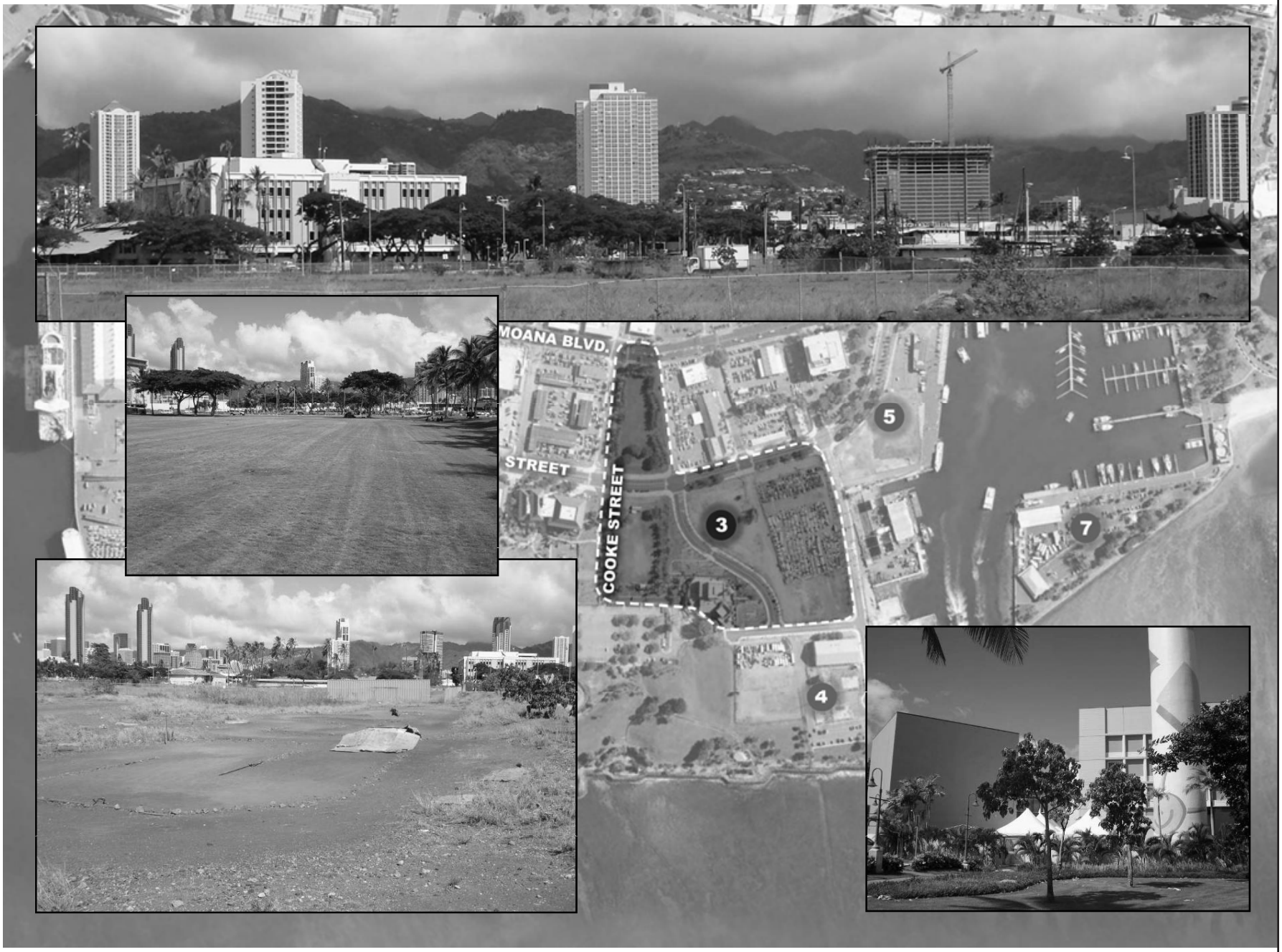
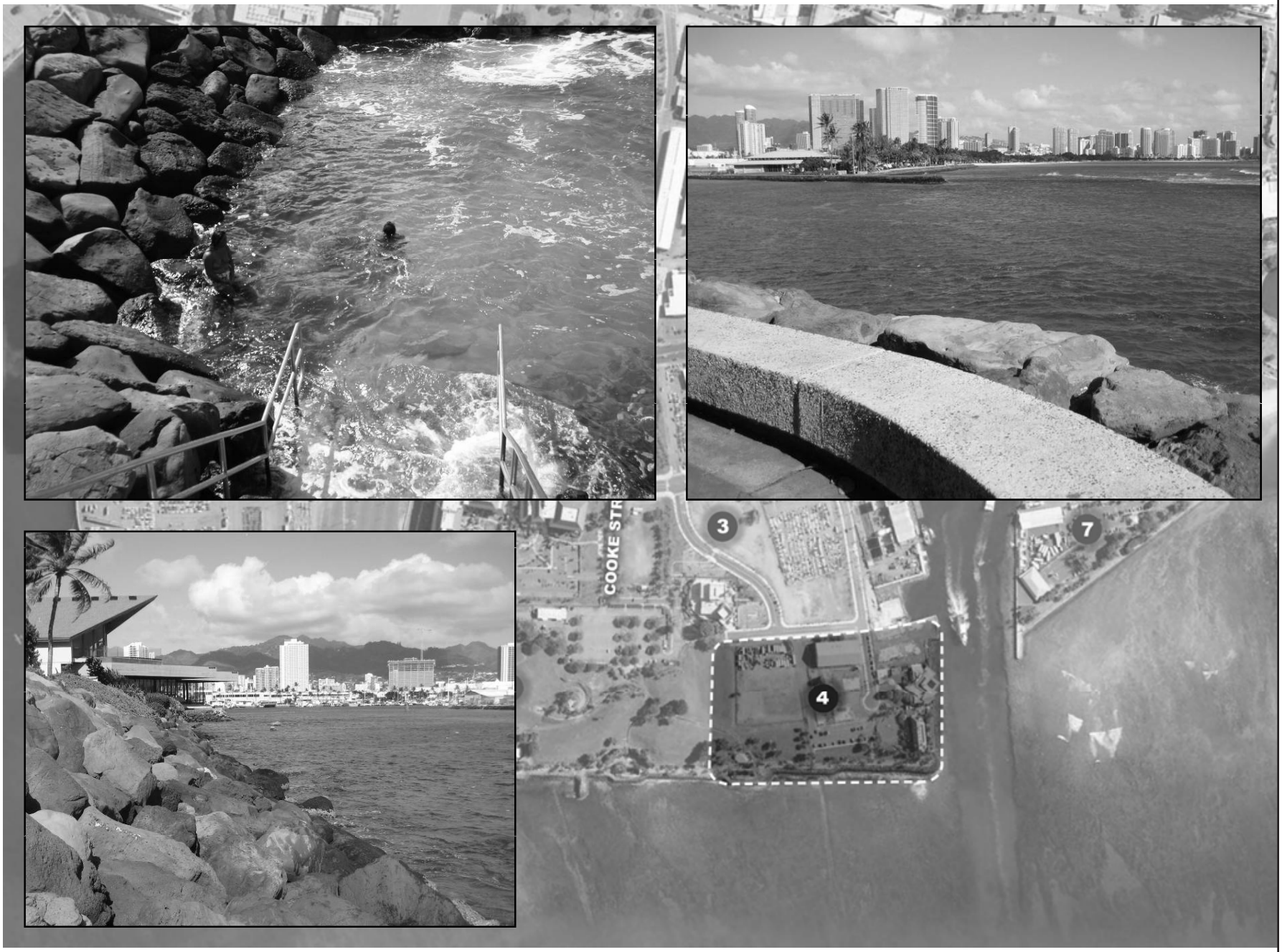
2

2


MOANA BLVD.
STREET
COOKE STREET
3
4
5
7


COOKE STR
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JAHI STREET
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597-8669
HONOLULU
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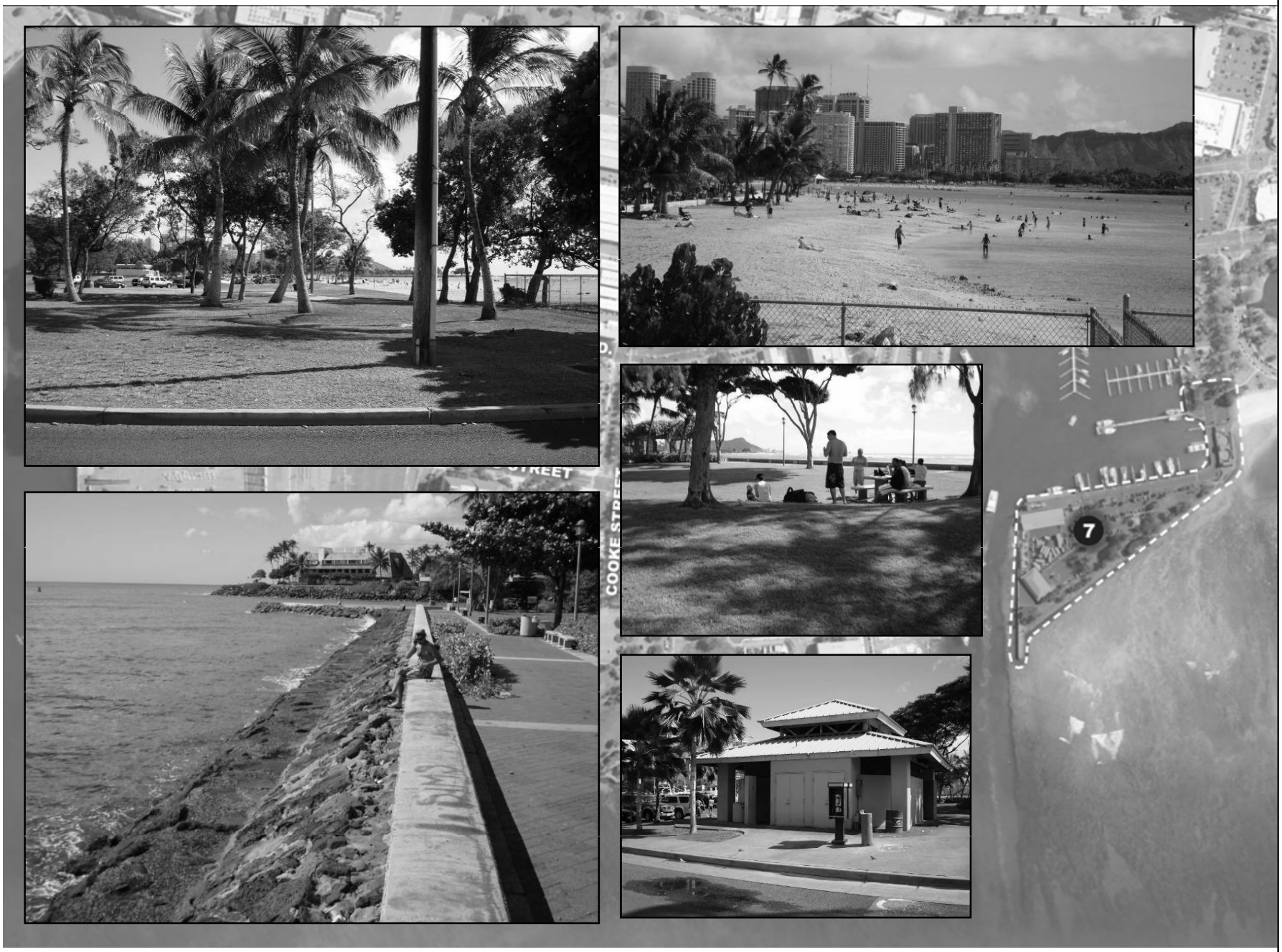
6
1
FISHERMAN'S WHARF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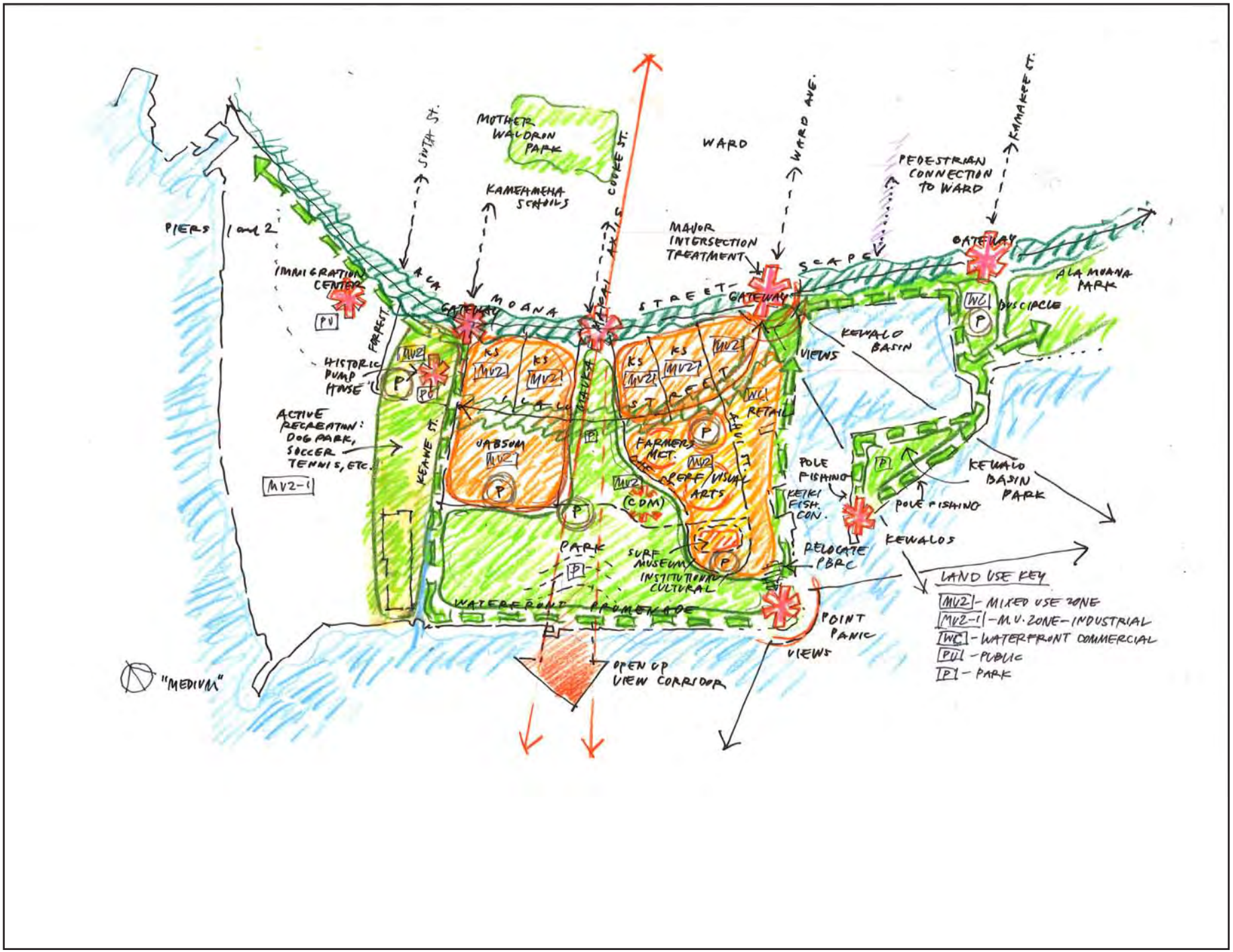
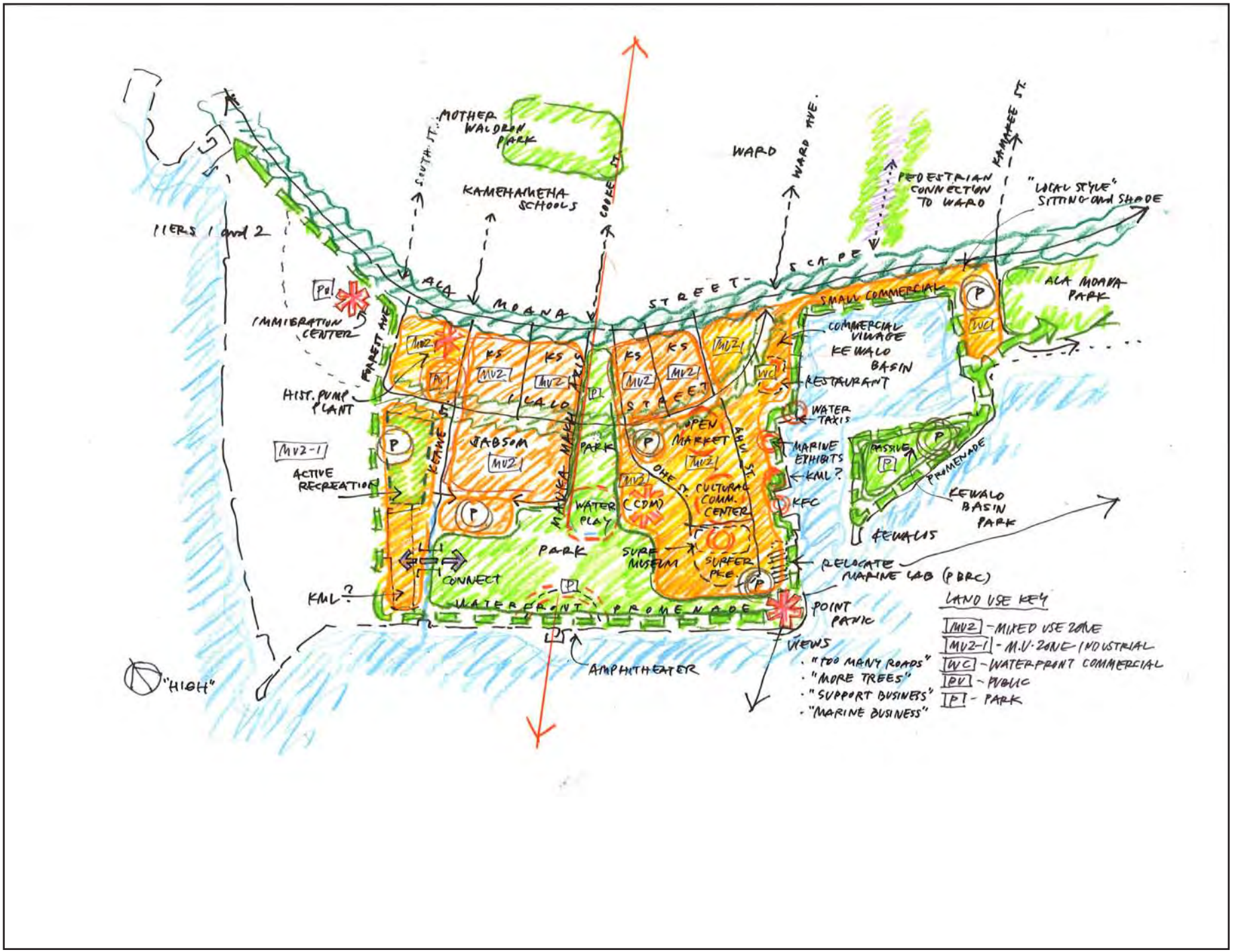

MOTHER WALDRON PARK
WARD
WARD AVE.
KAMAKEE ST.
SOUTH ST.
COOKE ST.
KAMEHMEHA SCHOOLS
PEDESTRIAN CONNECTION TO WARD
PIERS 1 and 2
MAJOR INTERSECTION TREATMENT
GATEWAY
IMMIGRATION CENTER
ALA MOANA STREET
SCAPE
ALA MOANA PARK
BUS CIRCLE
FORREST
HISTORIC PUMP HOUSE
KS
MV2
VIEWS
KEWALO BASIN
RETAIL
ACTIVE RECREATION: DOG PARK, SOCCER TENNIS, ETC.
MV2-1
KEAWE ST.
JABSOM
FARMERS MKT.
PERF/VISUAL ARTS
(CDM)
POLE FISHING
KEWALO BASIN PARK
KEIKI FISH. CON.
KEWALOS
PARK
SURF MUSEUM/ INSTITUTIONAL/ CULTURAL
RELOCATE PBRC
WATERFRONT PROMENADE
POINT PANIC
OPEN UP VIEW CORRIDOR
"MEDIUM"
LAND USE KEY
MV2 - MIXED USE ZONE
MV2-1 - M.U. ZONE - INDUSTRIAL
WC - WATERFRONT COMMERCIAL
PU - PUBLIC
P - PARK


MOTHER WALDRON PARK
SOUTH ST.
KAMEHAMEHA SCHOOLS
COOKE ST.
WARD
WARD AVE.
PEDESTRIAN CONNECTION TO WARD
KAMAKEE ST.
"LOCAL STYLE" SITTING and SHADE
PIERS 1 and 2
ALA MOANA STREET-SCAPE
IMMIGRATION CENTER
FORREST AVE
HIST. PUMP PLANT
MV2-1
ACTIVE RECREATION
KEAWE ST.
JABSOM
MAUKA MAKAI AXIS
PARK
WATER PLAY
(CDM)
OPEN MARKET
OHE ST.
AHUI ST.
CULTURAL COMM. CENTER
SURF MUSEUM
SURFER PKE.
PARK
CONNECT
KML?
WATERFRONT PROMENADE
AMPHITHEATER
"HIGH"
SMALL COMMERCIAL
COMMERCIAL VILLAGE
KEWALO BASIN
RESTAURANT
WATER TAXIS
MARINE EXHIBITS
KML?
KFC
RELOCATE MARINE LAB (PBRC)
POINT PANIC
VIEWS
· "TOO MANY ROADS"
· "MORE TREES"
· "SUPPORT BUSINESS"
· "MARINE BUSINESS"
PASSIVE
PROMENADE
KEWALO BASIN PARK
KEWALOS
ALA MOANA PARK
LAND USE KEY
MV2 - MIXED USE ZONE
MV2-1 - M.U. ZONE INDUSTRIAL
WC - WATERFRONT COMMERCIAL
PU - PUBLIC
P - PARK

FOCUSED GROUP MEETING - SUMMARY

- **Synergy - Bio/Marine and Environmental Science Research Education Campus**
  - » Kewalo Marine Lab, Children's Discovery Center, JABSOM/CRC, Asia Pacific Innovation Center (APIC)
  - » Incorporate new home for Waikiki Aquarium

- **Performing Arts Complex**
  - » Ballet Hawaii, Honolulu Symphony, Youth Symphony, Hawaii Opera Theatre and Youth Opera Chorus
  - » Phased Clusters. Joint-Use
  - » Performance, Rehearsal and Office Space. Indoor and Outdoor
  - » Can bring its own capital and financing

- **Museum of Hawaiian Music and Dance**
  - » Community and Government support is established
  - » Recording, Broadcasting and Performing
  - » Joint Use with other Performing Arts is viable. Indoor and Outdoor
  - » Multi-Cultural music and dance embraced

- **Kewalo Basin and Boat Yard**
  - » Maintain as commercial small boat harbor
  - » Expect growth in the industry and relocation of fishing fleet from Honolulu Harbor
  - » Improve "front door" of Kewalo Basin along Ala Moana Boulevard
  - » Vendors depend on walk-by interest from customers. Fisherman would support a small wharfside fish market
  - » Showcase the history - Recognize the significance of the boat builders and the mid-pacific fishing industry
  - » Establish a place for boat and canoe building demonstrations
  - »
  - » Hawaiian Watersports Museum and Activity Center
  - » Advocated for years. Included in the current Kakaako Makai Business Plan

- **Park, Open Space and New Development**
  - » Maintain and expand open space
  - » The "medium density" concept plan from Workshop No. 1 is a good balance of open space to developed areas
  - » Baltimore Inner Harbor is a comparable example of public benefit and open space
  - » Provide day and evening activities and opportunities
  - » Support economic development of small local businesses
  - » Identify and preserve important view planes, both mauka and makai
  - » Consider amending building height rules in certain places
  - » Implementation, management and maintenance through Public/Private Partnerships are recommended.
  - » Community or Botanical Gardens. Specimen Trees
  - » Enhance and activate the waterfront zone
  - » Think beyond the boundaries of Kakaako Makai. It's a part of the larger community. Urban character.
  - » Orient to the surrounding neighborhood, careful of inward focus
  - » Consider land reserves for programs that may take years/decades to implement
  - » Pier 1 and 2 will continue as container yards for next 25 years. Careful planning of adjacent uses is highly recommended

- **Park and Ocean Recreation**
  - » Improve circulation, disabled accessibility and maintain free parking
  - » Maintain access to shoreline and ocean
  - » Improve Park amenities: Shade, comfort stations, cooking.
  - » Provide active exercise areas in the Park - PAR Course

- » Develop maintenance strategies - short and long term
- » Support outdoor recreation along with marine education and cultural facilities

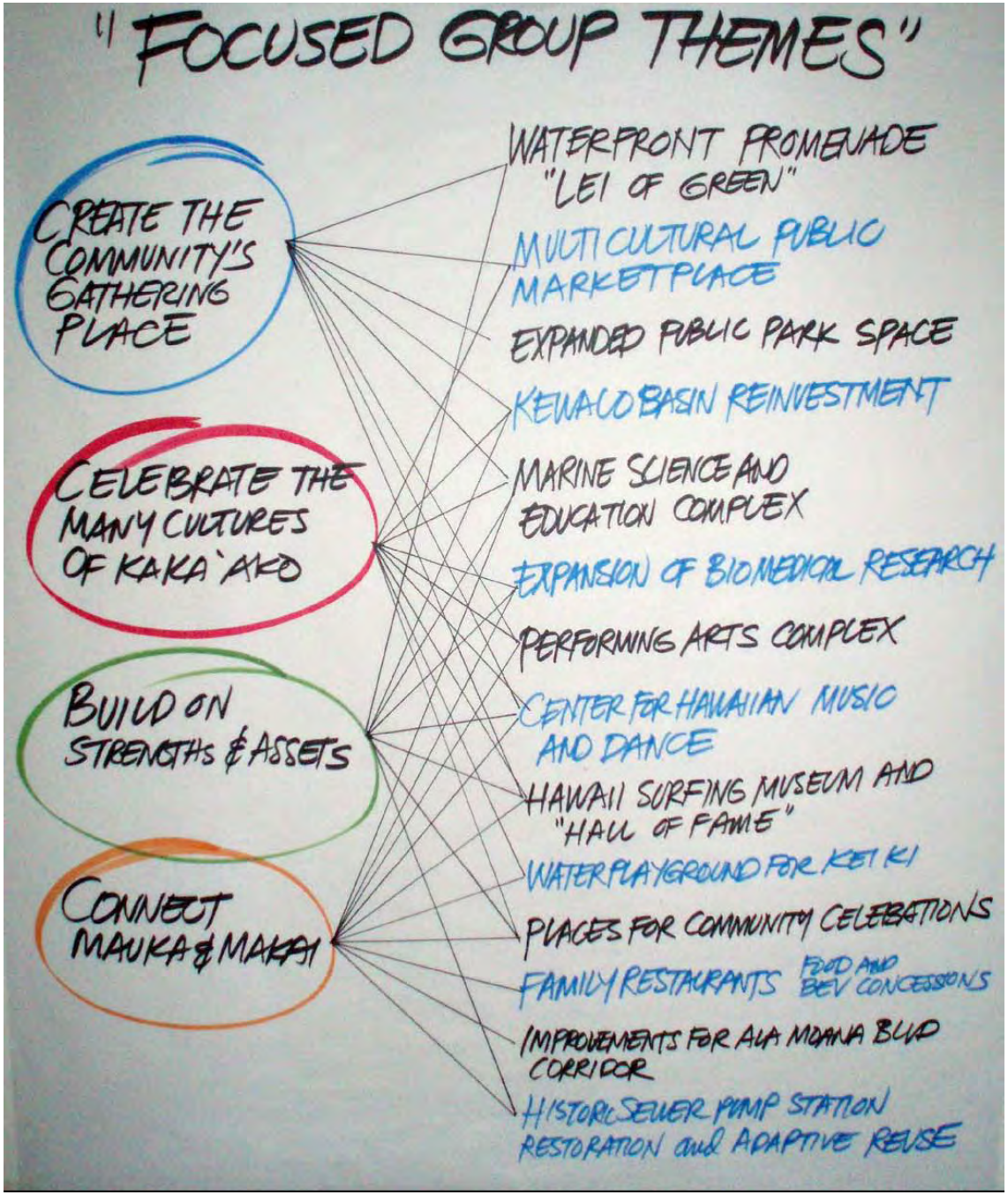
- **Water Recreation**
  - » Small water oriented kids recreation area - Play fountains or pools
  - » Locate near Children's Discovery Center

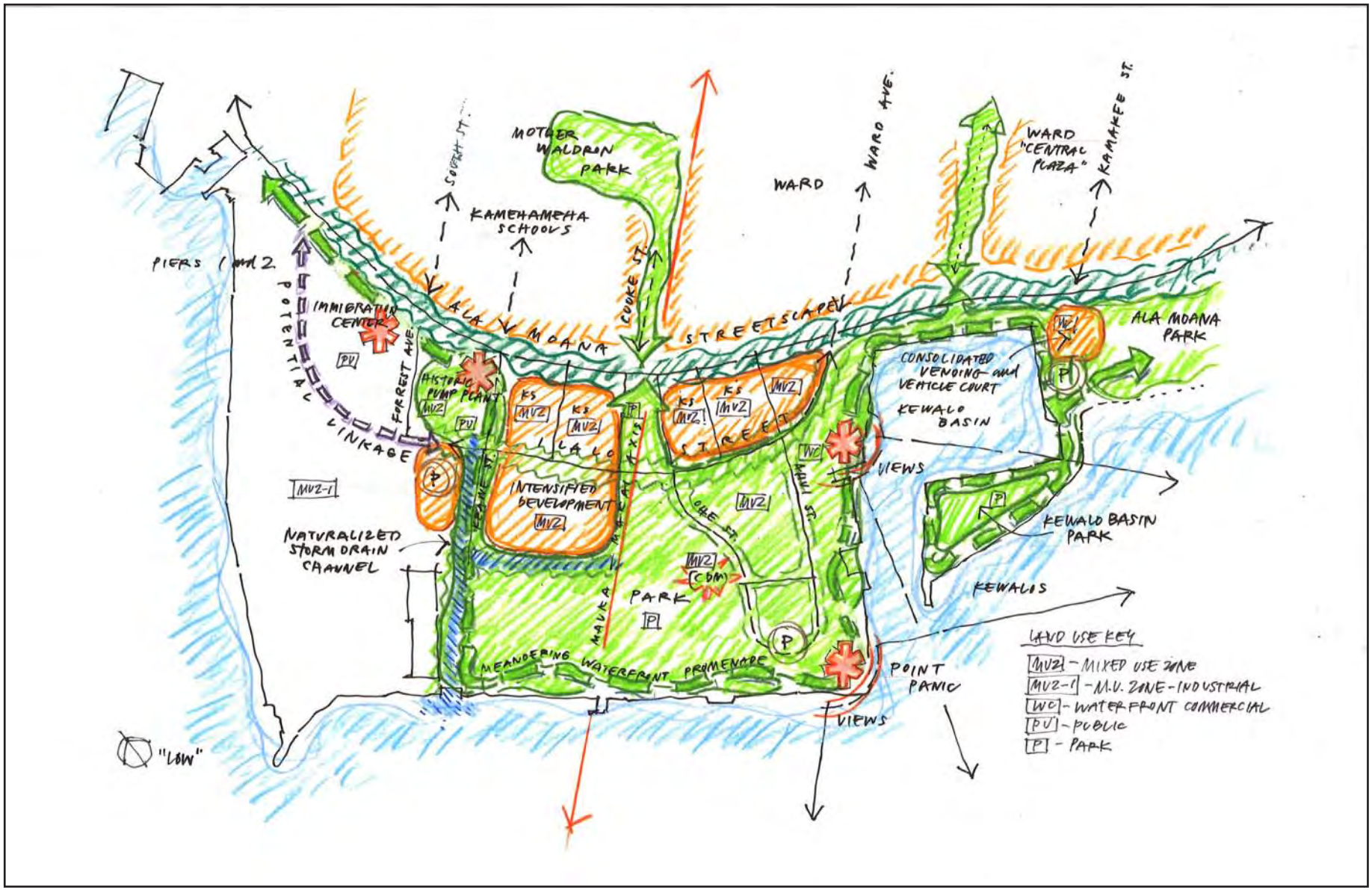
- **Community Center**
  - » Central YMCA could bring active recreation and meeting spaces

- **Farmers Market**
  - » Farm Bureau supports concept of permanent 7 day a week Farmers Market in Kakaako Makai

- **Kewalo Park**
  - » Net House
  - » Save and renovate as a community meeting place
  - » Support the Hawaii Youth Conservation Corps, a new lessee soon
  - » Improve current Public Uses

- **Alternative Uses**
  - » Housing: Market rate, workforce and affordable housing (for-sale and rental) remains a component that continues to be recommended for consideration
  - » Housing brings vitality to a neighborhood, even if there is no economic benefit. People living in the neighborhood is fundamental to attracting commercial business to the district


"FOCUSED GROUP THEMES"
CREATE THE COMMUNITY'S GATHERING PLACE
CELEBRATE THE MANY CULTURES OF KAKA'AKO
BUILD ON STRENGTHS & ASSETS
CONNECT MAUKA & MAKAI
WATERFRONT PROMENADE "LEI OF GREEN"
MULTICULTURAL PUBLIC MARKETPLACE
EXPANDED PUBLIC PARK SPACE
KEWALO BASIN REINVESTMENT
MARINE SCIENCE AND EDUCATION COMPLEX
EXPANSION OF BIOMEDICAL RESEARCH
PERFORMING ARTS COMPLEX
CENTER FOR HAWAIIAN MUSIC AND DANCE
HAWAII SURFING MUSEUM AND "HALL OF FAME"
WATERPLAYGROUND FOR KEIKI
PLACES FOR COMMUNITY CELEBRATIONS
FAMILY RESTAURANTS FOOD AND BEV CONCESSIONS
IMPROVEMENTS FOR ALA MOANA BLVD CORRIDOR
HISTORIC SEWER PUMP STATION RESTORATION and ADAPTIVE REUSE


MOTHER WALDRON PARK
KAMEHAMEHA SCHOOLS
WARD
WARD AVE.
WARD "CENTRAL PLAZA"
KAMAKEE ST.
PIERS 1 and 2
POTENTIAL LINKAGE
IMMIGRATION CENTER
FORREST AVE.
ALA MOANA STREETSCAPE
COOKE ST.
HISTORIC PUMP PLANT
KS
MVZ
PV
P
ILALO STREET
INTENSIFIED DEVELOPMENT
MAUKA MAKAI AXIS
OHE ST.
MAUI ST.
WC
VIEWS
CONSOLIDATED VENDING and VEHICLE COURT
KEWALO BASIN
ALA MOANA PARK
KEWALO BASIN PARK
KEWALOS
MVZ-1
NATURALIZED STORM DRAIN CHANNEL
PARK
CDM
MEANDERING WATERFRONT PROMENADE
POINT PANIC
"LOW"
LAND USE KEY
MVZ - MIXED USE ZONE
MVZ-1 - M.U. ZONE - INDUSTRIAL
WC - WATERFRONT COMMERCIAL
PV - PUBLIC
P - PARK

Kakaako Makai District
Selected State Laws - Current

[§206E-31.5]
Prohibitions
Anything contained in this chapter to the contrary notwithstanding, the authority is prohibited from:
(1) Selling or otherwise assigning the fee simple interest in any lands in the Kakaako community development district to which the authority in its corporate capacity holds title, except with respect to:
  (A) Utility easements;
  (B) Remnants as defined in section 171-52;
  (C) Grants to any state or county department or agency; or
  (D) Private entities for purposes of any easement, roadway, or infrastructure improvements; or
  (2) Approving any plan or proposal for any residential development in that portion of the Kakaako community development district makai of Ala Moana Boulevard and between Kewalo basin and the foreign trade zone. [L 2006, c 317, §1]

[§206E-34]
Cultural public market
(a) There shall be established within the Hawaii community development authority a state cultural public market.
(b) The cultural public market shall be located on state land within the Kakaako Makai area and developed pursuant to sections 206E-31, 206E-32, and 206E-33. A public parking lot shall be included.
(c) The Hawaii community development authority shall:
  (1) Designate and develop the state-owned land for the cultural public market;
  (2) Accept, for consideration, input regarding the establishment of the cultural public market from the following departments and agencies:
    (A) The department of agriculture;
    (B) The department of business, economic development, and tourism;
    (C) The department of land and natural resources;
    (D) The department of labor and industrial relations; and
    (E) The Hawaii tourism authority;
  (3) Consider and determine the propriety of using public-private partnerships in the development and operation of the cultural public market;

(4) Develop, distribute, and accept requests for proposals from private entities for plans to develop and operate the cultural public market; and
(5) Ensure that the Hawaiian culture is the featured culture in the cultural public market.

(d) Requests for proposals for the cultural public market shall contemplate but not be limited to the inclusion of the following types of facilities and services:
(1) Retail outlets for ethnically diverse products;
(2) Venues for businesses with ethnic themes, including restaurants and other service-related businesses;
(3) Theaters, stages, and arenas designed to showcase cultural performing artists as well as community performing arts;
(4) Exhibition space or museums that showcase artwork created by international and local artists; and
(5) Museums or other educational facilities focusing on the history and cultures of the various ethnic groups within Hawaii, including Hawaiian history. [L 2005, c 231, §2]

House Bill 718 CD1, 2007
Kewalo Keiki Fishing Conservancy

SECTION 1. The legislature finds that the Kewalo Keiki Fishing Conservancy, an Internal Revenue Code section 501(c)(3) nonprofit corporation, is dedicated to teaching the children of Hawaii the skills and joy of fishing, instilling aquatic conservation principles for the preservation of ocean resources, and perpetuating Hawaiian cultural traditions for the preservation of the resources of the ocean. The children are taught by kupuna and disabled persons with skills and experience in fishing and instilling aquatic conservation principles.

The Kewalo basin cove is a protected area that is ideal for a facility enabling multigenerational activities bringing together the young and the elderly to interact and participate in this educational activity. In the past, the Kewalo Keiki Fishing Conservancy used the facility known as the old ice chute and fuel dock operations building at Kewalo basin cove for its site-dependent activities; however, the Hawaii community development authority has recently demolished that facility.
The legislature finds that there has been a full assessment of varying levels of subsurface environmental contamination around the site due to prior uses of the site by the fishing industry.

The purpose of this Act is to:
(1) Require the Hawaii community development authority to set aside the old ice chute and fuel dock operations building site for use by the Kewalo Keiki Fishing Conservancy; and
(2) Appropriate funds to the Hawaii community development authority to proceed with necessary environmental remediation at the site.

SECTION 2. The Hawaii community development authority shall set aside portions of tax map key (first division) 2-1-058:41 and 2-1-058:116, comprised of approximately fifteen thousand square feet, at Kewalo basin cove and known as the former ice chute and fuel dock operations building site and perimeter area, including its Kewalo basin cove and channel bulkheads, for continued use by the Kewalo Keiki Fishing Conservancy.

SECTION 3. The Hawaii community development authority shall determine whether any environmental remediation is required and, if required, shall establish the parameters for any necessary corrective action for the environmental remediation and proceed accordingly.

SECTION 4. There is appropriated out of the general revenues of the State of Hawaii the sum of $30,000 or so much thereof as may be necessary for fiscal year 2007-2008 to the Hawaii community development authority for any necessary remediation at tax map keys (first division) 2-1-058:41 and 2-1-058:116 for continued use by the Kewalo Keiki Fishing Conservancy.

The sum appropriated shall be expended by the Hawaii community development authority for the purposes of this Act.

SECTION 5. This Act shall take effect on July 1, 2007.

[§206E-35]
Kakaako makai; plan.
In developing, accepting, and implementing any plans for the development of the Kakaako makai area within the Kakaako community development district, the authority shall collaborate with and consider the recommendations of the Kakaako makai community planning advisory council, established pursuant to house concurrent resolution no. 30, regular session of 2006, and organized in 2007. Any transfer of property in the Kakaako makai area within the Kakaako community development district to any state or county agency shall be upon the condition that the agency shall be required to collaborate with and consider the recommendations of the Kakaako makai community planning advisory council in the development, acceptance, and implementation of any plan for the transferred property. As used in this section, "Kakaako makai" means the area within the Kakaako community development district that is from the east side of Kewalo basin at the ewa wall of Ala Moana Park, to Forrest Avenue, and from Ala Moana Boulevard to the ocean. [L 2009, c 144, §2]

KAKAAKO MAKAI MASTER PLAN

WORKSHOP 2: PARTICIPANT EVALUATION FORMS

June 17, 2010

1

KAKA'AKO MAKAI MASTER PLAN WORKSHOP #2
June 17, 2010
PUBLIC PARTICIPANT SURVEY

We would appreciate your assessment of today's Workshop #2 to help us understand what worked for you. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	**Excellent**			**Poor**	**Comments**
Workshop length	1	2	(3)	4	too long 2 hr max
Workshop size	(1)	2	3	4	Conv center - GOOD!
Time devoted to issues	1	2	3	(4)	too much talk from state & developers More interaction from comm. members
Time devoted to discussion	1	2	3	(4)	more discussion needed. Too much lecture, not enough discussions

Do you plan to enter your comments on the Kaka'ako Makai Official Web Portal?
http://hcda-public-consultation.org Yes (No)

Workshop Content

Briefing Brochure			(3)	4	Good but missing proposed MVE proposals regarding those maps lyed out in break out groups! AUWE!!
Presentations	1	2	(3)	4	unnecessary, need to work more w/the community
Break-out groups		(2)	3	4	more needed not enough time what u gonna do with it now?
Open discussions	1		(3)	4	Not encouraged. Said to see

Other Comments Don't make KM 2 commercial area.
EXPAND DA PARK FROM POINT PANIC 2 FISH. WHARF !!!
HCDA + MVE need 2 go back to the drawing boards.

2

Logistics	**Excellent**			**Poor**	**Comments**
Meeting Location	1	2	3	4	
Quality of Facility	1	2	3	4	
Management/Organization	1	2	3	4	

Overall

In your opinion, was the Workshop #2 a fair and effective way to plan for the future uses of the Kaka'ako Makai Area?

Most stimulating parts of Workshop #2 (list two or three):

Parts that need more improvement and why:

Overall, did Workshop #2 meet your expectations? YES NO
Comments:

How did you hear about Workshop #2?

Do you plan to attend the CPAC open public meetings on the second Tuesday of each month, from 5:30 pm to 7:30 pm at the HCDA Conference Rm. 461 Cooke St., to share your ideas and receive information? YES NO
Contact information for CPAC meeting schedules and Master Plan updates:
Name:
e-mail: phone:
Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.)

3

KAKA'AKO MAKAI MASTER PLAN WORKSHOP #2
June 17, 2010
PUBLIC PARTICIPANT SURVEY

We would appreciate your assessment of today's Workshop #2 to help us understand what worked for you. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	**Excellent**			**Poor**	**Comments**
Workshop length	1	(2)	3	4	
Workshop size	(1)	2	3	4	
Time devoted to issues	1	2	(3)	4	
Time devoted to discussion	1	2	(3)	4	

Do you plan to enter your comments on the Kaka'ako Makai Official Web Portal?
http://hcda-public-consultation.org (Yes) No

Workshop Content					
Briefing Brochure	(1)	2	3	4	
Presentations	1	(2)	3	4	
Break-out groups	(1)	2	3	4	
Open discussions	1	2	3	(4)	

Other Comments

4

Logistics	**Excellent**			**Poor**	**Comments**
Meeting Location	1	(2)	3	4	
Quality of Facility	(1)	2	3	4	
Management/Organization	1	(2)	3	4	

Overall Excellent - visuals - plans - photos - slides !!

In your opinion, was the Workshop #2 a fair and effective way to plan for the future uses of the Kaka'ako Makai Area? Yes!

Most stimulating parts of Workshop #2 (list two or three): open discussion
Financial viability - $ $

Parts that need more improvement and why: presentations = shorter
faster paced - more listening by consultants

Overall, did Workshop #2 meet your expectations? (YES) NO
Comments:

How did you hear about Workshop #2? Friends of Kewalo -

Do you plan to attend the CPAC open public meetings on the second Tuesday of each month, from 5:30 pm to 7:30 pm at the HCDA Conference Rm. 461 Cooke St., to share your ideas and receive information? (YES) NO
Contact information for CPAC meeting schedules and Master Plan updates:
Name: on the list
e-mail: phone:
Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.)

5

KAKA'AKO MAKAI MASTER PLAN WORKSHOP #2
June 17, 2010
PUBLIC PARTICIPANT SURVEY

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Workshop Format	**Excellent**			**Poor**	**Comments**
Workshop length	1	2	3	4	
Workshop size	1	2	3	4	
Time devoted to issues	1	2	3	4	
Time devoted to discussion	1	2	3	4	

Do you plan to enter your comments on the Kaka'ako Makai Official Web Portal?
http://hcda-public-consultation.org Yes No

Keep it Green

Workshop Content

Briefing Brochure	1	2	3	4	
Presentations	1	2	3	4	
Break-out groups	1	2	3	4	
Open discussions	1	2	3	4	

Other Comments

6

Logistics	**Excellent**			**Poor**	**Comments**
Meeting Location	1	2	3	4	
Quality of Facility	1	2	3	4	
Management/Organization	1	2	3	4	

Overall

In your opinion, was the Workshop #2 a fair and effective way to plan for the future uses of the Kaka'ako Makai Area?

Most stimulating parts of Workshop #2 (list two or three):

Parts that need more improvement and why:

Overall, did Workshop #2 meet your expectations? YES NO
Comments:

How did you hear about Workshop #2?

Do you plan to attend the CPAC open public meetings on the second Tuesday of each month, from 5:30 pm to 7:30 pm at the HCDA Conference Rm. 461 Cooke St., to share your ideas and receive information? YES NO
Contact information for CPAC meeting schedules and Master Plan updates:
Name:
e-mail: phone:
Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.)

7

KAKA'AKO MAKAI MASTER PLAN WORKSHOP #2
June 17, 2010
PUBLIC PARTICIPANT SURVEY

We would appreciate your assessment of today's Workshop #2 to help us understand what worked for you. Please circle the number that reflects your response. Please feel free to write additional comments on the back of this page if additional space needed.

Workshop Format	**Excellent**			**Poor**	**Comments**
Workshop length	1	2	3	4	
Workshop size	1	2	3	4	
Time devoted to issues	1	2	3	4	
Time devoted to discussion	1	2	3	4	

Do you plan to enter your comments on the Kaka'ako Makai Official Web Portal?
http://hcda-public-consultation.org Yes No

Workshop Content					
Briefing Brochure	1	2	3	4	
Presentations	1	2	3	4	
Break-out groups	1	2	3	4	
Open discussions	1	2	3	4	

Other Comments

8

Logistics	**Excellent**			**Poor**	**Comments**
Meeting Location	1	2	3	4	
Quality of Facility	1	2	3	4	
Management/Organization	1	2	3	4	

Overall

In your opinion, was the Workshop #2 a fair and effective way to plan for the future uses of the Kaka'ako Makai Area?

Most stimulating parts of Workshop #2 (list two or three):

Parts that need more improvement and why:

Overall, did Workshop #2 meet your expectations? YES NO
Comments:

How did you hear about Workshop #2?

Do you plan to attend the CPAC open public meetings on the second Tuesday of each month, from 5:30 pm to 7:30 pm at the HCDA Conference Rm. 461 Cooke St., to share your ideas and receive information? YES NO
Contact information for CPAC meeting schedules and Master Plan updates:
Name:
e-mail: phone:
Please note your affiliation, profession or individual interest (Resident, businessperson, architect/planner, developer, community advocate, surfer, park user, bicyclist, etc.)

KAKAAKO MAKAI MASTER PLAN

WORKSHOP 2:
ATTENDEE SIGN-IN SHEETS

June 17, 2010

Kaka'ako Makai Waterfront Master Plan
Hawai'i Convention Center, Kauai Room 311
June 17, 2010, 4:00 - 8:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
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Dr. Sal Naluai	KOA	POB 235274 Hon. Hi 96823	235-4958	—
Dua Naluai	"	"	"	"
Kaiu Kinimaka	"	"	"	"
Pai'ea Kinimaka	"	"	"	"
* [redacted]	[redacted]	[redacted]	[redacted]	[redacted] *
Ronald Yamakawa	SFCA	250 S. Hotel St. 2nd Floor Honolulu, HI 96813	586-0301	ronald.yamakawa@hawaii.gov
Holly Juscen	Hawaii New Now			hjuscen@hawaiinewnow.co
Cynthia N.	PPS			cnik[illegible]@pps.org
John Parkinson	CPAC			john@ballethawaii.org
Manuel Kulalora		469 Maala Street Kahului, Maui, Hawaii 96732	330-2896	

Kaka'ako Makai Waterfront Master Plan
Hawai'i Convention Center, Kauai Room 311
June 17, 2010, 4:00 - 8:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
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DAN NISHIKAWA	OLIVER McMILLAN		619-358 5911	dnishikawa@olivermcmillan
Jim + Damaris Kirchhofer		575 Cooke St. Ste. A, PMB3014 Honolulu 96813		
JEANNE VANA	NORTH Shore FARMS LLC Waialua Farmers Cooperative	P.O. 1098 Waialua 96791	389-6255	Vana@lava.net
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TARA DEPONTE	HELBER, HASTERT + FEE	[illegible]		tdeponte@hhf.com
Lowell Kurashige		PO Box 37116 Hono Hi 96837	548-4455	lowell Kurashige@yahoo.co
Brian Miyamoto	HFBF			
Jeanne Murata	HSA			jkmurata@hawaii.rr.com
Shannon Alvado Dave Arakawa	Land Use Research Fundation	700 Bishop St. Suite 1928 Hon Hi 96813		salvado@hawaii.rr.com
Kevin Killeen		on file		

Kaka'ako Makai Waterfront Master Plan
Hawai'i Convention Center, Kauai Room 311
June 17, 2010, 4:00 - 8:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Lydi Morgan	Hawaii Farmers Union		295-3375	hfuoahu@gmail.com
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Sean Martin	Hawaii Longline ASSN	1133 N. Nimitz Hono	5372905	sean@pop-hawaii.com
David Uzama	Friends of Kewalos		258-4038	
PAMELA BOYAR	HALEIWA & MAKEKE & MAUNALUA FARMERS MARKETS	Box 1395 Kailua Hi 96734	388-9696	haleiwafarmers market@gmail.com
Marla Musick	Hawaii Arts Alliance			marla@hawaiiartsalliance.org
NANETTE MCAPANPAN	COLLIERS			NANETTE@COLLIERSHAWAII.COM
DAVID MURPHY	BROOKFIELD HOMES	55 MERCHANT ST. #3300	356-2004	dmurphy@brookfieldhawaii.com
Aki Marcean	HHF, planners			
Teri Skillman	HCKT	on behalf of Shelley Wilding www.HCKT.org		388-3207
Joyel Horita		1133 Waimanu St #1508 96814		joyel.a.horita@hawaii.gov

Kaka'ako Makai Waterfront Master Plan
Hawai'i Convention Center, Kauai Room 311
June 17, 2010, 4:00 - 8:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Rep. Tom Brower	HI St. Capitol	415 S. Beretania St.	586-8520	
Bill Wise	—	346 Circle Marke	621-684-4	
Mike Dang	KSBE	567 S King St.	534-8010	
Elliot K. Okamura	TEAM HAWAII 60 in Green	1350 ALA MOANA H201	688-7993	
Al K Stender	OHA	711 Kapiolani Blvd #1200 Honolulu Hi 96813	594-1877	oswalds@oha.org
Elizabeth Enoka	DAHUI SAVE OUR SURF	3457 ALIAMANU ST Hon, Hi 96818	422-4228	eenoka@gmail.com
Kaheatani Enoka	Da Hui	3457 Aliamanu St Hon, Hi 96818	255-1524	—
Jim Hayes	Sierra Club	3104 Oahu Ave 96822	566-2239	hayeria@pbworld.com
Michelle Matson	CAAC	—		
Daisy Murai	Waikiki Residents Assn.	3039 Kaunaoa St Hon 96815	852-6306	
Eliza Yeung		—	226-1025	lizzyliz8@hawaiiantel.net

Kaka'ako Makai Waterfront Master Plan
Hawai'i Convention Center, Kauai Room 311
June 17, 2010, 4:00 - 8:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
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Edith Iwami	" "	3353 Oahu Ave. Hon. Hi 96822	226-2047	edi@hawaii.rr.com
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David Schoen	Friend of Kaiaeo HBBA	228 Hillame St Hon Hi 96813	2218446	ydschoen@me.com
KANEKOA CRABBE	CPAC	55-619 Nuiloa Loop Lie Hi 96762	443-6026	Kanekoa78@hotmail.com
Russ K. Saito	State DAGS	1151 Punchbowl Hon 96813	586-0400	russ.k.saito@hawaii.gov
Michael Kliks	Hui o Malama Kaka'ako Makai	3881 G Paty Dr 96822	988 7205	mmkliks@hawaii.rr.com
Sandi Quildon	AIA	7 Waterfront Plaza 500 Ala Moana Blvd.	543-6350	spq@hawaii.rr.com
[illegible]	Arch.	1425 [illegible] Ave. Hon Hi		
Jason Sakai	Friends of Kewalos	94-492 Mulchu St Mil Hi 96789	258-0673	jdsakai@hotmail.com
JASON UMEMOTO	UCDC	970 N. Kalaheo Ave A-306 KAUVA, HI 96734	254-8202	jasm@uchawaii.com

Kaka'ako Makai Waterfront Master Plan
Hawai'i Convention Center, Kauai Room 311
June 17, 2010, 4:00 - 8:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Dexter Okada	KBLA	P.O. Box 898 Honolulu, HI 96808		dexter.okada@vokada.com
GARY HOLMES	ACG	770 Kapiolani Blvd. #603 Honolulu, HI 96826		gary770@gmail.com
JOE FARREW	ARCHITECTS HAWAII			JFARREW@AHLDESIGN.COM
RODNEY MUKAI	PRUDENTIAL LOCATIONS	614 KAPAHULU AVE. SUITE 200 HONY. HI 96818	738-3162	rod.mukai@pruhawaii.com
Luella Costales	Hawaii Farm Bureau	2343 Rose St Hon 96819		luella@hfbf.org
Frederic Berg	Honolulu Seawater	44-420 Kaneohe Bay Dr. Kaneohe 96744	284-4221	808.284.4221@earthlink.net
Charles H Carole	Makaki MB#10	1310 Heulu St #1002 Hon 96822	531-2503	~~[illegible]~~@yahoo.com Chcarole1
GARY OMORI	Wilson Okamoto	98-1936 HAPAKI ST Aiea.	551-6693	arakamataemon@aol.com
JACK LEVIN	CLEVE & LEVIN	720 IWILEI RD. #326 Hon, HI 96817	536-4471	jack@cleveandlevin.com
Wilson Unga	n/a	852 Kukahi St. Honolulu, HI 96826		wilsonunga@gmail.com
Alia Wong	Honolulu Weekly	3231 Allan Pl. Honolulu, HI 96817		alia.e.wong@gmail.com

Kaka'ako Makai Waterfront Master Plan
Hawai'i Convention Center, Kauai Room 311
June 17, 2010, 4:00 - 8:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Lainie Tamashiro	Public Interest	—	-	on file!
BOB MILLER	FISHERMAN'S WHARF			onfile
Bill Feltz	EWC			FeltzB@EastWestCenter.org
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Kaka'ako Makai Waterfront Master Plan
Hawai'i Convention Center, Kauai Room 311
June 17, 2010, 4:00 - 8:00 p.m.

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Kaka'ako Makai Waterfront Master Plan
Hawai'i Convention Center, Kauai Room 311
June 17, 2010, 4:00 - 8:00 p.m.

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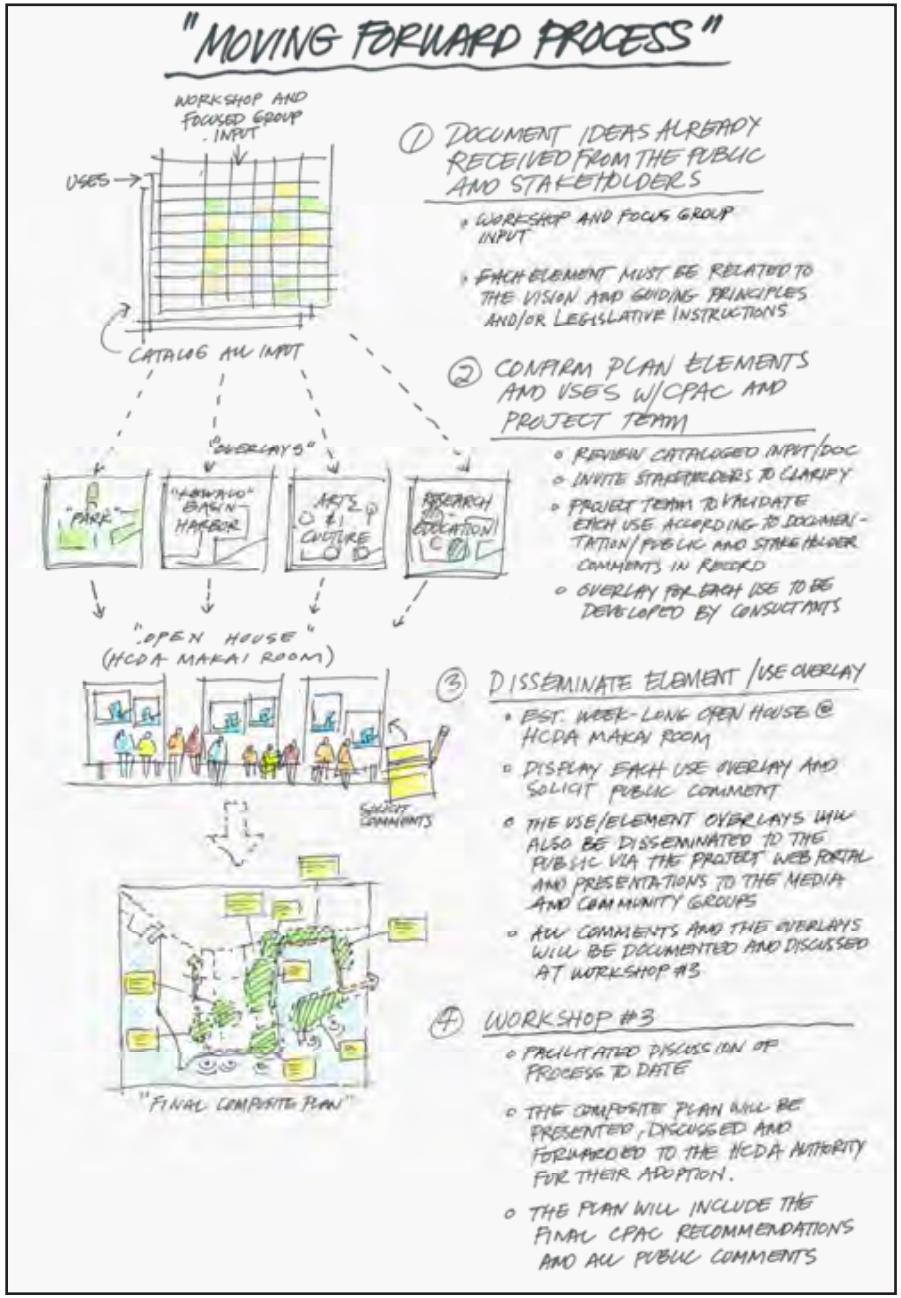
ADDITIONAL PROJECT TEAM MEETINGS
Project Team Meeting - July 27, 2010: Uses and Categories

Process Moving Forward

Following the second the Public Workshop, the Project Team, consisting of community stakeholders, CPAC Members, HCDA Staff and Board Task Force, along with the MVE Pacific Planning Team discussed the next steps necessary in developing a concept plan . The diagram below was developed to outline the process moving forward and was facilitated through a series of Project Team Meetings in preparation for the Community Open House and Final Workshop events:

The Project Team, considering all the community ideas for programs and uses within the makai district, evaluated and prioritized these potential plan elements.

Draft List of Master Plan Elements: The list was compiled through a review of all of the stakeholder input and ideas received during the planning period October 2009 through June 2010. MAJOR ELEMENTS are shown in BOLD/CAPS, and related possible detailed components of these elements are noted in the accompanying text. The lists of detailed components are NOT intended to be "comprehensive."



MASTER PLAN ELEMENTS	DISCUSSED / PROPOSED BY	CPAC GUIDING PRINCIPLES ADDRESSED
PARK EXPANSION & ENHANCEMENT Including: more green/open space, trees, picnic tables, BBQs, pavilions, restrooms, lunch wagons, water/play feature(s) for keiki, Community Center, places/spaces for community cultural celebrations, easy access to the ocean - including steps to the ocean, parking and access to the ocean for people who may be physically challenged, active recreation facilities and activities, adequate parking for all park areas and facilities, provide for public safety and security.	• "Petition" signed by Waterfront Park users • Many CPAC discussions • Community Workshop No. 1 • Waterfront Park Users Focused Group • Environmental Organizations Focused Group • Professional Organizations Focused Group • Community Workshop No. 2	• Community Cultural Gathering Place • Open View Planes • Expanded Park and Green Space • Public Use of Public Lands in the Public Interest
WATERFRONT ACCESS; PARKING & CIRCULATION Extend the Waterfront Promenade/Lei of Green: multi-purpose path for walkers, joggers, low speed bicyclists linking Ala Moana Beach Park to Kakaako Makai and downtown Honolulu; Emphasize multi-modal circulation systems. Improvements to Ala Moana Blvd. and better connections between Kakaako Mauka & Makai; improvements to internal park circulation; adequate parking for all uses and facilities, free parking for park users, safe paths for walkers, bicyclers, and joggers, access to the Ewa end of Kakaako Makai at Keawe Street and the drainage channel, electric "jitney" for internal circulation, maintain and improve parking facilities at Point Panic, coordinate access/egress to Makai with both State DOT and City DTS	• Many plans for Kakaako Makai, dating back • to the 1970's • Many CPAC discussions • Community Workshop No. 1 • Waterfront Park Users Focused Group • Environmental Organizations Focused Group • Professional Organizations Focused Group • Interview with City Dept. of Transportation Services	• Public Accessibility
KEWALO BASIN IMPROVEMENTS Maintain Kewalo as a commercial harbor, do harbor improvements in accordance with the Kewalo Basin Master Plan; related land side improvements that may include a section of the Waterfront Promenade, food kiosks and/or a family style restaurant, boat maintenance area, exhibits/demonstrations of traditional boat building, fuel dock, operations dock at the current Harbor Master's office, enhanced "front row" facilities -- including a small plaza, better "front door" access, bus loading area, maritime security zone, adequate parking for harbor users.	• Kewalo Basin Master Plan Advisory Group • Interviews with Kewalo Basin Users • Community Workshop No. 1 • Kewalo Basin Focused Group	• Kewalo Basin
CULTURAL PUBLIC MARKET *"Requests for proposals for the cultural public market shall contemplate but not be limited to the inclusion of the following types of facilities and services: (1)*	• Hawai`i State Legislature: HRS 206E-34: • "Cultural public market"	• Community Cultural Gathering Place • Hawaiian Culture and Values of the Ahupuaa

Retail outlets for ethnically diverse products; (2) Venues for businesses with ethnic themes, including restaurants and other service-related businesses; (3) Theaters, stages, and arenas designed to showcase cultural performing artists as well as community performing arts; (4) Exhibition space or museums that showcase artwork created by international and local artists; and (5) Museums or other educational facilities focusing on the history and cultures of the various ethnic groups within Hawaii, including Hawaiian history." (HRS 206eE34) The "FARMERS MARKET" concept is compatible with the "CULTURAL PUBLIC *MARKET" concept.* Adequate parking for all facilities will be needed.	• Many CPAC discussions • State Agencies Focused Group	• Cultural Facilities • Small Local Business
HAWAIIAN CULTURE & PERFORMING ARTS Center for Hawaiian Music and Dance Hawai`i Surfing Museum & Hall of Fame, Performing Arts Multi-Purpose Complex, Outdoor performance spaces, adequate parking for all facilities.	• HRS 206E-34 • Interviews with performing arts groups • Culture & The Arts Focused Group • Multi-Cultural Organizations Focused Group	• Community Cultural Gathering Place • Hawaiian Culture and Values of the Ahupuaa • Cultural Facilities
MARINE SCIENCE AND EDUCATION Marine Science and Education Complex with research facilities for the Kewalo Laboratory, classrooms, exhibits, small aquarium, educational programs, and activities for families and children; Keiki Fishing Conservancy, Kula Kai Museum, adequate parking for all Facilities.	• Presentations to CPAC • Interview with Keiki Fishing Conservancy • Interviews with marine scientists • Community Workshop No. 1 • Science and Education Focused Group	• Coastal and Marine Resources
LIFE SCIENCES AND EDUCATION John A. Burns School of Medicine (JABSOM), Cancer Research Center, other research facilities, related educational programs for young people, adequate parking for all facilities.	• Kakaako Makai Master Plan 1993 • Kakaako "Waterfront Business Plan" of 2002 • Interviews with JABSOM, KS • Community Workshop No. 1 • Science and Education Focused Group • Professional Organizations Focused Group • State Agencies Focused Group • Urban Land Institute Focused	• Community Cultural Gathering Place

	Group	
CIVIC USES Replacement of existing state office building, State Sheriff's Dept. office, Kakaako Makai Welcome and Interpretive Center, adequate parking.	• Community Workshop No. 1 • Surfers and Park Users Focused Group	• Community Cultural Gathering Place • Public Safety, Health and Welfare
PRESERVATION OF HISTORIC RESOURCES Historic Sewer Pump Station Restoration, Fort Wall, adaptive re-use of the Incinerator Building, Kewalo Basin improvements, adequate parking.	• Interviews with SHPD, Historic HI Foundation • Community Workshop No. 1 • Historical-Cultural Focused Group	• Community Cultural Gathering Place

A Basis of Planning Matrix:

As a compliment to the list above, a detailed matrix of uses categorized into nine major groups was prepared. Each of these nine categories of use were prioritized and would be subsequently considered a distinct "overlay" and discussed individually in the Project Team forum to identify important programming goals, size and intensity of use and alternate probable locations within the District.

Kakaako Makai District Master Plan																							
Basis of Planning - Program Element Outline																							
	Priority	1									1					1							
	Layer	Park Expansion / Enhancement									Waterfront Access - Incl. Parking and Circulation					Kewalo Basin Harbor and Support Facilities							
Source	Elements	Expanded Green Space / Preserve Open View Planes	Repair & Renovation Program for Existing Facilities	Improved Comfort Facilities	Expanded Picnic and Shade Elements	Active Recreational Uses	New Gateway Park Element	Water Play Feature (s)	Community Center	Community Gardens	Waterfront Promenade	Ocean Access & Safety	Parking	Improve Connectivity and Circulation, Including Private and Public Multimodal Transportation, Disabled Accessibility Improvements	No Motor, Reduced Improvements, Alooha Moua Access	Commercial Small Boat Harbor & Support Facilities	Maintenance Hoaloni and Repair Facility	Marine Retail Village - Services and Food	Expand Operations Kiosks	Fuel Dock	Improved and New Comfort Stations with Showers	Community Center (@ Not Shed)	Secure Public Loading Area
Legislative Statutes																							
Cultural Public Market Place - 2006-34													•										
Kaki Fishing Conservancy - Act 3, 2007 Special Session																							
CPAG - Vision and Guiding Principles																							
Community Cultural Gathering Place		•				•					•												
Hawaiian Culture and Values of the Ahupuaa																							
Open View Planes		•																					
Coastal and Marine Resources												•											
Expanded Park and Green Space		•			•	•					•												
Public Accessibility		•				•					•	•	•	•									
Public Safety, Health and Welfare																							
Public Land Use Legislation - Public Use of Public Lands in the Public Interest																							
Kewalo Basin		•											•			•							
Cultural Facilities									•													•	
Small Local Business																		•					
Site Design Guidelines: A Hawaiian Sense of Place in Landscape, Setting and Design			•		•																		
Community and Government Partnership																							
Future Funding and Management		•	•																				
Community Stakeholders (November-January Interviews)		•	•	•	•	•		•			•	•	•	•	•	•	•	•	•			•	
Community Public Workshop No. 1		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•		•		
Community Focused Groups (February-June Meetings)																							
Science and Education			•																				
Culture & the Arts													•	•	•		•						
Historical and Cultural																							
Surfers and Park Users		•	•	•	•	•		•			•	•	•	•							•	•	
Environmental Organizations		•						•		•				•									
Professional Organizations		•			•	•					•		•	•	•								
Kakaako Neighborhood Groups		•																					
Kewalo Basin Stakeholders											•	•		•		•	•	•	•	•	•	•	•
State Agencies														•	•								
Urban Land Institute Hawaii														•									
Community Public Workshop No. 2		•			•	•				•	•		•	•	•								
HCDA Public Comment Portal (Limehouse)		•	•		•				•		•	•	•	•		•						•	
Count		14	7	3	8	8	1	4	3	3	10	7	10	12	5	5	3	4	3	1	3	5	1

This basis of design, developed from the various sources of project outreach including, Legislative instructions, CPAC Vision and Guiding Principles, Stakeholder and Focused Group meetings, Public Workshops 1 and 2, as well as public comments received through the HCDA Project Web Portal, was considered a comprehensive statement of the community's vision and the basis for the development of a concept plan for the district. The complete Basis of Planning Program Element Outline is included in this appendix, along with a list of use suggestions received through community outreach, but not included in the Basis of Design Matrix

The Project Team work session notes follow:

Participants: CPAC Members Wayne Takamine, Michelle Matson, Bob Crone, Scotty Furushima, Kanekoa Crabbe; HCDA Task Force Members Dexter Okada, Russ Saito and Grady Chun; HCDA Staff Tony Ching and Deepak Neupane; Consultant Team Members Geoff Miasnik, Peter Apo, Bruce Tsuchida

Purpose of the meeting was to review the planning process that we will follow leading up to the next community workshop, and to discuss and reach consensus on the major elements for the master plan.

These notes summarize the main points of discussion and the important outcomes of the meeting. The group reviewed and discussed the planning process diagram and generally agreed that this process was acceptable.

1. The group then reviewed two chart size summaries of potential MASTER PLAN ELEMENTS and related detailed uses and facilities. It was noted that the summaries should be reviewed carefully, as they include the input of the many stakeholders that have been consulted to date. There were a total of nine major “categories” of uses on both summaries.

The question was asked: "Are there other 'categories' of uses that should be added to the nine major categories?" There was some discussion on possibly adding a category for "waterfront commercial" uses, but it was noted that the Vision and Guiding Principles support small local businesses that would be ancillary uses to major public uses. It was thus decided that small local business uses could be ancillary uses and would not be a distinct use "category."

2. The six CPAC members and the two Task Force members were each given 5 stick on "dots" and were asked to "vote" for their highest priority plan element(s). The vote totals were:

• Park Expansion and Enhancement	16
• Waterfront Access: Parking & Circulation	7
• Kewalo Basin Improvements	9
• Cultural Public Market	3
• Hawaiian Culture & Performing Arts	0
• Marine Science & Education	2
• Life Sciences & Education	0
• Civic Uses	0
• Historic Preservation	3

3. The question was then asked: "Are the CPAC members present in agreement that the 9 categories of uses listed on the two charts are the major elements that should be included in the conceptual graphics that the consultants will prepare for the upcoming "OPEN HOUSE"? Five of the six CPAC members present said that they concurred; one of the six stated their position as "neutral."

4. Other comments and ideas that were raised during the discussion included:
   - The "Open House" will feature graphic material "overlays" that illustrate the major master plan elements, including notes on size and cost. People who come to the Open House will be asked to fill out a "SPOT" analysis sheet for each overlay – "Strengths, Problems, Opportunities, Threats."
   - Shouldn't the "base condition" be "all park"? There was some discussion of a park being the overall setting within which other desirable elements would be carefully sited.

- The “People’s Plan” can also be considered and evaluated as part of the “Open House” displays.
- In general, the 9 categories make sense.
- Need to talk to the City Ocean Safety Office re: Lifeguard HQ facility.
- Who will manage/administer all of these uses and facilities? The Master Plan must address management issues and needs!
- Although small local businesses align with the CPAC Vision and Guiding Principles, Kakaako Makai is a difficult location for local small businesses to succeed.
- There were some good ideas in the concepts that were presented at Community Workshop No. 2.
- What happens after Workshop No. 3?
- Need to clarify what is meant by the category: “Hawaiian Culture & Performing Arts.” “Hawaiian Culture and Values of the Ahupuaa” is a CPAC Guiding Principle – not a “use” or a “facility.”

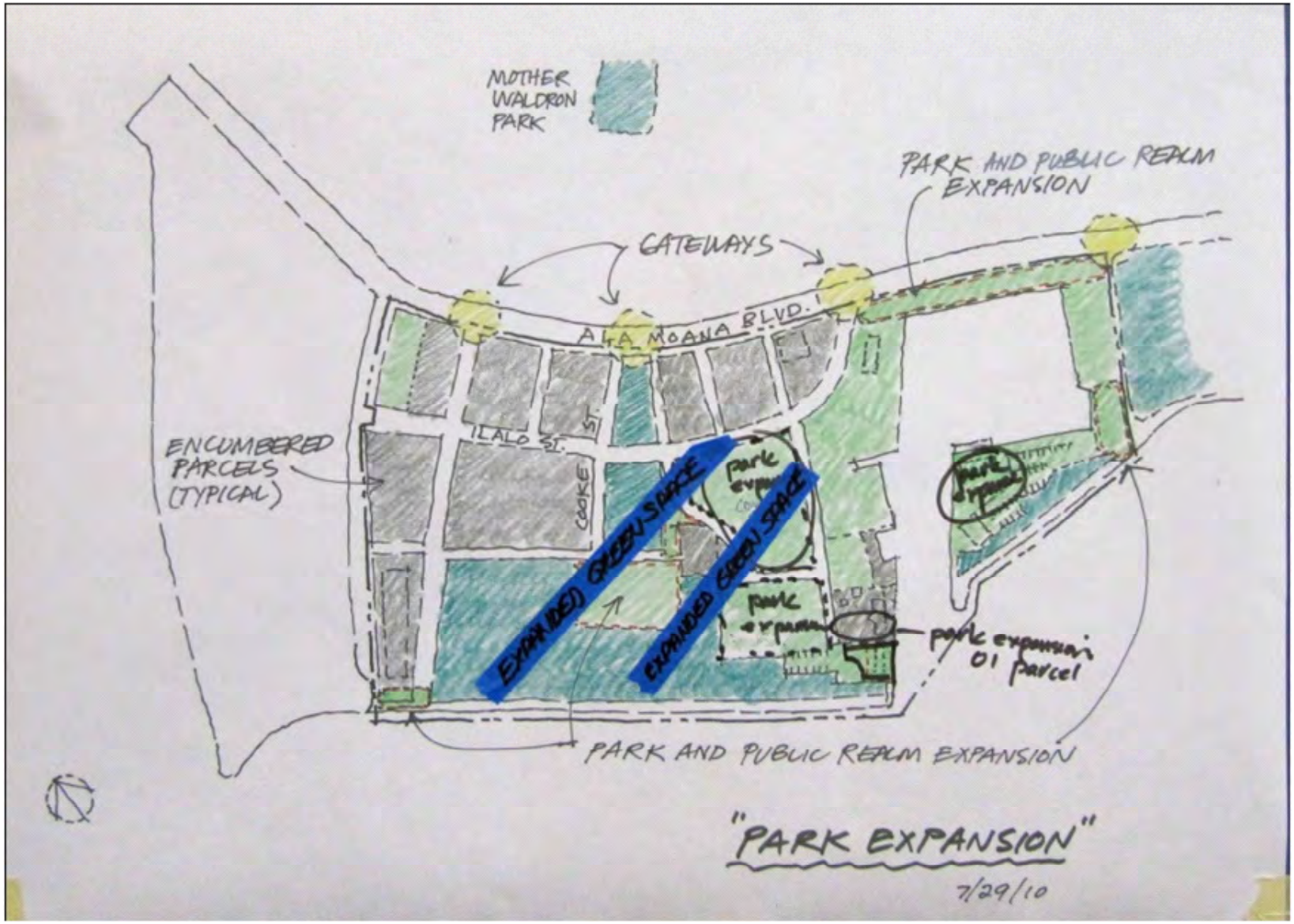
5. Next Steps: the consultants will develop overlay concept drawings for the 3 highest priority elements: PARK EXPANSION & ENHANCEMENT, KEWALO BASIN IMPROVEMENTS, and WATERFRONT ACCESS, PARKING & CIRCULATION. The Project Team will meet again next Tuesday, Aug. 3 at either 3:00 pm or 5:30 pm, depending on availability of related FOCUSED GROUPS members, including Kewalo Basin people.

Project Team Meeting - August 3, 2010: Plan Overlays 1, 2 &3

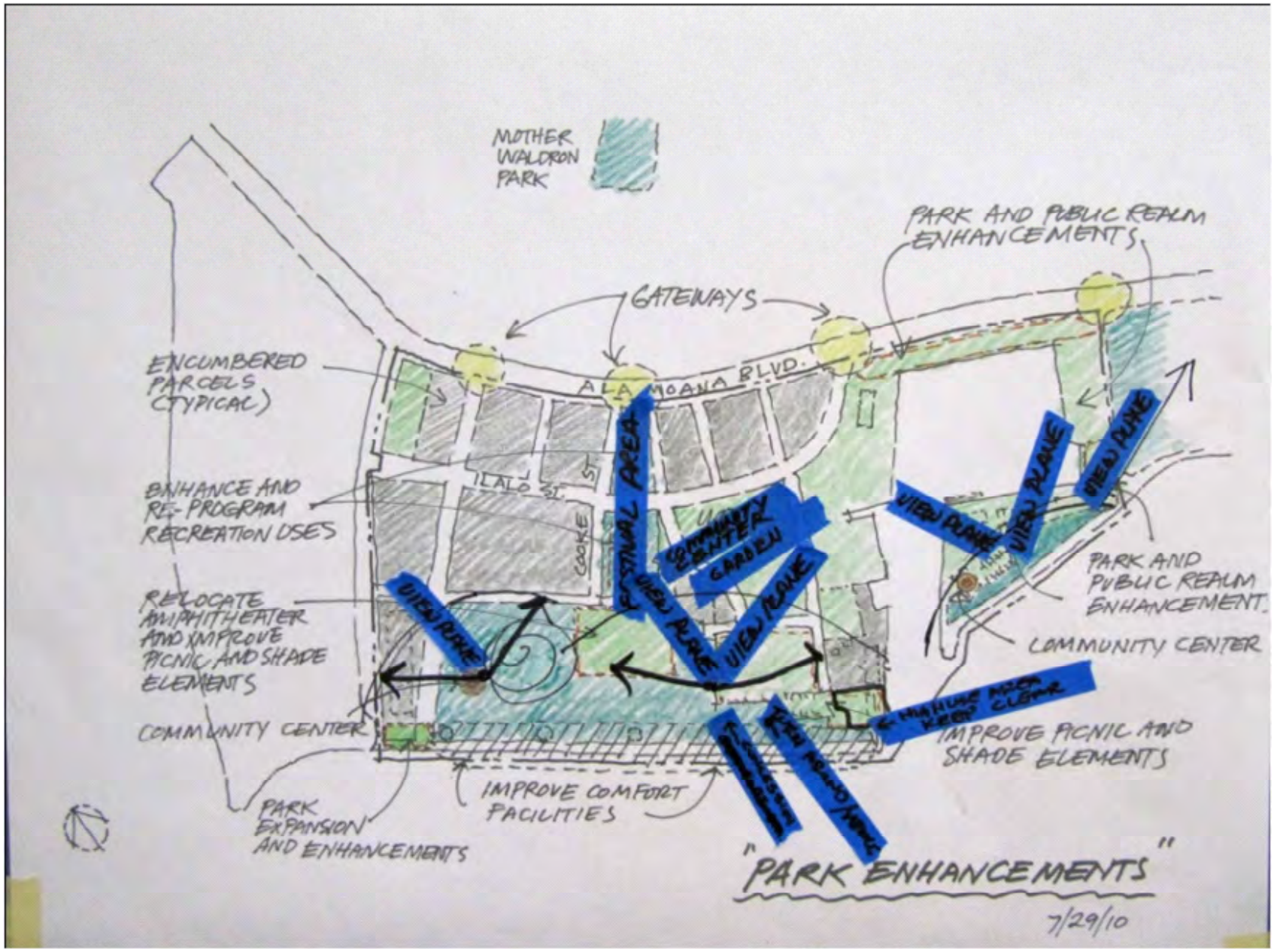
This Team work session completed the review, initial thoughts and site planning for the Park Expansion/Enhancement, Waterfront Access and Kewalo Basin programming elements.

The following are the annotated diagrams and meeting notes
Site Diagrams (with Annotations)

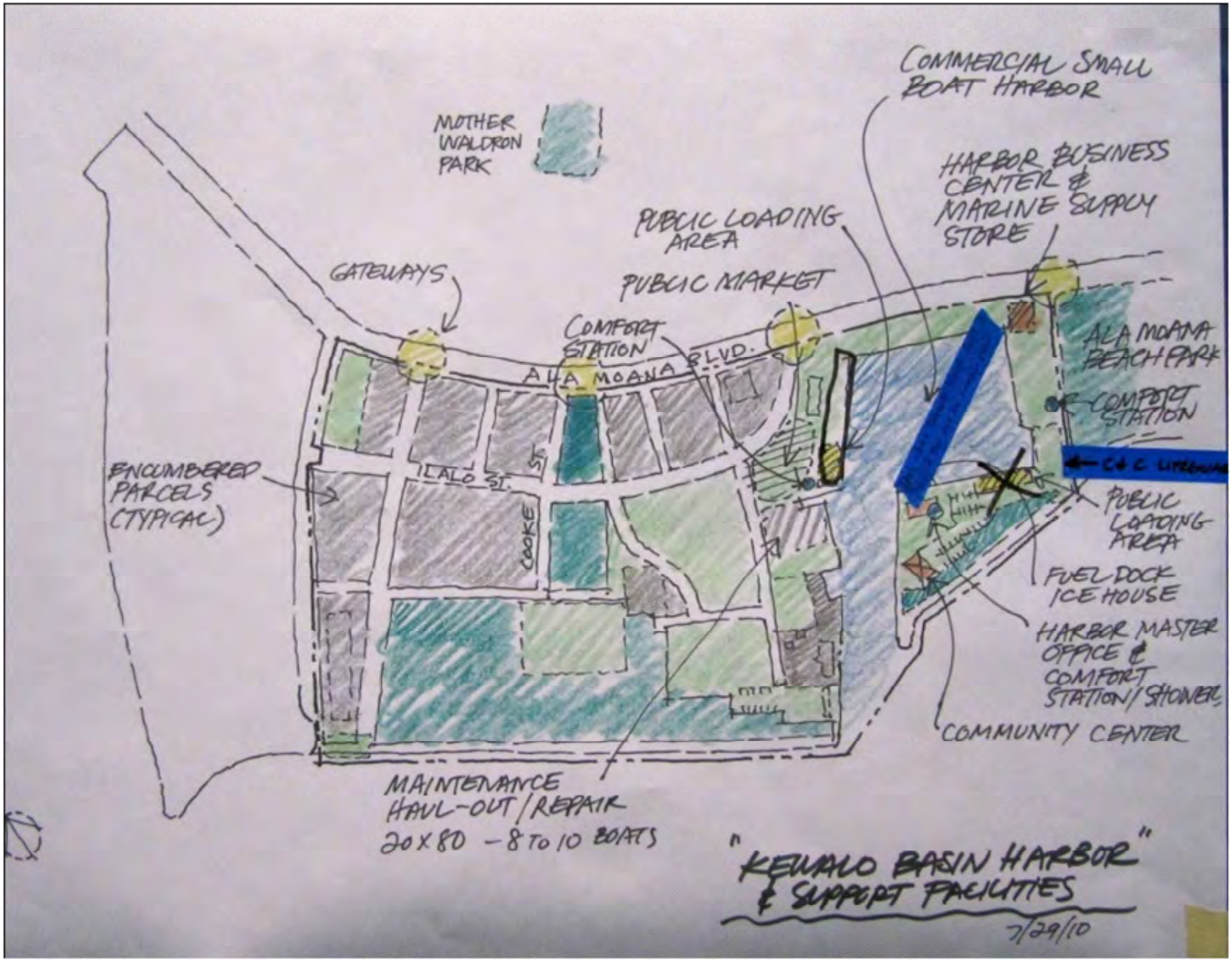
Park Expansion - 1a



Park Expansion - 1b



Kewalo Basin Harbor and Support Facilities - Alternative 2 - 3b



Preliminary Development Cost Data

Conceptual Cost Matrix
Kaka'ako Makai Master Planning

		Cost Metric				
		/ Each	/ Acre	/ Linear Ft	/ Bldg SF	/ Pkg Stall
I. Park Expansion / Enhancement						
Expanded Green Space / Preserve Open View Planes			$700,000			
Repair & Renovation Program for Existing Facilities	Varies					
Improved Comfort Facilities		$200,000 (new)				
Expanded Picnic and Shade Elements	TBD					
Active Recreational Uses			$1,500,000			
New Gateway Park Element	TBD					
Water Play Feature (s)						
Community Center					$200	
Community Gardens			$700,000			
II. Waterfront Access - Incl. Parking and Circulation						
Waterfront Promenade						
(a) Ground Lease Buyout (for ROW)	Varies					
(b) New Bulkhead Wall				$9,000		
(c) New Promenade				$250		
(d) Renovate Existing Promenade				$125		
Ocean Access & Safety	TBD					
Parking						
(a) Surface Parking						$5,000
(b) Parking Garage						$30,000
Improve Connectivity and Circulation, including Private and Public Multimodal Transportation. Disabled Accessibility Improvements						
(a) Streetscape Improvements (each side of street)				$150		
(b) Circulation Improvements around Kewalo Basin	TBD					
(c) Multimodal Transportation and Disabled Access Improvements	TBD					
Ala Moana Boulevard Improvements - Mauka-Makai Access						
(a) Ilalo-Punchbowl Extension				$9,000		
III. Kewalo Basin Harbor and Support Facilities						
Commercial Small Boat Harbor & Support Facilities	TBD					
Maintenance Haul-out and Repair Facility	TBD					
Marina Retail Village - Services and Food					$200	
Expand Operations Kiosks		$15,000				
Fuel Dock	TBD					
Improved and New Comfort Stations with Showers		$200,000 (new)				
Community Center					$200	
Secure Public Loading Area	TBD					
IV. Other Costs						
Demolition					$15	
Soil Remediation			$500,000			
Ground Lease Buyouts						
(a) Value of Remaining Lease Term	Varies					
(b) Relocation Costs	Varies					
(c) Goodwill	Varies					
(d) Value of Capital Improvements	Varies					

Cost Matrix 7.30.10.xls; Sheet1; 8/2/2010

Project Team Meeting Notes:
Participants were: Bob Oda, Dexter Okada, Elaine Tamashiro, Scotty Furushima, Reg White, Michelle Matson, Gary Dill, Kanekoa Crabbe, Curtis Crabbe, Ron Iwami, Bob Crone, Wayne Takamine, Tony Ching, Deepak Neupane, Geoff Miasnik, Peter Apo, Bruce Tsuchida.

Agenda: review and discuss preliminary conceptual graphics for the 3 highest priority "use categories" for the Master Plan:

- PARK EXPANSION AND ENHANCEMENT
- WATERFRONT ACCESS – PARKING AND CIRCULATION
- KEWALO BASIN HARBOR AND SUPPORT FACILITIES

This memo summarizes highlights of the meeting – it is not intended to be detailed meeting "minutes."

Tony Ching opened the meeting by explaining how the planning process will progress over the next few weeks, up to the week-long "open house:"

- The Project Team will meet several times to review and discuss "overlays" – conceptual graphic plans that illustrate the 9 "categories of uses" that were discussed at the July 27 Project Team meeting.
- Changes/additions that are generally agreed upon by the Project Team members will be noted on the overlays.
- After the 9 sets of overlays have been reviewed by the Project Team, all of the use concepts and related additions/changes will be consolidated into a "composite conceptual plan" drawing.
- The Project Team will then meet to review and discuss the composite conceptual plan, and to resolve any conflicts or contradictions that appear on the composite.
- The Project Team can then prepare material for the "open house."

The discussion on the 3 highest priority use categories is summarized as follows:

1. PARK EXPANSION & ENHANCEMENT

Other areas recommended by the group as park expansion areas, included the "Piano Lot," the former "Look Lab" parcel, the John Dominis restaurant site, the PBRC parcel (upon Kewalo Marine Lab's relocation to a new site within Kakaako Makai), and if possible the NOAA site at the end of Kewalo Peninsula.

- We should envision KakaakoMakai as a green park expanse with any public/cultural uses and facilities set into the park environment.
- Show the documented significant historic and cultural makai-to-mauka view planes. These are very important to this public area!
- Picnic and shade areas, improved comfort stations.
- A Community Center for community use should be centrally located and accessible within the Piano Lot or other suitable location.
- The "Aku Boat Museum" should be located adjacent to the Keiki Fishing Conservancy site.
- Maybe provide a small concession facility at Point Panic.
- Gateway Park may be an ideal site for "festivals."

2. WATERFRONT ACCESS – PARKING AND CIRCULATION

Consider a more fluid path system – the graphic pedestrian diagram is too rectilinear. Additional sections of the "promenade" could traverse through the waterfront park from the Point Panic area to Cooke Street.

- Ilalo Street is already a great walking feature – connect Ilalo to the Kewalo Basin promenade.

- Connect Kewalo Basin promenade to Ala Moana Beach Park in the vicinity of the existing comfort station located on the far east side of Kewalo Basin.
- Promenade needs to go around Honolulu Marine, rather than along the waterfront at this point.
- Point Panic drop-off parking and turn-around – this should allow for vehicular circulation and not be a dead-end.
- New "Sea Steps" should not go down into the water – the material will quickly corrode. For example, along the Kewalo Basin Park promenade any new Sea Steps should only extend from the Promenade to the lower tier of the bulkhead and not farther into the water.
- Sea Steps for "Flies" and for "Incinerator" surfing areas would be good. Also could add *one set of Sea Steps for "Kewalos" – at the Marineland surfspot entry point. It should be similar to the existing one.* (Note: italics here indicate clarification provided by Ron Iwami after the meeting.)
- Consider providing "peripheral parking" facilities at "Lot C" and at the state office building parking area located on Ilalo Street. A dedicated circulator shuttle could carry people from these peripheral parking areas to various destinations within the park.

3. KEWALO BASIN HARBOR AND SUPPORT FACILITIES

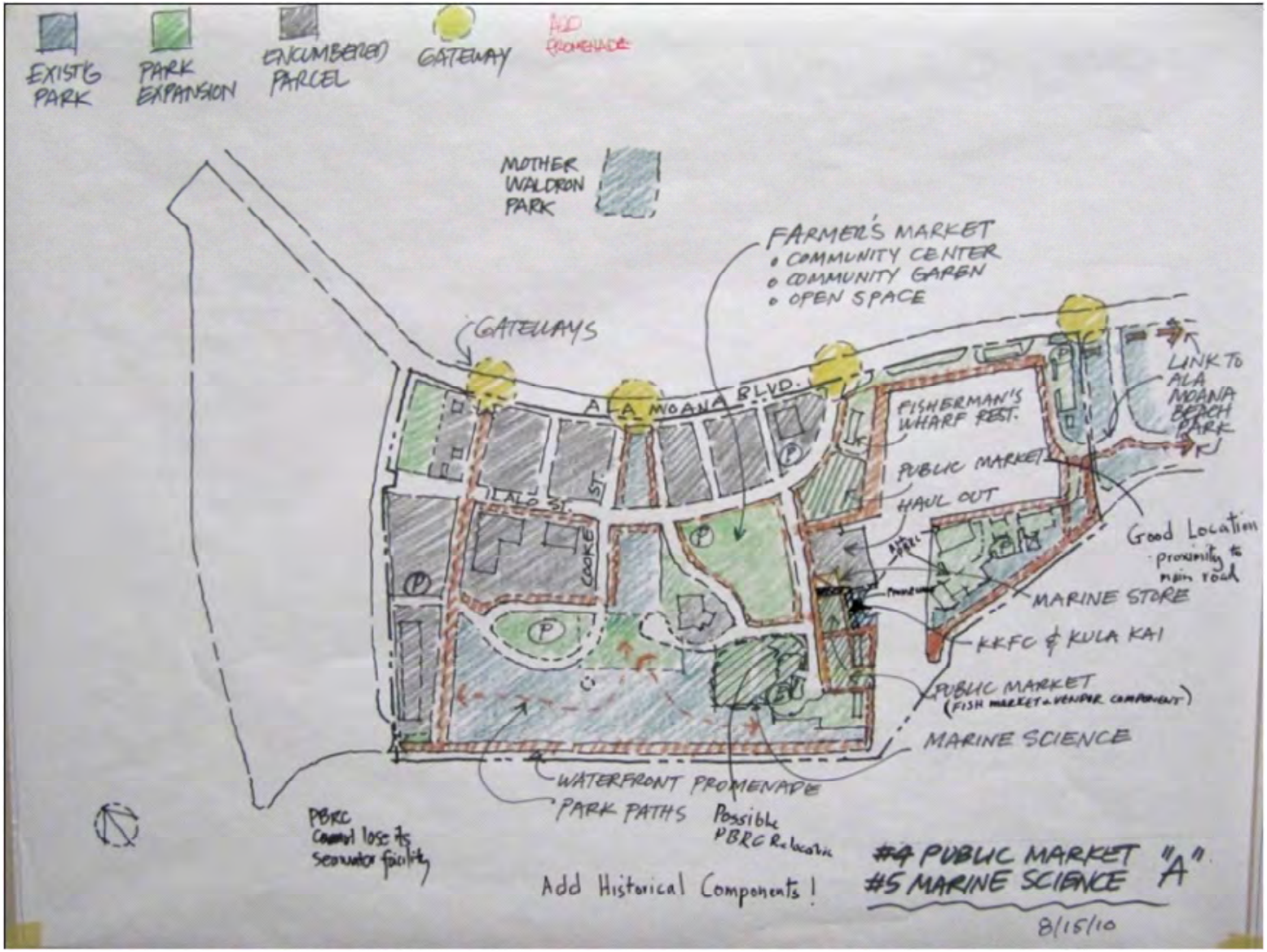
- For a future boat maintenance area, don't reduce the size of the Honolulu Marine parcel. Kewalo stakeholders provided the planning contact information for the maintenance facilities in Kalaeloa that can be a resource for planning a maintenance facility that utilizes a straddle lift.
- Short-term existing use vs long-term preferred use – a better location for the haul-out area needed for the boats would on the other side of the harbor when funds are available.
- Definition of "Fuel Dock" should be "an access point for fuel trucks to pump fuel into boats," and not a permanent fuel vendor operation.
- For the "public loading area," there needs to be a one way lane in from Ahui Street along the haul out canal, then turning into a 31-foot wide service lane going mauka along the pier face at the Fisherman's Wharf area, allowing a 7-foot lane along the pier face for crew to safely work the vessels, a 12-foot travel lane for vehicles stopped to service the boats and an open 12-foot lane for vehicular access to Ala Moana Blvd. Pedestrians and vehicular traffic must be kept away from the 7-foot wide crew working lane along the pier face at all times, and from the entire 19-foot service lane area while a vessel capable of carrying more than 150 passengers is actively loading or unloading passengers. Delete second "public loading area" that is shown at Kewalo Peninsula.
- The green pedestrian way and harbor boardwalk with small local harbor businesses and marine supply should be on the mauka and Ala Moana Park sides of the harbor.
- Overall intent should be to keep Kewalo Peninsula "quiet and low key."
- Possible City Ocean Safety and Life Guards HQ at former "dolphin lab" site? Why wouldn't the City put this facility on City land – maybe at Ala Moana Beach Park? First responders need access to Point Panic and Kewalo Basin waters, and transport access through the harbor to emergency vehicle.

SOME OTHER COMMENTS

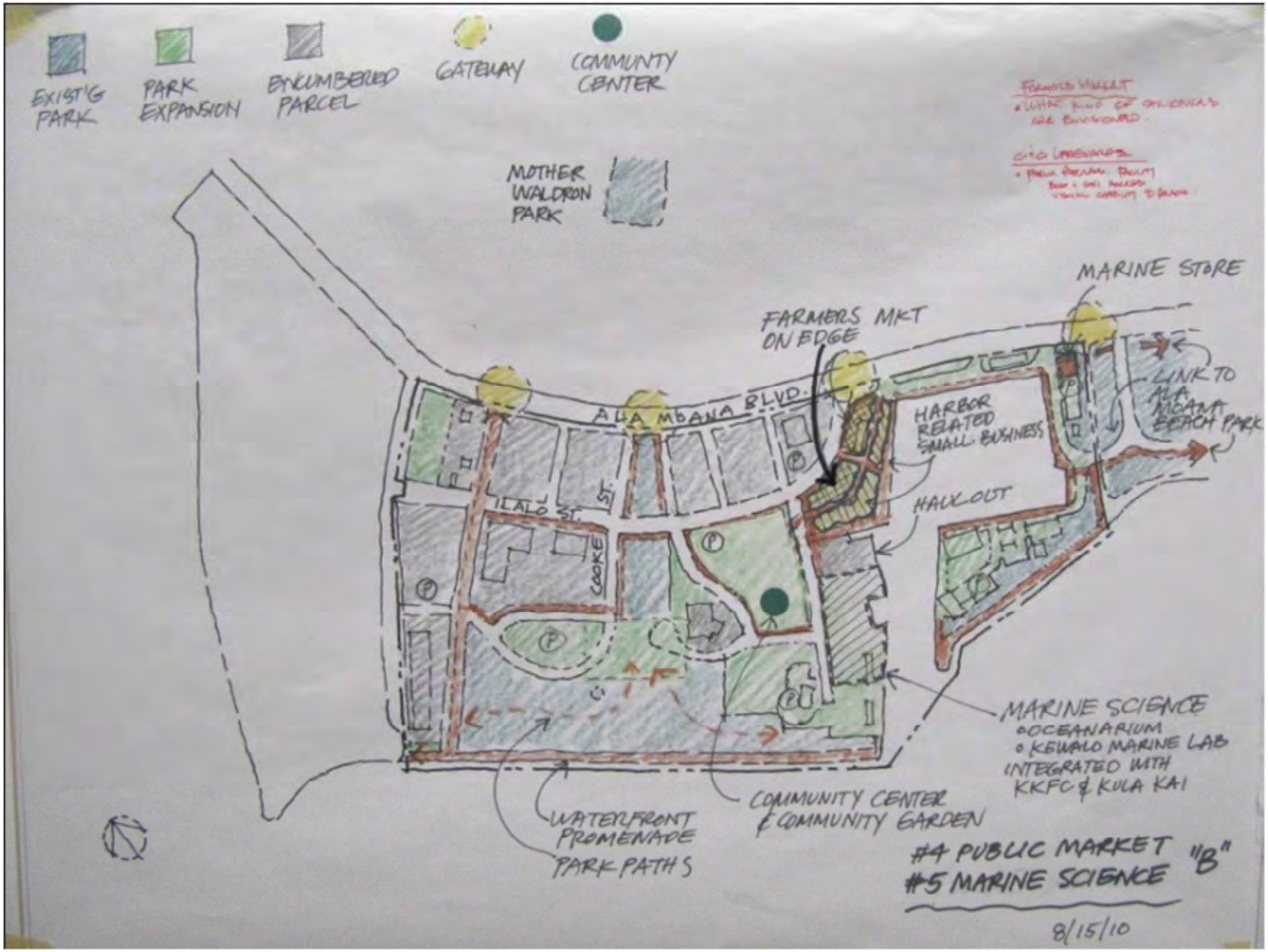
The use category that combines "Hawaiian Culture" and "Performing Arts" should be changed. "Hawaiian Culture" should be an overarching theme for Kakaako Makai, not part of a "use category."

Project Team Meeting - August 17, 2010: Plan Overlays 4, 5 & 6
Site Diagrams (with Annotations)

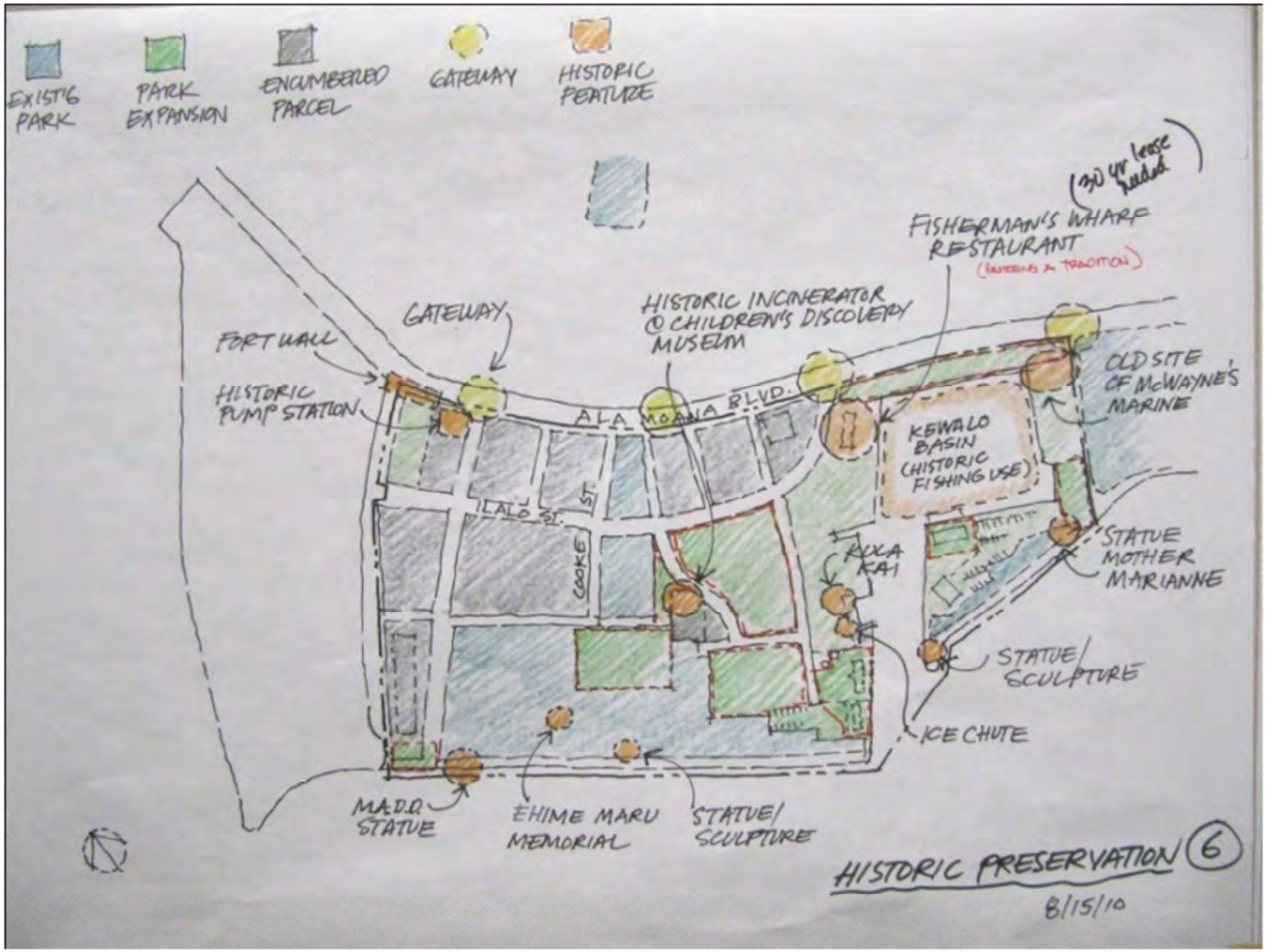
Public Market and Marine Science - 4 & 5a



Public Market and Marine Science - 4 & 5b



Historic Preservation - 6



Preliminary Development Cost Data

Conceptual Cost Matrix
Kaka'ako Makai Master Planning
Updated Aug. 17, 2010

		Cost Metric ("all-in" cost*)				
		/ Each	/ Acre	/ Linear Ft	/ Bldg SF	/ Pkg Stall
I. Park Expansion / Enhancement						
Expanded Green Space / Preserve Open View Planes			$700,000			
Repair & Renovation Program for Existing Facilities	scope?					
Improved Comfort Facilities		$200,000 (new)				
Expanded Picnic and Shade Elements						
Active Recreational Uses			$1,500,000			
Water Play Feature (s)						
Community Center					$200	
Community Gardens			$700,000			
II. Waterfront Access - Incl. Parking and Circulation						
Waterfront Promenade						
(a) Ground Lease Buyout (for ROW)						
(b) New Bulkhead Wall				$8k - $9k		
(c) New Promenade				$250		
(d) Renovate Existing Promenade				$100 - $200		
Ocean Access & Safety						
(a) Sea steps						
(b) Emergency Marine Vehicle Launch						
Parking						
(a) Surface Parking						$5,000
(b) Parking Garage						$30k - $35k
Improve Connectivity and Circulation, including Private and Public Multimodal Transportation. Disabled Accessibility Improvements						
(a) Streetscape Improvements (each side of street)				$150		
(b) Circulation Improvements around Kewalo Basin (Roads)				$9,000		
(c) Multimodal Transportation and Disabled Access Improvements	scope?					
Ala Moana Boulevard Improvements - Mauka-Makai Access						
(a) Ilalo-Punchbowl Extension				$9,000		
(b) New/Improved Ala Moana Crosswalks						
III. Kewalo Basin Harbor and Support Facilities						
Commercial Small Boat Harbor & Support Facilities	by others					
Maintenance Haul-out and Repair Facility (Straddle Lift)						
Marina Retail Village - Services and Food					$200	
Expand Operations Kiosks		$15,000				
Fuel Dock (Fuel Truck Access Point)						
Improved and New Comfort Stations with Showers		$200,000 (new)				
Community Center					$200	
Secure Public Loading Area		Victor?				

IV. Cultural Public Market Place

Farmers Market					$200 - $300	
Fish Market					$200 - $300	
Retail Outlets for Ethnically Diverse Products					$300 - $400	
Ethnic Themed Service Related Businesses, including Restaurants					$400 - $500	
Theaters, Stages, and Arenas (Cultural & Community Performing Arts)					$300 - $400	
Exhibition Space, Educational Facilities, or Museums (Local History/Art/Culture)					$600 - $700	
Local Food & Lunch Wagons/Other Small Businesses					$200 - $300	

V. Arts and Cultural Programming

Hawaiian Museum of Music and Dance					$600 - $700	
Performing Arts Multi-Purpose Complex - Indoor/Outdoor					$600 - $700 (indoor)	
Surfing and Watersports Museum and Hall of Fame					$600 - $700	
Area for Community Cultural Celebrations						
Other Arts and Cultural Programming						

Cost Metric ("all-in" cost*)

	/ Each	/ Acre	/ Linear Ft	/ Bldg SF	/ Pkg Stall

VI. Marine Sciences and Education

Keiki Fishing Conservancy						
Kewalo Marine Lab						
Oceanographic Center/Aquarium					$500+	
Harbor Historic Interpretive Center/Museum					$600 - $700	
Other Educational Programming						

VII. Life Science and Education

Hawaii Cancer Research Center					$300 - $500	
Other Life Science Programming						

VIII. Civic

State Office Building Replacement					$300 - $500	
Sheriffs Station						
District Welcome and Interpretive Center						
OHA - Office of Hawaiian Affairs Headquarters					$300 - $500	

IX. Historic Preservation

Historic Pump Building						
Fort Wall						
Childrens Discovery Museum (former Incinerator)						
Fisherman's Wharf Restaurant						
Kewalo Basin						
Kula Kai - Historic Sampan						
Kewalo Basin Historic Ice Chute						
Support Historic Preservation						

X. Other Costs

Demolition					$15	
Soil Remediation			$500,000			
Ground Lease Buyouts						
(a) John Dominis Restaurant						

Project Team Meeting Notes

Participants were:

- Tony Ching and Deepak Neupane, HCDA Staff
- Russ Saito and Dexter Okada, HCDA Task Force for the Master Plan
- Geoff Miasnik, Peter Apo, and Bruce Tsuchida, consultant team
- Wayne Takamine, Michelle Matson, Bob Crone, Scotty Furushima, CPAC
- Stakeholders: Lainie Tamashiro, Jim Howe (Ocean Safety), Bob Miller and Jack Levin (Fisherman's Wharf), Reg White (Kewalo stakeholder), Mark Martindale and Bob Richmond (Kewalo Marine Lab), Matthew Loke (State DOA), Eleanor Nakama-Mitsunaga (Hawai`i Farm Bureau), William Feltz (East-West Center), Bob Oda (KS)

Agenda: review and discuss preliminary conceptual graphics for 3 "use categories" for the Master Plan:

- CULTURAL PUBLIC MARKET
- MARINE SCIENCES/EDUCATION
- HISTORIC PRESERVATION

This memo summarizes highlights of the meeting – it is not intended to be detailed meeting "minutes."

Tony Ching opened the meeting with a summary of the planning process that the Project Team (HCDA staff + consultants + CPAC representatives) has been implementing during the past 2 months that will lead up to a week long "open house" and thereafter to the 3rd community workshop. (See attached planning process diagram for an illustration of this planning process.) He also briefly reviewed charts and graphic concept plans that the Project Team had discussed in previous meetings, and new graphics for the focus of this meeting: CULTURAL PUBLIC MARKET, MARINE SCIENCES/EDUCATION, and HISTORIC PRESERVATION. He invited the participants to come up and look at the charts and graphics displayed on the walls of the conference room. After this informal review of the planning material, the group re-convened to discuss the concept plans. The discussion is summarized as follows:

CULTURAL PUBLIC MARKET

It was noted that the state statute (HRS 206E-34) authorizing development of a "Cultural Public Market" at KakaakoMakai does not require that the "Cultural Public Market" be located on one specific site, and provides for:

- *The Hawaiian culture as the featured culture*
- *Consideration of public-private partnerships in its development and operation*

- *Contemplation of a number of types of features that could be included under this general concept, including businesses with "ethnically diverse products" .and "ethnic themes, including restaurants"; and facilities for "cultural and community performing arts… exhibition space … museums … educational facilities focusing on the history and cultures of the various ethnic groups within Hawaii, including Hawaiian history."*
- The Department of Agriculture and Hawai`i Farm Bureau would like to see a "FARMERS MARKET" established at KakaakoMakai.

- This would be a "permanent" facility featuring local farm products, tropical flowers, and local fish/seafood. It would eventually be in operation morning through evening, 7 days a week.
- Generally, a Farmers Market would work well on a site that is near the waterfront. The "Piano Lot" would be an ideal site for this facility, or it could be at multiple locations, including the "Cannery Lot" or the "Fish Auction Lot." would also work well.
- Some of the vendor spaces might have different vendors during the evening hours because local people are fresh produce buyers earlier in the day, and tourists would patronize the market at night with a preference for prepared foods.
- Storage and refrigeration facilities will be needed for food safety.
- If this Market is funded by the State of Hawai`i, discussions with Food Industry representatives may be needed in order to resolve any issues regarding "competition" with grocery stores and other established food vendors.
- The Farmer's Market representatives will provide more information to the planning consultant on the space needed and grant funding for a permanent facility.
- A Mauka-Makai farmer's and fish market would reflect the Hawaiian values of the ahupuaa.
- Craft sellers, particularly Hawaiian crafts, would be a complementary use.
- Regarding performing arts as part of the "Cultural Public Market," a relatively modest, versatile facility could accommodate rehearsal and performance spaces for hula, taiko drum and other ethnic performance arts.
- The larger open festival area could be flexibly expanded as needed from the Waterfront Park parking lot through the Gateway Park blocks.
- The entire "Cultural Public Market" area should be VERY DIFFERENT from Ward Center shops across the street.

<u>MARINE SCIENCES/EDUCATION</u>

The existing Kewalo Marine Laboratory building was constructed near Point Panic in 1972, and has 20 years remaining on the lease. The building is still in good condition and is valued at approximately $35,000,000. About 45 people, including post-doctorate researchers, under-graduate students and post-graduate students, work in this building daily.

- A seawater intake pipe brings high-quality ocean water into the building. This $2 million seawater infrastructure is vital to the Lab's work and would be difficult to move.
- The Kewalo Marine Lab researchers have $6,000,000 in active grants and brought in about $14,000,000 in research grants during the past 5 years for cutting-edge research, including species evolution. The lab is one of only two CSI coral reef research labs in the world. All direct operations costs, including electricity, are paid from the grants.
- The UH Administration has been contemplating vacating this building, and if this is done to expand the park the Kewalo Marine Lab researchers would like to see a new Marine Sciences complex be constructed at Kakaako Makai, perhaps

at the vacant "Look Lab" site or at the "Kewalo Peninsula/NOAA" site to be vacated in 2012. The "Fish Auction" site could also work in partnership with other planned uses.

- There is a big need for more marine science education in Hawai`i. Currently, 92% of the marine science jobs in the state are being filled by scientists from outside of Hawai`i.
- There is now strong emphasis on community education, and eventually, a marine sciences educational program for grades K through 12 should be established here to educate young people on global climate change, ocean pollution, etc.
- The researchers would like to e a constructive partner with HCDA and CPAC to move this concept ahead. $35,000,000 to $40,000,000 would be needed for a new building. Possible sources of funds would include private conservation and education foundations, the state Dept. of Education, UH, KS, NOAA, Hawai`i State Legislature, mainland U.S. universities, and private sector developer(s).
- Researchers are to provide more facility program details and requirements to the planning consultant.

POSSIBLE FACILITY FOR CITY LIFE GUARDS

City and County of Honolulu Life Guards have jurisdiction as the primary responders for public ocean safety from the beach to 1 mile seaward.

- Ocean waters on the 'Ewa side of Kakaako Makai are very hazardous – including rough water conditions and large tiger sharks. On the other hand, Kewalo Peninsula is a good place for "to get people into the water" – consider creation of a new sand beach on the Ala Moana Park side of the Kewalo Basin Peninsula.
- Drowning is the leading cause of death for visitors to Hawai`i. Immediate response by life guards is critical to save people who get into trouble out in the ocean.
- Increased recreational boating and inexperienced shoreline users bring increased risks to the Kewalo Basin Channel area.
- The City needs an Ocean Safety facility that has access to the water for quick response to ocean emergencies. A site at Kewalo Basin, perhaps in the vicinity of the former dolphin pens, would be ideal. A site at Kewalo would provide: (1) visual monitoring of the ocean and ocean users, (2) a place to quickly launch Life
    - Guard jet skis for rescue operations, (3) a base facility for public outreach and education, (4) a waterfront site that provides them with the ability to transfer individuals from watercraft to land vehicles with quick accessibility to Queens Hospital.
- The Ocean Safety division may be merged with the City's Fire Department, which uses a rescue boat.
- The Ocean Safety division does not want to interfere with the public promenade. To allow for a green connection from Kewalo Basin Park to Ala Moana Park, CPAC has identified an alternate site for a possible Ocean Safety facility just mauka of the vacant marine mammal lab site with good access to the harbor.
- The Ocean Safety representative will meet with the planning consultant to discuss facility program details and requirements.

FISHERMAN'S WHARF RESTAURANT

Constructed in 1947, with additions in 1953 and 1959, Fisherman's Wharf Restaurant is one of the last icons of a particular design genre and an "interesting cultural icon" traditional to Kewalo Basin Harbor and Kakaako's architectural heritage.

- The building needs a lot of work, but is worth restoring and the lessee would like to make it part of the Master Plan.

However, a 30-year lease is needed in order to obtain financing for the restoration work.

- The initial goal would be to restore the interior while bringing the building up to current building codes, Disabled Accessibility requirements, etc.
- Once restored, Fisherman's Wharf Restaurant could be considered for the historic register.

KAMEHAMEHA SCHOOLS LANDS IN KAKAAKO MAKAI

KS does not have detailed plans for their Kakaako Makai lands at this time. Generally, future uses will be commercial uses that would support the public park uses here.

- KS will be sensitive to integration of the view planes and landscaping without walls to be compatible with the park.
- KS would not try to compete with commercial developer "giant" GGP. Smaller scale retail uses serving and attracting local people would be the general theme.
- The car dealers like their current locations here: ideal visibility because of the drive-by traffic.
- The vacant parcel of KS land next to the state office building could have some synergies with a future Farmers Market on the Piano Lot.

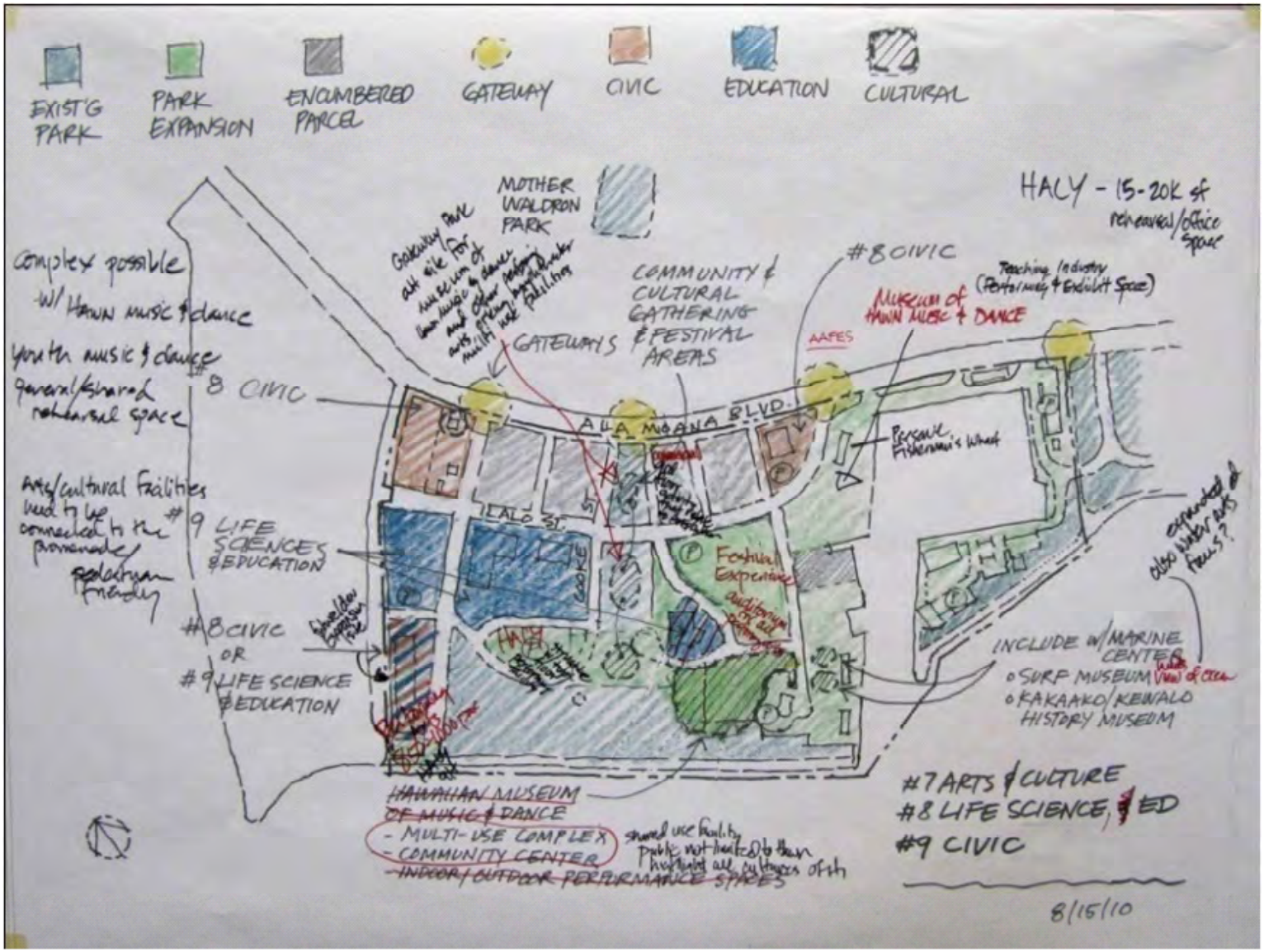
KULA KAI AND OTHER HISTORIC FEATURES

The Kula Kai is the "last aku sampan." It should be preserved and displayed at a Kewalo Fishing Museum that could be located adjacent to the Keiki Fishing Conservancy site.

- The Fort Wall is along Ala Moana Boulevard fronting the historic Pump Station.
- The significant makai-mauka view planes from the shoreline to the mountains are historic.

Project Team Meeting - August 31, 2010: Plan Overlays 7, 8 & 9
Site Diagrams (with Annotations)

Arts & Culture, Life Science & Education, Civic - 7, 8 & 9



Project Team Meeting Notes

Participants were:

- Tony Ching, HCDA ED
- Dexter Okada, HCDA Task Force for the Master Plan
- Geoff Miasnik, Peter Apo, and Bruce Tsuchida, consultant team
- Wayne Takamine, Kanekoa Crabbe, Michelle Matson, Bob Crone, Scotty Furushima, Bob Oda, Fumiko Wellington, CPAC
- Stakeholders: Lainie Tamashiro, Mark Martindale (Kewalo Marine Lab), Bob Miller (Fishermen's Wharf), Bill Feltz (E-W Center), Tom Fee (ULI Hawaii), Ron Iwami (Friends of Kewalos), Lucien Wong (Museum of Hawaiian Music and Dance), John Parkinson (Ballet Hawai`i)

Agenda: review and discuss preliminary conceptual graphics for 3 "use categories" for the Master Plan:

- ARTS & CULTURE
- LIFE SCIENCES & EDUCATION
- CIVIC USES

This memo summarizes highlights of the meeting – it is not intended to be detailed meeting "minutes."

Tony Ching opened the meeting with a summary of the planning process that the Project Team (HCDA staff + consultants + CPAC representatives) has been implementing during the past 2 months that will lead up to a week-long "open house" and thereafter to the 3rd community workshop.

ARTS & CULTURE

- The proposed MUSEUM OF HAWAIIAN MUSIC & DANCE will be a performing arts center and an economic development project and job generator. Preliminary concepts include a 40,000 sf facility that would cost about $25,000,000. The Museum would be run by a non-profit entity. Suggested sites: Fisherman's Wharf site; "mound" site makai of JABSOM; AAFES Lot + some KS land.
- The Maui County Arts/Cultural Center is a good example of a multi-use complex within a park-like setting.
- There is a desire to restore Fisherman's Wharf Restaurant.
- We should consider a complex of indoor and outdoor arts/ cultural facilities clustered in the vicinity of the Children's Discovery Center.
- The Hawai`i Arts Center for Youth (HACY) needs a facility of 15-20,000 sf, mainly for rehearsals and office space. Perhaps there could be some sharing of space with the Museum of Hawaiian Music and Dance.
- Rehearsal space is badly needed and there is also a need for a theater that would seat 850 to 1,000 people.
- And consider an outdoor performance area near the waterfront where the audience could enjoy ocean and sunset views – so perhaps the warehouse site at the `Ewa end of KakaakoMakai?
- What are the thoughts of Hawaiian practitioners familiar with cultural experiences – where would they feel this would be most appropriate?
- Consider converting the existing amphitheater site to a performing arts space with public parking for park users below. A medium height structure here, on the makai side of the JABSOM campus, would have less visual impact than would be the case for other sites in the Makai area.
- This consolidated space could house all the needed multi-use performing arts functions discussed, with a Hawaiian hula performance platform connected to the top of the existing mound facing the ocean and sunsets as desired for cultural importance.
- Loading area access would be needed at the back.
- Consider siting some of these facilities in the "Gateway Park" space, and the festival area on the piano lot.
- The Gateway Park blocks were intended as a green mauka-makai axis and would be an ideal open space for multi-cultural festivals

and events.

- Gateway Park is on axis with Cooke Street as a view corridor to the Park enabled by a KS land swap. There is an importance of shoreline activities and the view plane to the water and the mountains.
- Performing arts facilities near Point Panic is NOT a good idea – this would bring too many people to that area of KakaakoMakai. A "community center" or passive uses near Point Panic would be ok. Maintain access to Point Panic.
- A performing arts complex with shared facilities should be for ALL of the cultures of Hawai`i.
- The plan must be very sensitive to view planes, in keeping with the Vision and Guiding principles.

CONSENSUS: to move performing arts venue away from Point Panic.

- The "Hawaiian Surfing Museum and Hall of Fame" would be another important cultural/educational facility with an economic potential. Hawaiian water sports and its history could be exhibited and taught here. Would this facility be developed together with a relocated Kewalo Marine Lab? There is interest and a plan for this as a 15,000 sf activity center with watermen hall of fame exhibits. This should have an open view of the ocean surf, and be no more than 1-2 stories in height.
- Hawaiian "water arts" education, e.g., surfing, canoeing, etc. could be connected with this facility. It could be a draw and economic catalyst.
- The Waterfront Promenade should access performing arts places so Kaka 'ako Makai can be a walking experience.
- How will the "ahupua`a" concept fit into the planning process for the Makai Plan? This should come under education and culture.

<u>LIFE SCIENCES & EDUCATION</u>

- JABSOM and the Children's Discovery Center are included under this heading.
- We still need clarification of major constraints, including details of the "Landfill Closure Plan."
- The "Opportunities and Constraints" maps will be displayed at the Open House.

<u>CIVIC USES</u>

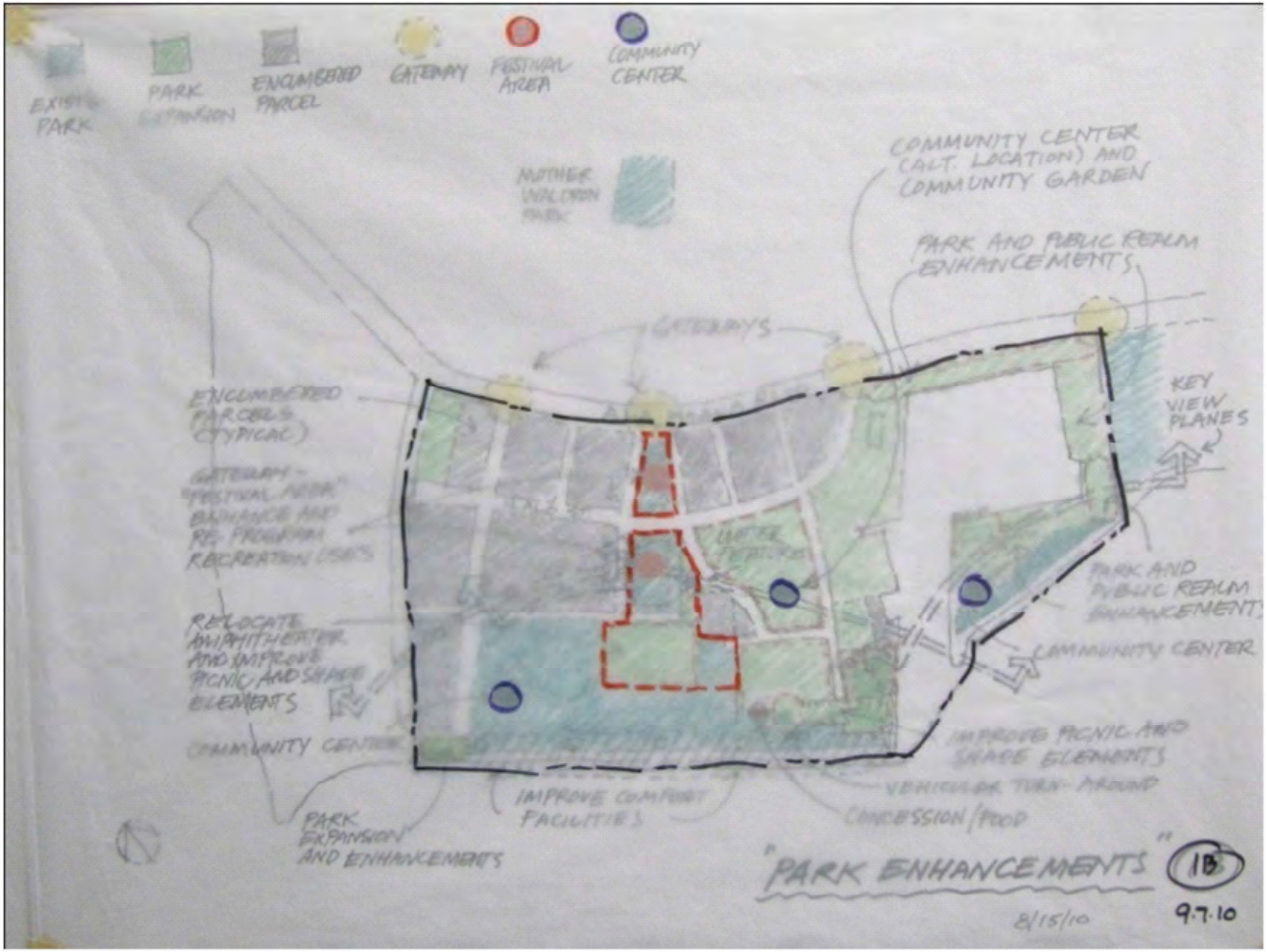
- The AAFES Building and the Forrest Avenue corner lot are included under this heading.
- State DOH currently occupies the AAFES Building and has no plans to move.
- A new building could eventually be located on the Forrest Avenue corner lot that could house HCDA, Sheriff's Office, and other state agencies, perhaps including DLNR DOBAR -- now in needs of a more centralized location, as they issue many permits in Waikiki and Ala Moana.
- The proposed City Ocean Safety and Life Guards HQ at Kewalo Basin is another civic use that should be considered. That facility needs good access to the water and to Ala Moana Blvd. for fast access to Queens Hospital Emergency Room.

<u>General Comment:</u> We need to develop a Plan that reflects the UNIQUENESS OF KAKAAKOMAKAI. We should not put uses/facilities here that could be readily located in other parts of Honolulu.

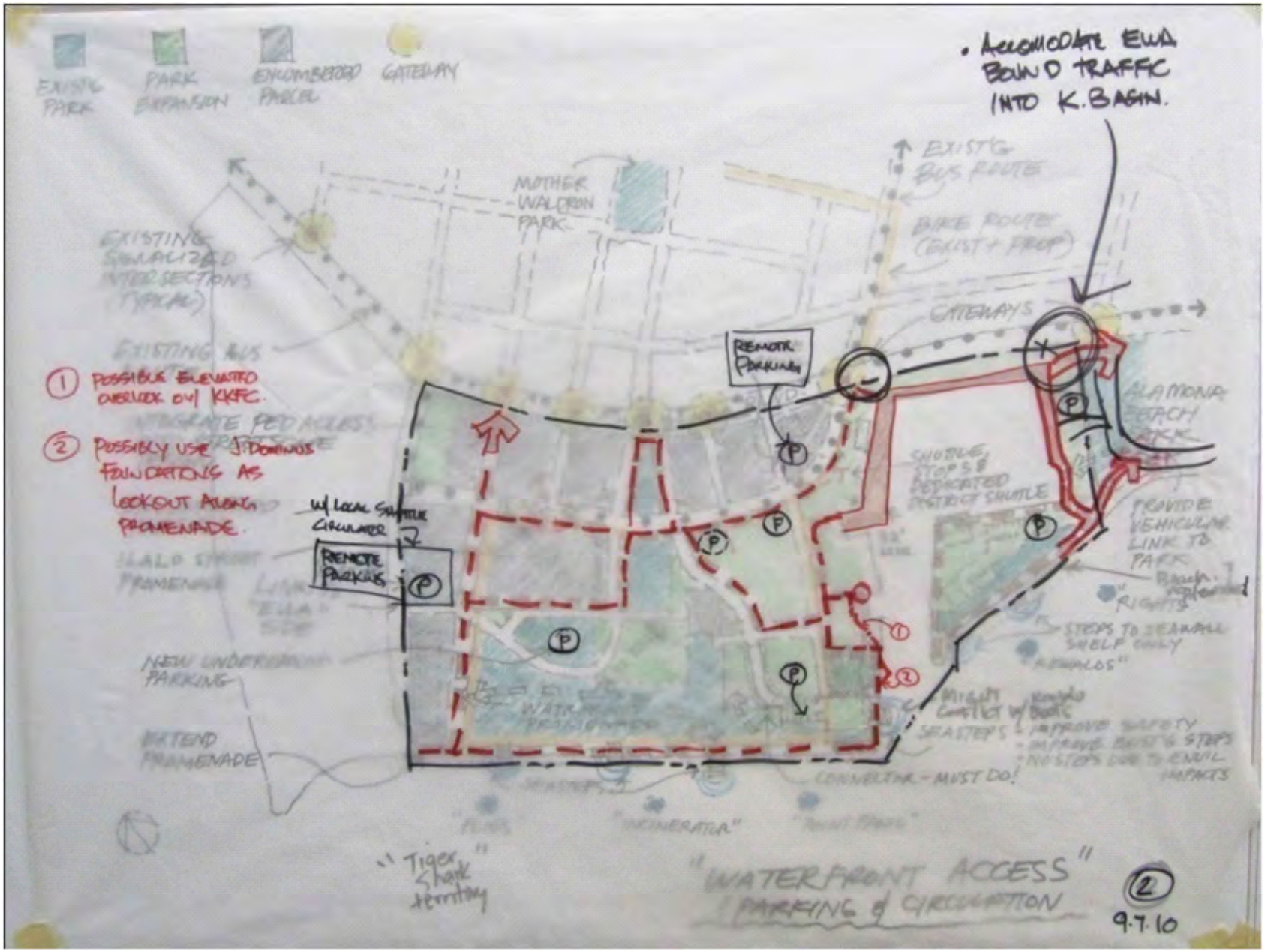
Project Team Meeting - September 7, 2010: Plan Overlay Reconciliation
Site Diagrams (with Annotations)

Park Expansion - 1a

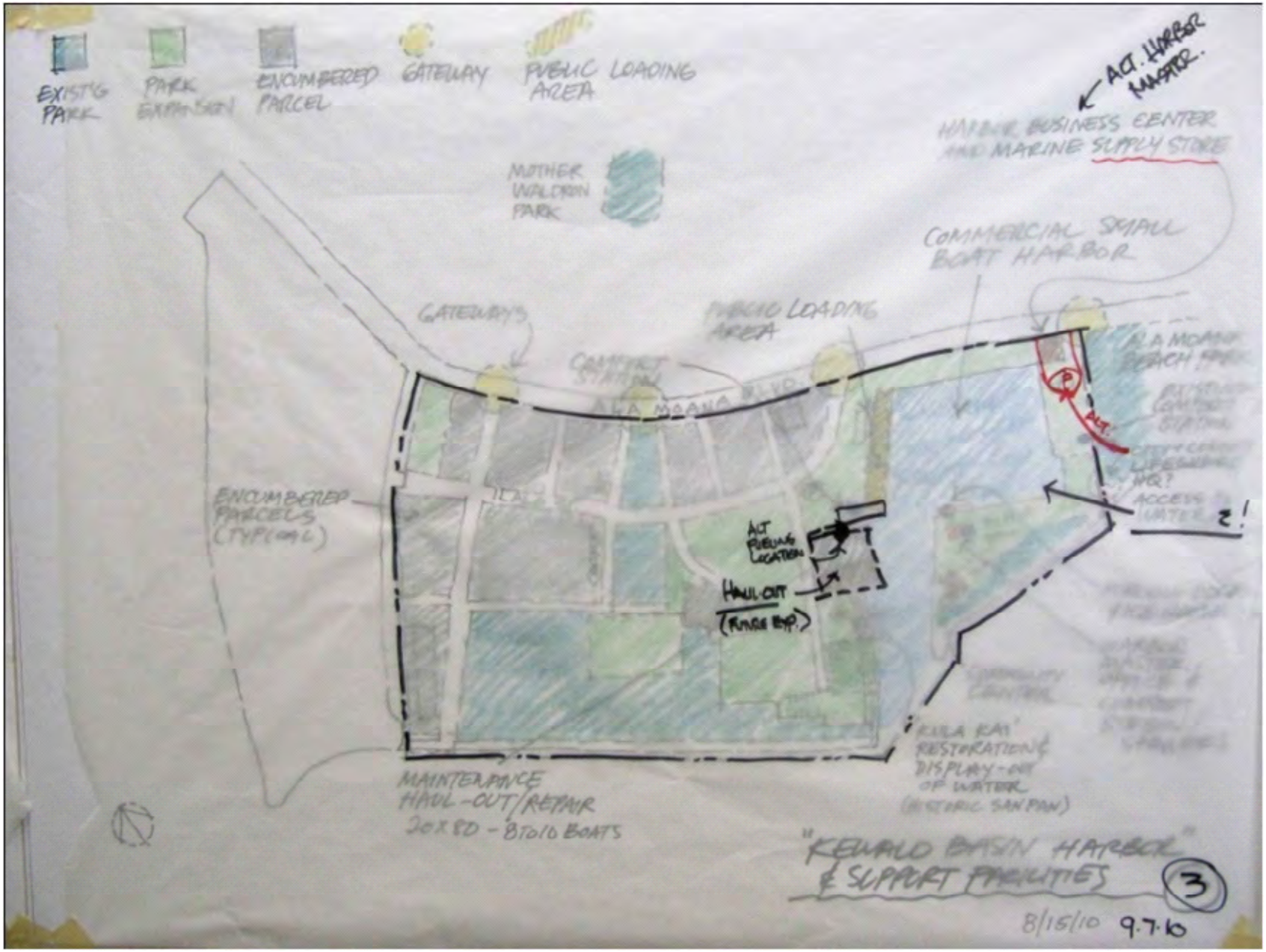
Park Enhancements - 1b



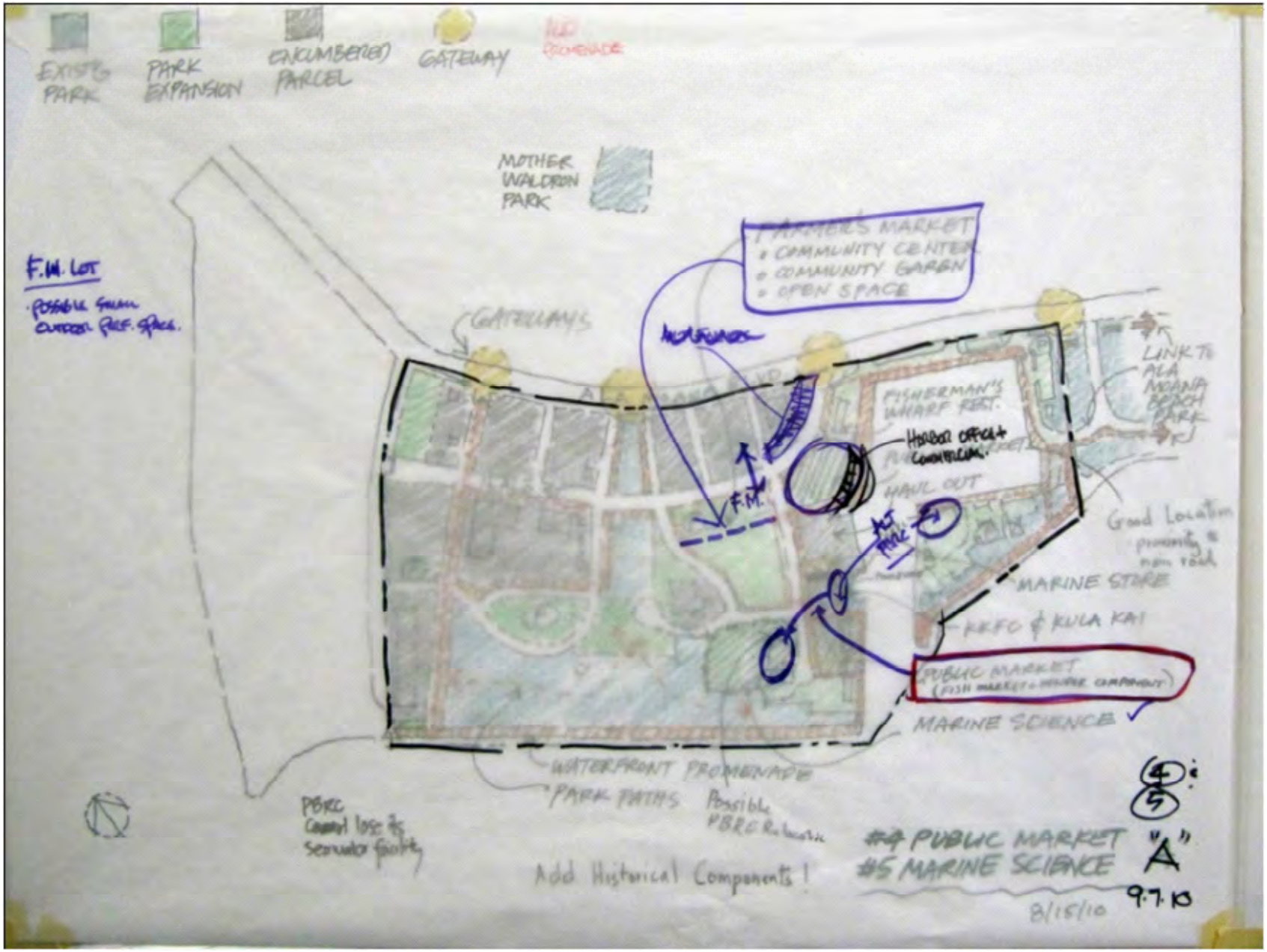
Waterfront Access (Parking and Circulation) - 2



Kewalo Basin Harbor and Support Facilities - 3

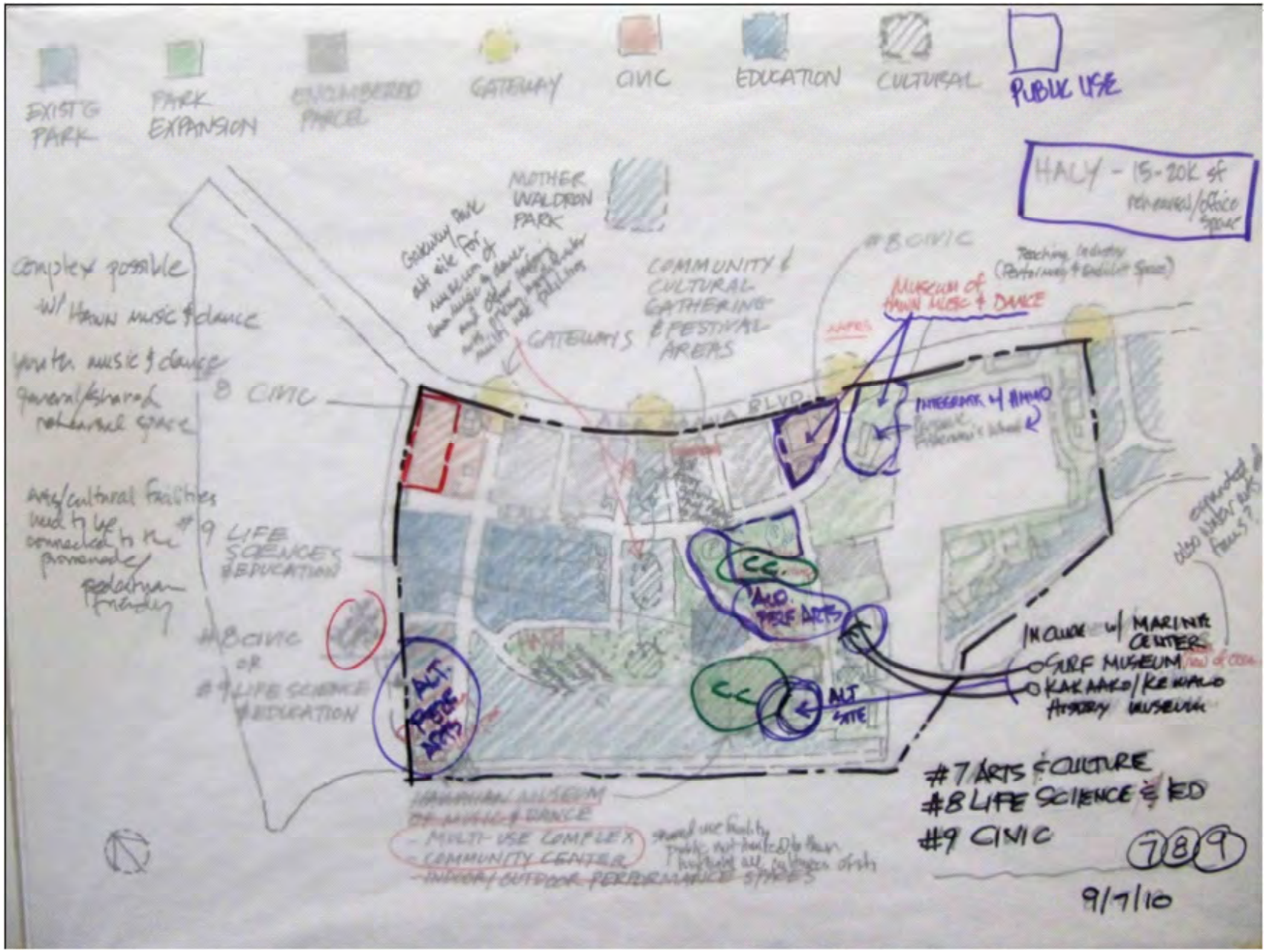


Public Market and Marine Science - 4 & 5a



Historic Preservation - 6

Arts & Culture, Life Science & Education, Civic - 7, 8 & 9



Project Team Meeting Notes

Participants were:
Tony Ching, HCDA ED
Dexter Okada, HCDA Task Force for the Master Plan
Geoff Miasnik, Peter Apo, and Bruce Tsuchida, consultant team
Wayne Takamine, Kanekoa Crabbe, Michelle Matson, Bob Crone, Scotty Furushima, Fumiko Wellington, CPAC
Stakeholders: Reg White (Kewalo Stakeholders), Bob Richmond (Kewalo Marine Lab), Bob Miller and Jack Levin (Fishermen's Wharf), Stuart Coleman (Surfrider Foundation)

Agenda: "Reconcile" uses and concepts that may be contradictory or incompatible. Also continue the discussion of alternative sites for various facilities – but NOT attempt to "finalize" any one site for each of the major possible facilities.

This memo summarizes highlights of the meeting – it is not intended to be detailed meeting "minutes."

ARTS & CULTURE, MARINE SCIENCES & EDUCATION, CIVIC USES

- Consider integrating the "Museum of Hawaiian Music and Dance" with the Fisherman's Wharf Restaurant renovation and creation/design of a "gateway" at this critical location.
- Consider combining a 15,000 sf rehearsals/offices facility plus 850 to 1000 seat theater plus community center on a portion of the Piano Lot.
- Performing Arts Center could be sited on the warehouse parcel. Alternatively, that parcel could be shown on the plan as a "future expansion" site.
- The Hawaiian performing arts center suggested next to the mound makai of JABSOM is not shown on the overlay.
- A Community Center could also be located on the Look Lab parcel.
- The surfing exposition/hall of fame facility should be located away from the Kewalo channel so that structure(s) will not block views of the shoreline surf area. The Look Lab site may be a good location for this facility. This site would provide good Point Panic surf views.
- Consider combining the surfing hall of fame on the Look Lab site with the expanded Kewalo Marine Lab and/or the community center.
- Alternatively, the Kewalo Marine Lab's research and marine conservation functions would also tie in with KKFC's community conservation functions and the fishing museum at the Kewalo Basin cove area.
- The NOAA facility will be vacated in a few years, and this could be another option for the Kewalo Marine Lab expansion.
- State offices could be moved from the AAFES parcel to the Forrest Avenue parcel.

HISTORIC PRESERVATION

- The "Ice Chute" and Kula Kai sampan should be returned to a site near the Keiki Fishing Conservancy.
- Consider leaving part of the John Dominis concrete deck "in place" – could serve as an historic "look-out" along the waterfront promenade.
- The historic pump station could be restored for some kind of public use.

PUBLIC CULTURAL MARKET & FARMERS MARKET

- The Farmers Market could be located on the "Fish Auction" parcel or on a portion of the "Cannery" parcel, or a portion of the Piano Lot.
- Consider using the "Cannery" parcel to integrate various commercial uses that serve the needs of Kewalo tenants.
- Elements of the Farmers Market on the Piano Lot might extend into the KS parcel that's adjacent to the AAFES building. This would provide synergy and street exposure for the Market.
- A peripheral parking facility at the AAFES lot with mixed use

would be very accessible for Kewalo Harbor users and uses/ users at the Piano Lot.
- Consider including a small performance area as a central part of the Public Cultural Market project.

KEWALO BASIN
- Per new EPA requirements, a future boat haul-out/repair facility will have to be about as large as the existing Honolulu Marine boat yard.
- Long term, an "industrial" use like a boat haul-out/repair yard is not compatible with the park and public facilities that are envisioned for Kakaako Makai. However, the Kewalo stakeholders are adamant that a boat haul-out/repair facility be maintained at this site, where boats have been built for over 150 years.
- If the marine dry-dock stays, the large industrial structure should be removed. A boat haul-out/repair yard here should look more like the former Ala Wai marine facility.
- There is room for the fuel truck area to be near the haul-out canal.
- Harbor offices and related uses including the suggested HQ for City Life Guards could be located at the corner parcel in the vicinity of Ala Moana Blvd./Ala Moana Beach Park boundary.

WATERFRONT ACCESS, PARKING & CIRCULATION
- Consider extending the section of the waterfront promenade from the John Dominis site to the harbor not along Ahui Street but just `Ewa of and overlooking the Keiki Fishing Conservancy site, to provide harbor views.
- Consider using the term "boardwalk" rather than "plaza" for the waterfront promenade along the Kewalo Basin perimeter to Ala Moana Beach Park.
- The promenade should be designed to accommodate bicycles as well as pedestrians.
- The required Kewalo Basin loading dock can also accommodate pedestrians.
- Need to address `Ewa-bound vehicles that want to turn LEFT from Ala Moana Blvd. into Kewalo Basin area.
- Consider possible parking structure at Kewalo/Ala Moana Blvd/ Ala Moana Beach Park corner – with Harbor offices and Life Guards HQ on ground floor.
- Consider creating two peripheral parking facilities and providing an internal shuttle service to carry people from these parking areas to various destinations within the park. The peripheral parking would be complemented by the promenade, thus reducing vehicular activity within the park.
- Peripheral consolidated parking garage locations: consider the existing AAFES parking lot area and Lot C; consider a corner of the Piano Lot.

PARK EXPANSION & ENHANCEMENTS
- Park expansion: across the box culvert; recover the existing Waterfront Park parking lot; the Piano Lot; the PBRC site upon relocation of the Kewalo marine Lab; the John Dominis site if the lease is purchased from Ocean Investments; the Look Lab site and marine gravel lots.
- Need green space around Historic Pump Station compatible with the historic site to serve as a gateway to Kakaako Makai. Could this structure serve as a Kakaako Museum? Interior space is limited – only about 1500 sf. The pump station has been mentioned as an interpretive or orientation center.
- Piano Lot and Look Lab parcel should be primarily green park space. Built facilities of modest size could be compatibly located within this park setting.
- There can be a number of open, flexible "Festival" areas.
- At least 4 potential sites for a Community Center: Net Shed, Piano Lot, Look Lab site, area makai of Waterfront Park hill.

RELATED ISSUES AND IDEAS

- So far the siting discussion is in 2 dimensions. When will 3-dimensional designs be developed to show density and view planes? For example, office space has been mentioned for a "Culture and the Arts" center. Will this mean a tall structure that will impact views from the Park mauka and/or makai?
- The view planes are one of the priorities of the Vision and Guiding Principles. There will be a BIG PROBLEM if tall buildings are constructed near the shore.
- A "geocultural perspective": Kakaako Makai was originally ocean/reef/ocean activities. Then a toxic dump. Now being planned for various public uses. Priority #1 should be for uses that need to be at/near the ocean. And we need to ask: does a proposed facility exist somewhere else on Oahu? If YES, then we should not duplicate that use here on the waterfront. And the approach to physical design should emphasize activities that celebrate the climate and ocean culture of Hawai`i. Example: a "Performing Arts Center" should be an open hula mound rather than a formal mainland style stage.
- Perhaps NOT a good idea to build various new facilities along the Kewalo edge. Can these new facilities sustain themselves?
- Let's not forget the tsunami inundation zone!
- This should be a GREEN DISTRICT – WITH NO CARS!
- The GREEN/OPEN SPACE THEME is the key. Any structures should be of modest size and should fit into the park environment. Good example: the Info Center at Hanauma Bay. DON'T put a Bishop Museum size building here!
- Any Performing Arts facility should be such that it will be used every day, a place where kids can practice – not just for major performances.
- The dominant themes should be education for keiki and an open and welcoming place that reflects the cultures of Hawai`i – NOT large scale commercial development.
- Any commercial facilities will need convenient parking – or they will not stay in business!
- Ala Moana Center was designed with each end set at the maximum distance that people will walk between commercial facilities. Recreational and park use is different.
- Kakaako Makai is very valuable space for the community, regardless of dollar value. It should not be used as a land grab, and facilities found elsewhere should not be duplicated here.

NEXT STEPS:

- OPEN HOUSE – now scheduled for the week of Sept. 27. MVE will prepare "clean/nice looking" drawings of the master plan elements for display at the Open House.

Note: CPAC Acting Chair asked that CPAC have an opportunity to review the new drawings before they are displayed at the Open House – to make sure that there is not a repeat of the problems that we experienced at Community Workshop No. 2.

- **COMMUNITY WORKSHOP NO. 3** is currently scheduled to take place 3 weeks after the completion of the Open House – so during the week of October 25, 2010.

KAKAAKO MAKAI
DISTRICT MASTER PLAN

BASIS OF PLANNING - PROGRAM ELEMENT OUTLINE

July 27, 2010

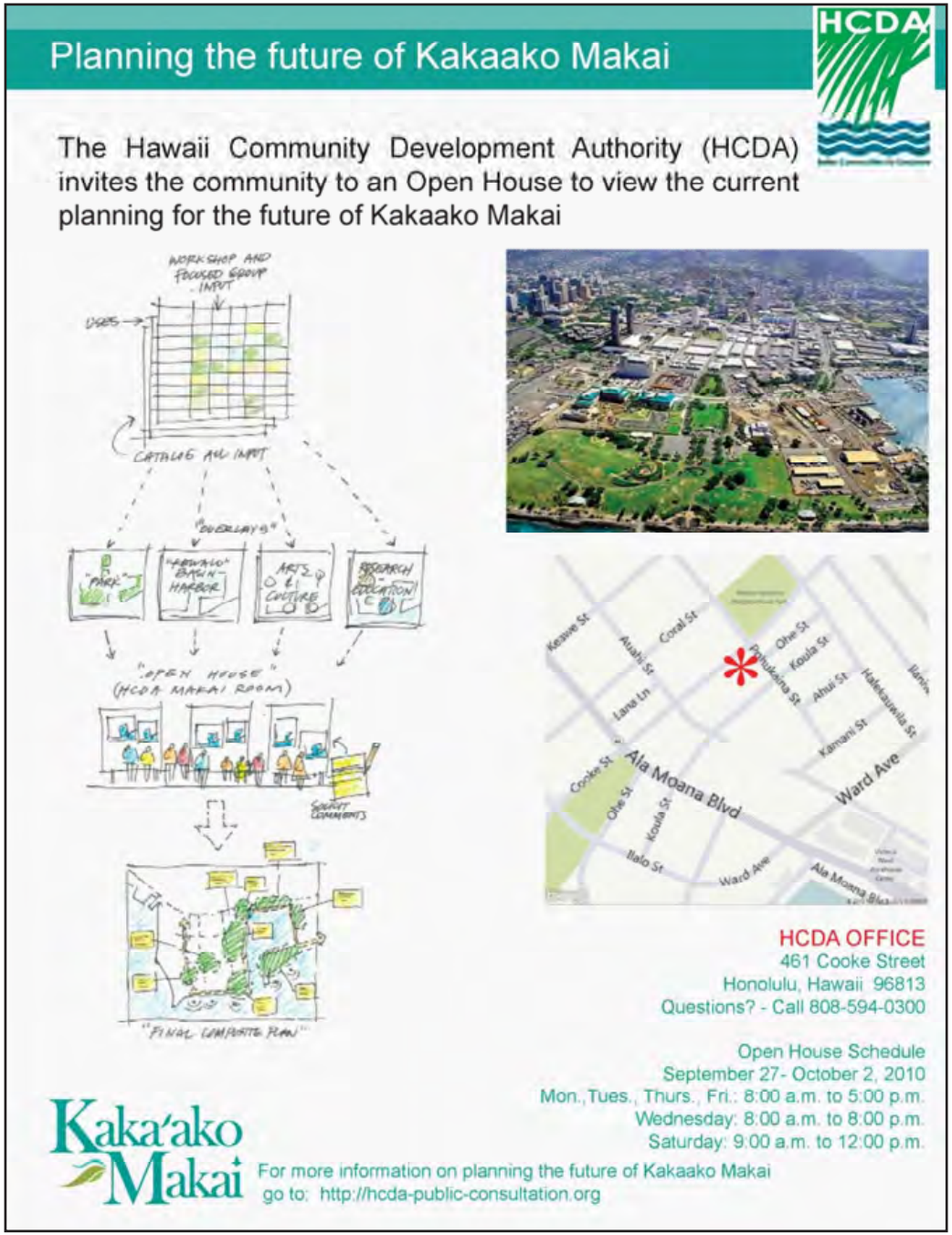
Kakaako Makai District Master Plan																							
Basis of Planning - Program Element Outline																							
	Priority	1									1					1							
	Layer	Park Expansion / Enhancement									Waterfront Access - Incl. Parking and Circulation					Kewalo Basin Harbor and Support Facilities							
Source	Elements	Expanded Green Space / Preserve Open View Planes	Repair & Renovation Program for Exisitng Facilities	Improved Comfort Facilities	Expanded Picinic and Shade Elements	Active Recreational Uses	New Gateway Park Element	Water Play Feature (s)	Community Center	Community Gardens	Waterfornt Promenade	Ocean Access & Safety	Parking	Improve Connectivity and Circulation, including Private and Public Multimodal Transportation. Disabled Accessibility Improvements	Ala Moana Boulevard Improvements - Mauka-Makai Access	Commercial Small Boat Harbor & Support Facilities	Maintenance Haul-out and Repair Facility	Marine Retail Village - Services and Food	Expand Operations Kiosks	Fuel Dock	Improved and New Comnfort Stations with Showers	Community Center (@ Net Shed)	Secure Public Loading Area
Legislative Statutes																							
Cultural Public Market Place - 206E-34													●										
Keiki Fishing Conservancy - Act 3, 2007 Special Session																							
CPAC - Vision and Guiding Principles																							
Community Cultural Gathering Place		●				●																	
Hawaiian Culture and Values of the Ahupuaa											●												
Open View Planes		●																					
Coastal and Marine Resources												●											
Expanded Park and Green Space		●			●	●					●												
Public Accessibility		●				●					●	●	●	●									
Public Safety, Health and Welfare																							
Public Land Use Legislation - Public Use of Public Lands in the Public Interest																							
Kewalo Basin		●											●			●							
Cultural Facilities									●													●	
Small Local Business																		●					
Site Design Guidelines A Hawaiian Sense of Place in Landscape, Setting and Design			●		●																		
Community and Government Partnership																							
Future Funding and Management		●	●																				
Community Stakeholders (November-January Interviews)		●	●	●	●	●		●			●	●	●	●	●	●	●	●	●			●	
Community Public Workshop No. 1		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		●	●		●		
Community Focused Groups (February-June Meetings)																							
Science and Education			●																				
Culture & the Arts													●	●	●		●						
Historical and Cultural																							
Surfers and Park Users		●	●	●	●	●		●			●	●	●	●							●	●	
Environmental Organizations		●						●		●				●									
Professional Organizations		●			●	●					●		●	●	●								
Kakaako Neighborhood Groups		●																					
Kewalo Basin Stakeholders											●	●		●		●	●	●	●	●	●	●	●
State Agencies														●	●								
Urban Land Institute Hawaii														●									
Community Public Workshop No. 2		●			●	●				●	●		●	●	●								
HCDA Public Comment Portal (Limehouse)		●	●		●				●		●	●	●	●		●						●	
Count		14	7	3	8	8	1	4	3	3	10	7	10	12	6	5	3	4	3	1	3	5	1

Kakaako Makai District Master Plan																			
Basis of Planning - Program Element Outline																			
	Priority	2								2					2				
	Layer	Cultural Public Market Place								Arts and Cultural Programming					Marine Science and Education				
Source	Elements	Farmers Market	Fish Market	Retail Outlets for Ethnically Diverse Products	Ethnic Themed Service Related Businesses, including Restaurants	Theatres, Stages and Arenas - Showcase Cultural & Community Performing Arts	Exhibition Space or Museums Showcasing International and Local Artwork	Museums or Other Educational Facilities Focusing on the History and Cultures of Ethnic Groups within Hawaii, incl. Hawaiian History	Local Food & Lunch Wagons. Other Small Local Businesses	Hawaiian Museum of Music and Dance	Performing Arts Multi-Purpose Complex - Indoor & Outdoor	Surfing and Watersports Museum and Hall of Fame	Area for Community Cultural Celebrations	Other Arts and Cultural Programming	Keiki Fishing Conservancy	Kewalo Marine Lab	Oceanographic Center / Aquarium	Harbor Historic Interpretive Center / Museum	Other Educational Programming
Legislative Statutes																			
Cultural Public Market Place - 206E-34		●	●	●	●	●	●	●	●	●	●	●	●					●	
Keiki Fishing Conservancy - Act 3, 2007 Special Session															●				
CPAC - Vision and Guiding Principles																			
Community Cultural Gathering Place								●						●					●
Hawaiian Culture and Values of the Ahupuaa								●											
Open View Planes																			
Coastal and Marine Resources														●					●
Expanded Park and Green Space																			
Public Accessibility														●					●
Public Safety, Health and Welfare																			
Public Land Use Legislation - Public Use of Public Lands in the Public Interest															●				
Kewalo Basin															●	●			●
Cultural Facilities		●				●		●		●	●		●	●					
Small Local Business				●	●				●										
Site Design Guidelines A Hawaiian Sense of Place in Landscape, Setting and Design																			
Community and Government Partnership																			
Future Funding and Management																			
Community Stakeholders (November-January Interviews)		●	●	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●
Community Public Workshop No. 1		●	●	●	●	●	●	●	●		●	●	●	●		●	●		●
Community Focused Groups (February-June Meetings)																			
Science and Education				●		●										●	●		
Culture & the Arts										●	●								
Historical and Cultural						●				●	●	●						●	
Surfers and Park Users								●	●			●		●			●		●
Environmental Organizations											●			●		●	●		●
Professional Organizations											●								●
Kakaako Neighborhood Groups																			
Kewalo Basin Stakeholders			●															●	
State Agencies		●							●										
Urban Land Institute Hawaii									●										
Community Public Workshop No. 2		●							●		●			●		●			
HCDA Public Comment Portal (Limehouse)		●				●		●	●	●				●		●		●	
Count		7	4	5	4	7	3	8	9	6	9	5	4	10	3	7	5	5	9

Kakaako Makai District Master Plan																			
Basis of Planning - Program Element Outline																			
	Priority	3					4					4							
	Layer	Life Science and Education					Civic					Historic Preservation							
Source	Elements	John A. Burns School of Medicine	Hawaii Cancer Research Center	Hawaii Childrens Discovery Museum	Other Life Science Programming		State Office Building Replacement	Sherrifs Station	District Welcome and Interpretive Center	OHA - Office of Hawaiian Affairs Headquarters		Historic Pump Building	Fort Wall	Childrens Discovery Museum (Former Incinerator)	Fisherman's Wharf Restaurant	Kewalo Basin	Kula Kai - Historic Sampan	Kewalo Basin Historic Ice Chute	Support Historic Preservation
Legislative Statutes																			
Cultural Public Market Place - 206E-34									●										
Keiki Fishing Conservancy - Act 3, 2007 Special Session																			
CPAC - Vision and Guiding Principles																			
Community Cultural Gathering Place																			
Hawaiian Culture and Values of the Ahupuaa																	●		●
Open View Planes																			
Coastal and Marine Resources																●	●		
Expanded Park and Green Space																			
Public Accessibility																			
Public Safety, Health and Welfare																			
Public Land Use Legislation - Public Use of Public Lands in the Public Interest																			
Kewalo Basin																●		●	
Cultural Facilities																	●	●	●
Small Local Business																●			
Site Design Guidelines A Hawaiian Sense of Place in Landscape, Setting and Design																			●
Community and Government Partnership																			
Future Funding and Management																			●
Community Stakeholders (November-January Interviews)									●	●		●		●	●	●	●		
Community Public Workshop No. 1		●	●	●				●	●	●		●	●	●	●	●			
Community Focused Groups (February-June Meetings)																			
Science and Education		●	●	●															
Culture & the Arts												●	●			●		●	
Historical and Cultural																			
Surfers and Park Users																			
Environmental Organizations				●															
Professional Organizations																			
Kakaako Neighborhood Groups								●											
Kewalo Basin Stakeholders																			
State Agencies																			
Urban Land Institute Hawaii					●														
Community Public Workshop No. 2					●														
HCDA Public Comment Portal (Limehouse)																			
Count		2	2	3	2		0	2	3	2		3	2	2	2	6	4	3	4

COMMUNITY OPEN HOUSE

Open House - September 27, 2010



With the outcomes of the Project Teams work sessions in the form of developed conceptual plan overlays complete, a Public Open House was organized and held over the week from September 27 to October 2, 2010. The Open House was opened on the first morning with Senator Brickwood Galuteria and Representative Tom Brower in attendance offering a few words of perspective about the history and future of Kakaako.

Exhibits: In addition to a large amount of the materials gathered through the previous months from the Community Outreach, including Workshop and Project Team Meeting diagrams, the public Open House allowed the community to view the progress, discuss and leave comments on the conceptual planning of the district to date depicted in the following diagrams:

Overlay 1a - Land Use

Overlay 1b - Park Enhancement

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Land Use, Park Expansion, Park Enhancement - Comments

STRENGTHS

- Park expansion to Ilalo Street Must be A PARK SETTING
- Gateways are good.
- Significant public view planes are essential to PRESERVE – mauka to makai AND makai to mauka.
- Community Center and garden.
- Community center and garden on Piano Lot - centrally located for community access and sustainability by community.
- Green space appears to be preserved. Like how the areas not being utilized will be improved under "park expansion."
- Becomes a better "gathering place."
- Areas identified for park enhancement/ expansion and public use good. Good designations as shown.
- Prefer Piano Lot site for community center (not other 2 sites). Better to cluster such facilities for synergy. Also, better site organization than spreading out.
- Good use for Gateway Park areas for festivals, etc. Use for informal sports fields (soccer, lacrosse. etc.) when no events.
- Mix of green, commercial and civic space.
- Mixed use.

OPPORTUNITIES

- Must be a PARK SETTING – a park setting into which public facilities not available elsewhere are placed. A SPECIAL PLACE that people will know about and want to be.
- Low-level public uses within the PARK SETTING to Ilalo Street.
- Community center is needed – best in a central location – Piano Lot.
- Multi-purpose public use – historic preservation; museums; research
- Keep all low rise structures.
- Open up open green space and park use to area makai of piano lot. (sketch provided)
- Would (use) slate grey encumbered sites along Ala Moana, (Cooke to Ward) as open space along Ala Moana
- (Park improvements) should continue from waterfront to ewa to connect open space at Cooke and Ala Moana. Even if it is just a large pedestrian access green space.
- Better to have mixed use, perhaps a world-class museum.
- Integrate park with public spaces, such as civic center or culture and arts center or complex of performing arts buildings.
- Use (historic pump station gateway) as interpretive and orientation center for residents and visitors alike – for all points of interest in Kakaako Makai.

Land Use, Park Expansion, Park Enhancement - Comments

- Community center and garden on Piano Lot - centrally located for community access and sustainability by community.
- Making park improvements along Ala Moana Blvd.
- Gateway connections are in great locations.
- Open space along Ala Moana Blvd. is necessary but may need a more “plaza” type of usable space.
- Lots of green.
- More green space is needed which is always good.
- More comfort stations and shade trees are good along the waterfront. All areas makai of Piano Lot should be green open space.
- All areas makai of Piano Lot should be green open space.
- Historic pump station is ideal gateway –should be major first gateway to Kakaako Makai (and Mauka).
- Relocating parking for Waterfront Park to continue green axis of Gateway Park.
- Lei of green and park enhancements are a good setting and context. The park-like setting should extend to streets, courtyards, medians, building setbacks. Create a neighborhood in a park, not just a park in a neighborhood!
- Like the plan to enhance comfort facilities, picnic and shared elements.
- Great. Mixed use green + education +civic + arts.
- Mixed use for various activities and interests.
- Underutilized. Doesn’t support economy

- Pump station gateway to include gateway landscaping fronting Forrest Ave. and Ala Moana Blvd.
- Overall plan needs a composite vision that integrates the elements. It should include both a narrative and an illustrative map that puts the pieces together, identifies any conflicts between elements.
- The plan also should include all of the parcels, not exclude those in certain ownership. The vision plan needs to be comprehensive, not have artificial lines based on current owners.
- Makai may be defined as a place with opportunities for enhancing mind, body, spirit, and psyche – via facilities and open space.
  - » medical research and education
  - » culture and arts creativity,
  - » performance and education
  - » ocean research and recreation
  - » passive and active experience of an island ocean setting
  - » By day: Farmers market and local arts market
  - » By night: outdoor dining and entertainment

PROBLEMS

- Hurricane and tsunami inundation area.
  - » Opportunities: Park expansion on Piano Lot, Look Lab/ makai sites makes more sense. Park expansion to Ilalo Street – a PARK SETTING
- Continued maintenance of expanded park.
- Homeless
- Eyesore.
- Storm water management needs to be addressed as a land use issue in and if itself and not as an off-shoot or collateral issue related to land development in general.
- Suppose it is discovered that appropriate storm water solutions require 20 acres of land? Such a possibility needs to be considered sooner rather than later as the possibility might prevent/foreclose other development options. This issue was raised in both workshops and noted on the web portal.
- On legend, symbol for public use and for park enhancements look the same – not clear on map which is which.
  - » Opportunities: Use better contrast to clarify symbols between legend and plan. (Is lite green on map park expansion? – If so, correct legend.)
- Gateways are major and minor. Major are at Cooke St. and block to east (Gateway Park block) and at Ward. Minor gateway at Keawe St. like other diagrams, not entire block from South to Keawe.
  - » Opportunities: Devise Gateway symbol at Keawe to match other diagrams. Emphasize Cooke/Ohe St. and

THREATS

- Yellowish areas (on maps) should be green. Redundant commercial and structural mass in piano lot and makai Look Lab sites – should be all green just as John Dominis site and waterfront park parking lot site (are shown).
- Commercializing Piano Lot and Look Lab/marine sites
- Please make it local friendly. Don't want another Waikiki that tailors to tourists.
- A place where local families would like to come and not over-crowded, noisy and busy.
- Consider aviation noise impacts to new facilities (i.e., offices, classrooms, etc.).
  - » Opportunities: Noise mitigation (soundproofing walls) should be considered. Buildings in question for height impacts may file for an aeronautical evaluation at www. oeaaa (?).faa.gov
- Ignores view plane mauka to makai.
- Will it stay green forever?
- $
- Would hate to see this area go totally commercial. Better to use it for cultural and educational and environmental purposes.
- Community garden on contaminated land?? Not sure if that's safe to grow things on contaminated soil.
- Should not be home to disparate pieces of sculpture that do not contribute or reinforce selected character or style/ theme.
- The undefined public use areas

Ward Ave. Gateways.

- Will the public go?
- Does not link makai with mauka. Cooke needs to be more prominent corridor.
- No iconic structure – where will the $ come from?
- Outdoor dining cafes (not enough). Draw locals and tourists DAILY not just for special events.
- How would you decide who would use/reap benefits from community garden?
- Community center at Kewalo Basin Park is not centrally located – private clubhouse.
- "Public Use" areas are unclearly defined.
- How will the "public use" be utilized?
- "Public Use" is not clear nor limited. What kind of "use"?
  - » Opportunities: Public use facilities should be moved to ewa end. AWAY from Sea Steps – make the makai lot of Piano Lot PARK USE.
- Areas makai of piano lot with PBRC should all be park and open. Move public facilities use to ewa end. Expand and keep Sea Steps and park open. Open up circulation to promenade.
  - » Opportunities: Move PBRC and facilities to ewa end.
- Encumbered parcels should remain or become a commercial district!! Needs to have restaurants/ shops from John Dominis to Fisherman's Wharf historic restaurant. Open to waterfront with pedestrian promenade.
  - » Opportunities: Needs to have a reason for people to come and use this space.

- Ocean Investments dual wedding cathedral behemoth at John Dominis site. CANCEL LEASE. BAD PLAN – EYESORE PLAN.
- Architecture of some state buildings has been notoriously bad. (UH) Planning may be great, but if it ends up with bad buildings, we're stuck. – Hope this can be avoided.
- Ocean Investments plan to replace low profile John Dominis Restaurant with EYESORE BEHEMOTH twin wedding cathedral
-

Overlay 2 - Parking and Circulation

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Parking and Circulation - Comments

STRENGTHS

- Changing name of promenade to "Boardwalk:
- Including bike paths in addition to walkways
- Addressing traffic flow and parking issues
- Peripheral Parking:
- *Lot C, AAFES
- *Between mound and JABSOM (on
- amphitheater site)
- Peripheral parking on AAFES lot serves Kewalo Basin and Piano Lot.
- Secondary pathways
- Promenade expansion along channel with lookout.
- Connection to Ala Moana Park at shoreline
- Dedicated shuttle – Kakaako Makai Trolley.
- More parking in the area is good. Like the "tuck under parking" at landfill area.
- Take advantage of Promenade idea – closing streets.
- Promenade and bike paths are great.
- Peripheral parking on AAFES lot serves Kewalo Basin and Piano Lot.
- Local shuttle! GREAT!

OPPORTUNITIES

- Boardwalk at Kewalo Basin for harbor shops and services. Traditional flavor will attract visitors also.
- Keep promenade close to harbor – along channel and just 'ewa of KKFC (not on Ahui Street)
- Be sure light signals are set to the speed limit so it's not more stop & stop traffic along Ala Moana Blvd.
- Will it go to the Ward area and back?
- Keep parking free.
- Need shade areas, currently limited.
- Acquire and develop green pathway running from Makiki to Kakaako.
- Integrating the parcel to be one expanse of a coherent plan.
- Consider pedestrian and bicycle overpass option over Ala Moana from
- 1-2 access locations.
- In addition, acquire property or public right of way linking/ extending park to Mother Waldron Park via pedestrian overpass.
- Underground parking?
- Water taxis to Ala Moana or Hilton HV (Hawaiian Village) pier and Aloha Tower.
- Define Ilalo St. as limited access route for shuttles, rickshaws, park-and-small business access vehicles only.

Parking and Circulation - Comments

- Promenade along the water front invites walkers, joggers, bikers. And shares the beauty of the shoreline with the public.
- Like public walkway around the harbor.
- Like the Promenade public access throughout park and waterfront. .
- How does site relate to public transportation stops?
- Adding walkway that connects Kewalos to Ala Moana.
- Link to Ala Moana Park (circulation) good.
- Tuck- under parking good concept – cover with grass for park space above (similar to municipal parking lot).
- Good use of peripheral parking
- PEDESTRIAN FOUCUSED CIRCULATION
- Bike routes, pedestrian routes –
- allow a quiet island experience.
- The promenade could serve as an outdoor seating area to enjoy the views, have maybe a children's water feature and take a water taxi or shuttle.

- Piano Lot for parking/commercial use.

Parking and Circulation - Comments

PROBLEMS

- Any stairs for beach access besides the two already existing? Difficulty for the public to swim in the ocean potentially keeps the public from utilizing the park. For example, easier for public to swim at Ala Moana (or) Waikiki than Kakaako unless you going to surf.
- Parking needs to be free parking for public. No parking meters.
- Parking needs to remain free for those who utilize beach every day. Don't want to always pay for parking just to come to surf.
- Parking at Point Panic poor land use for land so close to ocean. Convert to park space. Use shuttle for body boarders or consolidate with nearby facility parking.
- Delete parking at Point Panic site near ocean. Too valuable as park space to waste on parking.
- Point Panic is only body boards and fins – not heavy long boards. Use central parking (Ilalo and Ahui Streets) and shuttle bus. Or move parking back and incorporate with parking of other nearby facility.
- Rather than parking at Ilalo and Ohe St. and at AAFES site, provide consolidated parking at Ilalo and Ahui Sts. on piano lot for more central location in area served.
- Don't locate parking on AAFES site or on Piano Lot where shown. Locate on Piano Lot at corner of Ilalo and Ahui Streets to centralize in area to be served
- Too much shoreline parking; there should be a shoreline attraction.

THREATS

- Public swimming will interact with boat traffic.
- Too much ocean use – keep access to ocean as is – plan so ocean access is intended to be available to only skilled surfer dudes and boaters.
- Parking on Piano Lot is a waste of good space for public uses in a PARK SETTING
- UH - Regarding parking, they must stay within their campus for parking!
- Too many interior roads and unclear circulation.
- Bus route on Ilalo – commercial and public traffic route would cause Ilalo to become a high use traffic area.
- Would not do tuck-under parking. Seems very costly with a lot of environmental mitigation for parking lot.

Parking and Circulation - Comments

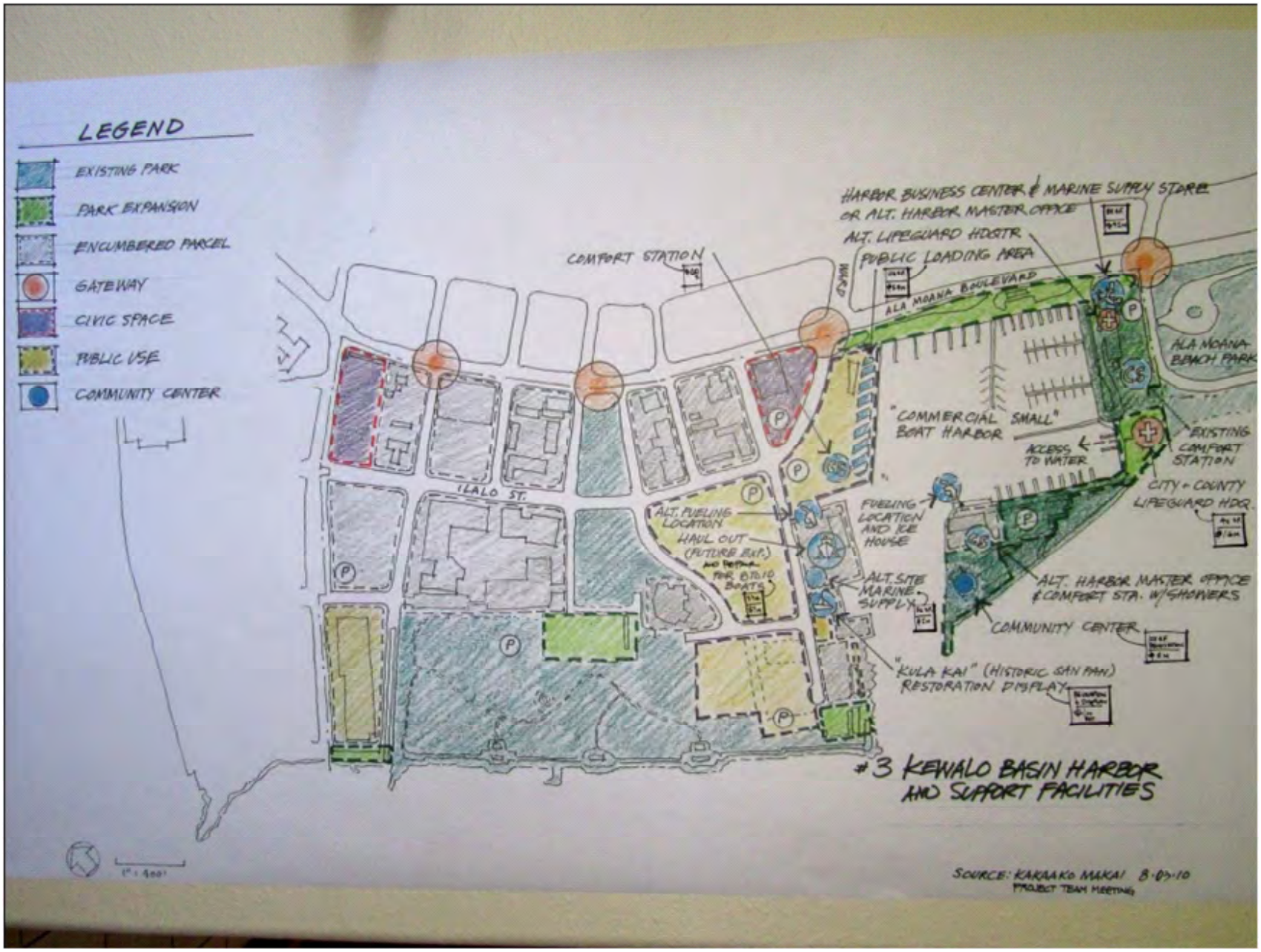
- Convert to park space. Use shuttle for body boarders or consolidate with nearby facility parking.
- New land uses (per legend) good (except below)
- Parking at Point Panic poor land use so close to ocean.
  - » Opportunities: Locate parking at Ilalo and Ahui corner of Piano Lot. Delete other two "P" in area.
- Eliminate Point Panic parking and integrate with other parking.
- There need to be stronger links mauka/makai and laterally to Aloha Tower. The fact that Mother Waldron (Park) is no longer shown on this plan is a problem.
  - » Opportunities: Need to keep a wider view – while the project is in the makai areas, its sphere of influence is much greater.
- Ala Moana Blvd. traffic noise/and fast moving heavy traffic – cause distraction to the quiet island experience intended for Makai.
- If there is no vehicular access for Kewalo Basin users from Ward Avenue, why is the marine store sited on the Ward side of Kewalo Basin?
  - » Opportunities: Shouldn't it be on the Ala Moana Park side closer to their parking and vehicular access?
- Walking/biking promenade/boardwalk should follow waterline all the way. Not sure why it doesn't around current boat yard? See "Future Plan" section.
- The main walkway from Ala Moana/Cooke St. seems too disconnected getting to the waterfront.
  - » Opportunities: Perhaps create a more direct and intuitive link to the water with visual connection.

Parking and Circulation - Comments

- » Also, work harder to create a continuous sea walk, "Green Lei" that links across the mouth of boat harbor with graceful pedestrian bridge.

- Do not like tuck-under parking. Very costly with a lot of environmental mitigation to just develop a parking lot.
  - » Opportunities: Do a parking structure behind the children's museum/or piano lot., Something close that conveniently services the Child Museum and waterfront
  - » Child Museum - day use
  - » Waterfront – night use
  - » Existing parking lot for Child Museum can be changed for open space but parking should be located diamond head side or waterfront side of Child Museum.
- Distance from parking.
- Enough parking? – especially for large crowd events -
- Parking can be underground?
- Parking shown between Ohe St. and Kewalo Basin (3 locations)
  - » Opportunities: Delete parking near Point Panic and consolidated 2 parking locations on Ilalo Street and one on piano lot at corner of Ahui and Ilalo (see comment on other plan sheets)
- I think creating more parking within existing park is an expensive and unnecessary solution to creating more parking spaces.

Overlay 3 - Kewalo Basin



Kewalo Basin and Support Improvements - Comments

STRENGTHS

- Gateway connections are in great locations. Open space along Ala Moana Blvd. is necessary but may need a more "plaza" type usable space.
- Lots of green.
- Fisherman's Wharf Restaurant.
- Kewalo Marine Lab best on fish auction site to compliment KKFC community marine conservation uses.
- Gateways
- Kula Kai
- * Harbor support and shops on cannery site.
- C&C lifeguard (facility) good (location) with boat slip.
- Lots of green.

OPPORTUNITIES

- A cultural and educational use would secure the site for the public common good over the long term AND be profitable.
- Restore Fisherman's Wharf Restaurant.
- Ice chute at KKFC – restore.
- I think this space is missing an opportunity for educational assets. They are interested in building more buildings on historic land.
- Like that if remains a working harbor, why not have water taxis? Waikiki-Kewalo Basin-Aloha Tower water shuttles?
- Provide link between adjacent uses mauka and makai along harbor front by relocating haul-out and repair to Keehi Lagoon.
- The boat haul-out and repair area would be more ideal to locate (with) the harbor master, life guard facility and other public facilities offices.
- Harbor support services, harbor master and harbor shops at cannery site.
- Restore Fisherman's Wharf Restaurant.
- Consolidate Basin support facilities (see #3 comments) at DH (diamond head) side of Kewalo Basin including Kewalo Basin peninsula.
- Concentrate harbor support uses to area DH (diamond head) of Kewalo Basin (not in "green" park space) as indicated (see Map #3)

PROBLEMS

- The area where the old net house and McWayne Marine Supply was located is a fairly narrow area. To locate a harbor business center there would be too cramp(ed).
- CS (comfort station) should not be at such prominent space/ point. Relocate to interior.
  - » Opportunities: Shift location of Fisherman's Wharf Restaurant to comfort station site. Promote view of harbor/activities.
- Harbor support scattered all around harbor and is at times obnoxious land use conflicting with adjacent uses.
  - » Opportunities: Concentrate harbor support (harbor master office, marine supply store, restrooms) and life guard facility in harbor support and parking structure DH of Basin. Locate haul-out and repair to Keehi Lagoon and locate fueling and ice house to where indicated at NOAA site. Eliminate all uses 'ewa of Basin except for Kula Kai and public loading area.
- Do not like the public loading area right by the harbor.
  - » Opportunities: It would be better as a walkway for public, bikers, to have a better view of harbor and ocean for scenic walks.
- New land uses (per legend) good (except below)
- Dry dock, haul-out use 'ewa side of Basin, incompatible with park uses (heavy industrial, obnoxious land use)
  - » Opportunities: Free up area for continuity of adjacent uses and move boat repair to Keehi Lagoon where it should be.
  - » Boat repair, formerly at Ala Wai, should be at Keehi Lagoon, not here. Integrate Honolulu Marine site into

THREATS

- Shame to see the site go to commercial development and purely profit.
- Adding more fueling stations to the shoreline could be a hazard to the environment.
- (Proposed) expanded park conflicts with harbor use on Kewalo Basin Peninsula.
- Haul-out and repair facility 'ewa of Kewalo Basin is degrading to areas around it. Heavy industrial use has no business adjacent to park and public use areas!
- Boat haul-out and maintenance site on 'ewa side of Kewalo Basin – consolidate harbor support in structure with parking on DH side of Basin (see #3 comments).
- Existing dry dock is a heavy-duty eyesore and polluter – reduce size for small boat use, similar to Ala Wai Marine.
- Fueling locations? Are they adding these? Or are they already existing. Does this cause any potential danger in leaks into the water?
- Dry dock, haul-out area 'ewa of Kewalo Basin (see Problems). This is major threat to success of overall plans.
- Seems underutilized, could go dense commercial later on.
- "Potential Threat" – Please ensure that this harbor is a "working" harbor and harbor users are OK with proposed concept plan and future plan.

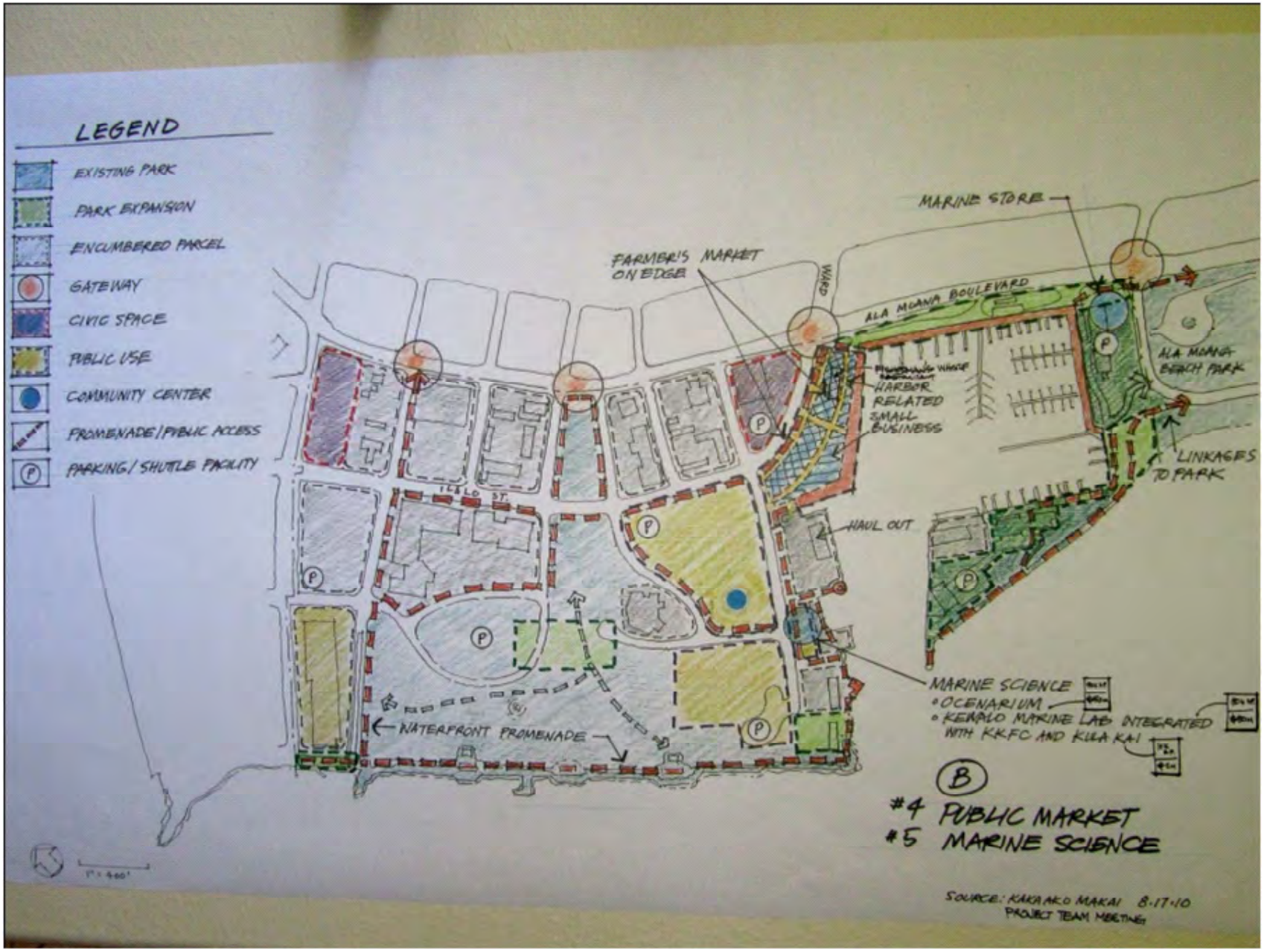
Public Market - Comments

surrounding uses.

- Marine store is not centrally located.
  - » Opportunities: Marine store best on Boardwalk at McWayne site.
- Marine supply at dry dock is out of place.
  - » Opportunities: Marine supply should be accessible and centrally located. Best at McWayne site.
- C&C lifeguard (facility) should be midway between shoreline and Ala Moana Blvd.
- What type of "public realm" is adjacent to active pier and dock use on the Kewalo Basin peninsula? Public use should not conflict with active dock use.

Overlay 4 and 5a – Public Market and Marine Science

Overlay 4 and 5b - Public Market and Marine Science



Public Market - Comments

STRENGTHS

- Restore Fisherman's Wharf Restaurant.
- Farmer's market on Piano Lot fronting Ilalo Street – visible and accessible.
- I like the location of farmer's market being close to the waterfront and being near an existing restaurant that could use some pedestrian traffic.
- Adding small businesses is necessary to create attractions that people will come to buy/see/relax at.
- Mixed use for various activities and interests
- I really like the plan so far.
- Public market will locate, incorporate "haul-out" site and enlarge to include farmers and fish market. Incorporate Fisherman's Wharf (in same structure or new structure) into public market – locate harbor office to DH side of Basin (see #3 comments).
- Farmers market use.
- Farmers market with a fresh fish component is a great idea.
- Marketplace should be concentrated not spread around.

OPPORTUNITIES

- Harbor-related small businesses on cannery lot – very compatible with harbor.
- Farmer's AND fish market – "Mauka-Makai Marketplace"
- Park element on piano lot with farmers and fish market will benefit that (farmers and fish market) element
- Marketplace – should be concentrated in area(s) but not scattered throughout – bad for business if we have to hunt for a business – should be small business venues.
- Plan should include more retail, especially along waterfront (but facing harbor on boardwalk). Retail should restrict high-end shops and focus on dining cafes with outdoor seating. An international food court if you will.. Locals and tourists will gather where there are food options with a view! Too little of this on Oahu!
- Consolidate public market, farmer's market for better synergy and shared use of common facilities, locate in area of fish market, public market and haul-out.
- Use Look Lab for farmers market. It will draw people closer to the park and food vendors will give reason to stay and linger in the park.
- Farmers market to be in open area. Not necessarily have to be enclosed in building??
- Markets and business for local business will be great.

Public Markets - Comments

PROBLEMS

- Cannery lot – bad place for farmers market – too condensed and constricted by busy traffic.
  - » Opportunities: Farmers market on Piano Lot – needs passive park element to be comfortable and inviting.
- Public market should not be on harbor perimeter. This is needed for harbor support shops and services!
  - » Opportunities: The harbor shops must not be more than a single story – with views between.
- What do you mean by small business? Are you building a building for these businesses? Is this going to block the harbor view? If so, not sure if agree.
- Not sure about the location of harbor offices next to public markets.
- Farmer's market, "Mauka-Makai Marketplace," should not be in constricted Kewalo Basin corner
  - » Opportunities: Should be on Piano Lot together with welcoming and inviting passive park companion space
- Outdoor dining cafes (not enough). Draw locals and tourists DAILY not just for special events.

THREATS

- "Public Market" is a misnomer when condensed into separate lot – Cultural Public Market is defined in the statute and looks at the entire area for public uses and Hawaiian cultural emphasis.
- The plan does not appear to include any commercial activity. How is this to be funded or implemented? Will the public uses alone provide enough vibrancy in the area?
- Environmental groups trying to ban retail. Retail (cafes) will attract people!
- Haul-out area (see #3 comments), also marine store.
- No structures over one story along harbor.

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Marine Science - Comments

STRENGTHS

- Kewalo Marine Lab as marine science with KKFC
- PBRC – If large public component locate as part of oceanarium at mauka side of Look Lab site (prefer). If research lab only (lesser option), locate at NOAA site. Site near KKFC is poor site - too small.
- Keeping the Kewalo Marine Lab is of vital importance. This is the only viable research space that has access to the ocean with good water quality. The lab brings in large sums of money to UH via its grants and has a national/ international reputation for its quality. We need it here.
- Keeping Kewalo Marine Lab and relocating it appropriately near the cove is of significant importance to continue this vital research and marine conservation and education effort.

OPPORTUNITIES

- Locate "PBRC" at Look Lab site and provide public education and viewing areas into "oceanarium." Include like uses (surfing museum, etc.)
- Moving the lab back from the water but maintaining access would be a chance to update the research facilities and perhaps expand its program. Continuing a branch of a top-notch research institution on this side of the island will continue bringing funding in but also keep the UH Marine Science Program at the top of its game.
- Locate Kewalo Marine Lab with expanded public education and exhibit function, possibly with surf museum and other water focus on mauka side of Look Lab site and expand park into makai of side of Look Lab site. Expand park space around Point Panic. Best site for ocean center functions right in view of ocean.

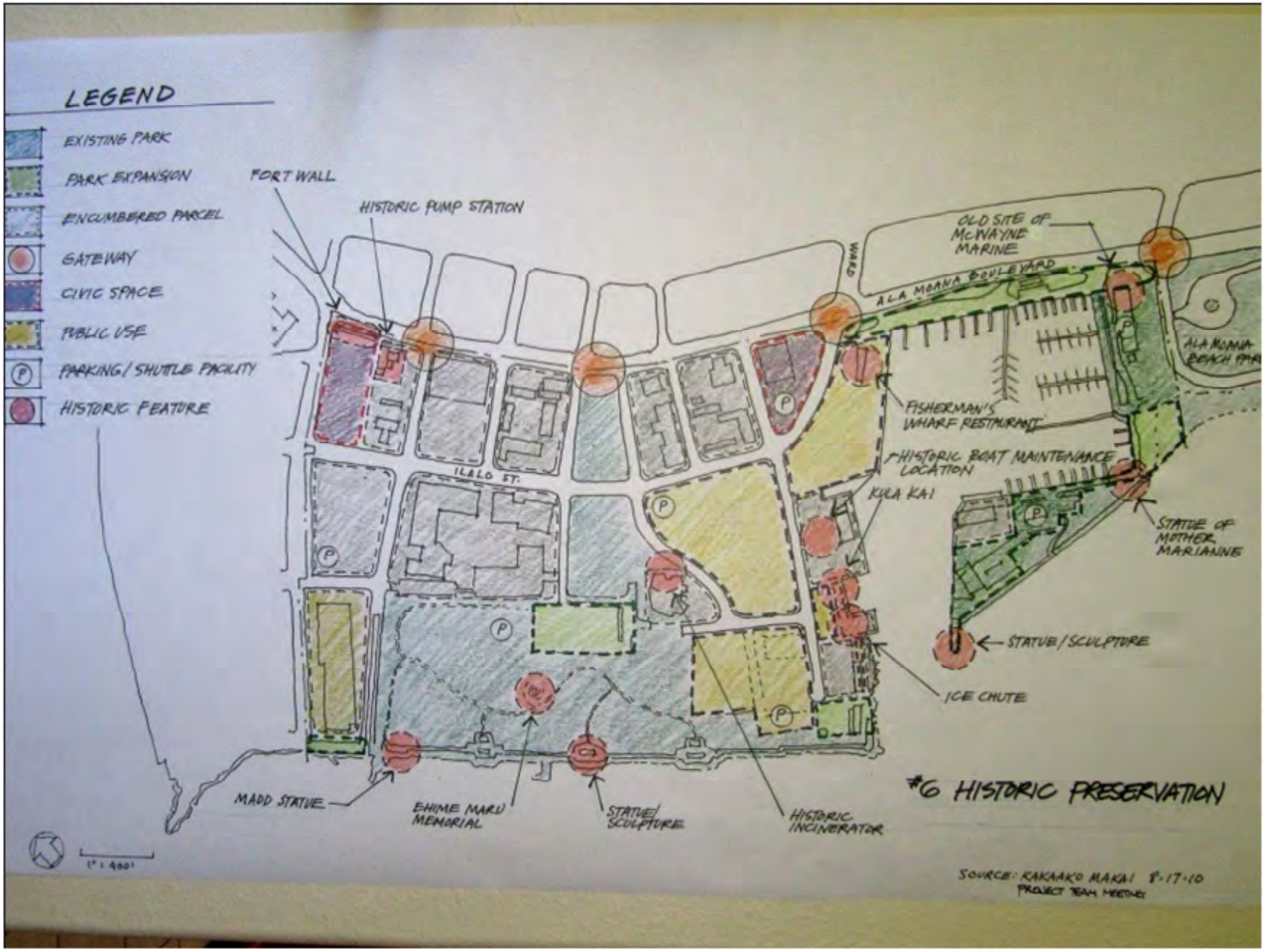
PROBLEMS

- The area where the old net house and McWayne Marine Supply was located is a fairly narrow area. To locate a harbor business center there would be too cramp(ed).

THREATS

- The present UH plan to demolish the labs in 2013 must not go through. That, at present, is the greatest threat to a highly effective and productive educational facility.

Overlay 6 - Historic Preservation



Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Historic Preservation - Comments

STRENGTHS

- Fort Wall and Pump Station as historic complex
- Ice chute – restore at KKFC and Kula Kai at KKFC as historic complex
- Fisherman's Wharf Restaurant – RESTORE interior, upgrade exterior. Add shops and landscaping.
- Preserving in place:
  - » Fort wall, Pump station, Statues and memorials in park
  - » Incinerator building and tower
- Preserve historic areas and build a historical narrative of significance of location.
- Historic buildings and uses are a strong starting place to establish area identity, foundation and character, (and) should inform all new design and development.
- Great idea.
- Recognition of known historic properties and resources, especially pump station and discovery center and Kewalo Basin.
- Preserving historic pump station, incinerator stack, and Fisherman's Wharf is desirable.
- Historic features must be preserved and restored to communicate the fishing history and tradition of Kakaako Makai
  - » Fisherman's Wharf (restaurant)
  - » Ice chute, Kula Kai

OPPORTUNITIES

- Green belt frontage at pump station and fort wall.
- Historic lookout at John Dominis site on channel !
- McWayne marine (site) – (historic) marine supply location.
- Keep Kula Kai in water in Kewalo Basin (more relevant setting for sampan) and make an attraction – do not locate out of context on dry land.
- Use historic pump station as Kakaako museum and area information center.
- Learning center to promote the area should be considered.
- Develop historic/marine theme to guide character/look of district, including architecture, site furnishings (e.g. benches, trash receptacles, etc.), light fixtures and art.
- Use John Dominis cantilevered foundation as promenade lookout!

Historic Preservation - Comments

PROBLEMS

- MADD statue, Ehime Maru memorial, generic statues/ sculptures ARE NOT HISTORIC SITES! They are simply ornamental features – some symbolic, some not.
- Not worthy of historic preservation consideration:
  - » Ice chute
  - » Boat maintenance facility
  - » Fisherman's Wharf
  - » McWayne Marine (store) site
- See other comment regarding 3 parking areas shown between Ohe St. and Kewalo Basin.
  - » Opportunities: Limit historic sites to only ones listed under "Strengths"
- People need to be educated about the history and traditions of Kewalo Basin Harbor to appreciate these - see ("Strengths") above !
- Not much is known about any historical sites other than the pumping station.
- Fisherman's Wharf restaurant is not worth saving and should not encumber parcel as constraint to build from or around.
  - » Opportunities: Determine style/character – then use that to inform what should stay or go.
- Need to connect history with the present, prefer a museum that focuses on past and present issues.
- Please conduct an architectural survey of all existing buildings to determine:
  - » age
  - » historic integrity
  - » historic significance

THREATS

- Should not be home to disparate pieces of sculpture that do not contribute or reinforce selected character or style/ theme.
- Massing (civic) structure to corner at Forrest Avenue.
- Haul-out and boat repair facility (see #3 comments)

Historic Preservation - Comments

- Using the criteria and professional standards of the National Register of Historic Places. Contact (Historic Hawaii Foundation) if referrals are needed for qualified firms. The horizon should be eligibility at plan build-out (2040+) not just now (2010).
- Need land use plan as part of overall plan. What is relationship to historic buildings, gateways and public spaces?

Overlay 7, 8 and 9 – Arts & Culture, Life Science & Education and Civic

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Arts, Culture, Life Sciences & Education - Comments

STRENGTHS

- Amphitheater site – Hawaiian Cultural center with performing and practice platform adjacent to top of mound for makai cultural relationship (parking below with enclosed offices and rehearsal studios for shared performing arts uses as well).
- Hawaiian Museum of Music and Dance support host culture.
- Performing arts and Hawaiian and educational built over 3 levels of parking adjacent to mound. (See Opportunities)
- Performing Arts – Dance/Theater/Music – so needed – waterfront /side location wonderful. Copenhagen has an opera house (new) and a theater on the harbor.. Oslo has a brand new opera house in their harbor (stunning buildings). So many groups need rehearsal and performance space.
- Use waterfront for surf museum, etc. Need to provide our visitors more value. Look at San Diego – wonderful parks, art, museums.
- Arts and Culture – very important. Performing arts sites to accommodate various groups – dance, theater, music, etc. Must be designed with flexibility and multi-use in mind.
- Excellent idea to build arts and culture center
- Different things like the performing arts center, etc. and community center will attract more people.
- Great use of space for educational and civic purposes open to the public.

OPPORTUNITIES

- Using the piano lot for parking is a waste of an opportunity space. A parking garage would require a smaller square-foot area, and then a surf/hula interactive museum could be located next to the farmers market and children's museum.
- Use Royal Hawaiian Shopping Center and GGP's new mall.
- UH Manoa needs the Hawaiian Museum of Music and Dance facilities more than Kakaako Makai.
- (Performing Arts & Hawaiian Education) Use lower levels for offices/rehearsal/ sound studio (desired by Museum for Hawaiian Music and Dance)
- Use top level for Hawaiian hula practice and performances on mound facing ocean and sunsets
- Construct a bandstand similar to Kapiolani Park if the amphitheater is demolished.
- Locate Museum of Hawaiian Music and Dance and other performing arts and community center in piano lot for better synergy with each other, better relation to other park and public uses.
- Build (arts and culture center) closer to ocean to be set-off by the natural beauty of environment like Sydney's opera house.
- Museum and educational facility.
- Performing arts facility.

Arts, Culture, Life Sciences & Education - Comments

- Need more of these public spaces of learning for both locals and tourists.
- Good local host culture representation of local Kakaako Makai historic uses.
- There is a serious demonstrated need for a performing arts complex, including an 800-1000 seat indoor flexible hall, a modest outdoor amphitheater, and most important, a variety of rooms for learning and rehearsing, including halau hula, Japanese taiko, Korean dance, Filipino dance/ music, ballet and modern dance, and youth symphony, chorus, and HTY (Hawaii Youth Theatre).

- Need an anchoring, modern, sustainable building to attract locals, tourists, families such as a museum to make the space an educational and cultural district.
- There are museum/performing arts uses that should expand beyond this specific site, like a maritime museum or natural museum – should have a wider interest group also.
- Arts and Culture Foundation
- Conservatory and rehearsal rooms
- Community group fales (hale) -
- Hawaiian style open air, covered, easily maintainable, gathering areas for halau practice and self teaching
- Suggest performing arts spaces be adjacent to, or near the Museum of Hawaiian Music and Dance, to share some facilities. Nearby cultural marketplace and farmers market will greatly benefit from these activities. Ideal partnership/compliment to parkland.

PROBLEMS

- State funding is not reliable.
- Uses limited open space.
- Under-used buildings. A UH Museum of Hawaiian Music and Dance would get better use.
  - » Opportunities: Open air uses like hula mound and gardens (lo'i) better.
- Surf Museum – not on harbor.
  - » Opportunities: Surf Museum best with Point Panic exposure.
- Hawaiian cultural and performing arts structures on Gateway Park open space axis or piano lot – cannot have "all uses" there.
  - » Opportunities: Gateway Park best for flexible multi-ethnic festivals and events.
- (Arts and culture center) does not take advantage of making it set-off by water's edge. Too close to major intersection and street.
- Sites are somewhat spread apart – seems like there is a missed opportunity to use synergy created by creating closer relationships between uses/programs – could save $$ also.
- Important to keep area active days and into evenings (safety, security, efficient use of prime land).
- Buildings/facilities vs. parkland, see Threats
- Proposed museums have no funding. By contrast, presidential museums come fully funded.
- Using the criteria and professional standards of the National Register of Historic Places. Contact (Historic Hawaii

THREATS

- Overdevelopment and lack of public park space.
- Placing performing arts on periphery by commercializing Hawaiian cultural uses on Ala Moana Blvd. or harbor – see Guiding Principles: do not exploit!
- Must relate to open space and water – see above (Opportunities) re. views.
- Museum of Hawaiian Music and Dance at AAFES site or at Fisherman's Wharf site (totally out of context with master plan) – just a land grab for high profile site. Keep out of this area.
- Museum of Hawaiian Music and Dance and other performing arts in Gateway Park. (Horrible use of this park/open space.)
- Economy and buy-in from arts and culture community and State overall.
- Timing of development should be coordinated so one use is not stranded (like the discovery museum) – it would benefit all of the cultural/arts uses to be developed in a short time line.
- So many uses are envisioned for Kakaako Makai. We strongly suggest that the AAFES and Next Step lots be acquired (long-term) to add to acreage. There are no logical reasons for those 2 uses in Kakaako Makai.
- Lack of $
- Individual museums will not be frequented regularly. Combine all museum ideas and make some INTERACTIVE component so that it has an edge to other existing museums. Let's be honest, how often do you go to a museum? NOT OFTEN

Development Cost Figures

Conceptual Cost Matrix

	Cost Metric ("all-in" cost*) - 2010$			
	/ Each	/ Acre	/ Linear Ft	/ Bldg SF
I. Park Expansion / Enhancement				
Expanded Green Space / Preserve Open View Planes		$700k		
Repair & Renovation Program for Existing Facilities		$300k - $400k		
Improved Comfort Facilities	$300k - $400k (new)			
Expanded Picnic and Shade Elements (incl. lighting)	$50k			
Active Recreational Uses		$1.5m		
Water Play Feature (s)	$150k			
Community Center				$300 - $400
Community Gardens		$700k		
II. Waterfront Access - Incl. Parking and Circulation				
Waterfront Promenade				
(a) New Bulkhead Wall			$8k - $9k	
(b) New Promenade			$250 - $275	
(c) Renovate Existing Promenade			$125 - $175	
Ocean Access & Safety				
(a) Sea steps	$250			
Parking				
(a) Surface Parking	$5k - $7k per stall			
(b) Parking Garage	$30k - $35k per stall			
Improve Connectivity and Circulation, including Private and Public Multimodal Transportation. Disabled Accessibility Improvements				
(a) Streetscape Improvements (each side of street)			$150 - $200	
(b) Circulation Improvements around Kewalo Basin (Roads)			$9k	
Ala Moana Boulevard Improvements - Mauka-Makai Access				
(a) Ilalo-Punchbowl Extension			$9k	
(b) New/Improved Ala Moana Crosswalks	$400k			

	Cost Metric ("all-in" cost*) - 2010$			
	/ Each	/ Acre	/ Linear Ft	/ Bldg SF

III. Kewalo Basin Harbor and Support Facilities

Commercial Small Boat Harbor & Support Facilities	by others			
Maintenance Haul-out and Repair Facility	$6m - $7m			
Marine Store and Harbor Support				$300 - $400
Expand Operations Kiosks	$15k			
Improved and New Comfort Stations with Showers	$300k - $400k (new)			
City and County of Honolulu Lifeguard Facility				$300 - $400
Secure Public Loading Area (repair/upgrade of Fisherman's Wharf loading dock)				$200 - $250

IV. Cultural Public Market Place

Farmers Market				$300 - $400
Fish Market				$400 - $500
Retail Outlets for Ethnically Diverse Products				$300 - $400
Ethnic Themed Service Related Businesses, including Restaurants				$400 - $600 (shell & core only)
Theaters, Stages, and Arenas (Cultural & Community Performing Arts)				$600 - $800
Exhibition Space, Educational Facilities, or Museums (Local History/Art/Culture)				$600 - $700
Local Food & Lunch Wagons/Other Small Businesses				$200 - $300 (pad & hookup)

V. Arts and Cultural Programming

Hawaiian Museum of Music and Dance				$700 - $800
Performing Arts Multi-Purpose Complex - Indoor/Outdoor				$800 - $1,000 (indoor)
Surfing and Watersports Museum and Hall of Fame				$600 - $700
Area for Community Cultural Celebrations		$900k (park area)		

	Cost Metric ("all-in" cost*) - 2010$			
	/ Each	/ Acre	/ Linear Ft	/ Bldg SF
VI. Marine Sciences and Education				
Keiki Fishing Conservancy	$500k			
Kewalo Marine Lab				$800 - $1,000
Harbor Historic Interpretive Center/Museum				$600 - $700
VII. Life Science and Education				
Hawaii Cancer Research Center	by others			
VIII. Civic				
Office Building Replacement				$400 - $500
Sheriffs Station (Satellite Facility)	$5m			$400 - $500
IX. Historic Preservation				
Historic Pump Building - District Welcome and Interpretative Center	$4m (Est. Restoration)			$300 - $700
Fisherman's Wharf Restaurant				$500k (plug)
Kula Kai - Historic Sampan	$1m			
X. Other Costs				
Infrastructure & Sitework		$500k - $1m		
Demolition				$10 - $20
Soil Remediation		$500k		

KAKAAKO MAKAI
DISTRICT MASTER PLAN

OPEN HOUSE
ATTENDEE SIGN-IN SHEETS

September 27, 2010

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
October 2, 2010, 9:00 - 12:00 noon

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
~~Anna~~ Lum Robert		215 N King street # 708	536-1860	Lum96822@yahoo.com
Heidi Meeker	Neighbor	876 Curtis St. # 1005 Honolulu, HI		
Jeff Merz	Waikiki Neighborhood Board	2452 Tusitala St. PH8 96815	255-7802	jeffmerz@rocketmail.com
RANDAHL MATSUNO		876 CURTIS ST. #1005 HONOLULU, HI 96813		RANDAHL.MATSUNO@GMAIL.com
Lainie Tamashiro	Public interest	~~yes~~ already on list		—
VINCENT SHIGEKUNI		1001 BISHOP ST., #650 HONOLULU, HI 96813	521-5631	vshigekuni@pbrhawaii.com
RAYMOND LOW	NONE	2424 KAPIOLANI Blvd #7 HON. HI. 96826		
Michael Wong	Park user	1188 Bishop St #1511 Honolulu HI 96813	221-5600	michaelwongesq@gmail.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
October 1, 2010, 8:00 - 5:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Robert PERKINSON	UH	3030 Lowrey Av #106 Honolulu, HI 96822	956-6599	perk@hawaii.edu
Corey Schmidt	Bureau Veritas	970 N. Kalaheo Avenue Suite C-316 Kailua	690-2844	corey.schmidt@us.bureauveritas.com
TRACI TOGUCHI	SEN. CAROL FUKUNAGA'S OFFICE	Hawaii State Capitol 415 S Beretania St, Rm 216, Honolulu, HI 96813	586-6890	t.toguchie capitol.hawaii.gov
ROBERT IRVINE	CMID	239 MERCHANT ST, 100 Honolulu, HI 96813	5237710	RIRVINE@CMDINC.com
RON STEITZER	"	"	"	rsteitzer@andintl.com
Quinn Vittum	Re-use Hawaii	PO Box 161291 Honolulu, HI 96816	285-0269	quinn@reuse-hawaii.org
MIKE PALMER		1980-A MOTTSMITH DR. HONOLULU, HI 96822	561-3981	mpalmer@rphawaii.com
Wm Feltz			944-7612	FeltzB@EastWestCenter.org
Kay Mura	Self			kay@kaymura.com
Sunny Unga	Friends of Kewalos.		354-7721	sunnykim@gmail.com
Elizabeth Pearson	c/o Richard Ellis, Inc.	1003 Bishop Street, 18th Floor Hon HI 96813	366 2850	liz.pearson@cbre.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
October 1, 2010, 8:00 - 5:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Paul Quintiliani	Kamehameha Schools	567 S. King St. #200 Honolulu, HI 96813	534-3854	paquinti@ksbe.edu
[illegible]	[illegible]	[illegible]		
Megan Malloy	Colliers Monroe Freidlander	220 S. King St. #1800 Honolulu, HI	358-7257	megan@colliershawaii.com
JASON UMEMOTO	UMEMOTO CASSANDRO	970 N. Kalaheo Ave A-306 KAILUA, HI	254-8702	jason@uchawaii.com
Nancy Cassandro	UCDC	970 N. Kalaheo Ave #A-306 KAILUA HI 96734	254-8702	nancy@uchawaii.com
Kristine Macdonald	UCDC	" "	254-8702	kristine@uchawaii.com
Robert D'Anna	University of Hawaii at Manoa	99-1333 Aiea heights drive Aiea, HI 96701	808-989-5284	RMDANNA67@GMAIL.com
Mary Steiner	Outdoor Circle			
Bob Loy	" "			
Alphonso Braggs	NAACP	PO Box 6 Honolulu HI 96810	7838969	naacphawaii@aol.com
[illegible]	JPA LLC		479-1562	

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
October 1, 2010, 8:00 - 5:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Katrina Lu	~~0~~	7521 Kahakuloa Pl. Hon. HI 96825	225.1885	~~0~~
PETER APO			256-6191	
Kiersten Faulkner	Historic Hawaii Foundn.		523-2908	Kiersten@historichawaii.org
Christopher Robbins		600 Queen St., 2706 Honolulu, HI 96813	UL	e_chrisR@yahoo.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 30, 2010, 8:00 - 5:00 p.m.

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Name	Organization	Mailing Address	Phone No.	E-Mail Address
PAUL KIMURA	HCDA			
PAUL VOELCKERS	VISITOR	1760 Capital View Douglas, Alaska 99824		
Jon Yee	AECOM	1001 Bishop St, 1600 Honolulu, HI 96813	391-0141	jon.yee@aecom.com
Stacy Hoshino	Hawaii Museums Association	PO Box 4125 Honolulu HI 96812	533-2787	stacy.h@mac.com.
Scott Smentek Michelle Smentek	SRRS, INC.	866 Leighton St HNL HI 96821	341-4015	scottesrubbish at gmail.com
Ken Takahashi	HHFDC			
NEAL KUROSAKI	FAA - HCF	760 WORCHESTER AVE HON, HI 96818	840-6100	NEAL.KUROSAKI@FAA.GOV
Brent Nakano	Visitor	3729 Pukalani Pl. Hon. HI 96816	542-3578	brent.nakano@gmail.com
CAROL NAISH	BALLET HAWAII	473 Paumakua PL Kailua 96734	3526415	carol_naish@yahoo.com
Kevin Killeen		on file		

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 30, 2010, 8:00 - 5:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Kenny Choi	KITV NEWS →			
BOB	KITV NEWS			
Moses Akana	FAA Honolulu Control Facility	760 Worchester Ave Honolulu 96818	840 6135	moses.akana@faa.gov
Mark Martindale	Kewalo Marine Lab/U.H.	41 Ahui St. 96813		

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 29, 2010, 8:00 - 8:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Glenn Ishikawa		425 South #3103 96813		Guglenn1@Me.com
Selina Tarantino	Re-use Hawai'i	po Box 161291 Hon. HI 96816		selina@reusehawaii.org
Rodney Evans	Rod's Rods Solar Power Generators	562 Lauiki St Apt 2 Honolulu, HI 96818		rodneye9110@usa.com rodneye@hawaii.edu
BRIAN BOTT	BBNCO	818 SO. KING ST. #704 HONOLULU, 96813	(808) 479-3057	BBNCO@YAHOO.COM
Timothy White		824 University Ave. #8 Honolulu, HI 96826	(808) 221-3409	tmwhite@gmx.com
W. A. Kibby AIA/ME	Self	1221 Victoria St. # 2301 Honolulu 96814	548-6444	WKibby@HawaiiRR.Com
S Kay Mura		641 Paopua Lp. Kailua HI 96734	261-8124	kay@kaymura.com
Lenie Miasnik	Pankow	615 Piikoi St #701 Honolulu HI 96814	2036135	Lmiasnik@pankow.com
Jim Schlosser	RESIDENT	1177 Queen ST. #1605 Honolulu, HI 96814	220-2790	jschlosserRI@me.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 29, 2010, 8:00 - 8:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Carla Von		P.O. Box 10092 Hono. Hi 96816		gemvon@hawaii.rr.com
Bruce Nagao		98-454 Pualima Aiea 96701		nagaob001@hawaii.rr.com
DARIENNE DEY	FRIENDS OF KEWALO	2712 WAI'AKA RD. #9 HONOLULU, HI 96826		DARIENNE@HAWAII.EDU
Jay Kadowaki	Friends of Kewalo	15		
Ron Iwami	Friends of Kewalo			
GREGG TAKEUCHI	FRIENDS OF KEWALOS.			
GARY OMORI	CRC. WOA			
TERRY MAYEDA	ACTIVIST	1519 NUUANU AV # 1740 Honolulu 96817		
Anne He Endow	HHK-Hawaiian Studies	14 Wood St. Hon Hi 96817		annendow@hawaii.rr.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 29, 2010, 8:00 - 8:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Michael Wong		1188 Bishop St # 1511	221-5600	michaelwongesq@gmail.com
LANA FURUICHI	H. H. K.	1255 Nuuanu #714	524-0609	Twinkletoes@hawaii.rr.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 28, 2010, 8:00 - 5:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Charles Barclay	Almar Management	1125 B-1 Ala Moana Blvd	808 594-0851	kbh.harbormaster@gmail.com
Alex Fergus	Fergus & Company	125 Merchant St. Suite 200	282-2366	alexander.fergus@gmail.com
Sandra Rossetter	HAR - EP	795 Nimitz 96813	808-587-1886	sandra.c.rossetter@Hawaii.gov
Scott Furu				
Tim Lawler	Makai Sales	483 Waialae Ave #391	921-200	makaisls@aloha.net
Karen Hofstad		Box 203 Petersburg, AK 99833	907.518.1400	Karenhofstad@hotmail.com
Ralph Bauinsslot	Self	P.O. Box 4151 Hon. Hi - 96812	808 227-9307	ralph@bruins-abt.com
Bill Sakaguchi	Self	P.O. Box 680 Kailua 96734	927-3165	wizardi@lava.net
Rick Schneider	Events International	1 Awha Tower Drive, P3 Honolulu, Hi 96813	294-7954	rick@eventsint.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 28, 2010, 8:00 - 5:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Glenn Soma	DOT Harbors Division	79 S. Nimitz Hwy Hon HI 96813	587-2503	glenn.t.soma@hawaii.gov
DON ACOHIDO	ACOHIDO & ASSOC.	1520 LILIHA ST., STE. 711 HON HI 96817	286-1562	donacohido@aol.com
Cyrus Chen	DLNR	1177 Queen St. #602 Hon HI 96814	587-0409	cyruschen@aol.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 27, 2010, 8:00 - 5:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Scott Smentek & michelle Smentek	Scottie's Rubbish Removal Services	866 Leighton St. HNL, HI 96821	341-4015	Scotties rubbish @gmail.com
Artaxerxes Kata				
SCOTTY FUKUSHIMA	CPAC			
Dexter Okada	HCDA / CPAC			
BOB CROWE	CPAC			
Michelle Marsen	CPAC			
ERIC CRISPIN	UH MANOA		956-8018	ECRISPIN@HAWAII.EDU
DUKE CHO				thunder73god@hotmail.com
R. GALUTERIA	STATE SENATE			
BOB MILLER	FISHERMAN'S WHARF			
Mana Parpal	UH Manoa			parpal@hawaii.edu

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 27, 2010, 8:00 - 5:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
Anthony Cambra	HCDA Cleaner Samurai P Services	420 Halbloa II Pl Apt A Hon, HI 96821	853-9053	Cambra3000@yahoo.com
Les Loo	Hawaiian Telcom	P.O. Box 2200 MC: A-10 Honolulu, HI 96841	546-7761	leslie.loo@hawaiiantel.com
Michael Wong		1188 Bishop St. #1511 Honolulu HI 96813	221-5600	michael.wongesq@gmail.com
Wayne Takamine	CPAC			
Ron Mizutani	KHON 2	88 Piikoi St.	348-2949	
Merle Tallett	eight inc	55 Merchant St 457 Hon HI 96813		
Kirk Malanchuk	EIGHT INC	"		
G. Takeuchi	Servco	2850 Pukoloa St #300 Hon HI 96819	564-1354	
L. Wong	Actus Land Lease LLC			Lucien.Wong@actuslandlease.com
Mike Dang	MD			mikedang[illegible]@gmail.com

Kaka'ako Makai Waterfront Master Plan Open House
Hawaii Community Development Authority, Makai Conference Room
September 27, 2010, 8:00 - 5:00 p.m.

PLEASE PRINT LEGIBLY!!!

Name	Organization	Mailing Address	Phone No.	E-Mail Address
John R Dunch		441 Lewers St #501 Hono Hi 96815	561-8825 Fax 922-6439	

PROJECT TEAM MEETINGS

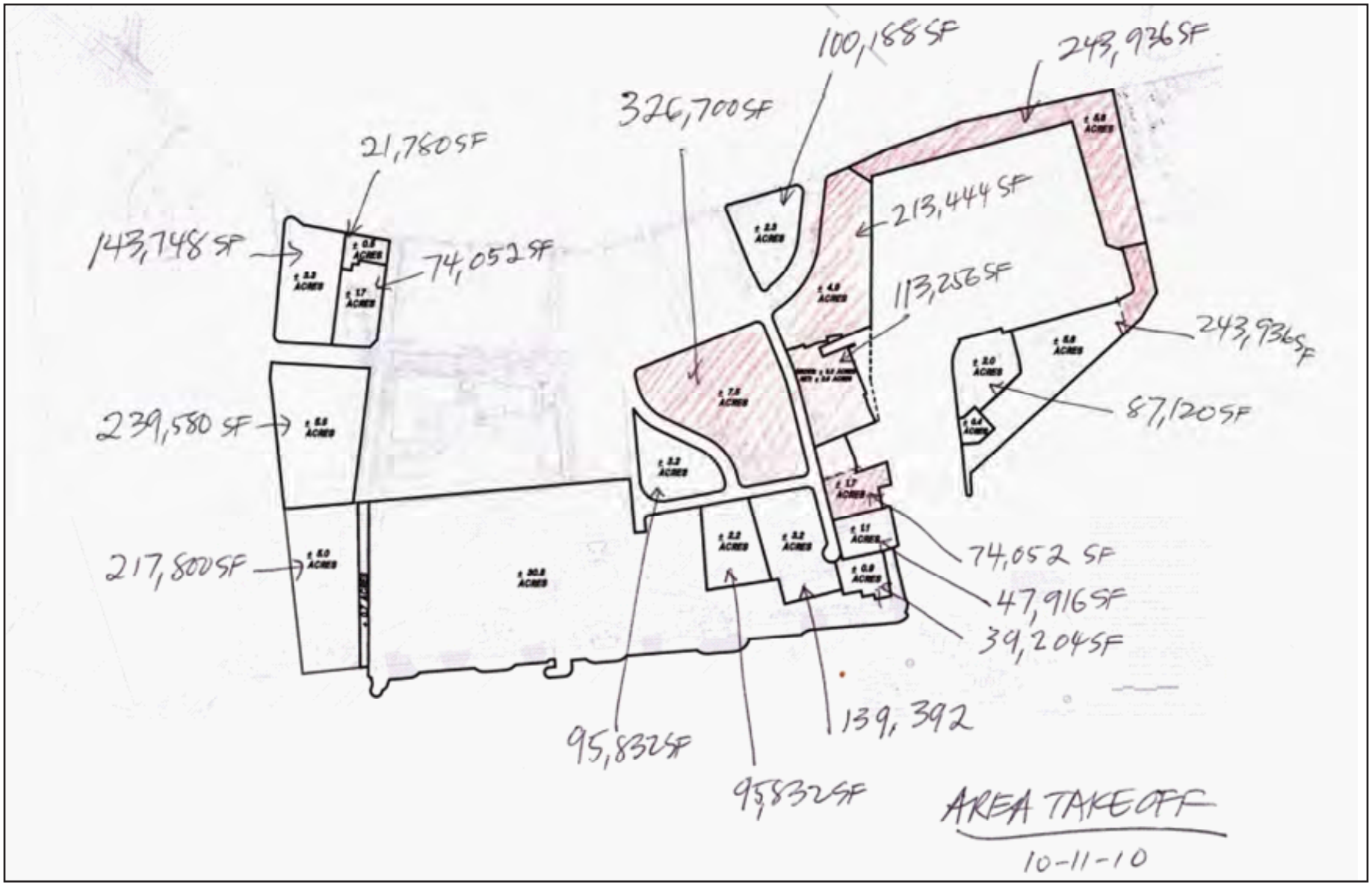
Project Team Meeting - October 14, 2010
Project Team members reconvened after the week long Open House to review the community comments and consider preliminary concepts to bring all the Overlays together in a new singular composite concept plan.

For comparative discussion, CPAC members prepared and presented their own site diagram depicting the assemblage and locations of uses. Refer to detailed meeting notes below for descriptions and thoughts.

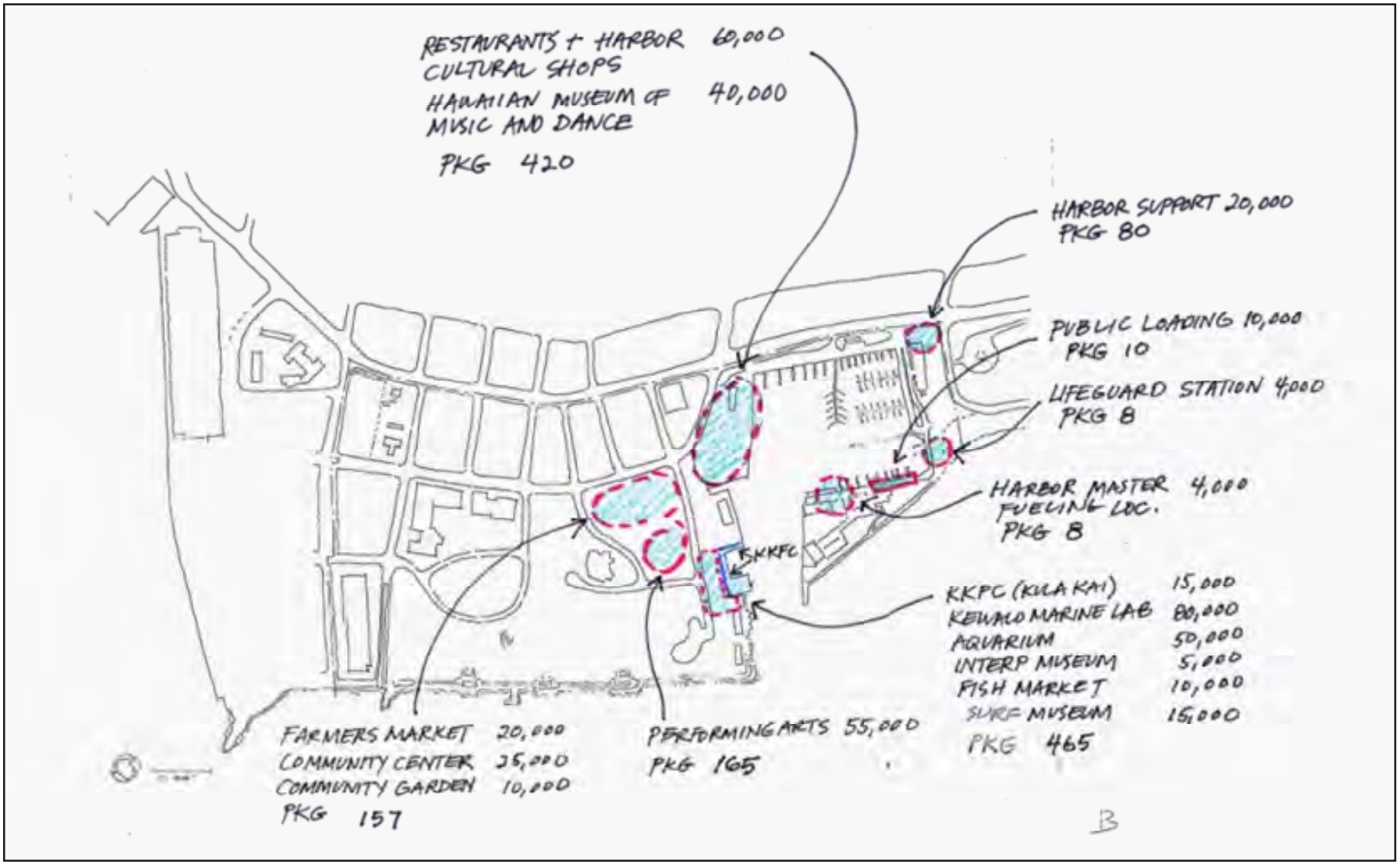
The MVE Pacific Team prepared a preliminary Land Use Matrix defining the physical size of the major plan elements being considered.

KAKAAKO MAKAI LAND USE MATRIX - 10-12-2010

	Parcel	Area (sf)	Use	Program (sf)	Parking Spaces	Parking Ratio (cars / sf)	Comments
1	Piano Lot	326,700	Farmers Market	20,000	50	1/400	
			Community Center	25,000	83	1/300	
			Community Garden	10,000	10	1/1,000	
			Performing Arts Complex	55,000	183	1/300	
				110,000	326		
2	Cannery Lot	213,444	Restaurant (incl Fisherman's Wharf), Harbor & Cultural Shops	60,000	200	1/300	
			Hawaiian Museum of Music and Dance	40,000	133	1/300	
				100,000	333		
3	KKFC Lot	74,052	KKFC (incl Kula Kai)	15,000	50	1/300	
			Surf Museum	15,000	50	1/300	
			Kewalo Marine Lab	80,000	160	1/500	
			Aquarium	50,000	166	1/300	
			Interpretive Museum	5,000	16	1/300	
			Fish Market	10,000	25	1/400	
				175,000	467		
4	NOAA Lot	87,120	Harbor Master Office and Fueling	4,000	4	1/1,000	
				4,000	4		
5	Tanks Lot	39,000	Life Guard Station	4,000	4	1/1,000	
				4,000	4		
6	Mc Wayne Site	39,000	Harbor Support	20,000	50	1/400	
				20,000	50		
				413,000	1,184		


100,188 SF
243,936 SF
326,700 SF
21,780 SF
143,748 SF
74,052 SF
213,444 SF
113,256 SF
243,936 SF
87,120 SF
239,580 SF
217,800 SF
74,052 SF
47,916 SF
39,204 SF
95,832 SF
139,392
95,832 SF
AREA TAKEOFF
10-11-10

CANNERY LOT
McWAYNE'S SITE
PIANO LOT
TANKS LOT
NOAA LOT
KKFC LOT
200'
65'
45'
TO BE USED IN CONJUNCTION WITH
"KAKAAKO MAKAI LAND USE MATRIX 10-12-10"
13 OCT 2010
OLC


RESTAURANTS + HARBOR CULTURAL SHOPS 60,000
HAWAIIAN MUSEUM OF MUSIC AND DANCE 40,000
PKG 420
HARBOR SUPPORT 20,000
PKG 80
PUBLIC LOADING 10,000
PKG 10
LIFEGUARD STATION 4,000
PKG 8
HARBOR MASTER 4,000
FUELING LOC.
PKG 8
KKFC
KKPC (KULA KAI) 15,000
KEWALO MARINE LAB 80,000
AQUARIUM 50,000
INTERP MUSEUM 5,000
FISH MARKET 10,000
SURF MUSEUM 15,000
PKG 465
FARMERS MARKET 20,000
COMMUNITY CENTER 25,000
COMMUNITY GARDEN 10,000
PKG 157
PERFORMING ARTS 55,000
PKG 165
B

Considering the available parcels and their gross size in acres (red shaded areas), these program components (blue squares), including considerations for required parking (blue hatched squares) were then organized to scale on a site plan, in groups of uses derived from the Overlay exercise, and for this initial evaluation only shown in single story configurations. The resultant diagram below indicates in a very clear picture that some sites can accommodate the proposed program well, while others will need to consider alternatives, including multiple story buildings, rearrangement of uses onto other sites, or reduction in program sizes. The outcome of this discussion was that several alternative diagrams will be prepared by the planning team to study exactly these types of accommodations of program for the next Project Team meeting.

The work session notes follow:

Participants were:

- Tony Ching and Deepak Neupane, HCDA
- Dexter Okada, HCDA Task Force for the Master Plan
- Geoff Miasnik, Peter Apo, Bruce Tsuchida, consultant team
- Wayne Takamine, Kanekoa Crabbe, Michelle Matson, Scotty Furushima, Bob Crone, CPAC;
- Stakeholders: Mark Martindale (PBRC), Bob Miller (Fisherman's Wharf), Bill Feltz (E-W Center), Bob Oda (Kamehameha Schools), Ron Iwami, Friends of Kewalos), Lainie Tamashiro (park user), Eleanor Nakama-Mitsunaga (Farm Bureau), Kevin Chang (OHA), Stuart Coleman (Surfrider Foundation), Lucien Wong (Museum of Hawaiian Music and Dance), Eric Crispin (UH)

Agenda: Report from CPAC on CPAC draft conceptual plan for KakaakoMakai and discussion of major planning variables that will need to be further detailed and discussed before Community Workshop No. 3, scheduled for October 28, 2010.

The summary of the CPAC presentation that follows was provided by Michelle Matson:

"Statutory instructions relating to the "Cultural Public Market" per HRS 206E-34 were highlighted in terms of the Master Plan process:

- The cultural public market shall be located on state land within the Kakaako Makai area. . . A public parking lot shall be included.
- The Hawaii community development authority shall. . . Ensure that the Hawaiian culture is the featured culture in the cultural public market.
- Proposals for the cultural public market shall contemplate but not be limited to:
  - ethnically diverse products . . . ethnic themes, including restaurants
  - cultural performing artists as well as community performing arts
  - exhibition space. . . museums or other educational facilities

  A translation of the "cultural public market" is not necessarily limited to commercial exchange of goods and services condensed on a certain parcel, but can also be the exchange of ideas in the cultural, recreational and educational sense. An example was offered:
  - Kakaako Makai is a cultural public market where cultural, recreational and educational ideas are exchanged, and where the host Hawaiian culture is the featured culture in a synergy of cultures within this community gathering place.

Key recommendation: Whatever is proposed should be unique to Kakaako Makai and not found somewhere else on O`ahu.

The CPAC Master Plan recommendations and consensus points to date follow the nine categories established for the Project Team discussion and public comment process. Plan elements were highlighted on a site plan from the CPAC's October 12 general public meeting discussion relating to Master Plan Priorities. The worksheet from the meeting was distributed and the following information was presented.

- Park Expansion and Makai-Mauka Viewplanes
  CPAC discussion surpassed small areas of park expansion to a substantial park expansion of green open space from the shoreline to Olemehani St, which is a natural promenade element curving around the Children's Discovery Center, and continuing with a green palette threading to Ala Moana Blvd.
  - Protection and preservation of significant public makai-mauka viewplanes.
    - The existing Kakaako Makai makai-to-mauka panoramic viewplanes are documented as significant in the Honolulu Primary Urban Center Development Plan.
  - Expanding green open space to Olemehani St., a natural promenade element curving around the Children's Discovery center, to include first and foremost the John Dominis site, Look Lab and wastewater lots, and the PBRC site with relocation of the Kewalo Marine Lab.
  - Expanding Gateway Park from Waterfront Park to provide a greater green axis to Ala Moana Blvd., following to Mother Waldron Park.
  - A green shoreline park connection from Kewalo Basin Park to Ala Moana Park

- Park Setting
  - Park setting throughout the area with green surroundings and companion passive park open spaces for public uses and facilities from Olemehani St. to Ilalo St.
  - Four green gateways to Kakaako Makai at Ala Moana Blvd., landscaped on each side to enhance the gateway.
    - Ward/Ilalo St. corners at Fisherman's Wharf and AAFES lot.
    - Gateway Park from Cooke St. to Koula St., with similarly landscaped corners on the adjacent Kamehameha Schools lots
    - The Fort Wall and Pump Station historic complex from Forrest Ave. to Keawe St. is an important gateway to Kaka'ako Makai first seen coming from the airport and downtown going toward Waikiki.
    - A new Kewalo Basin entrance at Kamakee St. and Ala Moana Park.
  - Green linkage along Ala Moana Blvd. at Kewalo Basin to enhance the public promenade. This continues through the length of Ilalo St.
  - The green public promenade continues for pedestrian accessibility throughout the area, with extensions from the shoreline to Ala Moana Blvd. and from Keawe St. to Ala Moana Park, including a new connection from Kewalo Basin Park to Ala Moana Park.
    - The public gathering place is a pedestrian-oriented area conducive to pedestrian circulation, bicycle circulation and peripheral parking.
    - The pedestrian-oriented area is emphasized by keeping heavy traffic, including buses and delivery trucks, on peripheral streets.
  - A passive park companion for the farmer's market along Ilalo St. and cultural garden companion for the community center are on the Piano lot.
  - Existing Honolulu Marine dry-dock area frontage would make an ideal harbor observation area with public seating areas accessible from the public promenade.

- Historic Preservation
  - Restoration of the historic Pump Station is supported with adaptive reuse as a gateway and 1500 sq. ft. interpretive center for the points of interest in Kakaako Makai.
  - Restoration of Fisherman's Wharf Restaurant as a continuing traditional harbor feature is well supported.

- Kewalo Basin Marine Science and Education
  - Relocated and expanded Kewalo marine lab research and education center at Kewalo Basin cove.
    - This was determined following discussion and prioritization of various alternative sites in the vicinity, and an analysis that revealed the Look Lab lot would have some difficulties related to necessary infrastructure connections.
  - KKFC keiki fishing and marine conservation education remaining at Kewalo Basin Cove with use of the bulkhead and cove perimeter.
  - Kaka'ako/Kewalo Fishing History Museum as an additional public educational element.

- Kewalo Basin Commercial Small Boat Harbor
  Discussion has proceeded on what to retain, replace and/or add. More discussion is needed with the Kewalo Basin stakeholders so all can work together.
  - Harbor support services
    - Harbormaster and fuel truck stop has been recommended for the 'ewa side of Kewalo Basin peninsula dock; an alternate site previously suggested is adjacent to marine haul-out ramp
    - Harbor support services along the diamondhead harbor perimeter and possibly a marine supply store on former McWayne
    - marine supply site.
    - Possibly retain marine dry-dock and haul-out for future boat repair use and a marine supply store.
  - Restored Fisherman's Wharf Restaurant and small harbor shops on 'ewa-mauka side.
    - There is strong support for the restoration of the traditional and historic Fisherman's Wharf Restaurant at its existing gateway location.
  - Small local shops, restaurants and services ancillary to harbor uses are consistent with HRS 206E-34 and the Guiding Principles. These would be low density and compatible with surrounding uses to serve the area.
  - Existing Honolulu Marine dry-dock area frontage would make an ideal harbor observation area with public seating areas accessible from the public promenade.

- Cultural Facilities within the Park Setting
  The popular selected public use facilities are consistent with HRS 206E-34.
  - Hawaiian Music and Dance
    - Priority indoor/outdoor facility for the Hawaiian culture as the featured culture stipulated by statute and supported by CPAC and the Guiding Principles.
      - Discussion is needed with Hawaiian cultural experts to inform the plan and the appropriate location, with all working together.
      - CPAC and Guiding Principles discourage exploiting the Hawaiian culture.
      - Successful public facilities will be known in Kakaako Makai wherever they are located, and thus would not need to be located in a commercial area on or near Ala Moana Blvd. to create visibility.
  - Community Performing Arts
    - Shared spaces are needed for ballet, symphony, multi-ethnic music and dance, etc., rehearsal and office space,

performance area(s), theater, and chorus, especially for youth education and exposure to performing arts.
    - The recommendation for an auditorium with 800-1000 seating capacity was discussed and compared to large auditoriums elsewhere in Honolulu, and it was questioned whether a performance area of this size this should be in Kakaako Makai.
    - Possibly some facility components could be shared with the Hawaiian Music and Dance facility for financial and spatial feasibility.
    - One location for this would be above a new parking facility on the present amphitheater site, accessible from Keawe St. for needed loading docks, with a signature Hawaiian Music and Dance cultural center adjacent to the top of the mound.
    - A cluster of separate performing arts facilities has been suggested for the Piano Lot.
    - It has been noted that youth demographics are closer to the Second City, Kapolei, and a community performing arts theater and youth education center might be best utilized there.
  - Multi-Ethnic Festivals and Events
    - The flexible outdoor open space of Gateway Park's green axis expanded to Waterfront Park is ideal for large or small multi-ethnic cultural festivals and events.
  - Surfing Museum/Exposition Hall of Fame
    - Preferred location is the makai end of the Piano Lot to connect the function and use of this facility visually with the Point Panic surf element across the Park open space.
  - Mauka-Makai Farmers and Fish Market
    - Ideal street and park exposure is along Ilalo Street on the Piano Lot.
    - An inviting and comfortable passive park area and shade trees are desired to complement this public cultural attraction representing the values of the *ahupua'a.*
  - Community Center and Cultural Garden
    - Needed by the community at a central and accessible location on the Piano Lot.
    - Complemented by a native Hawaiian botanical garden / agricultural exhibit having synergy with the farmers market, sustained and maintained by the community.

- <u>Civic Agency Offices</u>
  - State agencies – the preferred consolidated location is on Forrest Avenue behind the Pump Station historic complex, which is a peripheral location that does not interfere with the park open space or setting.
    - Sheriff's Division will serve to protect Kakaako Makai and its users and facilities.
    - State agency offices related to this area would be consolidated closer to the downtown civic area.
    - It was agreed that this is a good synergy of elements.
  - C&C Ocean Services rescue and training center – preferred location is on the diamondhead side of Kewalo Basin between Ala Moana Blvd. and the shoreline.
    - Kewalo Basin provides efficient first response for shoreline activities accessible by rescue craft docked in the harbor.
    - Ala Moana Blvd. adjacent to the harbor provides direct emergency access to downtown hospitals.

- <u>Parking and Circulation</u>
  - Peripheral consolidated parking facilities
    - Institutional peripheral parking on Lot C –

- This has been incorporated into the JABSOM and CRC development agreement.
- This should be inclusive of all JABSOM, CRC, and KS parking needs and requirements.
- Park use and public facility parking at amphitheater site
- Kewalo Basin and Piano Lot peripheral parking on AAFES lot.
- AAFES lot is in close proximity to both Kewalo Basin and the Piano Lot.
- A central interior multi-level parking facility can be constructed on the existing parking site, framed by small local shops and businesses accessible from the green public promenade along this Ilalo St./Ala Moana Blvd. block.
- Possibly some parking on the Piano Lot, but it has not been determined how this could be integrated with the several public use facilities needed here, and more discussion with farmers market interests is needed.

o Dedicated circulator trolley shuttles serving all points of interest between peripheral / consolidated parking facilities.
o Peripheral public transportation stops was brought up in the open house comments.

<u>Summary of Consensus Points at the October 12 CPAC General Public Meeting</u>

- Expansion of Park Open Space
  - o <u>Expanding shoreline park open space to Olemehani St</u>. by incorporating the Look Lab lot, graveled wastewater lot, John Dominis site and Kewalo Marine Lab site.
  - o Expanding the Gateway Park green open space axis by relocating Waterfront Park parking to the amphitheater site.
  - o Adding a green shoreline connection between Kewalo Basin Park and Ala Moana Park
  - o Supporting 500 petitioners advocating pavilions for community use in park open space

- Park Setting for Facilities and Uses
  - o <u>Ensuring a park setting for public facilities and uses from Olemehani St. to Ilalo Street</u>.
  - o Providing green public promenades from the shoreline to the four Ala Moana Blvd. gateways.
  - o Covering parking facilities with park where possible (as are Municipal Bldg. and HPD parking facilities)

- Historic Preservation
  - o Historic Pump Station restoration and adaptive reuse as an interpretive center.
  - o Restoration and continuing use of Fisherman's Wharf Restaurant.

- Kewalo Basin Marine Science and Education
  - o Keep Kewalo Marine Lab at the present Kewalo Basin site until an expanded facility for research, education and community outreach can be constructed at Kewalo Basin Cove.

- Kewalo Basin Commercial Small Boat Harbor
  - o Retain and restore Fisherman's Wharf Restaurant at its existing location.

- Peripheral and Consolidated Parking
  - o Relocate Waterfront Park parking to the amphitheater site
  - o Lot C as the institutional parking facility, including JABSOM,CRCH and KS shared parking

Comments, Questions and Answers

Comments:

- Kewalo Basin Park stakeholders want to perpetuate keeping it low-key and a peaceful place to be with the least amount of facilities or commercial activities.
  - After the NOAA facility has been relocated, green park expansion between the channel and the net house would be good.
  - Harbor support facilities are ok in this area too because they are necessary
  - The net house is a critical piece for the park. The youth services, life skills and conservation non-profit there will benefit the park.
  - Parking is at a premium.
  - A surfing museum facility with event bleachers is not a good idea for this area. One year there were 14 surf contests, and the park users worked with State and commercial sponsors to limit these to 8 events because of the impacts on the Park and loss of beneficial public use.
- Point Panic stakeholders want to make sure that the existing parking lot remains, and would like to see it expanded when the Park is expanded.
  - Koula St. has been cut off and should be reopened for needed access and circulation.
  - Street parking has been cut off and more street parking has been requested. The number of spaces needed can be provided.
- The existing Honolulu Marine haul-out and dry-dock and site will eventually become an adverse use adjacent to park facilities and uses.
  - The harbor shops could extend from the cannery site to this area and the promenade could come closer to the water here and accommodate seating, viewing and circulation areas as a harbor environment experience.
- Loading docks are specific functional requirements apart from the general larger plan.
- If there is no location for the Museum for Hawaiian Music and Dance then there is no cultural Hawaiian component in this plan.
  - There is the Okinawan Cultural Center, Filipino Cultural Center, Japanese Cultural Center, and Chinese Cultural Plaza, but no such center for the native Hawaiian population, so the Museum of Hawaiian Music and Dance, which is really a cultural center because of the importance of music and dance to the Hawaiians, is a critical component, particularly on Ala Moana Blvd.
  - This is also job creation, which does not seem to be part of the other uses in this planning process.
- The Hawaiian music and dance facility is a key component and priority facility, and emphasizing the Hawaiian culture in Kakaako Makai is stipulated by statute. The CPAC believes this is one of the most important elements.
  - Alternative sites and shared facilities have been discussed, and incorporating this in the larger plan bears further discussion, especially with the Hawaiian community, cultural experts and *kupuna*, to gain guidance and direction.
- What has been defined by the CPAC to date are the ideals expressed by consensus at the October 12 meeting and summarized in the presentation. This is a solid foundation for moving forward with the work in progress, and for considering what makes Kaka'ako Makai unique, or what would be better for other locations.
- As each entity presents their concept the CPAC wants to ensure the process is not confined to silos and is an open discussion so people are not working in a vacuum. There may be some

conflicts, but the CPAC will communicate the information candidly so the best decision can be made.

Questions (with answers from CPAC members and stakeholders):

- Any discussion on the Obama Presidential Library?
  - Pros and cons surfaced in the open house comments. A presidential library is seen more as a civic use perhaps better placed elsewhere in Kakaako near the civic center. If placed in Kakaako Makai it may monopolize the shoreline area and overtake the community's stated needed and desired public uses.
- What is the area needed for the relocated and expanded Kewalo Marine Lab?
  - The present footprint is approximately 12,000 square feet at 3 stories. Forward thinking in rebuilding is to expand educational and community outreach capabilities, and State and federal agencies may also want to contribute to a larger research facility. Based on economies of scale, 80,000 square feet doubles the size of the existing lab facility.
  - Shared facilities could provide economies in shared common area spaces.
  - 80,000 square feet appears to be an agreeable placeholder size.
  - Once momentum is underway to secure funding for this it is foreseen that federal funds and private contributions together with the community's interest would make this possible.
- Does the CPAC support the performing arts facility in a particular place?
  - There has been no consensus on location yet given questions about support facilities and service logistics, such as a theater and loading docks, and how they could fit into a park setting or off a main street with connection to a parking facility. Or if this would be reduced in scale to be more conducive to the Park setting. More information is needed.
  - Two places have been discussed for two different reasons.
    - A shared facility at the amphitheater site accommodating the parking facility of 2-3 levels with the community performing arts indoor rehearsal space and offices above, and the Hawaiian Music and Dance cultural center architectural element on top, adjacent to the top of the mound for outdoor performances taking advantage of the panoramic views.
    - A cluster of dominant separate facilities having synergy on the Piano Lot near the children's museum and marine lab, with other museums clustered in that area with indoor and outdoor spaces.
- Is there a location for Hawaiian music and dance?
  - The one conclusion made and supported in CPAC discussion is that the vicinity of Ala Moana Blvd. is not compatible for a cultural Hawaiian music and dance facility because of the commercial uses.
  - It will be important to hear from the Hawaiian community and cultural experts on this.
- What is proposed for the AAFES lot?
  - Small shops were suggested for the more commercial exposure enhanced by the green promenade setting on this block of Ilalo Street.
  - The peripheral consolidated parking facility would be on the interior so the bare structure would not overwhelm the street as the parking structures do on Queen and Kamakee and entering downtown on Pali at Bishop and Beretania.
  - This would be similar to the street-level shops at the Ward Center parking facility, to make it more pedestrian-oriented and relate it to the small harbor shops across Ilalo St.
- Is there stronger support for commercial uses versus having the Museum of Hawaiian Music and Dance near Ala Moana Blvd.?

- The idea is to give the Hawaiian Music and Dance center the highest prominence. Part of this is the association with the Park and relationship with the cultural and educational facilities within the overall area.

- How does Kamehameha Schools feel about the idea of adding landscaping to their property corners to enhance the gateways?
  - KS: Whatever is done on the Makai side on KS lands will be complementary and not contrary to the intent of the Park renovations."

After CPAC had completed their presentation, Tony Ching asked: "Is there anything in our 'priorities' that would eliminate any of the plan elements that we've looked at so far?" CPAC response was: "No, no elements have been eliminated, although there are still outstanding questions about some of them. We are also looking at acquiring the John Dominis parcel."

Tony then explained the Land Use/Building Size/Parking Matrix, and the graphic that illustrated the possible "space demands" of various facilities on specific parcels of land at KakaakoMakai. He outlined the analysis that will be done next: determine percent of open space that should be provided; determine where parking should be located, see what uses and facilities can fit where. He noted that we are not going to eliminate any uses/facilities. The plan is to have the HCDA Board adopt the plan at their December meeting. HCDA will then probably ask the Legislature for some funding for park expansion and enhancement as the priority action item. Kewalo land side facilities will also be a funding priority.

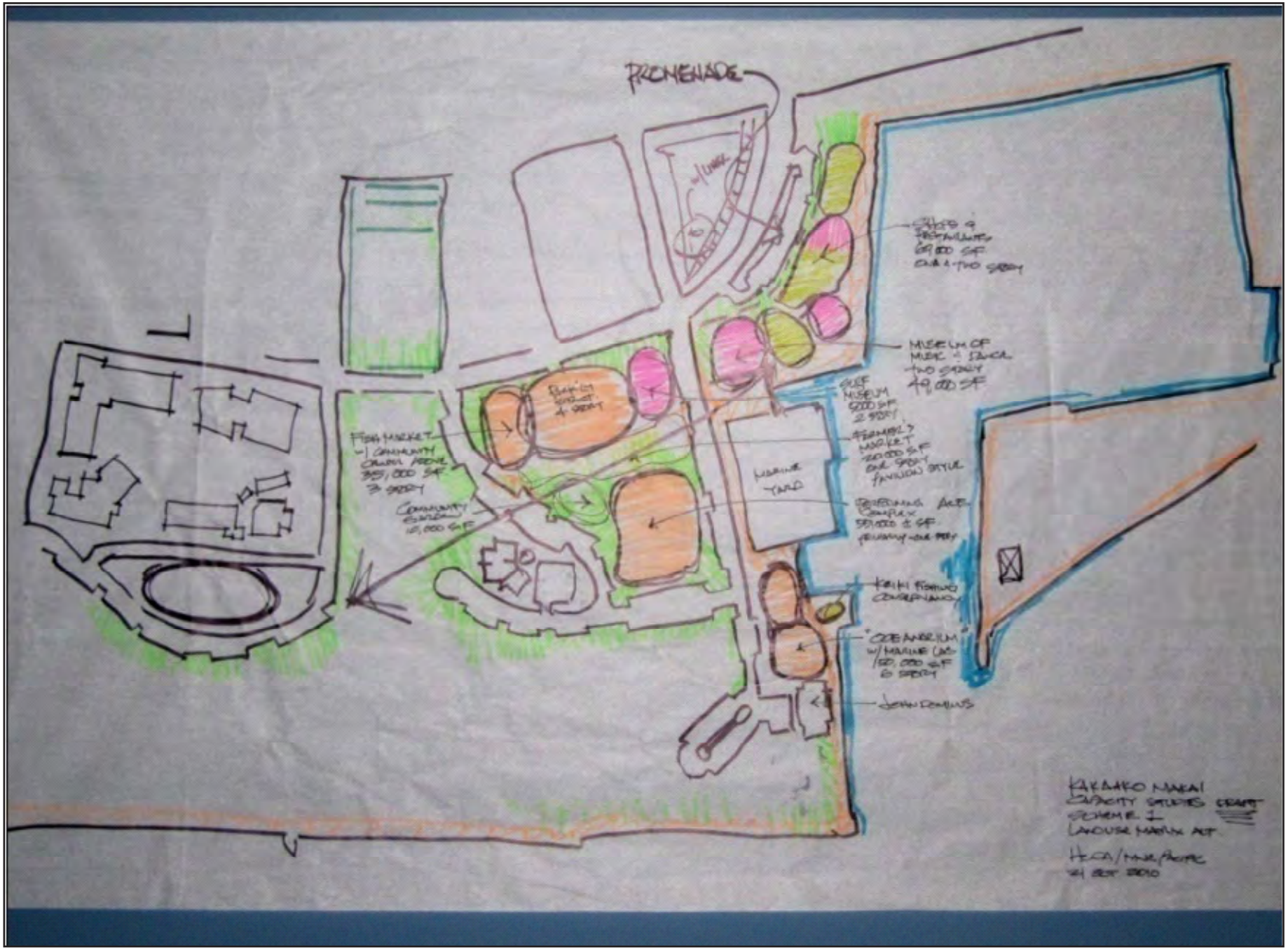
The next Project Team meeting will be Thursday, October 21. 2010. The agenda will include a discussion of open space/parking/facilities siting and the agenda/process for the upcoming October 28 Community Workshop No. 3.

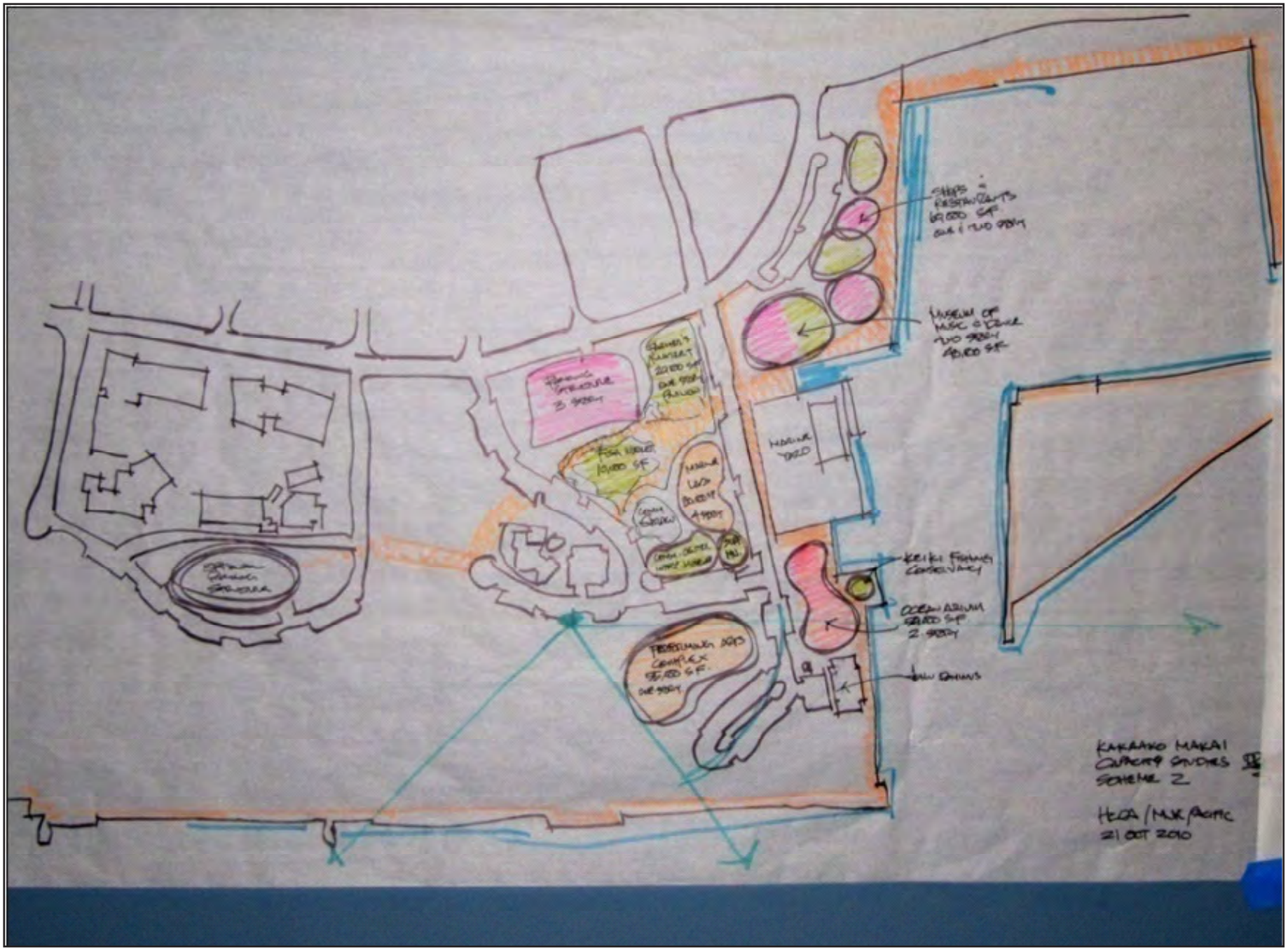
Project Team Meeting - October 21, 2010

New conceptual plan sketches were presented and discussed.

KAKAAKO MAKAI LAND USE MATRIX: October 21, 2010

Parcel	Area (sf)	Use	Program (sf)	Parking Spaces	Park Ratio (stalls / sf)	Net Open Space	Comments
Piano Lot	326,700	Farmers Market	20,000	50	1/400		
		Fish Market	10,000	25	1/400		
		Community Center	25,000	83	1/300		
		Community Garden	10,000	10	1/1,000		
		Interp Museum	5,000	17	1/300		
		Surf Museum	15,000	50	1/300		
			85,000	235			
Cannery Lot	213,444	Restaurant (incl FWR), Harbor + Cultural Shops	60,000	200	1/300		
		HA Museum of Music and Dance	40,000	133	1/300		
			100,000	333			
KKFC Lot	74,052	KKFC (incl Kula Kai)	15,000	50	1/300		
		Oceanarium	50,000	167	1/300		
		Kewalo Marine Lab	80,000	160	1/500		
			145,000	377			
LOOK LAB & CC YARD	235,224	Presidential Library	120,000	400	1/300		
		Performing Arts	55,000	183	1/300		
			175,000	583			
NOAA Lot	87,120	Harbor Master Office and Fueling	4,000	4	1/1,000		
			4,000	4			
Tanks Lot	39,000	Life Guard Station	4,000	4	1/1,000		
			4,000	4			
Mc Wayne's Site	39,000	Harbor Support	20,000	50	1/400		
			20,000	50			
			533,000	1,586			


PROMENADE
MARINE YARD
KAKAAKO MAKAI
CAPACITY STUDIES DRAFT
SCHEME 1
LANDUSE MATRIX ALT.


KAKAAKO MAKAI
SCHEME 2
HKCA / MUK PACIFIC
21 OCT 2010

FISHERMAN'S WHARF
FISH MARKET
SHOPS & RESTAURANTS
PROMENADE
FARMERS MARKET
MARINE YARD
KAKAAKO MAKAI
CAPACITY STUDIES
SCHEME 3
DRAFT
HCDA/MNR PACIFIC
21 OCT. 2010

Meeting Notes:

Participants:

- Tony Ching and Deepak Neupane, HCDA
- Dexter Okada, HCDA Task Force for the Master Plan
- Geoff Miasnik, Peter Apo and Bruce Tsuchida, consultant team
- Wayne Takamine, Michelle Matson, Scotty Furushima, Bob Crone, Fumiko Wellington, Nancy Hedlund, CPAC;
- Stakeholders: Bob Miller (Fisherman's Wharf), Bob Oda (Kamehameha Schools), Lainie Tamashiro (park user), Lucien Wong (Museum of Hawaiian Music and Dance), Ronald Yamakawa (SFCA), Alana Parpal (UH Manoa), Fred Berg (Honolulu Sea Water AC), Juanita Kawamoto (Hawai`i Farmers Union), Bill Feltz (East-West Center), Matthew Loke (HDOA)

Agenda:

3:00-4:00 Review the planning process

4:00-5:00 Present updated conceptual alternative drawings for discussion.

- Process review - Tony Ching again provided information on his summary of the planning process to be collectively followed to develop the KakaakoMakai Master Plan. In addition, he used chart notes that addressed: "WHAT THE PLAN REPRESENTS," "PROCESS," and "IMPLEMENTATION." (Note: Tony Ching's hand-out with the chart notes was provided at the October 25, 2010 Project Team meeting) He provided the following new information:
    - It is the HCDA's expectation that when a funded development project with a specific plan for a specific location comes to or is initiated by HCDA, the merits of the project and its conformance with the plan will be evaluated.
    - If a proposed or appropriated project is in excess of the plan's allowances, the HCDA would determine if foreclosure of adjacent proposals will be necessary.
    - If a project constituency does not show funding support for the project then the HCDA would be obliged to consider another project for the site.
    - Conflicts with competing uses will not be addressed in the plan, which represents a vetted wish list of design objectives for a particular area.
- Project Team concerns, comments, and questions with answers by Tony Ching followed:

A. Cultural consultant Peter Apo pointed out the following:
    - At the last Project Team meeting the CPAC presented and prioritized everything that is supported at this stage of the process following the vetting of ideas. The message from the CPAC's comprehensive summary was that the guidelines had been met.
    - At that time there was agreement on this set of qualifying projects to be included in the plan for the workshop, and the plan is now moving into the stage of sizing and positioning the elements.
    - Was not this endorsed by CPAC? If so, the HCDA representations just made are confusing and may lead to more controversy at the workshop.

B. There would also be controversy over new proposals being added to the plan at the last minute for the workshop, such as the, elephant-in-the-room, presidential library potentially consuming up to 225,000 square feet.

C. Is the purpose of this last workshop to garner more ideas, or to gather comments on what is now the working agreement of elements?
    - At this point in time these will try to be captured if they fit the plan.

D. What projects or facilities get included in the Master Plan and how are inclusions and exclusions determined? Will this

now be a rotating consideration of projects into the next year?

- It could be that fluid, and the plan could be amended because the HCDA has to adopt what comes in the door.

E. This process has involved the CPAC as a team of diverse stakeholders successfully working out challenges such as the Guiding Principles, so the work on the plan should not be easily tossed out if another proposal comes through the door.

F. So much time has been invested in this Master Plan effort by so many people, and the outcome must be a Master Plan that is a clear guide and can be relied upon for the future. This can have some flexibility, but if the HCDA's revolving door keeps spinning there is nothing to rely on.

G. The Master Plan needs to have strength as well as flexibility over time.

H. The Guiding Principles are the foundation of the Master Plan, and they must be adhered to regardless of what comes through the door. But now we are hearing something different.

- The Guiding Principles are the pillar of the plan and mentioned in the matrix. These are a review parameter just as Legislative instruction is.

I. The question should be about how the proposals fit into the Vision Statement's park setting, commercial harbor use, etc.

- The advocates of specific projects have not been asked how their facility will fit into the Vision for KakaakoMakai.

J. The Guiding Principles are the measure of what is publicly acceptable and appropriate for the area. Implementation will depend on what the public requires and what can be publicly funded.

K. There has been a concern about this being called a Master Plan, which is a misnomer because there is not enough substance to call it a Master Plan. It is more of a "framework plan" of concepts, schemes and potential uses of areas.

- We are drawing bubbles, not bricks and mortar, so there is a conceptual framework, not a development plan with specifications.

L. Once a real Master Plan is adopted by the HCDA, what will HCDA do to help the project constituents get their funding, etc. for the accepted public use projects, and the community center needed for group meetings?

- HCDA can provide public meeting space as needed.

M. HCDA should communicate with the community and the stakeholders on available funding sources, opportunities, public-private partnerships, and other opportunities to implement the vetted and accepted projects.

- UH, C&C, Kewalo Marine Lab and other public facility projects are on their own. HCDA will seek funding for HCDA asset projects such as street repairs, the promenade, regional parking facilities, harbor improvements and other Park and infrastructure projects to make the plan work.

N. If HCDA receives a proposal for a 125,000 to 225,000 sf facility, this could cancel out or impact several of the community's desired elements accepted for the Master Plan. If this should happen, how will the HCDA evaluate these losses to the community?

- The consultants have drawings of the accepted projects' space requirements provided by the stakeholders to show how the project masses fit into the plan.

O. Does HCDA have a schedule of lease rates or other financial planning for maintenance of the Park and public facilities?

- A schedule can be provided, but it is finite. Park maintenance is approximately half of the $2 million presently generated. Public facility projects are funded by legislative appropriation.

- Updated Conceptual Alternatives Drawings Presentation and Discussion - Geoff Miasnik presented 3 conceptual plan drawings. Conceptual drawings #1 and #2 illustrated siting options for the various park areas and facilities that the Project Team has discussed over the past several months:

  <u>Conceptual alternative drawing #1:</u>
  - Park open space areas - Waterfront Park and Point Panic area to Olemehani St.; Gateway Park.
  - Public-use facilities areas – Piano lot park setting; AAFEs lot and Kewalo Basin perimeter, including Fisherman's Wharf, cannery lot, fish auction lot, NOAA building and McWayne lot; historic pump station block (except present C&C pump station).
    - Fisherman's Wharf restaurant and shops – 1 and 2 stories on 60,000 sf,
    - Harbor cannery lot –2 stories Hawaiian Music and Dance on 50,000 sf
    - Piano lot –
      - 1- story farmers market on 20,000 sf, with fish market on _____ sf
        - Cross-block promenade in center of farmers market to connect green space with cannery lot;
        - Community garden - 10,000 sf ;
      - 1-story community center on 35,000 sf;
      - 2-story surfing museum and exhibition center on 15,000 sf.
      - 1- story performing arts center on 55,000 sf, located on Ilalo St. as requested during open house;
  - Peripheral parking facilities
    - Amphitheater site – 4-story new parking structure with 900 stalls: 400 existing stalls for expanded park users and 500 new stalls for JABSOM campus
    - AAFES site – 4-story new parking structure with 650 stalls
    - McWayne lot - 2-story new parking structure for Harbor users with ____ stalls
  - Central parking facilities
    - Piano lot - 3- to 4-story parking structure with 235 spaces for all the facilities clustered on this lot
    - Point Panic – expanded surface parking lot with _____ stalls.

  <u>Conceptual drawing #2 alternatives:</u>
  - Public use facilities area:
    - Fisherman's Wharf restaurant and shops – adjacent ground-level parking area along Ilalo St.
    - Kewalo Basin fish auction lot with KKFC along the bulkhead -
      - Oceanarium – 2 stories on 50,000 sf.
      - Kewalo Marine Lab marine science center – 2 stories on 60,000 sf. for educational, community outreach and research functions
    - Piano Lot – relocate performing arts facility to reduce size of parking structure.

  <u>Consolidated comments:</u>

  - Viewplanes

    - The view planes must be maintained. Please map the view planes.
    - Mauka-makai viewplanes - the ahupua'a is mauka-makai.

- Park open space
    - Leave the Park area open.
    - Olemehani St. is the boundary that sets the Park open space, including the Look Lab lot, gravel lot and John Dominis site per CPAC consensus.
    - The John Dominis lease must be purchased before OI construction begins, or eminent domain will be necessary to expand the Park.
- Cultural facilities
    - There are no cultural representations to acknowledge the values of the ahupua'a.
    - The Hawaiian cultural center is misplaced on the commercial cannery lot at Kewalo Basin.
    - Relocate the performing arts center to the present amphitheater site above the proposed parking structure.
    - A new amphitheater performance area should not be near Point Panic - there will be too much congestion and competition for the shoreline users' parking.
    - The surfing museum and exposition center is in a good place on the makai end of the Piano Lot, which relates visually to Point Panic but does not encroach on the expanded Park open space.
- Other public use facilities:
    - The farmers market needs street exposure on Ilalo Street together with a companion passive park area on the Piano lot.
    - Marine science and oceanarium can be combined.
    - Oceanarium is a marginal concept and not financially feasible.
- Local ancillary retail services
    - Commercial buildings are clustered too close together adjacent to the harbor. When was this decided?
    - Shops should be on the Ilalo St. side - small shops along the Ilalo St. promenade to create a pedestrian experience near Fisherman's Wharf, with small shops lining peripheral parking on the AAFES lot across the street.
- Parking structures
    - Multi-level interior parking on the AAFES lot will serve both Kewalo Basin and the Piano lot.
    - A multi-level parking structure should not be on the corner of the Piano Lot adjacent to the Park open space. A passive park open space is needed at this corner for the farmers market in a park setting.

Consultant Apo commended the Guiding Principles and noted that the plan needs guidance but it will take much more time to resolve the issues. Consultant Miasnik noted that there could

be more review and discussion at the workshop of the pros and cons on the alternative locations.

- Overview
    - Both alternative concepts show buildings massed together on one side of the plan at the piano lot and the harbor without open space relief. This is very disturbing.
    - It would be best to balance the plan with more space between buildings for a synergistic flow within the park setting.
    - This could be accomplished by relocating the performing arts center and the Hawaiian cultural music and dance center to the amphitheater site on the ‘ewa side and taking advantage of the relocated parking facility on the lower levels.

Consultant Miasnik asked if there was interest in doing something with the mounds, and with concurrence proceeded to present conceptual drawing #3, a concept for the development of a “Presidential Library” at Point Panic based on information from UH for a potential location. This civic institutional concept had not been made part of the planning discussions, and comments from Project Team members on this drawing were mostly negative because this concept was unrelated to the Vision and Guiding Principles for Kakaako Makai.

- Tony Ching commented that a presidential library was mentioned during the HCDA open house, and he had solicited and received some explicit materials defining a UH notion for this facility to be located in Kakaako Makai. He noted that these libraries have significant funding opportunities.

- Consultant Miasnik suggested that a Presidential Library could provide funds to remediate this “brownfields” site by removing-the mounds containing contaminated incinerator ash material, and could also provide resources for operations and maintenance of park grounds and facilities associated with the presidential library site in perpetuity.

Comments:

- Digging up and shipping out the contaminated soil mounds simply places the burden elsewhere, which is not environmentally responsible.

- The strongly supported Park expansion would be lost to Park constriction to make way for a civic library use and associated office and meeting facilities consuming 120,000 to 225,000 sf of open park space at Point Panic.

- The problem with these concepts is that too many facilities are proposed to be consolidated on limited areas of land. How about using some of the KS lots along Ala Moana Boulevard, and the Next Step shelter building site?

- The concept is misplaced. It would monopolize the area.

The next Project Team meeting was set for Monday, October 25 at 5:00. The focus of that meeting will be to discuss the conceptual plan and details for the October 28 community workshop.

Project Team Meeting - October 25, 2010
New conceptual programming plan sketches were presented and discussed.

KAKAAKO MAKAI LAND USE MATRIX: October 25, 2010

Parcel	Area (sf)	Use	Program (sf)	Stories	Footprint	Parking Spaces	Park Ratio (stalls / sf)	Net Open Space	Comments
Piano Lot	326,700	Farmers Market	20,000	1	20,000	50	1/400		
		Fish Market	10,000	1	10,000	25	1/400		
		Community Center	25,000	2	12,500	83	1/300		
		Community Garden	10,000	1	10,000	10	1/1,000		
		Surf Museum - District Interpretive Museum	20,000	2	10,000	67	1/300		
		Performing Arts Center	55,000	1	55,000	183	1/300		
		Parking Garage	82,000	2	41,000				235 Parking Stalls Accomodated
			140,000		158,500	418		51.48%	
Cannery Lot	213,444	Restaurant (incl FWR), Harbor + Cultural Shops	60,000	1	45,000	200	1/300		
		HA Museum of Music and Dance	40,000	2	20,000	133	1/300		
			100,000		65,000	333		69.55%	
KKFC Lot	74,052	KKFC (incl Kula Kai)	15,000	1	15,000	50	1/300		
		Kewalo Marine Lab and Public Exhibition	60,000	2	30,000	120	1/500		
			75,000		45,000	170		39.23%	
NOAA Lot	87,120	Harbor Master Office and Fueling	4,000	1	4,000	4	1/1,000		
			4,000		4,000	4		95.41%	
Kewalo - Mauka & DH	243,936	Life Guard Station	4,000	1	4,000	4	1/1,000		
		Harbor Support	20,000	2	10,000	50	1/400		
			24,000		14,000	54		94.26%	
			343,000		286,500	980			980 Stalls x 350 s.f / Stall = 343,000 s.f. of Parking Required to support program. Additional parking for existing Park at 400 spaces needs to be provided as well as 500 spaces for JABSOM and CRC. Total Parking of 1880 spaces anticipated

PARK
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PARK
KAKAAKO MAKAI
CAPACITY STUDIES DRAFT
25 OCT. 2010

Participants were:

- Tony Ching and Deepak Neupane, HCDA
- Geoff Miasnik and Bruce Tsuchida, consultant team
- Wayne Takamine, Michelle Matson, Bob Crone, Nancy Hedlund, CPAC;
- Stakeholders: Bob Miller (Fisherman's Wharf), Juanita Kawamoto (Hawai`i Farmers Union), Bill Feltz (East-West Center), Mark Martindale (Kewalo Marine Laboratory), Pamela Boyer (Haleiwa Farmers Market), Annie Suite (Hawaii Kai Farmers Market)

Agenda: Present the "Composite Plan" and discuss roles and responsibilities for the upcoming October 28 Community Workshop.

Composite Conceptual Plan: Tony Ching presented the "Composite Conceptual Plan" diagram and related numbers to the group.

Highlights of the plan:

- Park expansion and enhancement makai of Olemehani Street create the "base map" for the plan
- There will be a number of public facilities in a PARK LIKE SETTING mauka of Olemehani Street.
- Total public facility "program space" will be about 343,000 square feet (sf)
- Since some of the buildings will be 2-stories, the total estimated "footprint" of the various facilities will only be about 245,500 sf (about 5.6 acres)
- Calculation of park-like open space between the planned public facilities per lot:
  - Piano Lot 52%
  - Cannery Lot 70%
  - Fish Auction Lot 40%
- Parking needs for Kaka 'ako Makai are estimated at a total of 1780 stalls in three parking structures, rounded to 2000 as identified at the open house:
- 4-story structure with 900 stalls on the amphitheater site makai of JABSOM - the present 400 parking stalls for park use must be maintained, and the latest complication is a total of 500 stalls needed for JABSOM.
- 4-story structure with 650 stalls and a framed with a "liner" of ground level commercial space on AAFES parcel - for the cannery lot and Piano Lot overflow
- 2-story structure on the Piano Lot with 230 stalls and a framed "liner" of ground level leased space on the central corner.
- The Point Panic parking lot is agreed to be maintained, but with a circular turn-around configuration instead of flow-through to a connecting street.
- The Honolulu Marine ship yard remains.
- The promenade is generally defined.
- One- and two-story structures around Kewalo Basin are color-coded in yellow and orange on the conceptual drawing.
- Outlines of the public-use areas and facilities on the various lots are shown on the conceptual drawing::
- Piano Lot – surf museum (15,000 sf), community center (15,000 sf), community garden, a fish market (_____ sf) and a pavilion-type farmers market (20,000 sf), performing arts facility (55,000 sf), and a parking structure (_____ sf).
- The green open space around the farmers market can serve cultural festivals, performances and presentations as well as stalls.
- Maintaining the community garden as a feature also provides open space.
- Cannery lot – existing Fisherman's Wharf restaurant; harbor shops, restaurants and businesses (60,000 sf); and Hawaiian museum of music and dance (80,000 sf)

- Fish auction lot – KKFC (15,000 sf) and a relocated and expanded 2-story Kewalo Marine Lab (60,000 sf)
- Kewalo Basin Diamondhead perimeter – 1-story and 2-story marine store and life guard facility.
- Forrest Avenue lot – future expansion area for civic office space and parking mix.

Project Team Comments, Concerns, and Questions - with Answers by Tony Ching:

A. It is important to form the edges that face the park. Putting a parking structure in the center on the Piano Lot along Ilalo Street as an introduction to the park is NOT A GOOD IDEA. Recommend that this be located between the performing arts center and the Hawaiian music and dance facility.

B. The parking structure shown consuming the important central edge of the Piano Lot should be should be part of the performing arts center's footprint to allow passive park space to serve the farmers market and other public uses and facilities on the Piano Lot.
    - This was added for the open house from a business standpoint. This is just a concept and it could change in the final design. The space requirement is shown accurately, but it is by no means the final design.

C. Is parking for the JABSOM campus in the parking structure makai of JABSOM in addition to what has been discussed for the JABSOM campus on their Lot C parking area?
    - JABSOM parking has been discussed and a parking study will define additional KS parking needs and requirements.
    - Parking stalls are calculated by the average time used by the total estimated number of cars.

D. Parking is also important to the farmers market functions. Will the parking be free or paid parking?
    - Parking will always be free to park users, but it is premature to look at parking rates for other public uses and facilities.
    - Free parking will be farther away than paid convenient parking.

E. What will happen with the ELEPHANT IN THE ROOM?
    - The 120,000 sf "presidential library" is highly speculative with no timetable. There will be a brief mention of this, but it is not in the composite conceptual plan.

F. Are the Hawaiian music and dance museum at the cannery lot and the cultural arts center two separate facilities?
    - Yes, the Hawaiian music and dance facility is considered exhibition space. Looking at their business plan, they have 40,000 sf of exhibition space. They also have an iconic tower that signals and marks the area; an economic development facility for sound stages, recording rooms and rehearsal halls; and an outdoor amphitheater, which is shown in the park open space near Point Panic.

G. How high is the Hawaiian music and dance facility envisioned to be?
    - Typically two stories. But it could be 100 feet high if there are stage requirements to pull up sets.

Community Workshop #3 Planning: Tony Ching outlined the workshop program as follows:

- "Open House" style, "not a seminar"
- Peter Apo will do a *pule* to open the meeting.

- Tony Ching will do a short introduction describing the ground rules, the process, and a short perspective of the community planning since January and the basic premise of ending up with community design. "This is not the HCDA plan – this is a community design plan."
- Background drawings and charts will be displayed on the walls of the meeting room.
- A "Composite Plan" will be displayed at each of 4 information stations, together with a facilitator, large chart note pad, and paper and pens for written comments.
- The CPAC can act as docents and have their drawing to discuss.
- There will be a web portal station to demonstrate how comments can be made online.
- People will then have an opportunity to circulate, view the drawings, talk among themselves, talk with the facilitators, write down their comments, issues and ideas, etc.

Project Team Comments, Concerns, and Questions - with Answers by Tony Ching:

A. How will comments be received so everyone can hear and understand what others have to say?
    - There will be a written record of comments so people can come and go.
    - The open house format allows people to circulate and look at the displays.

B. The term "Workshop" implies interaction. Simply recording and storing information does not allow an understanding of the outcome, or the weight of sentiments behind it.
    - Public comments have been solicited since January, and there are now certain assumptions.

C. This would then be only a presentation as a fait accompli because "workshop" implies that work remains to participate in.
    - Then the agenda can be changed to "open house."

D. If there are four stations, at the end of the meeting each facilitator can summarize the things discussed.
    - It is difficult to get people to stay for two hours at an open house.

COMMUNITY WORKSHOP NO.3

Community Workshop No. 3 - October 28, 2010

Planning the future of Kakaako Makai

HCDA

The HCDA is inviting the community to a third community workshop for planning the future of Kakaako Makai. Since the first community workshop held in February 2010, the HCDA has worked with the Kakaako Makai Community Planning Advisory Council (CPAC) and other stakeholder groups to develop a conceptual master plan for Kakaako Makai. This workshop will present to the community a series of conceptual master plan options developed through collaboration with the CPAC and other stakeholders groups. The HCDA encourages you to attend the workshop and get involved in planning for the future of Kakaako Makai.

WORKSHOP - THURSDAY
OCTOBER 28, 2010
5:30 P.M. - 7:30 P.M.

HAWAII CONVENTION CENTER
Room 311
1801 Kalakaua Avenue
Honolulu, Hawaii 96815
Parking available for a flat rate of $5

Kaka'ako Makai

For more information on planning the future of Kakaako Makai
go to: http://hcda-public-consultation.org

Briefing Book: The materials provided for the attendees of the final Public Workshop are included in this appendix.

Conceptual Plan and Comments

ALA MOANA BLVD.
ILALO STREET
COOK STREET
Future Civic Use
Historic Pump Station/Visitor Facility
Parking Structure
Parking Structure
Parking Structure
Performing Arts Complex
Farmers' Market
Community Gardens
Community Center
Park Expansion
Park Enhancement
Promenade Connection
Promenade Renovation
Hula Mound and Outdoor Performance Venue
Fishermans' Wharf Restaurant
Harbor Shops and Restaurants
Museum of Music and Dance
Fish Market
Surfing and Waterfront Museum and Hall of Fame
Keiki Fishing Conservancy
Kenalo Marine Lab
John Dominis Restaurant
New Promenade
Marine-related Retail
Harbor Master
Promenade Renovation
Park Expansion
Enhanced Landscape
COMPOSITE PROGRAM CONCEPT PLAN
KAKAAKO MAKAI
HCDA
MVE PACIFIC
28 OCT 2010

The following notes represents the community comments on the Conceptual Plan transcribed from tablets and notepads at Workshop No. 3:

1. Free parking
2. Public Funding
3. How long?
4. The Plan incorporates community concepts of open space and public use.
5. Kewalo Lab (could) be at NOAA site.
6. “Park first” - then facilities
7. Concern about boatyard
8. Promenade is great.
9. Still a lot of details to work out.
10. Need to animate the park. People. Not dangerous at night. Has to be safe. Lighting too.
11. Honolulu Marine should move.
12. Or, could the boatyard look/be good looking?
13. Who/how to fund???
14. Great Plan - thank you for all your hard work and listening skills. Aloha.
15. I support the Hawaiian Music & Dance Hall of Fame facility
16. Not too happy at the JABSOM Cancer Research Ctr. height at 100ft.
17. Concerned about Wedding Chapel height at John Dominis property.
18. Stop committing land to other uses while the process goes on.
19. Eliminate drive to top of hill behind Burns Med School. Park users should be prioritized, not auto access or experience park from the car.
20. Parking structure is OK, not “drive”.
21. Location of Performing Arts should switch with parking structure at Piano Lot.
22. Stronger link with Ala Moana park + P.S. (Parking Structure).
23. Stronger access with Kewalo Basin & Ala Moana Park.
24. Replace Performing Arts Complex ($55m ??) with open-air stage like band stand in Kap Park (Kapiolani Park).
25. Can the Radio Tower be relocated!
26. Master Plan should be 24-7 (24 hours per day, 7 days per week) village not just weekend use. Why not mixed income community. Possibly in K.S. (Kamehameha Schools)parcels.
27. Bike lane. Enhance Ala Moana. Enhance St. (Street) section for bike.
28. Parking Structure should be safe & enliven with “activity” & community uses.
29. Parking at surf area needs to “view surf” not just relocate surface parking.
30. What about programs for children, adolescents?
31. The lifeguard area is a wonderful idea and greatly needed. Can we add water safety education facilities to that for kids?
32. Please include the Point Panic parking lot on the park design. Not a turn-around point. As years of use has been proven.
33. Place the farmer’s market near the site closest to where Fisherman’s Wharf was if it no longer will be there.
34. Lessen commercial development that looks for iconic structures.
35. Take a look at a more Hawaiian village ideal. Shoreline low impact community functions to more commercial use fronting Ala Moana Blvd.
36. Farmer’s Market and Fish Market refrigeration and freezer storage.
37. Encourage more Hawaiian organization input. Input for the museum and cultural center.
38. 2nd (choice) Farmer’s Market and Fish Market near Point panic by proposed Hula Mound.
39. 3rd choice - current Piano Lot site plan.
40. Free parking.
41. Need to consider income stream to support any type of development, large or small.
42. Our parks are all in sad state due to lack of public funding and the general state of the economy.
43. If the plan is totally depends on public funds, it may be a while

before the area can be improved.

44. 500+ Park users and other signed petition and was submitted for inclusion in the Community comments by Mike Wong.
45. Point Panic Parking: Why expand parking on the shoreline? It will be a sea of cars. Like the parking threaded thru along street. See JJR Sims Park in Ohio.
46. Please consider building a child care facility within the Civic Center/Community Center areas. It would serve the community well while not over-commercializing it. It would inject additional life into the area (parents, children, recreationers)
47. Incorporating numerous facilities for public use and benefit is a great idea. These facilities should be certified and use sustainable practices. Safety is always a nubmer one concern. Putting a lifeguard facility would benefit the community.
48. KCC Farmer's Market currently occupies 26,000 s.f. of ground. We should propose at least that much area of KM (Kakaako Makai) Farmers Market.
49. Sports facilities for basketball, tennis was proposed for Ewa lands west of Forrest Ave. What happened to them?
50. Generally I like what you show.
51. Need to treat storm water from makai lands before discharging to ocean. Recognize treatment as a land use.
52. Will plan/HCDA funds be used to pay for Fisherman's Wharf Restaurant refurbishment.
53. Aquarium?
54. No!
55. Restore Fisherman's Wharf.
56. Hawaiian Music and Dance in the wrong place. Too commercial. Not enough cultural. See OHA Community Center plan.
57. Where is the Gateway Park Axis? You have eliminated a key feature. The Gatgeway Park axis. Olemehani Street continuous to Cooke Street. This is a definitive boundary from Kewalo Basin to Cooke Street! We need this. This will make an exceptional tree lined promenade in and of itself. Please restore Olemhani Street to Cooke Street around the Children's Discovery Center. It has curvature (?) and character! It defines the Gateway Park Axis to Mother Waldron Park.
58. Gateway Park is main axis of park and key visual to park. Corner across from Gateway Park at corner of Ilalo Street is key site at the leading corner. It should not be a parking structure. Reverse locations of parking structure and performing arts complex so performing arts complex is at this prime corner.
59. Circulation (vehicular) & parking is not clear Diamond Head of Kewalo Basin. Show concept here clearly on final plan including bus lane between harbor walkway and landscaping along Ala Moana Blvd (mauka side of Harbor), parking (lot, or structure) eventually) D.H. (Diamond Head) of harbor and access off of Ala Moana Park Drive to parking lot/structure and parking makai of Kewalo Basin.
60. Locate KKFC (Kewalo Keiki Fishing Conservancy) structure (iconic structure) on Peninsula not set back from it.
61. The setback is needed for open space for fishing operations!!
62. You need pull out/in points to drop kids off when the go to play in the park or perform hula. Just drop off points.
63. NO PRESIDENTIAL LIBRARY! The Presidential Library is a land banking play to hold up the park expansion for all the people of Honolulu. You cannot level the mounds. They are a barrier for JABSOM and CRC (Cancer Research Center)inundation from tsunami. Otherwise they never would have been built / be built. The Presidential Library (if considered for Kakaako Makai) will "bring a critical mass of CROWDS" per UH Chancellor's office. It will consume and monopolize the public uses and public parking in Kakaako Makai!

The Planning Team received from an attendee of the Workshop a Petition signed by several hundred individuals who support open space, recreational, family and cultural uses in the district. The complete Petition is included in this appendix. Workshop Participant Sign-in Sheets are included at the end of this appendix.

KAKAAKO MAKAI
DISTRICT MASTER PLAN

WORKSHOP 3:
ATTENDEE BRIEFING BOOK

October 28, 2010

TABLE OF CONTENTS

- Workshop Agenda
- Kakaako Makai District Aerial Map
- Kakaako Makai Community Planning Advisory Council (CPAC)
- Vision and Guiding Principles for Kakaako Makai
- Kakaako Makai Planning Process Diagram - Moving Forward
- Basis of Planning Matrix and Exclusions
- Community Open House Exhibits (September 27 - October 2, 2010): Overlays and Public Comments
- Land Use and Park Expansion Diagram (October 28, 2010)
- Composite Program and Concept Plan (October 28, 2010)
- Program and Development Cost Matrix (October 28, 2010)
- Notes

Planning the Future of Kakaako Makai
3rd Community Workshop
October 28, 2010
5:30-7:30 PM
Hawaii Convention Center

Agenda

1. Pule
2. Workshop Ground Rules and Process
3. Community Planning/Design - A Cultural Perspective
4. What the Conceptual Master Plan is?
    - Opportunities & Potential Revealed
    - Park Expansion/Enhancement
    - Public Facilities in a Park Like Setting
    - Assumptions
5. Orientation Stations
    - Community Planning/Design Process Tour
    - HCDA Public Consultation Web-Portal Demonstration
    - Conceptual Master Plan
    - Implementation Strategies

Google

KAKAʻAKO MAKAI COMMUNITY PLANNING ADVISORY COUNCIL

THE VISION FOR KAKAʻAKO MAKAI
The Hawaiian Place of Kaʻākaukukui and Kukuluaeʻo

Kakaʻako Makai is the community's gathering place. A safe place that welcomes all people, from keiki to kūpuna, 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. Kakaʻako Makai honors, celebrates and preserves its historic sense of place, Hawaiian cultural values and our unique island lifestyle for present families and future generations.

GUIDING PRINCIPLES
Community Cultural Gathering Place
Establish Kakaʻako Makai as a gathering place where community and culture converge in response to the natural scenic beauty of the green shoreline open space.

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

Hawaiian Culture and Values of the Ahupuaʻa
Base the framework for planning, decision-making and implementation of the Kakaʻako Makai master plan on Native Hawaiian values and traditional and customary rights and practices protected by the State.[1]

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

Open View Planes
Protect, preserve and perpetuate Kakaʻako Makai's open view planes from the mountains to the sea as an inherent value of the Hawaiian ahupuaʻa and an important public asset for residents, visitors and future generations.[3]

- Ensure planning and development safeguards to identify,

[1] Hawaii State Constitution, Article XII, Section 7. Inform the planning process by the principles and traditions of the ahupuaʻa, and inspire the master plan by the interconnected relationship of people.
[2] §206E-34(c)(5), Hawaii Revised Statutes. The Hawaiian host culture is emphasized as pre-eminent yet inclusive of other cultures.
[3] Significant Panoramic Views Map A-1, Honolulu Primary Urban Center Development Plan.

document, retain, restore and protect makai-mauka and diamondhead-ewa open view planes to the Koʻolau mountains, Diamond Head (Lēʻahi) and the Waiʻanae mountains as seen from the view vantage areas and vicinities of Kakaʻako Makai's public lands and Kewalo Basin Harbor.

Coastal and Marine Resources

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

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

Expanded Park and Green Space

Ensure expansion of Kakaʻako Makai's shoreline parks as significant landscaped open spaces[4]
joining the lei of green parks extending from Diamond Head (Lēʻahi) to Aloha Tower.

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

Public Accessibility

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

- Ensure complete public recreational access with minimal impact to the environment, including drop-off accommodation of ocean recreation equipment and connections to public transportation.
- Provide a shoreline promenade and tree-lined paths to safely and comfortably accommodate pedestrians, bicyclists and the physically impaired.
- Provide sufficient shared parking complementary to the natural setting to support all uses in Kakaʻako Makai, with workplace parking available for recreational and cultural users during non-working hours.

Public Safety, Health and Welfare

Ensure that Kakaʻako Makai is a safe and secure place for residents and visitors.

- Keep public use areas safe day and night for public comfort and enjoyment.
- Ensure that exposure to land and ocean is environmentally safe for people and marine life by assuring timely investigation, determination, and remediation of contaminates.
- Ensure that Kakaʻako Makai remains free and clear of elements, activities and facilities that may be potentially harmful to the natural environment and public well-being, including laboratories containing and experimenting with Level 3 or higher

[4] Inclusive of Kewalo Basin Park, Kakaʻako Waterfront Park and Kakaʻako Gateway Park.

bio-hazardous pathogens and/or biological toxins known to have the potential to pose a severe threat to public health and safety.[5]

Public Land Use Legislation –
Public Use of Public Lands in the Public Interest
Recognize and respect the effort and intent of the Hawaii State Legislature to uphold the greater public interest by ensuring and sustaining public uses on Kakaʻako Makai State public lands for the greater public good.

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

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

- Enable continued functional commercial boating uses at Kewalo Basin Harbor9 and preserve the beneficial relationships between the existing small commercial fishing and excursion boat businesses and land-based maritime support service businesses.
- Ensure that Kewalo Basin will continue as a State of Hawaii commercial harbor and valuable public facility asset by repairing, maintaining and enhancing the harbor for small commercial fishing and excursion boat use.
- Ensure the protected use of Kewalo Basin Cove for Kewalo Keiki Fishing Conservancy keiki fishing and marine conservation programs.
- Support Kewalo Marine Laboratory's continued valuable marine biology and ecosystems research and education in the vicinity of Kewalo Basin.
- Ensure preservation of Kewalo Basin Park, the net house and parking lot for public use, upgrade and improve existing facilities within the park, and provide green open space between Ala Moana Park and the channel frontage.[10]

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

- Contemplate compatible indoor and outdoor performance venues that encourage the teaching, practicing, and presentation of hula, theater, music, dance, and other performing and visual arts, with an outdoor multi-cultural festival space for Honolulu's diverse ethnic communities.[11]
- Contemplate educational facilities, such as an exhibition hall with permanent, interactive and rotating exhibits, museums communicating the cultural history of the area, and places for traditional Hawaiian cultural practices.[12]

[5] Protection of the public health and safety is first and foremost in this area a) immediately adjacent to a Shoreline recreation area and the urban population center, b) in close proximity to a regional beach park and the Waikiki primary visitor destination, and c) within the updated tsunami zone. http://beta.abc3340.com/news/stories/1007/460171.html http://www.nytimes.com/2007/10/05/us/05labs.html?_r=1
[6] §206E-31.5, Hawaii Revised Statutes.
[7] HCR 30, 2006.
[8] Act 3, 2007, Special Session.
[9] §206E-33(2), Hawaii Revised Statutes.

- Establish a cultural market stocked by local farmers, fishers and Hawaiian traditional craft makers to reflect the Hawaiian values of gathering and trading in the ahupuaʻa between the mountains and the sea.[13]
- Ensure a community center for local families to gather, interact and learn from each other.

Small Local Business

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

- Ancillary small businesses may include diverse local restaurants, cafés, small shops, markets or other uses that will complement the recreational, cultural, harbor or other public facilities serving the community interest.[14]
- Encourage small local enterprises that emphasize the Hawaiian culture and support traditional local products, rather than large corporate retailing attractions.

Site Design Guidelines –
A Hawaiian Sense of Place in Landscape, Setting and Design

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

- Provide and maintain abundant native coastal plants and trees to blend the scenic andsensory qualities of the coastal environment and create a Hawaiian sense of place.
- Identify, protect, preserve, restore, rehabilitate, interpret and celebrate Kakaʻako Makai's historic sites, facilities, settings, and locations.
- Maintain the quality of coastal environmental elements including natural light, air and prevailing winds.
- Mandate sustainability principles, conservation technologies, and green building standards for buildings, grounds and infrastructure.[16]

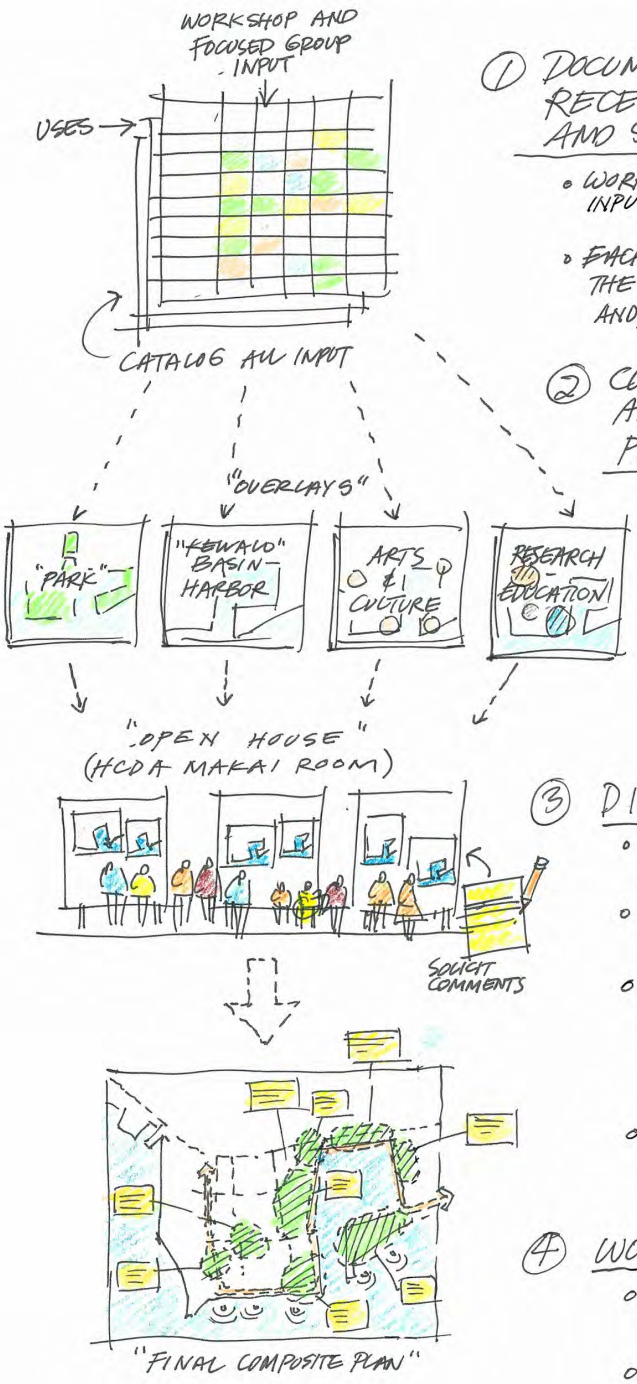
Community/Government Planning Partnership

The Kakaʻako Makai Community Planning Advisory Council places the public interest first and foremost, and will strive to uphold the greater good of the community in partnership with the HCDA as the public oversight agency by:

- Openly working with the community, the HCDA and the HCDA's planning consultants as guaranteed by government commitment to ongoing community representation and involvement throughout the master planning process;
- Openly communicating with the State Legislature and other elected public officials;
- Committing the time and effort required to meet the goals and objectives of the Kakaʻako Makai planning process, and advocating responsibly in the public interest both collectively
- and individually, notwithstanding premature or conflicting proposals.

[10] Inclusive of greenbelt connections between Ala Moana Park and Kewalo Basin Park, between the Net House and Kewalo Basin Channel, and between Ala Moana Boulevard and Kewalo Basin to Point Panic.
[11] §206E-34(d)(3), Hawaii Revised Statutes.
[12] §206E-34(d)(5), Hawaii Revised Statutes.
[13] §206E-34(a) and (b), Hawaii Revised Statutes.
[14] §206E-34(d)(2), Hawaii Revised Statutes.
[15] Encourage private development mauka of Ilalo Street to compliment the gathering place concept of the Kaka'ako Makai public use area on public lands by providing landscaped set-backs and inviting open architecture at the street level.
[16] Ensure reasonable carrying capacity with limited infrastructure for sufficient water supply, storm-water drainage and waste disposal.

"MOVING FORWARD PROCESS"



① DOCUMENT IDEAS ALREADY RECEIVED FROM THE PUBLIC AND STAKEHOLDERS

- WORKSHOP AND FOCUS GROUP INPUT
- EACH ELEMENT MUST BE RELATED TO THE VISION AND GUIDING PRINCIPLES AND/OR LEGISLATIVE INSTRUCTIONS

② CONFIRM PLAN ELEMENTS AND USES W/CPAC AND PROJECT TEAM

- REVIEW CATALOGED INPUT/DOC
- INVITE STAKEHOLDERS TO CLARIFY
- PROJECT TEAM TO VALIDATE EACH USE ACCORDING TO DOCUMENTATION/PUBLIC AND STAKEHOLDER COMMENTS IN RECORD
- OVERLAY FOR EACH USE TO BE DEVELOPED BY CONSULTANTS

③ DISSEMINATE ELEMENT/USE OVERLAY

- EST. WEEK-LONG OPEN HOUSE @ HCDA MAKAI ROOM
- DISPLAY EACH USE OVERLAY AND SOLICIT PUBLIC COMMENT
- THE USE/ELEMENT OVERLAYS WILL ALSO BE DISSEMINATED TO THE PUBLIC VIA THE PROJECT WEB PORTAL AND PRESENTATIONS TO THE MEDIA AND COMMUNITY GROUPS
- ALL COMMENTS AND THE OVERLAYS WILL BE DOCUMENTED AND DISCUSSED AT WORKSHOP #3

④ WORKSHOP #3

- FACILITATED DISCUSSION OF PROCESS TO DATE
- THE COMPOSITE PLAN WILL BE PRESENTED, DISCUSSED AND FORWARDED TO THE HCDA AUTHORITY FOR THEIR ADOPTION.
- THE PLAN WILL INCLUDE THE FINAL CPAC RECOMMENDATIONS AND ALL PUBLIC COMMENTS

SASAKI 7-15-10

Kakaako Makai District Master Plan																							
Basis of Planning - Program Element Outline																							
	Priority	1									1					1							
	Layer	Park Expansion / Enhancement									Waterfront Access - Incl. Parking and Circulation					Kewalo Basin Harbor and Support Facilities							
Source	Elements	Expanded Green Space / Preserve Open View Planes	Repair & Renovation Program for Exsiting Facilities	Improved Comfort Facilities	Expanded Picinic and Shade Elements	Active Recreational Uses	New Gateway Park Element	Water Play Feature (s)	Community Center	Community Gardens	Waterfornt Promenade	Ocean Access & Safety	Parking	Improve Connectivity and Circulation, including Private and Public Multimodal Transportation. Disabled Accessibility Improvements	Ala Moana Boulevard Improvements - Mauka-Makai Access	Commercial Small Boat Harbor & Support Facilities	Maintenance Haul-out and Repair Facility	Marine Retail Village - Services and Food	Expand Operations Kiosks	Fuel Dock	Improved and New Comnfort Stations with Showers	Community Center (@ Net Shed)	
Legislative Statutes																							
Cultural Public Market Place - 206E-34													●										
Keiki Fishing Conservancy - Act 3, 2007 Special Session																							
CPAC - Vision and Guiding Principles																							
Community Cultural Gathering Place		●				●																	
Hawaiian Culture and Values of the Ahupuaa											●												
Open View Planes		●																					
Coastal and Marine Resources												●											
Expanded Park and Green Space		●			●	●					●												
Public Accessibility		●				●					●	●	●	●									
Public Safety, Health and Welfare																							
Public Land Use Legislation - Public Use of Public Lands in the Public Interest																							
Kewalo Basin		●											●			●							
Cultural Facilities									●													●	
Small Local Business																		●					
Site Design Guidelines A Hawaiian Sense of Place in Landscape, Setting and Design			●		●																		
Community and Government Partnership																							
Future Funding and Management		●	●																				
Community Stakeholders (November-January Interviews)		●	●	●	●	●		●			●	●	●	●	●	●	●	●	●			●	
Community Public Workshop No. 1		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		●	●		●		
Community Focused Groups (February-June Meetings)																							
Science and Education			●																				
Culture & the Arts													●	●	●		●						
Historical and Cultural																							
Surfers and Park Users		●	●	●	●	●		●			●	●	●	●							●	●	
Environmental Organizations		●						●		●				●									
Professional Organizations		●			●	●					●		●	●	●								
Kakaako Neighborhood Groups		●																					
Kewalo Basin Stakeholders											●	●		●		●	●	●	●	●	●	●	
State Agencies														●	●								
Urban Land Institute Hawaii														●									

Kakaako Makai District Master Plan																			
Basis of Planning - Program Element Outline																			
	Priority	2								2					2				
	Layer	Cultural Public Market Place								Arts and Cultural Programming					Marine Science and Education				
Source	Elements	Farmers Market	Fish Market	Retail Outlets for Ethnically Diverse Products	Ethnic Themed Service Related Businesses, including Restaurants	Theatres, Stages and Arenas - Showcase Cultural & Community Performing Arts	Exhibition Space or Museums Showcasing International and Local Artwork	Museums or Other Educational Facilities Focusing on the History and Cultures of Ethnic Groups within Hawaii, incl. Hawaiian History	Local Food & Lunch Wagons. Other Small Local Businesses	Hawaiian Museum of Music and Dance	Performing Arts Multi-Purpose Complex - Indoor & Outdoor	Surfing and Watersports Museum and Hall of Fame	Area for Community Cultural Celebrations	Other Arts and Cultural Programming	Keiki Fishing Conservancy	Kewalo Marine Lab	Oceanographic Center / Aquarium	Harbor Historic Interpretive Center / Museum	Other Educational Programming
Legislative Statutes																			
Cultural Public Market Place - 206E-34		●	●	●	●	●	●	●	●	●	●	●	●					●	
Keiki Fishing Conservancy - Act 3, 2007 Special Session															●				
CPAC - Vision and Guiding Principles																			
Community Cultural Gathering Place								●						●					●
Hawaiian Culture and Values of the Ahupuaa								●											
Open View Planes																			
Coastal and Marine Resources														●					●
Expanded Park and Green Space																			
Public Accessibility														●					●
Public Safety, Health and Welfare																			
Public Land Use Legislation - Public Use of Public Lands in the Public Interest															●				
Kewalo Basin															●	●			●
Cultural Facilities		●				●		●		●	●		●	●					
Small Local Business				●	●				●										
Site Design Guidelines A Hawaiian Sense of Place in Landscape, Setting and Design																			
Community and Government Partnership																			
Future Funding and Management																			
Community Stakeholders (November-January Interviews)		●	●	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●
Community Public Workshop No. 1		●	●	●	●	●	●	●	●		●	●	●	●		●	●		●
Community Focused Groups (February-June Meetings)																			
Science and Education				●		●										●	●		
Culture & the Arts										●	●								
Historical and Cultural						●				●	●	●						●	
Surfers and Park Users								●	●			●		●			●		●
Environmental Organizations											●			●		●	●		●
Professional Organizations											●								●
Kakaako Neighborhood Groups																			
Kewalo Basin Stakeholders			●															●	
State Agencies		●							●										
Urban Land Institute Hawaii									●										

Kakaako Makai District Master Plan																			
Basis of Planning - Program Element Outline																			
	Priority	3					4					4							
	Layer	Life Science and Education					Civic					Historic Preservation							
Source	Elements	John A. Burns School of Medicine	Hawaii Cancer Research Center	Hawaii Childrens Discovery Museum	Other Life Science Programming		State Office Building Replacement	Sherrifs Station	District Welcome and Interpretive Center	OHA - Office of Hawaiian Affairs Headquarters		Historic Pump Building	Fort Wall	Childrens Discovery Museum (Former Incinerator)	Fisherman's Wharf Restaurant	Kewalo Basin	Kula Kai - Historic Sampan	Kewalo Basin Historic Ice Chute	Support Historic Preservation
Legislative Statutes																			
Cultural Public Market Place - 206E-34									●										
Keiki Fishing Conservancy - Act 3, 2007 Special Session																			
CPAC - Vision and Guiding Principles																			
Community Cultural Gathering Place																			
Hawaiian Culture and Values of the Ahupuaa																	●		●
Open View Planes																			
Coastal and Marine Resources																●	●		
Expanded Park and Green Space																			
Public Accessibility																			
Public Safety, Health and Welfare																			
Public Land Use Legislation - Public Use of Public Lands in the Public Interest																			
Kewalo Basin																●		●	
Cultural Facilities																	●	●	●
Small Local Business																●			
Site Design Guidelines A Hawaiian Sense of Place in Landscape, Setting and Design																			●
Community and Government Partnership																			
Future Funding and Management																			●
Community Stakeholders (November-January Interviews)									●	●		●		●	●	●	●		
Community Public Workshop No. 1		●	●	●				●	●	●		●	●	●	●	●			
Community Focused Groups (February-June Meetings)																			
Science and Education		●	●	●															
Culture & the Arts												●	●			●		●	
Historical and Cultural																			
Surfers and Park Users																			
Environmental Organizations				●															
Professional Organizations																			
Kakaako Neighborhood Groups								●											
Kewalo Basin Stakeholders																			
State Agencies																			
Urban Land Institute Hawaii					●														

Kakaako Makai District Master Plan
Community Outreach Summary of Proposed Uses
Project Team Meeting
July 27, 2010

Proposed Uses and other Program Elements **NOT INDICATED** on July 2010 Basis of Planning Matrix:

1. Ulumaki court, makahiki games facilities, tot lots
2. Recreational facilities for special needs children and adults
3. Dog park
4. Storm drain channel reconfiguration and renaturalization
5. Swimming pool. Flow-rider
6. Marae (a sacred and social in pre-Christian Polynesian societies) to anchor the project
7. Surf and Sea Shop
8. Presidential Library and Museum
9. Homesteads
10. Spear fishing
11. Water taxi service
12. Fish auction
13. Fish storage - refrigerated
14. Mixed-Use including residential on private (KS) properties
15. Honolulu Seawater Air-conditioning project
16. Residential: Alternatives to for-sale luxury, including rentals of a affordable, workforce, student/faculty, artist live/work or seniors type.
17. Pedestrian bridge over Ala Moana Boulevard
18. Pedestrian bridge over storm drain channel
19. Connect Gateway and Waterfront Parks by taking Ilalo underground
20. Child daycare
21. Seniors Center
22. Children's node (adjacent Hawaii Children's Discovery Center)
23. Fitness Center
24. Outdoor fitness course (Par Course)
25. Canoe storage
26. Ocean water safety access facility
27. Fishing pier
28. Relocate Radio Tower and facility
29. Public boat launch
30. Renewable energy projects
31. Miniature golf

Facility Improvements:

1. Plant/Tree Nursery
2. Surfboard lockers
3. Re-shape berms in Kakaako Waterfront Park
4. Ice vending machines
5. Public Art installations. Interactive
6. History walk
7. Remove non-essential barriers and fences (ex. fencing on the Makai side of JABSOM).
8. Bicycle, Segway, surfboard and fishing equipment rentals
9. Fish cleaning facilities
10. Expand existing breakwater to create expanded kids swimming area
11. Celestial observation area

LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
PARK ENHANCEMENTS
WARD
ALA MOANA BOULEVARD
ILALO ST.
1" = 400'
#1A LAND USE and PARK EXPANSION
SOURCE: KAKAAKO MAKAI 8·03·10
PROJECT TEAM MEETING

LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
PARK ENHANCEMENTS
FESTIVAL AREA
COMMUNITY CENTER
VIEW PLANE
FESTIVAL AREA/ COMMUNITY GATHERING
WARD
ALA MOANA BOULEVARD
ALA MOANA BEACH PARK
PARK AND PUBLIC REALM IMPROVEMENTS
ILALO ST.
KEY VIEW PLANE
FOOD CONCESSION
RELOCATE AMPHITHEATER
IMPROVE COMFORT FACILITIES PICNIC AND SHADE ELEMENTS
#18 PARK ENHANCEMENTS
1" = 400'
SOURCE: KAKAAKO MAKAI 8.03.10 PROJECT TEAM MEETING

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Land Use, Park Expansion, Park Enhancement - Comments

STRENGTHS

- Park expansion to Ilalo Street Must be A PARK SETTING
- Gateways are good.
- Significant public view planes are essential to PRESERVE – mauka to makai AND makai to mauka.
- Community Center and garden.
- Community center and garden on Piano Lot - centrally located for community access and sustainability by community.
- Green space appears to be preserved. Like how the areas not being utilized will be improved under "park expansion."
- Becomes a better "gathering place."
- Areas identified for park enhancement/ expansion and public use good. Good designations as shown.
- Prefer Piano Lot site for community center (not other 2 sites). Better to cluster such facilities for synergy. Also, better site organization than spreading out.
- Good use for Gateway Park areas for festivals, etc. Use for informal sports fields (soccer, lacrosse. etc.) when no events.
- Mix of green, commercial and civic space.
- Mixed use.

OPPORTUNITIES

- Must be a PARK SETTING – a park setting into which public facilities not available elsewhere are placed. A SPECIAL PLACE that people will know about and want to be.
- Low-level public uses within the PARK SETTING to Ilalo Street.
- Community center is needed – best in a central location – Piano Lot.
- Multi-purpose public use – historic preservation; museums; research
- Keep all low rise structures.
- Open up open green space and park use to area makai of piano lot. (sketch provided)
- Would (use) slate grey encumbered sites along Ala Moana, (Cooke to Ward) as open space along Ala Moana
- (Park improvements) should continue from waterfront to ewa to connect open space at Cooke and Ala Moana. Even if it is just a large pedestrian access green space.
- Better to have mixed use, perhaps a world-class museum.
- Integrate park with public spaces, such as civic center or culture and arts center or complex of performing arts buildings.
- Use (historic pump station gateway) as interpretive and orientation center for residents and visitors alike – for all points of interest in Kakaako Makai.

Land Use, Park Expansion, Park Enhancement - Comments

- Community center and garden on Piano Lot - centrally located for community access and sustainability by community.
- Making park improvements along Ala Moana Blvd.
- Gateway connections are in great locations.
- Open space along Ala Moana Blvd. is necessary but may need a more "plaza" type of usable space.
- Lots of green.
- More green space is needed which is always good.
- More comfort stations and shade trees are good along the waterfront. All areas makai of Piano Lot should be green open space.
- All areas makai of Piano Lot should be green open space.
- Historic pump station is ideal gateway –should be major first gateway to Kakaako Makai (and Mauka).
- Relocating parking for Waterfront Park to continue green axis of Gateway Park.
- Lei of green and park enhancements are a good setting and context. The park-like setting should extend to streets, courtyards, medians, building setbacks. Create a neighborhood in a park, not just a park in a neighborhood!
- Like the plan to enhance comfort facilities, picnic and shared elements.
- Great. Mixed use green + education +civic + arts.
- Mixed use for various activities and interests.
- Underutilized. Doesn't support economy

- Pump station gateway to include gateway landscaping fronting Forrest Ave. and Ala Moana Blvd.
- Overall plan needs a composite vision that integrates the elements. It should include both a narrative and an illustrative map that puts the pieces together, identifies any conflicts between elements.
- The plan also should include all of the parcels, not exclude those in certain ownership. The vision plan needs to be comprehensive, not have artificial lines based on current owners.
- Makai may be defined as a place with opportunities for enhancing mind, body, spirit, and psyche – via facilities and open space.
  - » medical research and education
  - » culture and arts creativity,
  - » performance and education
  - » ocean research and recreation
  - » passive and active experience of an island ocean setting
  - » By day: Farmers market and local arts market
  - » By night: outdoor dining and entertainment

Land Use, Park Expansion, Park Enhancement - Comments

PROBLEMS

- Hurricane and tsunami inundation area.
  - » Opportunities: Park expansion on Piano Lot, Look Lab/ makai sites makes more sense. Park expansion to Ilalo Street – a PARK SETTING
- Continued maintenance of expanded park.
- Homeless
- Eyesore.
- Storm water management needs to be addressed as a land use issue in and if itself and not as an off-shoot or collateral issue related to land development in general.
- Suppose it is discovered that appropriate storm water solutions require 20 acres of land? Such a possibility needs to be considered sooner rather than later as the possibility might prevent/foreclose other development options. This issue was raised in both workshops and noted on the web portal.
- On legend, symbol for public use and for park enhancements look the same – not clear on map which is which.
  - » Opportunities: Use better contrast to clarify symbols between legend and plan. (Is lite green on map park expansion? – If so, correct legend.)
- Gateways are major and minor. Major are at Cooke St. and block to east (Gateway Park block) and at Ward. Minor gateway at Keawe St. like other diagrams, not entire block from South to Keawe.
  - » Opportunities: Devise Gateway symbol at Keawe to match other diagrams. Emphasize Cooke/Ohe St. and

THREATS

- Yellowish areas (on maps) should be green. Redundant commercial and structural mass in piano lot and makai Look Lab sites – should be all green just as John Dominis site and waterfront park parking lot site (are shown).
- Commercializing Piano Lot and Look Lab/marine sites
- Please make it local friendly. Don't want another Waikiki that tailors to tourists.
- A place where local families would like to come and not over-crowded, noisy and busy.
- Consider aviation noise impacts to new facilities (i.e., offices, classrooms, etc.).
  - » Opportunities: Noise mitigation (soundproofing walls) should be considered. Buildings in question for height impacts may file for an aeronautical evaluation at www. oeaaa (?).faa.gov
- Ignores view plane mauka to makai.
- Will it stay green forever?
- $
- Would hate to see this area go totally commercial. Better to use it for cultural and educational and environmental purposes.
- Community garden on contaminated land?? Not sure if that's safe to grow things on contaminated soil.
- Should not be home to disparate pieces of sculpture that do not contribute or reinforce selected character or style/ theme.
- The undefined public use areas

Ward Ave. Gateways.

- Will the public go?
- Does not link makai with mauka. Cooke needs to be more prominent corridor.
- No iconic structure – where will the $ come from?
- Outdoor dining cafes (not enough). Draw locals and tourists DAILY not just for special events.
- How would you decide who would use/reap benefits from community garden?
- Community center at Kewalo Basin Park is not centrally located – private clubhouse.
- "Public Use" areas are unclearly defined.
- How will the "public use" be utilized?
- "Public Use" is not clear nor limited. What kind of "use"?
  - » Opportunities: Public use facilities should be moved to ewa end. AWAY from Sea Steps – make the makai lot of Piano Lot PARK USE.
- Areas makai of piano lot with PBRC should all be park and open. Move public facilities use to ewa end. Expand and keep Sea Steps and park open. Open up circulation to promenade.
  - » Opportunities: Move PBRC and facilities to ewa end.
- Encumbered parcels should remain or become a commercial district!! Needs to have restaurants/ shops from John Dominis to Fisherman's Wharf historic restaurant. Open to waterfront with pedestrian promenade.
  - » Opportunities: Needs to have a reason for people to come and use this space.

- Ocean Investments dual wedding cathedral behemoth at John Dominis site. CANCEL LEASE. BAD PLAN – EYESORE PLAN.
- Architecture of some state buildings has been notoriously bad. (UH) Planning may be great, but if it ends up with bad buildings, we're stuck. – Hope this can be avoided.
- Ocean Investments plan to replace low profile John Dominis Restaurant with EYESORE BEHEMOTH twin wedding cathedral
-

LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
PROMENADE / PUBLIC ACCESS
BICYCLE ROUTE
BUS ROUTE
PARKING / SHUTTLE FACILITY
SIGNALIZED INTERSECTION
ACCOMODATE EWA BOUND TRAFFIC INTO KEWALO BASIN
CLOSE SIGNAL w/o INTERSECTION HERE
ALA MOANA BOULEVARD
PERIPHERAL PARKING
ALA MOANA BEACH PARK
SHUTTLE STOPS & DEDICATED DISTRICT SHUTTLE
POSSIBLE ELEVATED OVERLOOK @ KKFC
32' MIN.
PROVIDE VEHICULAR AND PED LINK TO PARK
LOCAL SHUTTLE CIRCULATOR w/ PERIPHERAL PARKING
"RIGHTS"
STEPS TO SEAWALL SHELF ONLY
"KEWALOS"
POSSIBLE USE OF J. DOMINUS FDNS AS LOOKOUT POINT
SEA STEPS: IMPROVE SAFETY
+ IMPROVE EXISTING STEPS
+ NO STEPS DUE TO ENV'L IMPACTS
WATERFRONT PROMENADE
"FLIES"
"INCINERATOR"
"POINT PANIC"
EXTEND PROMENADE
NEW TUCK-UNDER PARKING (- MIN. IMPACT TO LANDFILL)
1" = 400'
#2 WATERFRONT ACCESS PARKING & CIRCULATION
SOURCE: KAKAAKO MAKAI 8.03.10 PROJECT TEAM MEETING

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Parking and Circulation - Comments

STRENGTHS

- Changing name of promenade to "Boardwalk:
- Including bike paths in addition to walkways
- Addressing traffic flow and parking issues
- Peripheral Parking:
- *Lot C, AAFES
- *Between mound and JABSOM (on
- amphitheater site)
- Peripheral parking on AAFES lot serves Kewalo Basin and Piano Lot.
- Secondary pathways
- Promenade expansion along channel with lookout.
- Connection to Ala Moana Park at shoreline
- Dedicated shuttle – Kakaako Makai Trolley.
- More parking in the area is good. Like the "tuck under parking" at landfill area.
- Take advantage of Promenade idea – closing streets.
- Promenade and bike paths are great.
- Peripheral parking on AAFES lot serves Kewalo Basin and Piano Lot.
- Local shuttle! GREAT!

OPPORTUNITIES

- Boardwalk at Kewalo Basin for harbor shops and services. Traditional flavor will attract visitors also.
- Keep promenade close to harbor – along channel and just 'ewa of KKFC (not on Ahui Street)
- Be sure light signals are set to the speed limit so it's not more stop & stop traffic along Ala Moana Blvd.
- Will it go to the Ward area and back?
- Keep parking free.
- Need shade areas, currently limited.
- Acquire and develop green pathway running from Makiki to Kakaako.
- Integrating the parcel to be one expanse of a coherent plan.
- Consider pedestrian and bicycle overpass option over Ala Moana from
- 1-2 access locations.
- In addition, acquire property or public right of way linking/ extending park to Mother Waldron Park via pedestrian overpass.
- Underground parking?
- Water taxis to Ala Moana or Hilton HV (Hawaiian Village) pier and Aloha Tower.
- Define Ilalo St. as limited access route for shuttles, rickshaws, park-and-small business access vehicles only.

Parking and Circulation - Comments

- Promenade along the water front invites walkers, joggers, bikers. And shares the beauty of the shoreline with the public.
- Like public walkway around the harbor.
- Like the Promenade public access throughout park and waterfront. .
- How does site relate to public transportation stops?
- Adding walkway that connects Kewalos to Ala Moana.
- Link to Ala Moana Park (circulation) good.
- Tuck- under parking good concept – cover with grass for park space above (similar to municipal parking lot).
- Good use of peripheral parking
- PEDESTRIAN FOUCUSED CIRCULATION
- Bike routes, pedestrian routes –
- allow a quiet island experience.
- The promenade could serve as an outdoor seating area to enjoy the views, have maybe a children's water feature and take a water taxi or shuttle.

- Piano Lot for parking/commercial use.

Parking and Circulation - Comments

PROBLEMS

- Any stairs for beach access besides the two already existing? Difficulty for the public to swim in the ocean potentially keeps the public from utilizing the park. For example, easier for public to swim at Ala Moana (or) Waikiki than Kakaako unless you going to surf.
- Parking needs to be free parking for public. No parking meters.
- Parking needs to remain free for those who utilize beach every day. Don't want to always pay for parking just to come to surf.
- Parking at Point Panic poor land use for land so close to ocean. Convert to park space. Use shuttle for body boarders or consolidate with nearby facility parking.
- Delete parking at Point Panic site near ocean. Too valuable as park space to waste on parking.
- Point Panic is only body boards and fins – not heavy long boards. Use central parking (Ilalo and Ahui Streets) and shuttle bus. Or move parking back and incorporate with parking of other nearby facility.
- Rather than parking at Ilalo and Ohe St. and at AAFES site, provide consolidated parking at Ilalo and Ahui Sts. on piano lot for more central location in area served.
- Don't locate parking on AAFES site or on Piano Lot where shown. Locate on Piano Lot at corner of Ilalo and Ahui Streets to centralize in area to be served
- Too much shoreline parking; there should be a shoreline attraction.

THREATS

- Public swimming will interact with boat traffic.
- Too much ocean use – keep access to ocean as is – plan so ocean access is intended to be available to only skilled surfer dudes and boaters.
- Parking on Piano Lot is a waste of good space for public uses in a PARK SETTING
- UH - Regarding parking, they must stay within their campus for parking!
- Too many interior roads and unclear circulation.
- Bus route on Ilalo – commercial and public traffic route would cause Ilalo to become a high use traffic area.
- Would not do tuck-under parking. Seems very costly with a lot of environmental mitigation for parking lot.

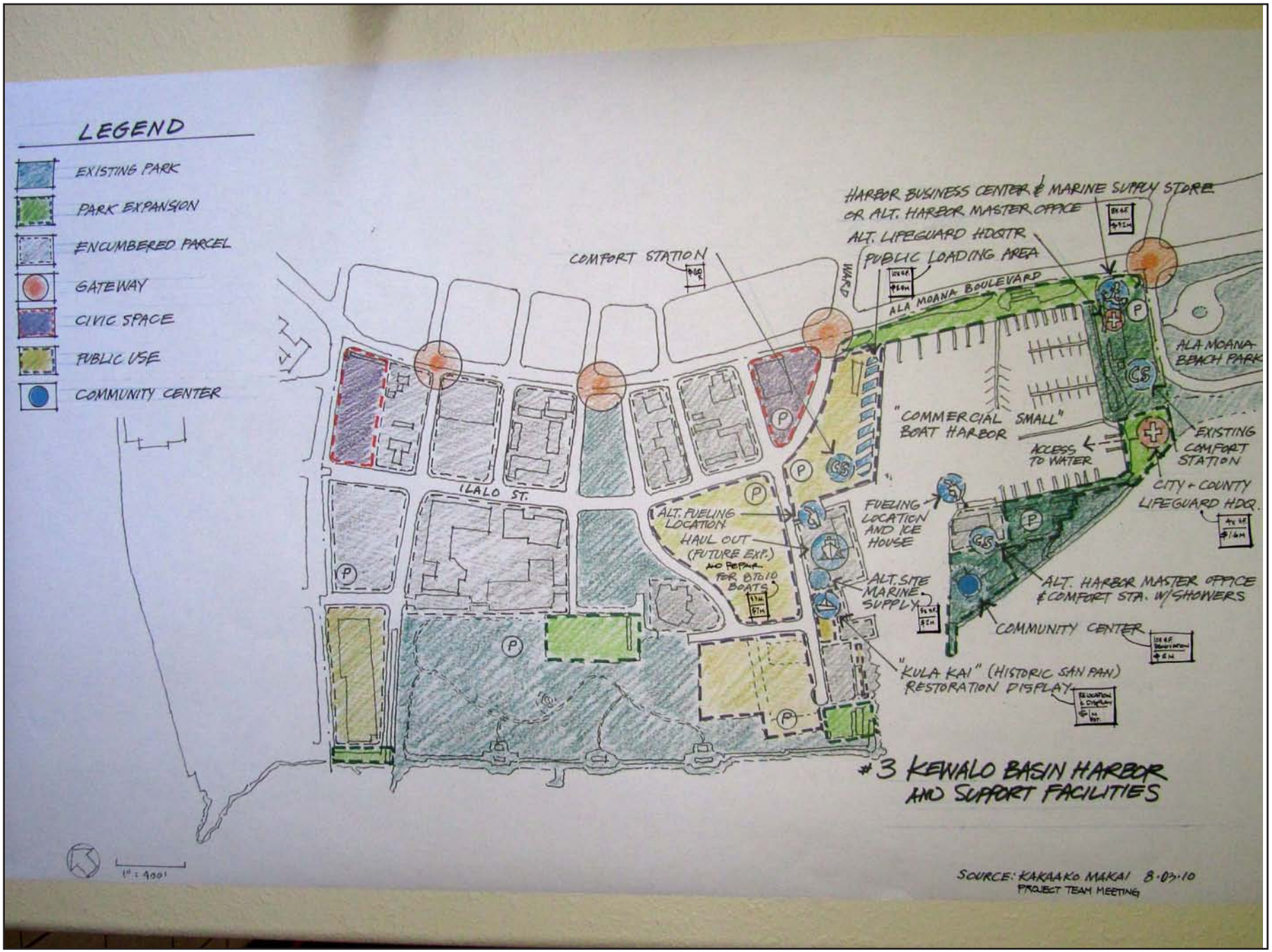
Parking and Circulation - Comments

- Convert to park space. Use shuttle for body boarders or consolidate with nearby facility parking.
- New land uses (per legend) good (except below)
- Parking at Point Panic poor land use so close to ocean.
  - » Opportunities: Locate parking at Ilalo and Ahui corner of Piano Lot. Delete other two "P" in area.
- Eliminate Point Panic parking and integrate with other parking.
- There need to be stronger links mauka/makai and laterally to Aloha Tower. The fact that Mother Waldron (Park) is no longer shown on this plan is a problem.
  - » Opportunities: Need to keep a wider view – while the project is in the makai areas, its sphere of influence is much greater.
- Ala Moana Blvd. traffic noise/and fast moving heavy traffic – cause distraction to the quiet island experience intended for Makai.
- If there is no vehicular access for Kewalo Basin users from Ward Avenue, why is the marine store sited on the Ward side of Kewalo Basin?
  - » Opportunities: Shouldn't it be on the Ala Moana Park side closer to their parking and vehicular access?
- Walking/biking promenade/boardwalk should follow waterline all the way. Not sure why it doesn't around current boat yard? See "Future Plan" section.
- The main walkway from Ala Moana/Cooke St. seems too disconnected getting to the waterfront.
  - » Opportunities: Perhaps create a more direct and intuitive link to the water with visual connection.

Parking and Circulation - Comments

- » Also, work harder to create a continuous sea walk, "Green Lei" that links across the mouth of boat harbor with graceful pedestrian bridge.

- Do not like tuck-under parking. Very costly with a lot of environmental mitigation to just develop a parking lot.
  - » Opportunities: Do a parking structure behind the children's museum/or piano lot., Something close that conveniently services the Child Museum and waterfront
  - » Child Museum - day use
  - » Waterfront – night use
  - » Existing parking lot for Child Museum can be changed for open space but parking should be located diamond head side or waterfront side of Child Museum.
- Distance from parking.
- Enough parking? – especially for large crowd events -
- Parking can be underground?
- Parking shown between Ohe St. and Kewalo Basin (3 locations)
  - » Opportunities: Delete parking near Point Panic and consolidated 2 parking locations on Ilalo Street and one on piano lot at corner of Ahui and Ilalo (see comment on other plan sheets)
- I think creating more parking within existing park is an expensive and unnecessary solution to creating more parking spaces.


LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
COMMUNITY CENTER
HARBOR BUSINESS CENTER & MARINE SUPPLY STORE
OR ALT. HARBOR MASTER OFFICE
ALT. LIFEGUARD HDQTR
PUBLIC LOADING AREA
COMFORT STATION
ALA MOANA BOULEVARD
ALA MOANA BEACH PARK
"COMMERCIAL SMALL" BOAT HARBOR
ACCESS TO WATER
EXISTING COMFORT STATION
CITY + COUNTY LIFEGUARD HDQ.
ILALO ST.
ALT. FUELING LOCATION
HAUL OUT (FUTURE EXP.)
NO REPAIR FOR 8 TO 10 BOATS
FUELING LOCATION AND ICE HOUSE
ALT. SITE MARINE SUPPLY
ALT. HARBOR MASTER OFFICE & COMFORT STA. W/SHOWERS
COMMUNITY CENTER
"KULA KAI" (HISTORIC SAMPAN) RESTORATION DISPLAY
#3 KEWALO BASIN HARBOR AND SUPPORT FACILITIES
1" = 400'
SOURCE: KAKAAKO MAKAI 8-03-10
PROJECT TEAM MEETING

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Kewalo Basin and Support Improvements - Comments

STRENGTHS

- Gateway connections are in great locations. Open space along Ala Moana Blvd. is necessary but may need a more "plaza" type usable space.
- Lots of green.
- Fisherman's Wharf Restaurant.
- Kewalo Marine Lab best on fish auction site to compliment KKFC community marine conservation uses.
- Gateways
- Kula Kai
- * Harbor support and shops on cannery site.
- C&C lifeguard (facility) good (location) with boat slip.
- Lots of green.

OPPORTUNITIES

- A cultural and educational use would secure the site for the public common good over the long term AND be profitable.
- Restore Fisherman's Wharf Restaurant.
- Ice chute at KKFC – restore.
- I think this space is missing an opportunity for educational assets. They are interested in building more buildings on historic land.
- Like that if remains a working harbor, why not have water taxis? Waikiki-Kewalo Basin-Aloha Tower water shuttles?
- Provide link between adjacent uses mauka and makai along harbor front by relocating haul-out and repair to Keehi Lagoon.
- The boat haul-out and repair area would be more ideal to locate (with) the harbor master, life guard facility and other public facilities offices.
- Harbor support services, harbor master and harbor shops at cannery site.
- Restore Fisherman's Wharf Restaurant.
- Consolidate Basin support facilities (see #3 comments) at DH (diamond head) side of Kewalo Basin including Kewalo Basin peninsula.
- Concentrate harbor support uses to area DH (diamond head) of Kewalo Basin (not in "green" park space) as indicated (see Map #3)

PROBLEMS

- The area where the old net house and McWayne Marine Supply was located is a fairly narrow area. To locate a harbor business center there would be too cramp(ed).
- CS (comfort station) should not be at such prominent space/ point. Relocate to interior.
  - » Opportunities: Shift location of Fisherman's Wharf Restaurant to comfort station site. Promote view of harbor/activities.
- Harbor support scattered all around harbor and is at times obnoxious land use conflicting with adjacent uses.
  - » Opportunities: Concentrate harbor support (harbor master office, marine supply store, restrooms) and life guard facility in harbor support and parking structure DH of Basin. Locate haul-out and repair to Keehi Lagoon and locate fueling and ice house to where indicated at NOAA site. Eliminate all uses 'ewa of Basin except for Kula Kai and public loading area.
- Do not like the public loading area right by the harbor.
  - » Opportunities: It would be better as a walkway for public, bikers, to have a better view of harbor and ocean for scenic walks.
- New land uses (per legend) good (except below)
- Dry dock, haul-out use 'ewa side of Basin, incompatible with park uses (heavy industrial, obnoxious land use)
  - » Opportunities: Free up area for continuity of adjacent uses and move boat repair to Keehi Lagoon where it should be.
  - » Boat repair, formerly at Ala Wai, should be at Keehi Lagoon, not here. Integrate Honolulu Marine site into

THREATS

- Shame to see the site go to commercial development and purely profit.
- Adding more fueling stations to the shoreline could be a hazard to the environment.
- (Proposed) expanded park conflicts with harbor use on Kewalo Basin Peninsula.
- Haul-out and repair facility 'ewa of Kewalo Basin is degrading to areas around it. Heavy industrial use has no business adjacent to park and public use areas!
- Boat haul-out and maintenance site on 'ewa side of Kewalo Basin – consolidate harbor support in structure with parking on DH side of Basin (see #3 comments).
- Existing dry dock is a heavy-duty eyesore and polluter – reduce size for small boat use, similar to Ala Wai Marine.
- Fueling locations? Are they adding these? Or are they already existing. Does this cause any potential danger in leaks into the water?
- Dry dock, haul-out area 'ewa of Kewalo Basin (see Problems). This is major threat to success of overall plans.
- Seems underutilized, could go dense commercial later on.
- "Potential Threat" – Please ensure that this harbor is a "working" harbor and harbor users are OK with proposed concept plan and future plan.

Public Market - Comments

surrounding uses.

- Marine store is not centrally located.
  - » Opportunities: Marine store best on Boardwalk at McWayne site.
- Marine supply at dry dock is out of place.
  - » Opportunities: Marine supply should be accessible and centrally located. Best at McWayne site.
- C&C lifeguard (facility) should be midway between shoreline and Ala Moana Blvd.
- What type of "public realm" is adjacent to active pier and dock use on the Kewalo Basin peninsula? Public use should not conflict with active dock use.

LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
COMMUNITY CENTER
PROMENADE/PUBLIC ACCESS
PARKING/SHUTTLE FACILITY
FARMER'S MARKET
• COMMUNITY CENTER
• COMMUNITY GARDEN
• OPEN SPACE
WARD
ALA MOANA BOULEVARD
ALA MOANA BEACH PARK
FISHERMAN'S WHARF REST.
PUBLIC MARKET
HARBOR OFFICE & COMMERCIAL
ILALO ST.
MARINE STORE
KKFC + KULA KAI
HAUL OUT
WATERFRONT PROMENADE
PUBLIC MARKET (FISH MARKET AND VENDOR COMPONENT)
ALT. LOCATIONS FOR PBRC (KEWALO MARINE LAB)
A
#4 PUBLIC MARKET
#5 MARINE SCIENCE
1" = 400'
SOURCE: KAKAAKO MAKAI 8.17.10 PROJECT TEAM MEETING

LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
COMMUNITY CENTER
PROMENADE/PUBLIC ACCESS
PARKING/SHUTTLE FACILITY
MARINE STORE
FARMER'S MARKET ON EDGE
WARD
ALA MOANA BOULEVARD
ALA MOANA BEACH PARK
FISHERMAN'S WHARF RESTAURANT
HARBOR RELATED SMALL BUSINESS
LINKAGES TO PARK
ILALO ST.
HAUL OUT
MARINE SCIENCE
• OCENARIUM
• KEWALO MARINE LAB INTEGRATED WITH KKFC AND KULA KAI
WATERFRONT PROMENADE
1" = 400'
B
#4 PUBLIC MARKET
#5 MARINE SCIENCE
SOURCE: KAKAAKO MAKAI 8.17.10 PROJECT TEAM MEETING

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Public Market - Comments

STRENGTHS

- Restore Fisherman's Wharf Restaurant.
- Farmer's market on Piano Lot fronting Ilalo Street – visible and accessible.
- I like the location of farmer's market being close to the waterfront and being near an existing restaurant that could use some pedestrian traffic.
- Adding small businesses is necessary to create attractions that people will come to buy/see/relax at.
- Mixed use for various activities and interests
- I really like the plan so far.
- Public market will locate, incorporate "haul-out" site and enlarge to include farmers and fish market. Incorporate Fisherman's Wharf (in same structure or new structure) into public market – locate harbor office to DH side of Basin (see #3 comments).
- Farmers market use.
- Farmers market with a fresh fish component is a great idea.
- Marketplace should be concentrated not spread around.

OPPORTUNITIES

- Harbor-related small businesses on cannery lot – very compatible with harbor.
- Farmer's AND fish market – "Mauka-Makai Marketplace"
- Park element on piano lot with farmers and fish market will benefit that (farmers and fish market) element
- Marketplace – should be concentrated in area(s) but not scattered throughout – bad for business if we have to hunt for a business – should be small business venues.
- Plan should include more retail, especially along waterfront (but facing harbor on boardwalk). Retail should restrict high-end shops and focus on dining cafes with outdoor seating. An international food court if you will.. Locals and tourists will gather where there are food options with a view! Too little of this on Oahu!
- Consolidate public market, farmer's market for better synergy and shared use of common facilities, locate in area of fish market, public market and haul-out.
- Use Look Lab for farmers market. It will draw people closer to the park and food vendors will give reason to stay and linger in the park.
- Farmers market to be in open area. Not necessarily have to be enclosed in building??
- Markets and business for local business will be great.

Public Markets - Comments

PROBLEMS

- Cannery lot – bad place for farmers market – too condensed and constricted by busy traffic.
  - » Opportunities: Farmers market on Piano Lot – needs passive park element to be comfortable and inviting.
- Public market should not be on harbor perimeter. This is needed for harbor support shops and services!
  - » Opportunities: The harbor shops must not be more than a single story – with views between.
- What do you mean by small business? Are you building a building for these businesses? Is this going to block the harbor view? If so, not sure if agree.
- Not sure about the location of harbor offices next to public markets.
- Farmer's market, "Mauka-Makai Marketplace," should not be in constricted Kewalo Basin corner
  - » Opportunities: Should be on Piano Lot together with welcoming and inviting passive park companion space
- Outdoor dining cafes (not enough). Draw locals and tourists DAILY not just for special events.

THREATS

- "Public Market" is a misnomer when condensed into separate lot – Cultural Public Market is defined in the statute and looks at the entire area for public uses and Hawaiian cultural emphasis.
- The plan does not appear to include any commercial activity. How is this to be funded or implemented? Will the public uses alone provide enough vibrancy in the area?
- Environmental groups trying to ban retail. Retail (cafes) will attract people!
- Haul-out area (see #3 comments), also marine store.
- No structures over one story along harbor.

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Marine Science - Comments

STRENGTHS

- Kewalo Marine Lab as marine science with KKFC
- PBRC – If large public component locate as part of oceanarium at mauka side of Look Lab site (prefer). If research lab only (lesser option), locate at NOAA site. Site near KKFC is poor site - too small.
- Keeping the Kewalo Marine Lab is of vital importance. This is the only viable research space that has access to the ocean with good water quality. The lab brings in large sums of money to UH via its grants and has a national/ international reputation for its quality. We need it here.
- Keeping Kewalo Marine Lab and relocating it appropriately near the cove is of significant importance to continue this vital research and marine conservation and education effort.

OPPORTUNITIES

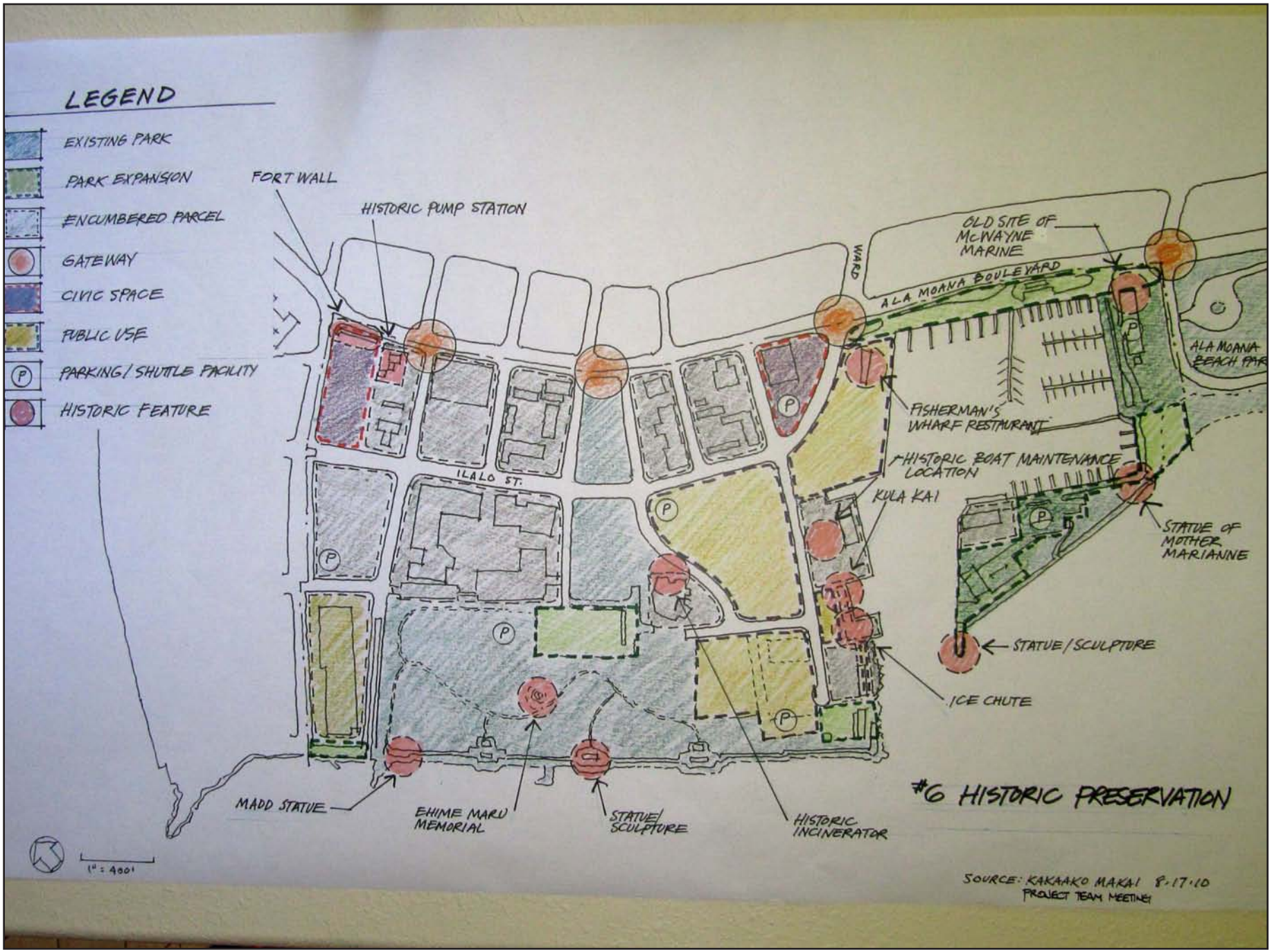
- Locate "PBRC" at Look Lab site and provide public education and viewing areas into "oceanarium." Include like uses (surfing museum, etc.)
- Moving the lab back from the water but maintaining access would be a chance to update the research facilities and perhaps expand its program. Continuing a branch of a top-notch research institution on this side of the island will continue bringing funding in but also keep the UH Marine Science Program at the top of its game.
- Locate Kewalo Marine Lab with expanded public education and exhibit function, possibly with surf museum and other water focus on mauka side of Look Lab site and expand park into makai of side of Look Lab site. Expand park space around Point Panic. Best site for ocean center functions right in view of ocean.

PROBLEMS

- The area where the old net house and McWayne Marine Supply was located is a fairly narrow area. To locate a harbor business center there would be too cramp(ed).

THREATS

- The present UH plan to demolish the labs in 2013 must not go through. That, at present, is the greatest threat to a highly effective and productive educational facility.


LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
PARKING/SHUTTLE FACILITY
HISTORIC FEATURE
FORT WALL
HISTORIC PUMP STATION
OLD SITE OF McWAYNE MARINE
WARD
ALA MOANA BOULEVARD
ALA MOANA BEACH PAR
FISHERMAN'S WHARF RESTAURANT
HISTORIC BOAT MAINTENANCE LOCATION
KULA KAI
ILALO ST.
STATUE OF MOTHER MARIANNE
STATUE/SCULPTURE
ICE CHUTE
MADD STATUE
EHIME MARU MEMORIAL
STATUE/SCULPTURE
HISTORIC INCINERATOR
#6 HISTORIC PRESERVATION
1" = 400'
SOURCE: KAKAAKO MAKAI 8.17.10
PROJECT TEAM MEETING

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Historic Preservation - Comments

STRENGTHS

- Fort Wall and Pump Station as historic complex
- Ice chute – restore at KKFC and Kula Kai at KKFC as historic complex
- Fisherman's Wharf Restaurant – RESTORE interior, upgrade exterior. Add shops and landscaping.
- Preserving in place:
  - » Fort wall, Pump station, Statues and memorials in park
  - » Incinerator building and tower
- Preserve historic areas and build a historical narrative of significance of location.
- Historic buildings and uses are a strong starting place to establish area identity, foundation and character, (and) should inform all new design and development.
- Great idea.
- Recognition of known historic properties and resources, especially pump station and discovery center and Kewalo Basin.
- Preserving historic pump station, incinerator stack, and Fisherman's Wharf is desirable.
- Historic features must be preserved and restored to communicate the fishing history and tradition of Kakaako Makai
  - » Fisherman's Wharf (restaurant)
  - » Ice chute, Kula Kai

OPPORTUNITIES

- Green belt frontage at pump station and fort wall.
- Historic lookout at John Dominis site on channel !
- McWayne marine (site) – (historic) marine supply location.
- Keep Kula Kai in water in Kewalo Basin (more relevant setting for sampan) and make an attraction – do not locate out of context on dry land.
- Use historic pump station as Kakaako museum and area information center.
- Learning center to promote the area should be considered.
- Develop historic/marine theme to guide character/look of district, including architecture, site furnishings (e.g. benches, trash receptacles, etc.), light fixtures and art.
- Use John Dominis cantilevered foundation as promenade lookout!

Historic Preservation - Comments

PROBLEMS

- MADD statue, Ehime Maru memorial, generic statues/ sculptures ARE NOT HISTORIC SITES! They are simply ornamental features – some symbolic, some not.
- Not worthy of historic preservation consideration:
  - » Ice chute
  - » Boat maintenance facility
  - » Fisherman's Wharf
  - » McWayne Marine (store) site
- See other comment regarding 3 parking areas shown between Ohe St. and Kewalo Basin.
  - » Opportunities: Limit historic sites to only ones listed under "Strengths"
- People need to be educated about the history and traditions of Kewalo Basin Harbor to appreciate these - see ("Strengths") above !
- Not much is known about any historical sites other than the pumping station.
- Fisherman's Wharf restaurant is not worth saving and should not encumber parcel as constraint to build from or around.
  - » Opportunities: Determine style/character – then use that to inform what should stay or go.
- Need to connect history with the present, prefer a museum that focuses on past and present issues.
- Please conduct an architectural survey of all existing buildings to determine:
  - » age
  - » historic integrity
  - » historic significance

THREATS

- Should not be home to disparate pieces of sculpture that do not contribute or reinforce selected character or style/ theme.
- Massing (civic) structure to corner at Forrest Avenue.
- Haul-out and boat repair facility (see #3 comments)

Historic Preservation - Comments

- Using the criteria and professional standards of the National Register of Historic Places. Contact (Historic Hawaii Foundation) if referrals are needed for qualified firms. The horizon should be eligibility at plan build-out (2040+) not just now (2010).
- Need land use plan as part of overall plan. What is relationship to historic buildings, gateways and public spaces?

LEGEND
EXISTING PARK
PARK EXPANSION
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
PUBLIC USE
COMMUNITY CENTER
PROMENADE/PUBLIC ACCESS
PARKING/SHUTTLE FACILITY
LIFE SCIENCE
GATEWAY PARK AS ALT. SITE FOR MUSEUM OF HAWAIIAN MUSIC AND DANCE AN OTHER PERFORMING ARTS
• PARKING
• AMPHITHEATER
• MULTI-USE FACILITIES
• GROUND FLOOR RELATES TO ARTS & CULTURE
ALT. SITE FOR HAWAIIAN MUSEUM OF MUSIC AND DANCE
• TEACHING, INDUSTRY (PERFORMING & EXHIBIT SPACES)
• PRESERVE FISHERMAN'S WHARF RESTAURANT
• REDEVELOP AAFES BUILDING
NEW CIVIC OFFICE FACILITY
WARD
DISTRICT GATEWAY
HMMD ICON
ALA MOANA BOULEVARD
FISHERMAN'S WHARF RESTAURANT
ALA MOANA BEACH PARK
ILALO ST.
MARINE CENTER (ALT. SITES)
• SURF MUSEUM (VIEW OF OCEAN)
• KAKAAKO/KEWALO HISTORY MUSEUM
• OTHER WATER ARTS FOCUS
#7 ARTS & CULTURE
#8 LIFE SCIENCE & ED.
#9 CIVIC
ALT. PERFORMING ARTS SITES
• IN/OUT DOOR VENUES
• SHARED/FLEXIBLE PROGRAMS
• CONNECTED TO PROMENADE
FUTURE DEVELOPMENT/EXPANSION SITE
COMMUNITY CENTER (ALT. SITES)
• MULTI-USE COMPLEX
• NOT LIMITED TO HAWAIIAN CULTURE (HIGHLIGHT ALL CULTURES)
1" = 400'
SOURCE: KAKAAKO MAKAI 8-3/-10
PROJECT TEAM MEETING

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Arts, Culture, Life Sciences & Education - Comments

STRENGTHS

- Amphitheater site – Hawaiian Cultural center with performing and practice platform adjacent to top of mound for makai cultural relationship (parking below with enclosed offices and rehearsal studios for shared performing arts uses as well).
- Hawaiian Museum of Music and Dance support host culture.
- Performing arts and Hawaiian and educational built over 3 levels of parking adjacent to mound. (See Opportunities)
- Performing Arts – Dance/Theater/Music – so needed – waterfront /side location wonderful. Copenhagen has an opera house (new) and a theater on the harbor.. Oslo has a brand new opera house in their harbor (stunning buildings). So many groups need rehearsal and performance space.
- Use waterfront for surf museum, etc. Need to provide our visitors more value. Look at San Diego – wonderful parks, art, museums.
- Arts and Culture – very important. Performing arts sites to accommodate various groups – dance, theater, music, etc. Must be designed with flexibility and multi-use in mind.
- Excellent idea to build arts and culture center
- Different things like the performing arts center, etc. and community center will attract more people.
- Great use of space for educational and civic purposes open to the public.

OPPORTUNITIES

- Using the piano lot for parking is a waste of an opportunity space. A parking garage would require a smaller square-foot area, and then a surf/hula interactive museum could be located next to the farmers market and children's museum.
- Use Royal Hawaiian Shopping Center and GGP's new mall.
- UH Manoa needs the Hawaiian Museum of Music and Dance facilities more than Kakaako Makai.
- (Performing Arts & Hawaiian Education) Use lower levels for offices/rehearsal/ sound studio (desired by Museum for Hawaiian Music and Dance)
- Use top level for Hawaiian hula practice and performances on mound facing ocean and sunsets
- Construct a bandstand similar to Kapiolani Park if the amphitheater is demolished.
- Locate Museum of Hawaiian Music and Dance and other performing arts and community center in piano lot for better synergy with each other, better relation to other park and public uses.
- Build (arts and culture center) closer to ocean to be set-off by the natural beauty of environment like Sydney's opera house.
- Museum and educational facility.
- Performing arts facility.

Arts, Culture, Life Sciences & Education - Comments

- Need more of these public spaces of learning for both locals and tourists.
- Good local host culture representation of local Kakaako Makai historic uses.
- There is a serious demonstrated need for a performing arts complex, including an 800-1000 seat indoor flexible hall, a modest outdoor amphitheater, and most important, a variety of rooms for learning and rehearsing, including halau hula, Japanese taiko, Korean dance, Filipino dance/ music, ballet and modern dance, and youth symphony, chorus, and HTY (Hawaii Youth Theatre).

- Need an anchoring, modern, sustainable building to attract locals, tourists, families such as a museum to make the space an educational and cultural district.
- There are museum/performing arts uses that should expand beyond this specific site, like a maritime museum or natural museum – should have a wider interest group also.
- Arts and Culture Foundation
- Conservatory and rehearsal rooms
- Community group fales (hale) -
- Hawaiian style open air, covered, easily maintainable, gathering areas for halau practice and self teaching
- Suggest performing arts spaces be adjacent to, or near the Museum of Hawaiian Music and Dance, to share some facilities. Nearby cultural marketplace and farmers market will greatly benefit from these activities. Ideal partnership/compliment to parkland.

PROBLEMS

- State funding is not reliable.
- Uses limited open space.
- Under-used buildings. A UH Museum of Hawaiian Music and Dance would get better use.
  - » Opportunities: Open air uses like hula mound and gardens (lo‘i) better.
- Surf Museum – not on harbor.
  - » Opportunities: Surf Museum best with Point Panic exposure.
- Hawaiian cultural and performing arts structures on Gateway Park open space axis or piano lot – cannot have “all uses” there.
  - » Opportunities: Gateway Park best for flexible multi-ethnic festivals and events.
- (Arts and culture center) does not take advantage of making it set-off by water’s edge. Too close to major intersection and street.
- Sites are somewhat spread apart – seems like there is a missed opportunity to use synergy created by creating closer relationships between uses/programs – could save $$ also.
- Important to keep area active days and into evenings (safety, security, efficient use of prime land).
- Buildings/facilities vs. parkland, see Threats
- Proposed museums have no funding. By contrast, presidential museums come fully funded.
- Using the criteria and professional standards of the National Register of Historic Places. Contact (Historic Hawaii

THREATS

- Overdevelopment and lack of public park space.
- Placing performing arts on periphery by commercializing Hawaiian cultural uses on Ala Moana Blvd. or harbor – see Guiding Principles: do not exploit!
- Must relate to open space and water – see above (Opportunities) re. views.
- Museum of Hawaiian Music and Dance at AAFES site or at Fisherman’s Wharf site (totally out of context with master plan) – just a land grab for high profile site. Keep out of this area.
- Museum of Hawaiian Music and Dance and other performing arts in Gateway Park. (Horrible use of this park/open space.)
- Economy and buy-in from arts and culture community and State overall.
- Timing of development should be coordinated so one use is not stranded (like the discovery museum) – it would benefit all of the cultural/arts uses to be developed in a short time line.
- So many uses are envisioned for Kakaako Makai. We strongly suggest that the AAFES and Next Step lots be acquired (long-term) to add to acreage. There are no logical reasons for those 2 uses in Kakaako Makai.
- Lack of $
- Individual museums will not be frequented regularly. Combine all museum ideas and make some INTERACTIVE component so that it has an edge to other existing museums. Let’s be honest, how often do you go to a museum? NOT OFTEN

Historic Preservation - Comments

Foundation) if referrals are needed for qualified firms. The horizon should be eligibility at plan build-out (2040+) not just now (2010).

- Need land use plan as part of overall plan. What is relationship to historic buildings, gateways and public spaces?

Kakaako Makai - District Master Plan
Community Open House - September 27 - October 2, 2010

Civic - Comments

STRENGTHS

- Keep Forrest Ave. site and AAFES site as civic space – good use.

OPPORTUNITIES

- More multi-story underground or low profile and high capacity in empty lot near shore. Show the community how renewable energy can be used and useful.
- Presidential Museum and Library.
- Build the Obama Presidential Library and Museum with large park and education and global facility.
- What about Obama presidential library and museum? It would:
  - » synergize with the children's
  - » museum and medical school
  - » bring visitors to the park,
  - » bring an iconic building to the
  - » waterfront.

PROBLEMS

- No educational or civic cohesion.
- Civic Use – Don't consume all of Forrest Ave. lot. Area behind historic wall is part of Gateway – make it green.
  - » Opportunities: Civic use is best on makai ¾ of Forrest Ave. lot.
- More space in the interior of the park should be used for educational purposes.
  - » Opportunities: Look Lab converted into a Renewable Energy Discovery Center here

THREATS

- "Presidential Library" is out of place and out of context for Kakaako Makai - Vision and Guiding Principles: marine and cultural priorities.
- Tearing down this well-built (Look Lab) building.

P
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FUTURE PARK EXPANSION
LEGEND
EXISTING PARK
PARK EXPANSION/PUBLIC USE
ENCUMBERED PARCEL
GATEWAY
CIVIC SPACE
FUTURE EXPANSION
1" = 400'
#1A LAND USE and PARK EXPANSION
SOURCE: KAKAAKO MAKAI 8·17·10

ALA MOANA BLVD.
ILALO STREET
COOK STREET
Future Civic Use
Historic Pump Station/Visitor Facility
Parking Structure
Parking Structure
Parking Structure
Performing Arts Complex
Farmers' Market
Community Gardens
Community Center
Park Expansion
Park Enhancement
Promenade Connection
Promenade Renovation
Hula Mound and Outdoor Performance Venue
Fishermans' Wharf Restaurant
Harbor Shops and Restaurants
Museum of Music and Dance
Fish Market
Surfing and Watersport Museum and Hall of Fame
Keiki Fishing Conservancy
Kewalo Marine Lab
John Dominis Restaurant
New Promenade
Marine-related Retail
Harbor Master
Promenade Renovation
Park Expansion
COMPOSITE PROGRAM CONCEPT PLAN
KAKAAKO MAKAI
HCDA
MVE PACIFIC
28 OCT 2010

Kakaako Makai - District Master Plan
Program Summary
Updated - October 28, 2010

Parcel	Area (sf)	Use	Program (sf)	Stories	Footprint	Parking Spaces	Park Ratio (stalls / sf)	Net Open Space	Comments
Piano Lot	326,700	Farmers Market	20,000	1	20,000	50	1/400		
		Fish Market	10,000	1	10,000	25	1/400		
		Community Center	25,000	2	12,500	83	1/300		
		Community Garden	10,000	1	10,000	10	1/1,000		
		Surf Museum - District Interpretive Museum	20,000	2	10,000	67	1/300		
		Performing Arts Center	55,000	1	55,000	183	1/300		
		Parking Garage	82,000	2	41,000				235 Parking Stalls Accomodated
			140,000		158,500	418		51.48%	
Cannery Lot	213,444	Restaurant (incl FWR), Harbor + Cultural Shops	60,000	1	45,000	200	1/300		
		Hawaiian Museum of Music and Dance	40,000	2	20,000	133	1/300		
			100,000		65,000	333		69.55%	
KKFC Lot	74,052	KKFC (incl Kula Kai)	15,000	1	15,000	50	1/300		
		Kewalo Marine Lab and Public Exhibition	60,000	2	30,000	120	1/500		
			75,000		45,000	170		39.23%	
NOAA Lot	87,120	Harbor Master Office and Fueling	4,000	1	4,000	4	1/1,000		
			4,000		4,000	4		95.41%	
Kewalo - Mauka & DH	243,936	Life Guard Station	4,000	1	4,000	4	1/1,000		
		Marine Store and Harbor Support	20,000	1	20,000	50	1/400		
			24,000		24,000	54		90.16%	
			343,000		296,500	980			980 Stalls x 350 s.f / Stall = 343,000 s.f. of Parking Required to support program. Additional parking for existing Park at 400 spaces needs to be provided as well as 500 spaces for JABSOM and CRC. Total Parking of 1880 spaces anticipated

Kakaako Makai - District Master Plan
Development Cost Summary
Updated - October 28, 2010

	Cost Metric ("all-in" cost*) - 2010$					
	/ Each	/ Acre	/ Linear Ft	/ Bldg SF	Program - Facility S.F.	Estimated Facility Cost
I. Park Expansion / Enhancement						
Expanded Green Space / Preserve Open View Planes		$700k				
Repair & Renovation Program for Existing Facilities		$300k - $400k				$5,000,000
Improved Comfort Facilities	$300k - $400k (new)					$2,000,000
Expanded Picnic and Shade Elements (incl. lighting)	$50k					$500,000
Active Recreational Uses		$1.5m				
Water Play Feature (s)	$150k					$150,000
Community Center				$300 - $400	25,000	$10,000,000
Community Gardens		$700k			10,000	$200,000
II. Waterfront Access - Incl. Parking and Circulation						
Waterfront Promenade						
(a) New Bulkhead Wall			$8k - $9k			
(b) New Promenade			$250 - $275			
(c) Renovate Existing Promenade			$125 - $175			
Ocean Access & Safety						
(a) Sea steps	$250					
Parking						
(a) Surface Parking	$5k - $7k per stall					
(b) Parking Garage	$30k - $35k per stall					
Improve Connectivity and Circulation, including Private and Public Multimodal Transportation. Disabled Accessibility Improvements						
(a) Streetscape Improvements (each side of street)			$150 - $200			
(b) Circulation Improvements around Kewalo Basin (Roads)			$9k			
Ala Moana Boulevard Improvements - Mauka-Makai Access						
(a) Ilalo-Punchbowl Extension			$9k			
(b) New/Improved Ala Moana Crosswalks	$400k					
III. Kewalo Basin Harbor and Support Facilities						
Commercial Small Boat Harbor & Support Facilities	by others					
Maintenance Haul-out and Repair Facility	$6m - $7m				144,000	$7,000,000
Marine Store and Harbor Support				$300 - $400	20,000	$8,000,000
Expand Operations Kiosks	$15k					$100,000
Improved and New Comfort Stations with Showers	$300k - $400k (new)					$400,000
City and County of Honolulu Lifeguard Facility				$300 - $400	4,000	$1,600,000
Secure Public Loading Area (repair/upgrade of Fisherman's Wharf loading dock)				$200 - $250	10,000	$2,500,000

	Cost Metric ("all-in" cost*) - 2010$					
	/ Each	/ Acre	/ Linear Ft	/ Bldg SF	Program - Facility S.F.	Estimated Facility Cost
IV. Cultural Public Market Place						
Farmers Market				$300 - $400	20,000	$8,000,000
Fish Market				$400 - $500	10,000	$4,000,000
Retail Outlets for Ethnically Diverse Products				$300 - $400	10,000	$4,000,000
Ethnic Themed Service Related Businesses, including Restaurants				$400 - $600 (shell & core only)	50,000	$30,000,000
Theaters, Stages, and Arenas (Cultural & Community Performing Arts)				$600 - $800	See Arts Programming	
Exhibition Space, Educational Facilities, or Museums (Local History/Art/Culture)				$600 - $700	See Arts Programming	
Local Food & Lunch Wagons/Other Small Businesses				$200 - $300 (pad & hookup)		
V. Arts and Cultural Programming						
Hawaiian Museum of Music and Dance				$700 - $800	40,000	$32,000,000
Performing Arts Multi-Purpose Complex - Indoor/Outdoor				$800 - $1,000 (indoor)	55,000	$55,000,000
Surfing and Watersports Museum and Hall of Fame				$600 - $700	15,000	$10,000,000
Area for Community Cultural Celebrations		$900k (park area)				
VI. Marine Sciences and Education						
Keiki Fishing Conservancy	$500k				15,000	$500,000
Kewalo Marine Lab				$800 - $1,000	60,000	$60,000,000
Harbor Historic Interpretive Center/Museum				$600 - $700	5,000	$3,500,000
VII. Life Science and Education						
Hawaii Cancer Research Center	by others					
VIII. Civic						
Office Building Replacement				$400 - $500	40,000	$20,000,000
Sheriffs Station (Satellite Facility)	$5m			$400 - $500	15,000	$7,500,000

	Cost Metric ("all-in" cost*) - 2010$					
	/ Each	/ Acre	/ Linear Ft	/ Bldg SF	Program - Facility S.F.	Estimated Facility Cost
IX. Historic Preservation						
Historic Pump Building - District Welcome and Interpretative Center	$4m (Est. Restoration)			$300 - $700	1,500	$4,000,000
Fisherman's Wharf Restaurant				$500k (plug)		$500,000
Kula Kai - Historic Sampan	$1m					$1,000,000
X. Other Costs						
Infrastructure & Sitework		$500k - $1m				
Demolition				$10 - $20		
Soil Remediation		$500k				
					Total	$277,450,000

KAKAAKO MAKAI
DISTRICT MASTER PLAN

WORKSHOP 3:
COMMUNITY PETITION RECEIVED

October 28, 2010

The undersigned want to save our Kaka'ako (Makai) with as much open space for park, recreational, family and cultural use as possible. We prefer easily accessible, user-friendly shaded areas, including covered and non-covered areas where small and large groups can easily have scheduled or unscheduled gathering such picnics, barbecues, pot lucks, parties, baby luau, family reunions, retirement parties, group gatherings, and receptions. Permits and reasonable fees for large gatherings are appropriate. We are against restaurants, retail shops, aquariums, water parks, symphony halls, and other commercial or large development, whether for profit or not for profit. We prefer community meeting rooms, pavilions, simple performing arts areas, and a few concession stands or areas where lunch wagons can set up. The park should be developed and maintained with public funds similar to the way Malaekahana State Park, Kapiolani Park, and Ala Moana Park are maintained.

Name	Address	City, State, Zip	Email (optional)
Art Markiewicz	950 Cooke St Honolulu, HI 96814	Honolulu, HI 96814	
Jaelyn Valentino	2466 Kapiolani	Honolulu HI 96826	
DAVID W. TSUJI	2577 Henry St.	Honolulu HI 96817	
RICHARD LEE	1122 KINAU ST	HONOLULU HI 96814	
George Pereira	1923 Colburn St.	Hon. HI 96819	
Nicole Nakamura	45-057 Anapaw St.	Kaneohe, HI 96744	
RIDGE Sonn	67-089 Nahonahoni	Waialua 96791	
Kawika Brito	1240 Nehili St	Honolulu HI, 96825	

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Name	Address	City, State, Zip	Email (optional)
Alex Dorrian	2861 Kanoa St	Honolulu, HI 96822	dorrian@hawaii.edu
Laureen McCoy	1617 Keeaumoku St. #1608	Honolulu, HI. 96814	lmccoy2121@aol.com
Kam Jo Hanneman	311 Lincoln Ave	Honolulu, HI 96816	kjhanneman@gmail.com
Brannon Parker	RR2 Box 4542	Pahoa HI	mbranparker@yahoo.com
Shae Chun	2012 Kaluhi St	Hon HI 96819	schun78@yahoo.com
Shana Serna	94-615 Kahaoio	Waipahu 96797	shanali.serna@gmail.com
Randy Serna	94-615 Kalaka	Waipahu 96797	shanali.serna@gmail.com
Raven Serna-Hill	94-615 Kahaoio	Waipahu 96797	ravenserna@yahoo.com
Kawika Irvine	86-306 Hakupaa St	Waianae, HI 96792	da8irvine@hotmail.com
Kelly Moen	85-1229 Kaneilio St.	Waianae, HI.	kmoen@yahoo.com
Paul Lo Akiu	87-847 Apuu	Waianae 96792	
Jamie Irvine	84-156 Makau St. #1	Waianae 96792	jiggers28@gmail.com
Aliah Irvine	84-156 Makau St. #1	Waianae 96792	aliah@hawaii.edu
Sheri Apuna	P.O. Box 894117	Mililani 96789	sbasheri@gmail.com
Brian Irvine	P.O. Box 894117	Mililani 96789	bkpirvine@yahoo.com
Pohakeelua Irvine	86-306 Hakupaa St	Waianae, 96792	

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Name	Address	City, State, Zip	Email (optional)
[illegible]	2281 Kalihi St	Honolulu	
[illegible]			
Kanoe Kim	98-00 Kuka'lo Pl #2	Aiea, HI 96701	kanoekim35@yahoo.c
Sinora Afoa	2215 N. School St	Honolulu, HI 96819	
Fosa Fualaau	2215 N. School St	Honolulu, HI 96819	
Shiloh Fualaau	94-354 pupumoni St #304	Waipahu, HI 96797	
Daisha Lynn Fualaau	94-354 pupumoni St #304	Waipahu, HI 96797	
Edmundo Gonzalez	Bonino 1035		GRINGURO@hotmail.com
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A. Cencio	728 KINAU St	HONO HI	ARAVINDA108@GMAIL.COM
Gyna White	1220 W Mililani St. Apt 707	Honolulu HI,	GYNAW@hotmail.com
Melanie Berris	1228 Lunalilo St Honolulu HI 96826	Honolulu, HI	Mel.berris@gmail.com
Michael Kaonohi	785 Isenberg	Honolulu	64.com
Elena Nunez	1728 Ewa St	HON. HI	elvsupreme@yahoo.com
NUUSINA AFE	1728 EWA ST	HON. HI	
Robyn [illegible]	1728 Ewa St	Hon. HI	

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Name	Address	City, State, Zip	Email (optional)
A. Kaahaaina	36 Mahalani St	Hon Hi	—
Manon Mullen	521 Kawaihae St	Hon, Hi	—
V. Tully	521 Kawaihae St	Hon HI	
Melissa Mullen	521 Kawaihae St.	Hon Hi	
Michael Russo	45-542 Kamehameha Hwy	Kaneohe HI	
Dano Kaahaaina	1491 Ala Mahamoe	Hon Hi 96819	
Marie Riede	7540 Olili Pl	Hon. Hi 96825	
William Kam	1728 Aipaako	Hon Hi 96819	
[illegible]	1622 Maliu St.	Hon Hi 96819	
[illegible]	1622 Maliu St.	Hon Hi 96819	
Sandra Shiu	2035 Kam. Ave.	Hon 96822	
James Nakata	45-375 Akimalaai	Kaneohe 96744	
Linda Mitsunaga	1627 Hanai Lp	Hon, Hi 96817	
Ron Nish.	348 Awaiki Pl	Hon, Hi 96822	—
Alexis Sunile	1034 Nuuanu Ave #47	Hon. Hi 96817	
Laura Kitamura	619 Iliaina St	Kailua 96734	

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Name	Address	City, State, Zip	Email (optional)
ALIKA KAILIHINA	53834 KAM HWY HAUNA HI		Shan@sumososin.net
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Laine Nakachi	91-105 Makaaloa Place		lnakachi1@gmail.com
Dina Dudayan	91-377 Papipi Rd. Ewa Beach HI 96706		
JUNE NAKACHI	91-105 MAKAALOA PL	EWA BEACH 96706	
WERLINA	Young- [illegible]		
[illegible]	2500 PETER ST	HON. 96816	
William Hara	847 7TH AVE	Honolulu HI 96816	
Rose HA	SAME AS ABOVE	" "	
Totipo Nakachi	Island Nursing	Home	
Lorraine Ichiyama	Island nursing	Hon HI 96814	
Helen Ewis	[illegible]	Hon HI 96814	
James Choi	904 Kahikolu PL	Hon, Hi, 96818	

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Name	Address	City, State, Zip	Email (optional)
Ann Muman	1060 Luna'anela	Kailua HI 96734	
Iris Parry	99-417 Waoala Pl	Aiea, HI 96701	
Tony J. Takano	1319 Kunda ST	KAILUA 96734	
Krystal Yamamura	94-519 Lumiaina St. Apt J204	Waipahu HI 96797	

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Name	Address	City, State, Zip	Email (optional)
Bradley Watters	1335 Aalapapa Dr	Kailua HI 96734	
GARY MASUDA	755 HAO ST.	Hon. Hi 96821	masuda.gary@yahoo.com
Judith Wong	1460 Kalanchai Pl	H, H 96822	
Troy Williams	1778 Ala Moana	Honolulu, Hi 96815	
Colleen Jim	1031 Nuuanu Ave	HI 96817	

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Name	Address	City, State, Zip	Email (optional)
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MELVIN BARROS	729 KUMUKAHI PL	Hon Hi 96825	PETETZ@AOL.com
Annette Endow	14 Wood ST.	Hon 96817	annendow@hawaii.rr.com
Ivanelle Hoe	3404 PAALEA	Hon 96816	
RICHARD NAGAGHIMA	2160 PUNA ST	Hon, Hi 96817	
E.M. Sweet	45-107 Mahalani Cr	Kaneohe, HI 96744	skippysweet@yahoo
TERRY MAYEDA	1519 NUUANU AV	Honolulu HI 96817	

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Name	Address	City, State, Zip	Email (optional)
Caroline Winzer (Campbell)	41 KARSTEN DR	WAHIAWA HI 96786	geroline@hawaiiantel.com
Teresa Berthiaume	P.O. Box 1115	Haleiwa, HI 96712	iamtb@hawaii.rr.com
Richard Hughes	2149 Damon St	HNL 96822	
Michael Mueller	2465 Ala Wai Blvd	Honolulu 96815	Anarchy1112@AOL.com
Susan Kay Lucas	2415 Ala Wai	Hono Hi 96815	
[illegible]	659 ILI AINA	KAILUA, Hawaii	Eljimb@comcast.net
Brenda Blankenship	14808 SW Mapleleaf Rd	Powell Butte OR 97753	brendakay29@live.com
Sharon Sawtey	657 Iliauna	Kailua, HI 96734	olona@mac.com
John Kahle	1122 Makiki	Honolulu, HI 96822	
Don Hutton	84-740 Kili	WAIANAE HI 96792	donhutton@hotmail.com
K L McGlone	PO Box 235166	Honolulu 96823	Katalina@lava.net

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Name	Address	City, State, Zip	Email (optional)
Chanelle Fabrenito	92-6940 Puliko St.	Kapolei, HI 96707	
Joy Angelos	421 Makaloa St.	Hon., HI 96819	n/a
Chris Baisom	3819 Sierra Dr	Hon HI 96816	
Craig Harburg	46-040 Emmelet Way	Kaneohe HI 96744	—
[illegible]	NA	NA	NA
[illegible]	N/A	N/A	N/A
Jayn Uyeshiro	N/A	N/A	N/A
[illegible]	123 Ala Street	Kailua, HI 96734	N/A
Kathleen Zukowski	796 Isenberg	Hon Hi 96826	—
Helen K. Gulu	796 Isenberg	Hon Hi 96826	—
Renee Zakeman	796 Isenberg	Hon Hi 96826	—
[illegible]	543 Farrington Hwy.	Kapolei, Hi 96707	—
Kimberly Bu	543 Farrington Hwy.	Kapolei, HI 96707	N/A
Ryan Valencia	95-195 Lelewalo St	Mililani, HI 96789	
DAN KAUSTIN	1331 Ala Kalanipiko	Hon. HI. 96819	
Marie Flor Agustin	1221 #A2 Kalona Rd.	HON HI 96819	

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Name	Address	City, State, Zip	Email (optional)
Chantal Santos	1226 Puu Poni Pl.	P.C., HI 96782	
Kanani Silva	98-1226 Kulawai St	Aiea, Hi 96701	
Keani Santos	98-1226 Kulawai St	Aiea, Hi 96701	
Jeni Cowell	801 S. Beretania	Honolulu, Hawaii	
HEATHER Hewelitz-Holmes	1309 A Ala Wai St	Honolulu HI 96815	
LESLIE COOKS	92-1110 Waikoli	KAPOLEI, HI	
MELISSA [illegible]	P.O. BOX 700207	KAPOLEI HI 96709	
ROB SOARES	98-1226 Kulawai	AIEA HI 96701	
[illegible]	PO BOX 848837	Waianae, 96789	
Leo Reanero Jr.	2021 Houghtailing st	Hon Hi 96817	
Mercy Vea	2021 Houghtailing St	Hon, Hi 96817	

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Name	Address	City, State, Zip	Email (optional)
Cheryllann Santiago	801 N. Vineyard Blvd.	C11 Hon. HI 96817.	—
Jaqueline Cummings	801 N. Vineyard Blvd	C11 Hon HI 96817	—
Kaliko Cummings	605 N. Vineyard Blvd #50-A	Hon. Hi. 96817	—
Alohalani Davis	87-141 Helelua #7	Nanakuli, HI 96792	—
Jenelle Cunez	566 N. Kukui St. 25D	Hon HI 96817	
Lei Cheung			
David Zin			
Leland Lu			
James Howlett			
[illegible]			
[illegible]			
Mono Manulani		Waipahu, Hawaii	—
AyJay Manulani	250 S. Vineyard st. #806	Honolulu, HI	—
Pati Manulani	SAME ADDRESS	—	—
Tamanna. L.	1125 C Higginson Apt. 205 Hon. HI.	Hon. Hi. 96822	—
Elias Kolopa Jr.	46285 Nakiki St	Waimanalo Hi 96795	

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Macey Kamauu	2353 Kaululaau St.	Hon Hi 96813	Hoakalei@yahoo.com
Shannon Gascon	9M Leu St.	Wahiawa Hi 96817	
Jaddyn Akamine	91-1027 Kelau St.	Kapolei Hi 96707	
Kim Lehano	PO BOX 860422	Wahiawa 96786	
Jace Lehano	588 Auwaiolimu St	Hon-HI 96813	
Damon Iaea	PO BOX 970924	Waipahu 96797	
Iolani Kamauoha	2353 Kaululaau St	Hon-HI 96813	
Eugene Lehano	588 Auwaiolimu St	Hon. Hi 96813	
Pili Lehano	588 Auwaiolimu St.	Hon. Hi 96813	
Kaimipono Kamauoha	2353 Kaululaau St	Hon Hi 96813	
Kalani Llanos	2353 Kaululaau St	Hon Hi 96813	
Kalai Chow	2353 Kaululaau St	Hon Hi 96813	

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Name	Address	City, State, Zip	Email (optional)
Darren Tanaka	2415-B Pauoa Rd	Hon, Hi 96813	
Eddie Leoso	99-127 Kohomua St	Aiea, Hi. 96701	
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Daisy Potauane	1525 Haka dr #401	Hon, Hi 96817	N/A
Bernadette Lene	1445 Alokele St	Hon, Hi 96817	N/A
Suzanne Binda	1525 Haka Dr	Hon. Hi 96817	N/A
Jay Mamoe jr	1525 Haka Dr	Hon. Hi 96817	
Lehua Ayres	99-127 Kohomua St	Aiea, HI 96701	N/A
Ashlee Zimmerman	1129 Austin Ln	Hon. Hi 96817	
Rosalei Leoso	99-127 Kohomua	Hon Hi 96701	
Kyllie Kalani	2137 Kaumualii 3	Hon., Hi 96817	mamastatus@gmail
Jed Mamoe	1129 Austin ln.	Hon, HI 96817	michellelcilani@yahoo.com
Edward Mamoe	1129 Austin ln.	Hon. HI 96817	N/A
Kenneth Leoso	99-127 Kohomua St	Hon. Hi 96817	N/A
Jay Mamoe	1525 Haka dr #408	Hon. HI 96817	N/A
Eddie Leoso	1418 Ianalkila	Hon. HI. 96817	N/A

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Name	Address	City, State, Zip	Email (optional)
Dee Bordaje	99-234 Ohemana	Aiea, HI 96701	
Jacquilyn Bordaje	"	"	
Riemann Bordaje	"	"	
Marybeth Sorol	1272 Young St	Hon. HI 96814	
Judith Alcos	1350-A Pineapple Pl.	Hon. HI 96819	
NOEL ALFECHE	714 Puuhale Rd. #203	Hon. HI 96819	
Romeo Renay	701 7B Ehuwene St	Hon. HI 96819	
Rhoclyn Cortez	1600 Campus Rd. 1347	Los Angeles CA 90041	
Dennis Dasalla	617 McNeill St.	Hon, HI 96817	
Ryan Comondon	1470 DiVingham Blvd	Hon, HI 96817	
Lance Macabeo	94345 Papukupaest	Waipahu HI 96797	
Geraldine Dasalla	617 McNeill St.	Hon., HI 96817	
Melody Macabeo	94345 Papukupa St.	Waipahu, HI 96797	
GARY TORRADO	2816A KALIHI ST.	HON. HI. 96819	
MONES TAEZA	94-1214 KAHUAINA	ST. WAIPAHU HI. 96797	
Betty Taeza	94-1214 Kahuaina	St. Waipahu 96797	

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Name	Address	City, State, Zip	Email (optional)
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Jonah Cummings	"	"	jonah600th77@yahoo.com
Echo Cummings	"	"	—
Johnny Cummings	605 N. Vineyard	96817	"
Preston Tiaiaven	620. Nikuli St.	96817	
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Gabe Gutierrez	PO BOX 296	Waimanalo 96795	

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Name	Address	City, State, Zip	Email (optional)
ELIZABETH DIGA	2118 Young Alley St.	Hon. Hi 96817	
DELIA DABALA	617 McNeill St. B-109	Hon. Hi. 96817	
[illegible] DABALA	617 McNeill St. #109-B	Hon. HI 96817	
Jeffrey Degal	1212 Richard Ln	Hon HI 96819	
Anthony Terada	1209 N. School St. #B7-203	Honolulu HI 96817	
Mark Irby	2820 A. Kalihi St.	Honolulu, Hi 96819	
[illegible] MALASIA	1240 Lehani St.	Hon, HI 96819	
Steven Sibayan	91-1175 Hanalani St	Ewa-Beach, Hi 96706	
Rodney Eusebio	2099 Hawaii Kai Dr.	Hon, HI 96825	n/a
MARK [illegible]	2615 Puuwai Mauka	Hon, Hi, 96818	
JOSH BADUA	2220 JENNIE ST	HON, HI 96819	
IM Torres	2123 Wilson St.	Hon. HI 96819	
Keanu Manu	2820 A Kalihi St	Hon HI 96819	
Cecilia Lazo	45-419 Kuliouli St.	Kaneohe, HI 96744	n/a
Ray Degal	91-1001 Keaumiki Dr	Ewa, 96706	Na
Stephanie Barroga	1318 N. School St.	Hon. HI 96817	

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Name	Address	City, State, Zip	Email (optional)
Erin Tait	1101 F St. Waiwina	Hon. Hi. 96825	
Jody Kakugawa	927 - 21st Ave	Hon. Hi 96816	
Danielle Trode	1525 10th Ave	Hon HI 96816	
Andi Mori	571 Hao St	Hon, HI 96821	

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Name	Address	City, State, Zip	Email (optional)
Eugene Cho	415 South St #2302	Hon. HI 96813	echo@aol.com
Kanitice Symister	2509 Alawai Blvd #402	Hon. HI 96815	
[illegible]	[illegible]		
Alberi Kauff	1872 Citron St #303	Hon. HI 96826	[illegible]
Melissa Holiki	1832 Citron St.	Hon. HI 96826 2661	
Kamaili Belaka	1832 Citron St.	Hon. Hi. 96826	
Douglas OH	2740 Kuilei St.	Honolulu, HI 96826	dougoh94@gmail.com
Jan Kolomalu	3454 Likini St	Hon. Hi 96818	
Elsie Urauchi	3454 Likini St.	Hon. Hi 96818	
Tori Kolomalu	3454 Likini St.	Hon. Hi 96818	
Naceille Means	99-234 Oheiana Loop	Aiea, HI 96701	
Robert Means	"	"	
Jeanalyn Means	"	"	
Michael Romero Means II	"	"	
Nancy Bordeje	"	"	
Cesar Bordeje	"	"	

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Name	Address	City, State, Zip	Email (optional)
Gladen Brachlock	705 Kuhuehui	Kapolei HI 96707	
Hoonani Wahilani	99-009 Kalaloa St B-201	Aiea, Hi 96701	
Konii Wahilani	99-009 Kalaloa St Apt #B-201	Aiea, HI, 96701	
Kaleo GARLASA	1953 DILLINGHAM	Honolulu, HI 96819	
Moses Mehetula	99-009 Kalaloa St #703	Aiea, Hi 96701	
Cherwin Mehetula-Solomon	99-009 Kalaloa st #705	Aiea Hi 96701	
Cheryl L. Mehetula	99-009 Kalaloa St #703	Aiea, HI. 96701	
Keala Card	1734 Hau St.	Hon. HI. 96819	
Michelle Lopez	99-009 Kalaloa St #603	Aiea, HI. 96701	
Ruth Onaga	1753 Malanai St	Hon. HI.	
Luana Maitland			
Paul Solomon	85-1253 Kumaipo	96792	
Weia Wahilani	99-009 Kalaloa St Apt B-201	Aiea, Hi, 96701	
Nicole Kamai	1701 Skyline dr.	Honolulu. Hi. 96817	
Joshua Kamai	" "	" " "	
Kawika Kamai	94-1040 Paiapl Pl	Waipahu, HI 96797	

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Name	Address	City, State, Zip	Email (optional)
GREG MASON	23 COX AV	BOND NSW 2018	GC MASON

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Name	Address	City, State, Zip	Email (optional)
Inge Anitunai	1728 Elunene St	Hon, HI 96819	
[illegible]	1728 Elunene St	Hon. HI 96819	
[illegible]	1525 KEWALO ST	HNL. HI 96822	
[illegible]	1525 KEWALO ST	HNL HI 96822	
Tracy Yang	2027 Wilcox Ln A304	Hon. HI 96819	
ETHEL Yang	1742 Young St. Apt 203	Hon. Hi 96826	
Jess Strong	1592 Perry St.	Hon Hi 96819	
Donna Pilani	1298 Hoolilir	Pearl City 96782	
LAMBERT ARBOLEDA	743 MAHAI ST	Hon. Hi 96826	
CLAUDIA STRONG	743 MAHAI ST	HON, HI 96826	
Jerri Rodriguez	1475 Linapuni St.	Hon, HI 96819	Kamalanirodrigues@yahoo.com
Elina KanaKaole	1475 Linapuni st.	Hon, HI 96819	elinakanakaole@rocketmail.com
LEVI [illegible]	1475 Linapuni st.	Hon, HI 96819	[illegible]@yahoo.com
[illegible]	1475 Linapuni st	Hon, Hi 96819	paawela@gmail.com

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Name	Address	City, State, Zip	Email (optional)
Jeanne Kubo	1458 Pute Pl.	Hon., HI 96816	
Herbert Kubo	1458 Pute Pl.	Hon., HI 96816	
Bernice Jambar	440 Ocean St	Honolulu HI 96819	
Alex Jambar	"	"	
Lainani Jambar	"	"	
Kalani Jambar	"	"	
Charmaine Amd	"	"	
Cody Amd	"	"	
Violet Jhun	94870 Lunicuna St	Waipahu HI 96797	N/A
Ikaika Jhun	"	" "	N/A
Derek (Shino)	91-1097 Waihanoi St	Kapolei	
Healohame Machino	2888 Ala Ilima St. #1102	Honolulu Hi 96819	n/a.
Kanoe Keane	45-667 Ruokipa	Kaneohe, HI 96744	
Justin Clute	"	"	"
Ann Mehrhof	1775 East West Rd.	apt 1139	Hon HI 96822
Adam Cadorna	94-108 Mokuola Pl. # 6106 Waipahu HI 96797	"	halipinoy@yahoo.com

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Name	Address	City, State, Zip	Email (optional)
Jesse W	655 Ana Ala St	Hon HI 96817	—
Roger N	801-109 St	Hon HI 96817	—
Jaymar M.	1747 Pali Hwy	Hon., HI 96813	—
Pat W.	655 Anala St.	Hon HI 96817	
Janice I	04-053 Kuaka St	Waipahu HI 96797	
Peter L.	738 Olokele Ave #A	Hon. HI 96816	—
Erin M.	2238 [illegible]	Hon HI 96822	—
Julienne F.	1451 S King St.	Hon HI 96814	—
Raimy K.	1451 S. King St	Hon HI 96814	
Rufijan W.	1451 S. King St.	Hon HI 96814	
Ricardo W.	1451 S. King St	Hon HI 96814	
Sansan K.	1451 S. King St.	Hon HI 96814	
Nastina Ch.	1451 S. King St.	Hon HI 96814	—

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Name	Address	City, State, Zip	Email (optional)
Joanna Howard	1500 Pahulu St.	Honolulu, 96819	N/A
MILES P. FREED	" "	" "	N/A
Shiann K. Leong	" "	" "	N/A
Douglas L. FREED	92-1283 Poloma St	Kapolei HI 96707	N/A
ANNA-MICHELLE FREED	1500 PAHULU ST.	HONOLULU, 96819	FREEDUNLIMITED@HOTMAIL.CO
Javier Alomar	" "	" "	n/a
Waviolan Howard	" "	" "	n/a
Pumehana Howard	" "	" "	n/a
Angela Howard	" "	" "	n/a
Pilikamo'o Freed	" "	" "	n/a
Randy Howard	" "	" "	n/a
Kailyn Powell	94-1130 Mikiola	96797	NA
Pomaikai Freed	112 Halii St.	Hilo, HI 96720	NA
[illegible]		Waipahu, 96797	
Robert Young	1640 Alameda St	Hi	
John Burkhard	1212 Kinau	Hono Hi	

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Name	Address	City, State, Zip	Email (optional)
Iorga Pabila	1129 Ryckoff St. 404	Honolulu HI 96814	
Calvin Marquez	45-415 Aumoku St	Kaneohe Hi 96744	
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John Kansou	1545 Liliapuni	Honolulu HI 96819	
Rafiny or Kariko	735 Kanokust	Honolulu Hawaii	Rafiny[illegible]@yahoo.com
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Jake Kansou	714 Linaburi st.	Honolulu HI	
MT Satame	803 Linaburi st	Honolulu HI	
Yozu A Kudaiou	94-345 Kulumii St	Waipahu	
CALVIN MORENO	91-669 KILIPOE	EWA BEACH, HI	
[illegible]	99 119 KOHONUI ST.	96817 AIEA Hi.	
Phillip Santiago	350 Aolea Kailua HI	96734	
Angela Miner	129 Plum St	Wahiawa, HI 96786	
Rosie Moreno	1434 Liliapuni St 178	Honolulu, HI 96819	

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John Gratinardo	PO Box 458	Laupahoehoe, HI, 96764	
* Leihulu Irvine	86-306 Hokupaa St.	Wai'anae, HI 96792	lirvi76@gmail.com
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Tiffeny Mancao	PO Box 261		Tiffenymancao@yahoo.com

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Justin Kong	2008 Aaric Loop	Pearl City HI 96782	
Micah Burosan		Honolulu HI 96819	micah-burosan@yahoo
Karen Ramos		Honolulu, HI 96819	k.ramos91@yahoo.com
Jadalie Mae Salvador		Waipahu, HI 96797	jdaabibbbyx3@aol.com
Shawn Castro		Honolulu, HI 96819	
ERICKSON TABUCOL		Honolulu, HI, 96819	ericksontabucol@yahoo.com
Hisashi Gakiya	3415 Harding Ave.	Honolulu HI 96816	hisasea@hotmail.com
Daniel Colton	3415 Harding Ave	Honolulu HI 96816	dacoltjuty5@hotmail.com
Hiro Ito	1682 Kalakaua	Honolulu, HI	metrojungle_97@hotmail.com
Taylor Brown	1752 Dole St.	Honolulu, HI	

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Name	Address	City, State, Zip	Email (optional)
Kevin Killeen	1750 Kalakaua	Honolulu H. 96820	buffaloaloha@yahoo.com

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808-497-9805

Name	Address	City, State, Zip	Email (optional)
Kyle Louie	2760 Tantalus D	Honolulu, HI 96813	Klouie09@uw.edu
Mikaela Louie	2760 Tantalus Dr.	Honolulu, HI 96813	mlouie12@punahou.edu
Henry Louie	2760 Tantalus Dr	Honolulu HI 96813	Kst Louies@msn.com
Steve Jacques	742 Maluniu Ave	Kailua HI 96734	808-722-3130
Mildred Yo	920 Ward Ave #9F	Honolulu Hi	
Ann [illegible]	140 Hoomalu St	Pearl City HI 96782	
Mew Choy Wong	657 Paikau St	Honolulu Hi. 96816	

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Leilani Manoe	1129 Austin Lane	Hon Hi 96817	michelleleilani808@yahoo.com
Jaydon Gabriel	94-1579 Waipahu St	Hon, Hi 96797	
Nick Caballero	2022 Eluwanest	Hon. Hi 96819	
Orlando Dupio	94-1539 Kauka Blvd 96797		
Wayne Wu	2139 Hillcrest	Hon, HI 96817	
Yu Ye Wu	2139 Hillcrest	Hon, HI 96817	
Datary Wu	2139 Hillcrest	Hon, HI 96817	
Elaine Wu	2139 Hillcrest	Hon, HI 96817	
Alvin Wu	1170 Nuuanu ave #1905	Hon, HI 96817	
Kelly Gao	1170 Nuuanu ave #1908	Hon, Hi 96817	
Justin Magaleng	3504 A Wela St.	Hon, HI 96815	
Nicole Sugasawara	1865 Mahana St.	Hon, Hi 96816	
Guan Lin	1440 Ward Ave	Hon, HI 96822	
Justin Gaddi	1637 Makiki St.	Hon, HI 96822	
Sarah Kanahara	1637 Makiki St.	Hon, HI 96822	
Katie Kubo	1458 Pute Pl.	Hon, HI 96816	

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Name	Address	City, State, Zip	Email (optional)
Lisa Sapp	PO Box 61113	Hon 96839	invision808@gmail.com
Alan Johnson	PO Box 61113	Hon 96839	"
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Jean Neuer	45067 Kaneohe Bay Dr	Kaneohe Hi 96744	JNFNEUER@gmail.com
EPATI PAU	802 WAIAKAMILO RD	Hon. Hi. 96817	
LANA MARGAITEGA	"	"	
Sitine Atonio	730 Umi St	Hon, 96819	aikapili@hotmail.com
Avery Igafo	730 Umi St	Hon. 96819	aikapili@hotmail.com
ITI ATONIO	730 VMI ST.	Hon, 96819	ETIATONIO@Hotmail.com
TIARE LUAMANUVAI	730 VMI ST.	HON, 96819	
manuele laumatia	94-120 Kaupu Pl	waipahu, HI, 96797	
Tuhani Nawa	94-120 Kaupu Pl	waipahu, HI, 96797	honeff714@yahoo.com

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Name	Address	City, State, Zip	Email (optional)
Lynn Carey	531 Kaiemi St.	Kailua HI 96734	LCasey1921 @yahoo.com
[illegible] Crossman	"	"	
Steve Coles	532 Kaiemi St	Kailua 96734	
Renuka Coles	532 Kaiemi St	Kailua 96734	SL.Coles@pixi.com
Erwin J. Domingo	418 N. Vineyard Blvd. #12 Hon, HI 96817		dukedomingo58 @yahoo.com
Faith Ka'iama	41-700 Bell St	Waimanalo, 96795	baabaa777@yahoo
Eddie Ka'iama	"	"	
Najnoa Ka'iama	"	"	
Al'iloa Ka'iama	"	"	
Nahuina Ka'iama	"	"	
Ah Lan Diamond	95-149 Kipapa Dr. #33 Mililani, HI 96789	Mililani, HI 96789	kahuilawai@yahoo.com
Kawika Diamond	" "	" "	" "
Kealohi Diamond	" "	" "	" "
Randy Hoopai	59 864B Kam Hwy Haleiwa 96712		RHoopai@WaimeaValley.net
Mary Leandro	1084 Lunaanela	Kailua HI 96734	maryleandro@aol.com
Kerry Germain	59-465 Ke Waena	Haleiwa HI 96712	

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Name	Address	City, State, Zip	Email (optional)
Maria Koko	41-285 Nakini St	Waimanalo, HI 96795	elesa7@yahoo.com
Jayrene Alapai	41-288 nakini St	Waimanalo, 96795	mijakita1172004@yahoo.com
Champagne Padua	41-288 nakini St	Waimanalo, 96795	paduachampagne@yahoo.com

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And Covers on Toilets

Name	Address	City, State, Zip	Email (optional)
Marita Agustin	91-1526 Pukanala St	Ewa Beach HI 96706	
Melson Agustin	91-1526 Pukanala	"	
Eva Marie Agustin	94-423 Hokuala St	Mililani HI 96789	
Richelle Agustin	" SAME "	" "	
Marinel Agustin	91-1526 Pukanala ST	Ewa Beach, HI, 96706	
Rocel Monis	94-465 Kuakahi Pl	Waipahu, HI 96797	
JULIETA BONGOT	2537 NIHI ST. HON.	HI. 96819	
Michelle Agustin	91-1526 Pukanala St.	Ewa Beach, HI 96706	
Abundia Bongot	2537 Nihi St	Hon. Hi. 96819	
Jessie Abalos	45-201 Haunani Pl.	Kan. HI 96744	
Normita Leon	4364 LIKINI ST	HNL, HI 96818	
Rosario Fuego	421 Mokauea St.	Hon. Hi 96819	
Roger Abalos	421 Mokauea St	Hon. HI 96819	
Lilly Ferrer	4362 Likini St	" " 96818	
Daniel Kong	2008 Aaniu Loop	Pearl City, HI 96782	
Michael Rabago	~~[illegible]~~ 1812 Kahanu St	Kalihi, HI 96819	

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Name	Address	City, State, Zip	Email (optional)
MATTHEW YOUNGBIRD	1228 LILOLILO	HON HI 96822	MYCHE57@GMAIL.COM
Steve Ana	1600 Ala Moana	Hnlu HI	SMOZAMBC@gol.n
Chris Jacopec	1049 Pua lane L-K	Honolulu HI 96817	Midas-Touch-68 yahoo
R. Lee	1721 ELUWENE	Honolulu HI 96819	R. [illegible]
DRAKE PASSION	1523 KEWALO ST	HON. HI 96822	
ARTHUR MALOATA	1728 ELUWENE	HI 96819	

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Name	Address	City, State, Zip	Email (optional)
MIKE	Welle	Honolulu	
RAYNETTE McCABE	1951-B Ulia ast	Hon. Hi. 96819	
Charlene Kamai	99-119 Kohomua #19A	Aiea 96701	
BERNARD DUQUE	94-108 Leowaena St.	Waipahu 96797	
Luann Fuertes	94-108 Leowaena st	Waipahu 96797	
Dwayne Fualaau	PO Box 17891	Hono Hi 96817	
Lillian McCabe	PO Box 17891	Hono Hi 96817	
Kameron Kamauna	99-119 Kohomua #19B	Aiea, Hi 96701	
Howard Takara	1448 Richard Ln	Hon Hi 96701	
[illegible]	730 Uni st	Hon Hi 96818	
KIMBERLY MAGBANUA	94-1031 Pupuhi St	WAIPAHU HI 96797	
[illegible] IGAFO	730 UNI ST	HON HI 96819	
[illegible]	98-799 Pono St.	Aiea, HI 96701	
Sonny Asuega	730 Uni ST.	Hon, Hi. 96819	
Malinda N. Sepulona	94-478 Aiamu Place	Waipahu 96797	
Maria Meneses	94-311 Haaa St.	Waipahu, Hi 96797	

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Name	Address	City, State, Zip	Email (optional)
Moses Chang	1128 Kohohiwa	Honolulu	
Boheng Shaw	2563 Dole ST	Honolulu	boheng@hawaii.rr
Lorey Russo	1357 13th AVE	Honolulu	—
David Schoen	228 Hiliawe St	Hon 96813	ydschoen@me.com
Gerald Schmitz	2833D Henry	Hon Hi 96817	
Patty Schmitz	"	"	
Nancy Bray	95-351 Makaplici	Mililani, HI 96789	
Benjamin Shi	2169 A BOOTH RD.	HONOLULU 96813	
ATHLEEN WEST	2169 A BOOTH RD	HONOLULU HI 96813	ala_west@yahoo.com
Regina Silva	P.O. BOX 1540	P.C. Hi. 96782	
Jimmy E. WALL	1055 River ST	Honolulu, HI 96817	
[illegible]	421-Olomana	Kailua HI 96734	

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Name	Address	City, State, Zip	Email (optional)
[illegible]	1728 [illegible] St	Hon. HI	
Leilani Henderson	1728 [illegible]	Hon. HI	
Greg Henderson	1728 [illegible]	Hon. HI	
Thomas [illegible]	1436 Ahomi St.	Hon Hi	
Mike Gunnank	603 - Vinyard	Ho. H.	
Thomas E Cummings III	603 Vinyard	Honolulu Hi 96814	
[illegible]	546D - Kukui St	Honolulu Hi 11	
Brandon H Cummings	546D - Kukui St	Honolulu Hi 11	
[illegible]	91-627 Kilaha St #9	Ewa Beach, HI	
Wayne [illegible]	91-627 Kilahala	Ewa	Beach I
[illegible]	1445 Akkele St	Hon. HI 96817	
[illegible]	1555 10th Ave	Hon HI 96816	
[illegible]	13 T 20th ave	Hon HI 96816	
[illegible]	725 B 7th Ave	Hon HI 96816	
[illegible]	1065 Kawaiahao	Hon. Hi 96814	
Steven Vorayongseng	1951 Kalakaua ave.	Hon. HI 96826	

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Name	Address	City, State, Zip	Email (optional)
Newton Chung	3017 Pacific Hts Rd	96813	
Cliff Balmilero	1567 Puolani St	Hon 96819	
Jace Balmilero	1567 Puolani St	Hon 96819	
Jarrin Balmilero	1567 Puolani St	Hon 96819	
Leslie Balmilero	1567 Puolani St.	Honolulu, HI 96819	
Harry Sheehan	2025 Pahukui St	Hon. HI 96819	
Wynette Sheehan	2025 Pahukui St	Hon. HI 96819	
Duane Wong	130 Rosebank Pl	Hon HI 96817	

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Name	Address	City, State, Zip	Email (optional)
PATRICK LUM	2727 24th St NW #170	WASH, DC 20008	PATRICKLUM@HOTMAIL
MICHAEL BOE	710 LUNALILO ST #907	HONOLULU, HI. 96813	haamboe@yahoo.com
DUSTIN LEANDRO	1080 LUAANELA ST 96734		
LYNN PICCOLI	54-005 AHINALU PL	HAU'ULA, HI 96717	
Kapili Littlejohn	84-411 Hiena PL	waipahu, H-I, 96797	
Timothy K. Alvarez 15 years old			
Walter Oba Jr.	1826 Alewa Dr	Honolulu HI 96817	

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Name	Address	City, State, Zip	Email (optional)
PERCY WONG	3358 KEANU ST	HON HI 96816	
JOHN WONG	1750 KALAKAUA AVE	Hon HI 96826	
Jan Wong	3511 Loulu St	Hon HI 96822	
Matthew Wong	3511 Loulu St.	Honolulu HI 96822	
Mary Wy	PO Box 22232	Honolulu HI 96823	
Sandy Wong	2423 Rooke	Hon. HI 96817	
Steven Wong	702 17th Ave	Hon HI 96816	
[illegible]	P.O. Box 22232	Hon HI 96823	

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Name	Address	City, State, Zip	Email (optional)
Polly SETO	38 S Judd ST apt 8A	Honolulu, HI 96817	
[illegible]	1003 Bishop	Hon 96813	
Laurie Wong	5701 Haleola St.	Hon. 96821	
Phyllis Lee	2428 Manoa Rd	Hon. 96822	
Suzanne Lee	"	"	
Gerald [illegible]	3937 Kaneloa	Hon 96814	
RYAN WONG	702 17TH AVE	HONOLULU HI 96816	
Mae Chay Wong	657 Parkview St	Hon 96816	
[illegible]	847 10th Ave	Hon 96816	
[illegible] ('96)	P.O. Box 22232	Hon 96823	
Steven Lee ('93)	P.O. Box 22232	Honolulu 96823	

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Name	Address	City, State, Zip	Email (optional)
RED PAVINES	1409 - ALEWA DR	Hon Hw. 96817	—
L. Mau	5278 Makalena	Hon HI 96821	
Mae Chang	3017 Pacific Hts	Hon. HI 96813	
[illegible]	45-723 Lanipola R	Kane 96744	
[illegible]	1255 [illegible]	Hon HI 96817	—
Marietta [illegible]	725 KAPIOLANI	HONOLULU 96813	

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Name	Address	City, State, Zip	Email (optional)
Robert Del Greco	2-17-9-103 Minami Osawa	Hachioji, Tokyo 192-0364	rddguercio@gmail.com
Robert Long	#102, Tokiwadai Hous 2-924, Ogawadai	Matsudo, Chiba 270-0006	
Susako Oikawa	#201 5-12-14 SHIMOUMA, SETAGAYA.	TOKYO	
Wendy Lee	3686 Woodlawn Ter	Pl Hm HI 96822	
Jiang Lin	66 Guang Xi Bei Road	Shanghai, China 200001	fangoo@hotmail.com
Zhang Ming Ke	Shangsha Road, Changsha	Changsha 410007	Yalizmk@163.c
Sheryll A. Taroma	Brgy. Philippines San Andres Proper, Davao, 8-9-15	—	shee_0813@yahoo.com
Akiko Taira	Urayasu	Chiba 2790031	
Christine Ong	Kuala Lumpur, Malaysia	43200	yeeten@hotmail.com
Cathy Wang	No. 1 Peikin St. Chaoyan District Beijing, China	Beijing China 100061	
Frederick Rohlfing	737 Bishop St. Ste 2600	Hon., HI 96813	fritz@hawaii.rr.com
Mike Hogan	P.O. BOX 43 KURTISTOWN, HI	96760	No email
Brennan Wong	1100 Luapuka Way	Kailua HI 96734	

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Name	Address	City, State, Zip	Email (optional)
Sam Wanitani	99-809 Kaahole St #B-204 Aiea HI 96701		wahilanfinder@hotmail.com
David Nixon	435 Seaside #608 Honolulu		
Teresa Nixon	"		
Peter Ryan	27 Stewart St	North Bondi NSW Australia	PRYAN9@bigpond.net.au
James Allison	120 Old South Head Road	Vaucluse NSW 2030 Australia	jkrm@tpg.com.au
Peter Cameron	6 Roscoe St	Bondi NSW 2026 Aust.	Peter.cameron@hotmail.com
Ramon Camarillo	1474 Kaiwoli Pl.	Pearl City 96782	RACAMARILLO@GMAIL.com
JoAnn Shimamoto	98-138 Kaluanui Dr	Pearl City HI 96782	YAKIHANA808
Eric Shimamoto	98-138 Kaluanui Dr	Pearl City HI 96782	
Paul Cross, in Cy	25 Market St	Breakfast Pt NSW Aust 2137	
Paul Ure	75 Beresford Rd. Rose Bay Australia	NSW. 2029	homestay@bigpond.net.au
Chris Selby	107 King's Rd. Vaucluse Sydney	NSW 2030	chrisselby@gmail.com
Ellen McCracken	76 Gay St, Botany	N.S.W 2019	ellenmcclico@hotmail.com
Amy Dampsey	2737-D Pacific Heights Rd	Honolulu 96813	
Scott Wolter	58-147 Velu Pl. Haleiwa	Haleiwa HI 96712	Swoodlar@yahoo.com
Stephen Majun	1636 Piikoi #204 96822	HNL 96822	SMAJUN@GMAIL.COM

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Name	Address	City, State, Zip	Email (optional)
Sarah Wānilani	99-009 Kalalea St B201	Aiea, HI 96701	
[illegible]	99-126 Kahilinai	Aiea, HI 96701	
[illegible]	1953 Billingham	Hon. HI 96819	
SEFO FISO	1808 HALEKOA DR.	HON. HI 96821	
SANDRA KANOA	41-949 KALANIANAOLE HWY ~~HWY~~	WAIMANALO, HI 96795	

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Name	Address	City, State, Zip	Email (optional)
Steve Kealiikanakaoleohaililani	P.O. Box 4691	Hon HI 96812	
Maeva Kaiwi	P.O. Box 4691	Honolulu HI 96812	

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Name	Address	City, State, Zip	Email (optional)
Vicki Kitajima	42 Coelho Way	Hon., HI 96817	vkitajima@honolulu.gov
Tina Namumnart	1775 Ala Aolani St	Hon, HI 96819	tnamumnart@yahoo.com
Michael A. Namumnart	1775 Ala Aolani St.	Hon. HI 96819	" "
Jimmy Tomita	46-150 Hecia	Kaneohe 96744	

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Name	Address	City, State, Zip	Email (optional)
[illegible]	66-300 Kaneohe Hwy	Haleiwa HI 96712	
CARL SCHWARZ	1191 WAIKUI	HONOLULU, 96821	
Laura Murillo	67-249 Kahaone Loop	Waialua, 96791	
Debra Reynolds	1619 NE Hoque PL	Seattle (Poulsbo) WA 98370	
[illegible]	1084 Lunaanela St	Kailua HI 96734	
DERRICK MAU	155 N. Beretania St	Honolulu 96817	
[illegible]	68-066 Awaiwa St Waialua 96791		
[illegible]	55 Riverside DR Cocoa FL. 32922	FL. 32922	
[illegible]	67-420 Aikanla St Waialua Hi 96791	Waialua Hi	Lawetabrizo@yahoo.com
Michael Wong	1100 Lopaka Way	Kailua, HI 96734	michaelwongesq@gmail.com

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Name	Address	City, State, Zip	Email (optional)
William -L- MANiaci	1870 Lusitana St #108	Hon, HI 96813	NA
A.D. Billson	Homeless	Hon, HI	—
Frank Mendiola	1503 Thurston Ave	Hon, HI 96822	—
[illegible]	1636 Piikoi St.	" " "	—
Chris Santos	2334 Kapiolani Blvd	" " 96826	—
Georgie Santiago	350 Aoloa c201	Kailua 96734	—
Ashley Lalodlu	1434 Ahonui St. 17B	HONOLULU. Hi. 96819	—
Christian Wardong	918 074 Lii Ipos Street	Honolulu, Hi, 96701	—
Michelle Moreno	2235 B Aulii st	Hon, Hi 96817	—
Cesare Santiago	350 Aoloa St	Kailua, Hi 96734	—
TJ AMATO	94-478 Liauu Pl. Apt. A	Waipahu, HI 96797	—
Jasmine Amato	" "	" "	—
DENIELLE ESTEBAN	89-1096 Pohakupalena	Waianae, Hi 96792	denielleesteban@yahoo.com
Dwight Esteban	↗ ↖	↗ ↖	↗ ↖
Casey Brown	430 Aipuni St. HNL. HI 96821	→	caseybrown13@gmail.com
Alma S. Beck	7 Joost 201 San Francisco CA 94131		

July 4, 2010

KAKAAKO MAKAI
DISTRICT MASTER PLAN

WORKSHOP 3:
COMMUNITY PETITION RECEIVED

October 28, 2010

The undersigned want to save our Kaka'ako (Makai) with as much open space for park, recreational, family and cultural use as possible. We prefer easily accessible, user-friendly shaded areas, including covered and non-covered areas where small and large groups can easily have scheduled or unscheduled gathering such picnics, barbecues, pot lucks, parties, baby luau, family reunions, retirement parties, group gatherings, and receptions. Permits and reasonable fees for large gatherings are appropriate. We are against restaurants, retail shops, aquariums, water parks, symphony halls, and other commercial or large development, whether for profit or not for profit. We prefer community meeting rooms, pavilions, simple performing arts areas, and a few concession stands or areas where lunch wagons can set up. The park should be developed and maintained with public funds similar to the way Malaekahana State Park, Kapiolani Park, and Ala Moana Park are maintained.

Name	Address	City, State, Zip	Email (optional)
Art Markiewicz	950 Cooke St Honolulu, HI 96814	Honolulu, HI 96814	
Jaelyn Valentino	2466 Kapiolani	Honolulu HI 96826	
DAVID W. TSUJI	2577 Henry St.	Honolulu HI 96817	
RICHARD LEE	1122 KINAU ST	HONOLULU HI 96814	
George Pereira	1923 Colburn St.	Hon. HI 96819	
Nicole Nakamura	45-057 Anapaw St.	Kaneohe, HI 96744	
RIDGE Sonn	67-089 Nahonahoni	Waialua 96791	
Kawika Brito	1240 Nehili St	Honolulu HI, 96825	

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Name	Address	City, State, Zip	Email (optional)
Alex Dorrian	2861 Kanoa St	Honolulu, HI 96822	dorrian@hawaii.edu
Laureen McCoy	1617 Keeaumoku St. #1608	Honolulu, HI. 96814	lmccoy2121@aol.com
Kam Jo Hanneman	311 Lincoln Ave	Honolulu, HI 96816	kjhanneman@gmail.com
Brannon Parker	RR2 Box 4542	Pahoa HI	mbranparker@yahoo.com
Shae Chun	2012 Kaluhi St	Hon HI 96819	schun78@yahoo.com
Shana Serna	94-615 Kahaoio	Waipahu 96797	shanali.serna@gmail.com
Randy Serna	94-615 Kalaka	Waipahu 96797	shanali.serna@gmail.com
Raven Serna-Hill	94-615 Kahaoio	Waipahu 96797	ravenserna@yahoo.com
Kawika Irvine	86-306 Hakupaa St	Waianae, HI 96792	da8irvine@hotmail.com
Kelly Moen	85-1229 Kaneilio St.	Waianae, HI.	kmoen@yahoo.com
Paul Lo Akiu	87-847 Apuu	Waianae 96792	
Jamie Irvine	84-156 Makau St. #1	Waianae 96792	jiggers28@gmail.com
Aliah Irvine	84-156 Makau St. #1	Waianae 96792	aliah@hawaii.edu
Sheri Apuna	P.O. Box 894117	Mililani 96789	sbasheri@gmail.com
Brian Irvine	P.O. Box 894117	Mililani 96789	bkpirvine@yahoo.com
Pohakeelua Irvine	86-306 Hakupaa St	Waianae, 96792	

July 4, 2010

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Name	Address	City, State, Zip	Email (optional)
[illegible]	2281 Kalihi St	Honolulu	
[illegible]			
Kanoe Kim	98-00 Kuka'lo Pl #2	Aiea, HI 96701	kanoekim35@yahoo.c
Sinora Afoa	2215 N. School St	Honolulu, HI 96819	
Fosa Fualaau	2215 N. School St	Honolulu, HI 96819	
Shiloh Fualaau	94-354 pupumoni St #304	Waipahu, HI 96797	
Daisha Lynn Fualaau	94-354 pupumoni St #304	Waipahu, HI 96797	
Edmundo Gonzalez	Bonino 1035		GRINGURO@hotmail.com
[illegible]			GRINGURO@hotmail.com
A. Cencio	728 KINAU St	HONO HI	ARAVINDA108@GMAIL.COM
Gyna White	1220 W Mililani St. Apt 707	Honolulu HI,	GYNAW@hotmail.com
Melanie Berris	1228 Lunalilo St Honolulu HI 96826	Honolulu, HI	Mel.berris@gmail.com
Michael Kaonohi	785 Isenberg	Honolulu	64.com
Elena Nunez	1728 Ewa St	HON. HI	elvsupreme@yahoo.com
NUUSINA AFE	1728 EWA ST	HON. HI	
Robyn [illegible]	1728 Ewa St	Hon. HI	

July 4, 2010

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Name	Address	City, State, Zip	Email (optional)
A. Kaahaaina	36 Mahalani St	Hon Hi	—
Manon Mullen	521 Kawaihae St	Hon, Hi	—
V. Tully	521 Kawaihae St	Hon HI	
Melissa Mullen	521 Kawaihae St.	Hon Hi	
Michael Russo	45-542 Kamehameha Hwy	Kaneohe HI	
Dano Kaahaaina	1491 Ala Mahamoe	Hon Hi 96819	
Marie Riede	7540 Olili Pl	Hon. Hi 96825	
William Kam	1728 Aipaako	Hon Hi 96819	
[illegible]	1622 Maliu St.	Hon Hi 96819	
[illegible]	1622 Maliu St.	Hon Hi 96819	
Sandra Shiu	2035 Kam. Ave.	Hon 96822	
James Nakata	45-375 Akimalaai	Kaneohe 96744	
Linda Mitsunaga	1627 Hanai Lp	Hon, Hi 96817	
Ron Nish.	348 Awaiki Pl	Hon, Hi 96822	—
Alexis Sunile	1034 Nuuanu Ave #47	Hon. Hi 96817	
Laura Kitamura	619 Iliaina St	Kailua 96734	

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Name	Address	City, State, Zip	Email (optional)
ALIKA KAILIHINA	53834 KAM HWY HAUNA HI		Shan@sumososin.net
Sanja du Plessis	909 Ala Lilikoi St #705 Hon, HI		sanjadp@yahoo.com
Laine Nakachi	91-105 Makaaloa Place		lnakachi1@gmail.com
Dina Dudayan	91-377 Papipi Rd. Ewa Beach HI 96706		
JUNE NAKACHI	91-105 MAKAALOA PL	EWA BEACH 96706	
WERLINA	Young- [illegible]		
[illegible]	2500 PETER ST	HON. 96816	
William Hara	847 7TH AVE	Honolulu HI 96816	
Rose HA	SAME AS ABOVE	" "	
Totipo Nakachi	Island Nursing Home		
Lorraine Ichiyama	Island nursing	Hon HI 96814	
Helen Ewis	[illegible]	Hon HI 96814	
James Choi	904 Kahikolu PL	Hon, Hi, 96818	

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Name	Address	City, State, Zip	Email (optional)
Ann Muman	1060 Luna'anela	Kailua HI 96734	
Iris Parry	99-417 Waoala Pl	Aiea, HI 96701	
Terry J. Takano	1319 Kunda ST	KAILUA 96734	
Krystal Yamamura	94-519 Lumiaina St. Apt J204	Waipahu HI 96797	

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Name	Address	City, State, Zip	Email (optional)
Bradley Watters	1335 Aalapapa Dr	Kailua HI 96734	
GARY MASUDA	755 HAO ST.	Hon. Hi 96821	masuda.gary@yahoo.com
Judith Wong	1460 Kalanchai Pl	H, H 96822	
Troy Williams	1778 Ala Moana	Honolulu, Hi 96815	
Colleen Jim	1031 Nuuanu Ave	HI 96817	

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Name	Address	City, State, Zip	Email (optional)
Carolee NISHI	348 Awini Pl	Hon Hi 96825	caroleenishi@hawaiirr.com
MELVIN BARROS	729 KUMUKAHI PL	Hon Hi 96825	PETETZ@AOL.com
Annette Endow	14 Wood ST.	Hon 96817	annendow@hawaii.rr.com
Ivanelle Hoe	3404 PAALEA	Hon 96816	
RICHARD NAGAGHIMA	2160 PUNA ST	Hon, Hi 96817	
E.M. Sweet	45-107 Mahelani Cr	Kaneohe, HI 96744	skippysweet@yahoo
TERRY MAYEDA	1519 NUUANU AV	Honolulu HI 96817	

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Name	Address	City, State, Zip	Email (optional)
Caroline Winzer (Campbell)	41 KARSTEN DR	WAHIAWA HI 96786	geroline@hawaiiantel.com
Teresa Berthiaume	P.O. Box 1115	Haleiwa, HI 96712	iamtb@hawaii.rr.com
Richard Hughes	2149 Damon St	HNL 96822	
Michael Mueller	2465 Ala Wai Blvd	Honolulu 96815	Anarchy1112@AOL.com
Susan Kay Lucas	2415 Ala Wai	Hono Hi 96815	
[illegible]	659 ILI AINA	KAILUA, Hawaii	Eljimb@comcast.net
Brenda Blankenship	14808 SW Mapleleaf Rd	Powell Butte OR 97753	brendakay29@live.com
Sharon Sawtey	657 Iliauna	Kailua, HI 96734	olona@mac.com
John Kahle	1122 Makiki	Honolulu, HI 96822	
Don Hutton	84-740 Kili	WAIANAE HI 96792	donhutton@hotmail.com
K L McGlone	PO Box 235166	Honolulu 96823	Katalina@lava.net

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Name	Address	City, State, Zip	Email (optional)
Chanelle Fabrenito	92-6940 Puliko St.	Kapolei, HI 96707	
Joy Angelos	421 Makaloa St.	Hon., HI 96819	n/a
Chris Baisom	3819 Sierra Dr	Hon HI 96816	
Craig Harburg	46-040 Emmelet Way	Kaneohe HI 96744	—
[illegible]	NA	NA	NA
[illegible]	N/A	N/A	N/A
Jayn Uyeshiro	N/A	N/A	N/A
[illegible]	123 Ala Street	Kailua, HI 96734	N/A
Kathleen Zukowski	796 Isenberg	Hon Hi 96826	—
Helen K. Gulu	796 Isenberg	Hon Hi 96826	—
Renee Zakeman	796 Isenberg	Hon Hi 96826	—
[illegible]	543 Farrington Hwy.	Kapolei, Hi 96707	—
Kimberly Bu	543 Farrington Hwy.	Kapolei, HI 96707	N/A
Ryan Valencia	95-195 Lelewalo St	Mililani, HI 96789	
DAN KAUSTIN	1331 Ala Kalanipiko	Hon. HI. 96819	
Marie Flor Agustin	1221 #A2 Kalona Rd.	HON HI 96819	

July 4, 2010

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Name	Address	City, State, Zip	Email (optional)
Chantal Santos	1226 Puu Poni Pl.	P.C., HI 96782	
Kanani Silva	98-1226 Kulawai St	Aiea, Hi 96701	
Keani Santos	98-1226 Kulawai St	Aiea, Hi 96701	
Jeni Cowell	801 S. Beretania	Honolulu, Hawaii	
HEATHER Hewelitz-Holmes	1309 A Ala Wai St	Honolulu HI 96815	
LESLIE COOKS	92-1110 Waikoli	KAPOLEI, HI	
MELISSA [illegible]	P.O. BOX 700207	KAPOLEI HI 96709	
ROB SOARES	98-1226 Kulawai	AIEA HI 96701	
[illegible]	PO BOX 848837	Waianae, 96789	
Leo Reanero Jr.	2021 Houghtailing st	Hon Hi 96817	
Mercy Vea	2021 Houghtailing St	Hon, Hi 96817	

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Name	Address	City, State, Zip	Email (optional)
Cheryllann Santiago	801 N. Vineyard Blvd.	C11 Hon. HI 96817.	—
Jaqueline Cummings	801 N. Vineyard Blvd	C11 Hon HI 96817	—
Kaliko Cummings	605 N. Vineyard Blvd #50-A	Hon. Hi. 96817	—
Alohalani Davis	87-141 Helelua #7	Nanakuli, HI 96792	—
Jenelle Cunez	566 N. Kukui St. 25D	Hon HI 96817	
Lei Cheung			
David Zin			
Leland Lu			
James Howlett			
[illegible]			
[illegible]			
Mono Manulani		Waipahu, Hawaii	—
AyJay Manulani	250 S. Vineyard st. #806	Honolulu, HI	—
Pati Manulani	SAME ADDRESS	—	—
Tamanna. L.	1125 C Higginson Apt. 205 Hon. HI.	Hon. Hi. 96822	—
Elias Kolopa Jr.	46285 Nakiki St	Waimanalo Hi 96795	

July 4, 2010

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Name	Address	City, State, Zip	Email (optional)
Clardean Lehano	588 Auwaiolimu St	Hon. Hi 96813	pua588@yahoo
Macey Kamauu	2353 Kaululaau St.	Hon Hi 96813	Hoakalei@yahoo.com
Shannon Gascon	9M Leu St.	Wahiawa Hi 96817	
Jaddyn Akamine	91-1027 Kelau St.	Kapolei Hi 96707	
Kim Lehano	PO BOX 860422	Wahiawa 96786	
Jace Lehano	588 Auwaiolimu St	Hon-HI 96813	
Damon Iaea	PO BOX 970924	Waipahu 96797	
Iolani Kamauoha	2353 Kaululaau St	Hon-HI 96813	
Eugene Lehano	588 Auwaiolimu St	Hon. Hi 96813	
Pili Lehano	588 Auwaiolimu St.	Hon. Hi 96813	
Kaimipono Kamauoha	2353 Kaululaau St	Hon Hi 96813	
Kalani Llanos	2353 Kaululaau St	Hon Hi 96813	
Kalai Chow	2353 Kaululaau St	Hon Hi 96813	

July 4, 2010

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Name	Address	City, State, Zip	Email (optional)
Darren Tanaka	2415-B Pauoa Rd	Hon, Hi 96813	
Eddie Leoso	99-127 Kohomua St	Aiea, Hi. 96701	
[illegible]	99-127 Kohomua	Aiea, Hi 96701	
Daisy Potauane	1525 Haka dr #401	Hon, Hi 96817	N/A
Bernadette Lene	1445 Alokele St	Hon, Hi 96817	N/A
Suzanne Bindu	1525 Haka Dr	Hon. Hi 96817	N/A
Jay Mamoe jr	1525 Haka Dr	Hon. Hi 96817	
Lehua Ayres	99-127 Kohomua St	Aiea, HI 96701	N/A
Ashlee Zimmerman	1129 Austin Ln	Hon. Hi 96817	
Rosalei Leoso	99-127 Kohomua	Hon Hi 96701	
Kyllie Kalani	2137 Kaumualii 3	Hon., Hi 96817	mamastatus@gmail
Jed Mamoe	1129 Austin ln.	Hon, HI 96817	michellelcilani@yahoo.com
Edward Mamoe	1129 Austin ln.	Hon. HI 96817	N/A
Kenneth Leoso	99-127 Kohomua St	Hon. Hi 96817	N/A
Jay Mamoe	1525 Haka dr #408	Hon. HI 96817	N/A
Eddie Leoso	1418 Ianalkila	Hon. HI. 96817	N/A

July 4, 2010

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Name	Address	City, State, Zip	Email (optional)
Dee Bordaje	99-234 Ohemana	Aiea, HI 96701	
Jacquilyn Bordaje	"	"	
Riemann Bordaje	"	"	
Marybeth Sorol	1272 Young St	Hon. HI 96814	
Judith Alcos	1350-A Pineapple Pl.	Hon. HI 96819	
NOEL ALFECHE	714 Puuhale Rd. #203	Hon. HI 96819	
Romeo Renay	701 7B Ehuwene St	Hon. HI 96819	
Rhoclyn Cortez	1600 Campus Rd. 1347	Los Angeles CA 90041	
Dennis Dasalla	617 McNeill St.	Hon, HI 96817	
Ryan Comondon	1470 DiVingham Blvd	Hon, HI 96817	
Lance Macabeo	94345 Papukupaest	Waipahu HI 96797	
Geraldine Dasalla	617 McNeill St.	Hon., HI 96817	
Melody Macabeo	94345 Papukupa St.	Waipahu, HI 96797	
GARY TORRADO	2816A KALIHI ST.	HON. HI. 96819	
MONES TAEZA	94-1214 KAHUAINA	ST. WAIPAHU HI. 96797	
Betty Taeza	94-1214 Kahuaina	St. Waipahu 96797	

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Name	Address	City, State, Zip	Email (optional)
Dominques K. Cummings	605 N. Vineyard Blvd 30-A	Honolulu, HI. 96817	ahipoke3me@yahoo
Jonah Cummings	"	"	jonah600th77@yahoo.com
Echo Cummings	"	"	—
Johnny Cummings	605 N. Vineyard	96817	"
Preston Tiaiaven	620. Nikuli St.	96817	
Lillian A. Clavalal	205 S. Vineyard St. #206	Hnl, HI 96813	jt7777@aol.com
Jaymie A. Tabilotu	205 S. Vineyard St. #206 Manalani	Hnl, HI 96813	jaymibt@hawaiihardwood flooring.org
Joseph P. Aquino	205 S. Vineyard St. #206	Hnl, HI 96813	aquino_clan4@yahoo.com
Gilone generalao	94-1789 Puaiolo Pl.	Ewa Beach, HI 96706	ggeneralao09@yahoo.com
Phillip Castillano	1470 DiVingham Blvd B216	Honolulu HI 96817	pcastillano@yahoo.com
BRANDON BANIAGA	2271 WILSON ST.	HON. HI 96819	BJBANIAGA@GMAIL.COM
NICOLE BANIAGA	2271 WILSON ST	HON HI 96819	—
Rosie Taumua	98-093 Lokoloko	Aiea HI 96701	R. Taumua
Alanna Gutierrez	41978 Waikupanaha St #2	Waimanalo 96795	—
Gabe Gutierrez	PO BOX 296	Waimanalo 96795	

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Name	Address	City, State, Zip	Email (optional)
ELIZABETH DIGA	2118 Young Alley St.	Hon. Hi 96817	
DELIA DABALA	617 McNeill St. B-109	Hon. Hi. 96817	
[illegible] DABALA	617 McNeill St. #109-B	Hon. HI 96817	
Jeffrey Degal	1212 Richard Ln	Hon HI 96819	
Anthony Terada	1209 N. School St. #B7-203	Honolulu HI 96817	
Mark Irby	2820 A. Kalihi St.	Honolulu, Hi 96819	
[illegible] MALASIA	1240 Lehani St.	Hon, HI 96819	
Steven Sibayan	91-1175 Hanalani St	Ewa-Beach, Hi 96706	
Rodney Eusebio	2099 Hawaii Kai Dr.	Hon, HI 96825	n/a
MARK [illegible]	2615 Puuwai Mauka	Hon, Hi, 96818	
JOSH BADUA	2220 JENNIE ST	HON, HI 96819	
IM Torres	2123 Wilson St.	Hon. HI 96819	
Keanu Manu	2820 A Kalihi St	Hon HI 96819	
Cecilia Lazo	45-419 Kuliouli St.	Kaneohe, HI 96744	n/a
Ray Degal	91-1001 Keaumiki Dr	Ewa, 96706	Na
Stephanie Barroga	1318 N. School St.	Hon. HI 96817	

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Name	Address	City, State, Zip	Email (optional)
Erin Tait	1101 F St. Waiwina	Hon. Hi. 96825	
Jody Kakugawa	927 - 21st Ave	Hon. Hi 96816	
Danielle Trode	1525 10th Ave	Hon HI 96816	
Andi Mori	571 Hao St	Hon, HI 96821	

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Name	Address	City, State, Zip	Email (optional)
Eugene Cho	415 South St #2302	Hon. HI 96813	echo@aol.com
Kanitice Symister	2509 Alawai Blvd #402	Hon. HI 96815	
[illegible]	[illegible]		
Alberi Kauff	1872 Citron St #303	Hon. HI 96826	[illegible]
Melissa Holiki	1832 Citron St.	Hon. HI 96826 2661	
Kamaili Belaka	1832 Citron St.	Hon. Hi. 96826	
Douglas OH	2740 Kuilei St.	Honolulu, HI 96826	dougoh94@gmail.com
Jan Kolomalu	3454 Likini St	Hon. Hi 96818	
Elsie Urauchi	3454 Likini St.	Hon. Hi 96818	
Tori Kolomalu	3454 Likini St.	Hon. Hi 96818	
Naceille Means	99-234 Oheiana Loop	Aiea, HI 96701	
Robert Means	"	"	
Jeanalyn Means	"	"	
Michael Romero Means II	"	"	
Nancy Bordeje	"	"	
Cesar Bordeje	"	"	

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Name	Address	City, State, Zip	Email (optional)
Gladen Brachlock	705 Kuhuehui	Kapolei HI 96707	
Hoonani Wahilani	99-009 Kalaloa St B-201	Aiea, Hi 96701	
Konii Wahilani	99-009 Kalaloa St Apt #B-201	Aiea, HI, 96701	
Kaleo GARLASA	1953 DILLINGHAM	Honolulu, HI 96819	
Moses Mehetula	99-009 Kalaloa St #703	Aiea, Hi 96701	
Cherwin Mehetula-Solomon	99-009 Kalaloa st #705	Aiea Hi 96701	
Cheryl L. Mehetula	99-009 Kalaloa St #703	Aiea, HI. 96701	
Keala Card	1734 Hau St.	Hon. HI. 96819	
Michelle Lopez	99-009 Kalaloa St #603	Aiea, HI. 96701	
Ruth Onaga	1753 Malanai St	Hon. HI.	
Luana Maitland			
Paul Solomon	85-1253 Kumaipo	96792	
Weia Wahilani	99-009 Kalaloa St Apt B-201	Aiea, Hi, 96701	
Nicole Kamai	1701 Skyline dr.	Honolulu. Hi. 96817	
Joshua Kamai	" "	" " "	
Kawika Kamai	94-1040 Paiapl Pl	Waipahu, HI 96797	

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Name	Address	City, State, Zip	Email (optional)
GREG MASON	23 COX AV	BOND NSW 2018	GC MASON

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Name	Address	City, State, Zip	Email (optional)
Inge Anitunai	1728 Elunene St	Hon, HI 96819	
[illegible]	1728 Elunene St	Hon. HI 96819	
[illegible]	1525 KEWALO ST	HNL. HI 96822	
[illegible]	1525 KEWALO ST	HNL HI 96822	
Tracy Yang	2027 Wilcox Ln A304	Hon. HI 96819	
ETHEL Yang	1742 Young St. Apt 203	Hon. Hi 96826	
Jess Strong	1592 Perry St.	Hon Hi 96819	
Donna Pilani	1298 Hoolilir	Pearl City 96782	
LAMBERT ARBOLEDA	743 MAHAI ST	Hon. Hi 96826	
CLAUDIA STRONG	743 MAHAI ST	HON, HI 96826	
Jerri Rodriguez	1475 Linapuni St.	Hon, HI 96819	Kamalanirodrigues@yahoo.com
Elina KanaKaole	1475 Linapuni st.	Hon, HI 96819	elinakanakaole@rocketmail.com
LEVI [illegible]	1475 Linapuni st.	Hon, HI 96819	[illegible]@yahoo.com
[illegible]	1475 Linapuni st	Hon, Hi 96819	paawela@gmail.com

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Name	Address	City, State, Zip	Email (optional)
Jeanne Kubo	1458 Pute Pl.	Hon., HI 96816	
Herbert Kubo	1458 Pute Pl.	Hon., HI 96816	
Bernice Jambar	440 Ocean St	Honolulu HI 96819	
Alex Jambar	"	"	
Lainani Jambar	"	"	
Kalani Jambar	"	"	
Charmaine Amd	"	"	
Cody Amd	"	"	
Violet Jhun	94870 Lunicuna St	Waipahu HI 96797	N/A
Ikaika Jhun	"	" "	N/A
Derek (Shino)	91-1097 Waihanoi St	Kapolei	
Healohame Machino	2888 Ala Ilima St. #1102	Honolulu Hi 96819	n/a.
Kanoe Keane	45-667 Ruokipa	Kaneohe, HI 96744	
Justin Clute	"	"	"
Ann Mehrhof	1775 East West Rd.	apt 1139	Hon HI 96822
Adam Cadorna	94-108 Mokuola Pl. # 6106 Waipahu HI 96797	"	halipinoy@yahoo.com

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Name	Address	City, State, Zip	Email (optional)
Jesse W	655 Ana Ala St	Hon HI 96817	—
Roger N	801-109 St	Hon HI 96817	—
Jaymar M.	1747 Pali Hwy	Hon., HI 96813	—
Pat W.	655 Anala St.	Hon HI 96817	
Janice I	04-053 Kuaka St	Waipahu HI 96797	
Peter L.	738 Olokele Ave #A	Hon. HI 96816	—
Erin M.	2238 [illegible]	Hon HI 96822	—
Julienne F.	1451 S King St.	Hon HI 96814	—
Raimy K.	1451 S. King St	Hon HI 96814	
Rufijan W.	1451 S. King St.	Hon HI 96814	
Ricardo W.	1451 S. King St	Hon HI 96814	
Sansan K.	1451 S. King St.	Hon HI 96814	
Nastina Ch.	1451 S. King St.	Hon HI 96814	—

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Name	Address	City, State, Zip	Email (optional)
Joanna Howard	1500 Pahulu St.	Honolulu, 96819	N/A
MILES P. FREED	" "	" "	N/A
Shiann K. Leong	" "	" "	N/A
Douglas L. FREED	92-1283 Poloma St	Kapolei HI 96707	N/A
ANNA-MICHELLE FREED	1500 PAHULU ST.	HONOLULU, 96819	FREEDUNLIMITED@HOTMAIL.CO
Javier Alomar	" "	" "	n/a
Waviolan Howard	" "	" "	n/a
Pumehana Howard	" "	" "	n/a
Angela Howard	" "	" "	n/a
Pilikamo'o Freed	" "	" "	n/a
Randy Howard	" "	" "	n/a
Kailyn Powell	94-1130 Mikiola	96797	NA
Pomaikai Freed	112 Halii St.	Hilo, HI 96720	NA
[illegible]		Waipahu, 96797	
Robert Young	1640 Alameda St	Hi	
John Burkhard	1212 Kinau	Hono Hi	

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Iorga Pabila	1129 Ryckoff St. 404	Honolulu HI 96814	
Calvin Marquez	45-415 Aumoku St	Kaneohe Hi 96744	
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John Kansou	1545 Liliapuni	Honolulu HI 96819	
Rafiny or Kariko	735 Kanokust	Honolulu Hawaii	Rafiny[illegible]@yahoo.com
Richard Walter	1715 Lauanale St.	Honolulu Hawaii	Kuiapuiswalter@yahoo.com
Jake Kansou	714 Linaburi st.	Honolulu HI	
MT Satame	803 Linaburi st	Honolulu HI	
Yozu A Kudaiou	94-345 Kulumii St	Waipahu	
CALVIN MORENO	91-669 KILIPOE	EWA BEACH, HI	
[illegible]	99 119 KOHONUI ST.	96817 AIEA Hi.	
Phillip Santiago	350 Aolea Kailua HI	96734	
Angela Miner	129 Plum St	Wahiawa, HI 96786	
Rosie Moreno	1434 Liliapuni St 178	Honolulu, HI 96819	

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* Joshua Irvine	84-156 Makau St. #1	Waianae, HI 96792	joshuair@hawaii.edu
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John Gratinardo	PO Box 458	Laupahoehoe, HI, 96764	
* Leihulu Irvine	86-306 Hokupaa St.	Wai'anae, HI 96792	lirvi76@gmail.com
[illegible]	1525 Kewalo St	Hon, HI 96822	N/A
[illegible]	94-354 Papumoni St	Waipahu, HI	[illegible]@yahoo.com
Shawn Leybag	1742 Young St.	Honolulu HI 96817	
Tasha Leybag	1111 Pawaa Ln.	Hon. HI 96826	Leybag Tasha56@yahoo.com
Micah Fines	1111 Pawaa Ln	Hon. HI 96826	micah fines@gmail.com
Deedee Alexander	2755 Kapiolani Blvd. #15	Hon, HI 96826	Ddgaldones69@yahoo.com
Ben Galdones	2755 Kapiolani Blvd. #15	Hon, HI 96826	Ddgaldones69@yahoo.com
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Jim Chang	1111 Stevenson Ln Unit 235	Colorado, HI 96999	@yahoo.com
Tiffeny Mancao	PO Box 261		Tiffenymancao@yahoo.com

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Name	Address	City, State, Zip	Email (optional)
Justin Kong	2008 Aaric Loop	Pearl City HI 96782	
Micah Burosan		Honolulu HI 96819	micah-burosan@yahoo
Karen Ramos		Honolulu, HI 96819	k.ramos91@yahoo.com
Jadalie Mae Salvador		Waipahu, HI 96797	jdaabibbbyx3@aol.com
Shawn Castro		Honolulu, HI 96819	
ERICKSON TABUCOL		Honolulu, HI, 96819	ericksontabucol@yahoo.com
Hisashi Gakiya	3415 Harding Ave.	Honolulu HI 96816	hisasea@hotmail.com
Daniel Colton	3415 Harding Ave	Honolulu HI 96816	dacoltjuty5@hotmail.com
Hiro Ito	1682 Kalakaua	Honolulu, HI	metrojungle_97@hotmail.com
Taylor Brown	1752 Dole St.	Honolulu, HI	

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Name	Address	City, State, Zip	Email (optional)
Kevin Killeen	1750 Kalakaua	Honolulu H. 96820	buffaloaloha@yahoo.com

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808-497-9805

Name	Address	City, State, Zip	Email (optional)
Kyle Louie	2760 Tantalus D	Honolulu, HI 96813	Klouie09@uw.edu
Mikaela Louie	2760 Tantalus Dr.	Honolulu, HI 96813	mlouie12@punahou.edu
Henry Louie	2760 Tantalus Dr	Honolulu HI 96813	KrtLouie@msn.com
Steve Jacques	742 Maluniu Ave	Kailua HI 96734	808-722-3130
Mildred Yo	920 Ward Ave #9F	Honolulu Hi	
Ann [illegible]	140 Hoomalu St	Pearl City HI 96782	
Mew Choy Wong	657 Paikau St	Honolulu Hi. 96816	

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Name	Address	City, State, Zip	Email (optional)
Leilani Manoe	1129 Austin Lane	Hon Hi 96817	michelleleilani808@yahoo.com
Jaydon Gabriel	94-1579 Waipahu St	Hon, Hi 96797	
Nick Caballero	2022 Eluwanest	Hon. Hi 96819	
Orlando Dupio	94-1539 Kauka Blvd 96797		
Wayne Wu	2139 Hillcrest	Hon, HI 96817	
Yu Ye Wu	2139 Hillcrest	Hon, HI 96817	
Datary Wu	2139 Hillcrest	Hon, HI 96817	
Elaine Wu	2139 Hillcrest	Hon, HI 96817	
Alvin Wu	1170 Nuuanu ave #1905	Hon, HI 96817	
Kelly Gao	1170 Nuuanu ave #1908	Hon, Hi 96817	
Justin Magaleng	3504 A Wela St.	Hon, HI 96815	
Nicole Sugasawara	1865 Mahana St.	Hon, Hi 96816	
Guan Lin	1440 Ward Ave	Hon, HI 96822	
Justin Gaddi	1637 Makiki St.	Hon, HI 96822	
Sarah Kanahara	1637 Makiki St.	Hon, HI 96822	
Katie Kubo	1458 Pute Pl.	Hon, HI 96816	

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Name	Address	City, State, Zip	Email (optional)
Lisa Sapp	PO Box 61113	Hon 96839	invision808@gmail.com
Alan Johnson	PO Box 61113	Hon 96839	"
Joe Neuer	45067 K-Bay Dr	Kaneohe Hi 96744	NEUER.JOE@Gmail.com
Jean Neuer	45067 Kaneohe Bay Dr	Kaneohe Hi 96744	JNFNEUER@gmail.com
EPATI PAU	802 WAIAKAMILO RD	Hon. Hi. 96817	
LANA MARGAITEGA	"	"	
Sitine Atonio	730 Umi St	Hon, 96819	aikapili@hotmail.com
Avery Igafo	730 Umi St	Hon. 96819	aikapili@hotmail.com
ITI ATONIO	730 VMI ST.	Hon, 96819	ETIATONIO@Hotmail.com
TIARE LUAMANUVAI	730 VMI ST.	HON, 96819	
manuele laumatia	94-120 Kaupu Pl	waipahu, HI, 96797	
Tuhani Nawa	94-120 Kaupu Pl	waipahu, HI, 96797	honeff714@yahoo.com

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Name	Address	City, State, Zip	Email (optional)
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[illegible] Crossman	"	"	
Steve Coles	532 Kaiemi St	Kailua 96734	
Renuka Coles	532 Kaiemi St	Kailua 96734	SL.Coles@pixi.com
Erwin J. Domingo	418 N. Vineyard Blvd. #12 Hon, HI 96817		dukedomingo58 @yahoo.com
Faith Ka'iama	41-700 Bell St	Waimanalo, 96795	baabaa777@yahoo
Eddie Ka'iama	"	"	
Najnoa Ka'iama	"	"	
Al'iloa Ka'iama	"	"	
Nahuina Ka'iama	"	"	
Ah Lan Diamond	95-149 Kipapa Dr. #33 Mililani, HI 96789	Mililani, HI 96789	kahuilawai@yahoo.com
Kawika Diamond	" "	" "	" "
Kealohi Diamond	" "	" "	" "
Randy Hoopai	59 864B Kam Hwy Haleiwa 96712		RHoopai@WaimeaValley.net
Mary Leandro	1084 Lunaanela	Kailua HI 96734	maryleandro@aol.com
Kerry Germain	59-465 Ke Waena	Haleiwa HI 96712	

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Name	Address	City, State, Zip	Email (optional)
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Jayrene Alapai	41-288 nakini St	Waimanalo, 96795	mijakita1172004@yahoo.com
Champagne Padua	41-288 nakini St	Waimanalo, 96795	paduachampagne@yahoo.com

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And Covers on Toilets

Name	Address	City, State, Zip	Email (optional)
Marita Agustin	91-1526 Pukanala St	Ewa Beach HI 96706	
Melson Agustin	91-1526 Pukanala	"	
Eva Marie Agustin	94-423 Hokuala St	Mililani HI 96789	
Richelle Agustin	" SAME "	" "	
Marinel Agustin	91-1526 Pukanala ST	Ewa Beach, HI, 96706	
Rocel Monis	94-465 Kuakahi Pl	Waipahu, HI 96797	
JULIETA BONGOT	2537 NIHI ST. HON.	HI. 96819	
Michelle Agustin	91-1526 Pukanala St.	Ewa Beach, HI 96706	
Abundia Bongot	2537 Nihi St	Hon. Hi. 96819	
Jessie Abalos	45-201 Haunani Pl.	Kan. HI 96744	
Normita Leon	4364 LIKINI ST	HNL, HI 96818	
Rosario Fuego	421 Mokauea St.	Hon. Hi 96819	
Roger Abalos	421 Mokauea St	Hon. HI 96819	
Lilly Ferrer	4362 Likini St	" " 96818	
Daniel Kong	2008 Aaniu Loop	Pearl City, HI 96782	
Michael Rabago	~~[illegible]~~ 1812 Kahanu St	Kalihi, HI 96819	

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Steve Ana	1600 Ala Moana	Hnlu HI	SMOZAMBC@gol.n
Chris Jacopec	1049 Pua lane L-K	Honolulu HI 96817	Midas-Touch-68 yahoo
R. Lee	1721 ELUWENE	Honolulu HI 96819	R. [illegible]
DRAKE PASSION	1523 KEWALO ST	HON. HI 96822	
ARTHUR MALOATA	1728 ELUWENE	HI 96819	

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Name	Address	City, State, Zip	Email (optional)
MIKE	Welle	Honolulu	
RAYNETTE McCABE	1951-B Ulia ast	Hon. Hi. 96819	
Charlene Kamai	99-119 Kohomua #19A	Aiea 96701	
BERNARD DUQUE	94-108 Leowaena St.	Waipahu 96797	
Luann Fuertes	94-108 Leowaena st	Waipahu 96797	
Dwayne Fualaau	PO Box 17891	Hono Hi 96817	
Lillian McCabe	PO Box 17891	Hono Hi 96817	
Kameron Kamauna	99-119 Kohomua #19B	Aiea, Hi 96701	
Howard Takara	1448 Richard Ln	Hon Hi 96701	
[illegible]	730 Uni st	Hon Hi 96818	
KIMBERLY MAGBANUA	94-1031 Pupuhi St	WAIPAHU HI 96797	
[illegible] IGAFO	730 UNI ST	HON HI 96819	
[illegible]	98-799 Pono St.	Aiea, HI 96701	
Sonny Asuega	730 Uni ST.	Hon, Hi. 96819	
Malinda N. Sepulona	94-478 Aiamu Place	Waipahu 96797	
Maria Meneses	94-311 Haaa St.	Waipahu, Hi 96797	

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Name	Address	City, State, Zip	Email (optional)
Moses Chang	1128 Kohohiwa	Honolulu	
Boheng Shaw	2563 Dole ST	Honolulu	boheng@hawaii.rr
Lorey Russo	1357 13th AVE	Honolulu	—
David Schoen	228 Hiliawe St	Hon 96813	ydschoen@me.com
Gerald Schmitz	2833D Henry	Hon Hi 96817	
Patty Schmitz	"	"	
Nancy Bray	95-351 Makaplici	Mililani, HI 96789	
Benjamin Shi	2169 A BOOTH RD.	HONOLULU 96813	
ATHLEEN WEST	2169 A BOOTH RD	HONOLULU HI 96813	ala_west@yahoo.com
Regina Silva	P.O. BOX 1540	P.C. Hi. 96782	
Jimmy E. WALL	1055 River ST	Honolulu, HI 96817	
[illegible]	421-Olomana	Kailua HI 96734	

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Name	Address	City, State, Zip	Email (optional)
[illegible]	1728 [illegible] St	Hon. HI	
Leilani Henderson	1728 [illegible]	Hon. HI	
Greg Henderson	1728 [illegible]	Hon. HI	
Thomas [illegible]	1436 Ahomi St.	Hon Hi	
Mike Gunnank	603 - Vinyard	Ho. H.	
Thomas E Cummings III	603 Vinyard	Honolulu Hi 96814	
[illegible]	546D - Kukui St	Honolulu Hi 11	
Brandon H Cummings	546D - Kukui St	Honolulu Hi 11	
[illegible]	91-627 Kilaha St #9	Ewa Beach, HI	
Wayne [illegible]	91-627 Kilahala	Ewa	Beach I
[illegible]	1445 Akkele St	Hon. HI 96817	
[illegible]	1555 10th Ave	Hon HI 96816	
[illegible]	13 T 20th ave	Hon HI 96816	
[illegible]	725 B 7th Ave	Hon HI 96816	
[illegible]	1065 Kawaiahao	Hon. Hi 96814	
Steven Vorayongseng	1951 Kalakaua ave.	Hon. HI 96826	

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Name	Address	City, State, Zip	Email (optional)
Newton Chung	3017 Pacific Hts Rd	96813	
Cliff Balmilero	1567 Puolani St	Hon 96819	
Jace Balmilero	1567 Puolani St	Hon 96819	
Jarrin Balmilero	1567 Puolani St	Hon 96819	
Leslie Balmilero	1567 Puolani St.	Honolulu, HI 96819	
Harry Sheehan	2025 Pahukui St	Hon. HI 96819	
Wynette Sheehan	2025 Pahukui St	Hon. HI 96819	
Duane Wong	130 Rosebank Pl	Hon HI 96817	

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Name	Address	City, State, Zip	Email (optional)
PATRICK LUM	2727 24th St NW #170	WASH, DC 20008	PATRICKLUM@HOTMAIL
MICHAEL BOE	710 LUNALILO ST #907	HONOLULU, HI. 96813	haamboe@yahoo.com
DUSTIN LEANDRO	1080 LUAANELA ST 96734		
LYNN PICCOLI	54-005 AHINALU PL	HAU'ULA, HI 96717	
Kapili Littlejohn	84-411 Hiena PL	waipahu, H-I, 96797	
Timothy K. Alvarez 15 years old			
Walter Oba Jr.	1826 Alewa Dr	Honolulu HI 96817	

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Name	Address	City, State, Zip	Email (optional)
PERCY WONG	3358 KEANU ST	HON HI 96816	
JOHN WONG	1750 KALAKAUA AVE	Hon HI 96826	
Jan Wong	3511 Loulu St	Hon HI 96822	
Matthew Wong	3511 Loulu St.	Honolulu HI 96822	
Mary Wy	PO Box 22232	Honolulu HI 96823	
Sandy Wong	2423 Rooke	Hon. HI 96817	
Steven Wong	702 17th Ave	Hon HI 96816	
[illegible]	P.O. Box 22232	Hon HI 96823	

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Name	Address	City, State, Zip	Email (optional)
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[illegible]	1003 Bishop	Hon 96813	
Laurie Wong	5701 Haleola St.	Hon. 96821	
Phyllis Lee	2428 Manoa Rd	Hon. 96822	
Suzanne Lee	"	"	
Gerald [illegible]	3937 Kaneloa	Hon 96814	
RYAN WONG	702 17TH AVE	HONOLULU HI 96816	
Mae Chay Wong	657 Parkers St	Hon 96816	
[illegible]	847 10th Ave	Hon 96816	
[illegible] ('96)	P.O. Box 22232	Hon 96823	
Steven Lee ('93)	P.O. Box 22232	Honolulu 96823	

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Name	Address	City, State, Zip	Email (optional)
RED PAVINES	1409 - ALEWA DR	Hon Hi. 96817	—
L. Mau	5278 Makalena	Hon HI 96821	
Mae Chang	3017 Pacific Hts	Hon. HI 96813	
[illegible]	45-723 Lanipola R	Kaneo 96744	
[illegible]	1255 [illegible]	Hon HI 96817	—
Marietta [illegible]	725 KAPIOLANI	HONOLULU 96813	

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Name	Address	City, State, Zip	Email (optional)
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Robert Long	#102, Tokiwadai Hous 2-924, Ogawadai	Matsudo, Chiba 270-0006	
Susako Oikawa	#201 5-12-14 SHIMOUMA, SETAGAYA.	TOKYO	
Wendy Lee	3686 Woodlawn Ter	Pl Hm HI 96822	
Jiang Lin	66 Guang Xi Bei Road	Shanghai, China 200001	fangoo@hotmail.com
Zhang Ming Ke	Shangsha Road, Changsha	Changsha 410007	Yalizmk@163.c
Sheryll A. Taroma	Brgy. Philippines San Andres Proper, Davao, 8-9-15	—	shee_0813@yahoo.com
Akiko Taira	Urayasu	Chiba 2790031	
Christine Ong	Kuala Lumpur, Malaysia	43200	yeeten@hotmail.com
Cathy Wang	No. 1 Peikin St. Chaoyan District Beijing, China	Beijing China 100061	
Frederick Rohlfing	737 Bishop St. Ste 2600	Hon., HI 96813	fritz@hawaii.rr.com
Mike Hogan	P.O. BOX 43 KURTISTOWN, HI	96760	No email
Brennan Wong	1100 Luapuka Way	Kailua HI 96734	

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Name	Address	City, State, Zip	Email (optional)
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Teresa Nixon	"		
Peter Ryan	27 Stewart St	North Bondi NSW Australia	PRYAN9@bigpond.net.au
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Peter Cameron	6 Roscoe St	Bondi NSW 2026 Aust.	Peter.cameron@hotmail.com
Ramon Camarillo	1474 Kaiwoli Pl.	Pearl City 96782	RACAMARILLO@GMAIL.com
JoAnn Shimamoto	98-138 Kaluanui Dr	Pearl City HI 96782	YAKIHANA808
Eric Shimamoto	98-138 Kaluanui Dr	Pearl City HI 96782	
Paul Cross, in Cy	25 Market St	Breakfast Pt NSW Aust 2137	
Paul Ure	75 Beresford Rd. Rose Bay Australia	NSW. 2029	homestay@bigpond.net.au
Chris Selby	107 King's Rd. Vaucluse Sydney	NSW 2030	chrisselby@gmail.com
Ellen McCracken	76 Gay St, Botany	N.S.W 2019	ellenmcclico@hotmail.com
Amy Dampsey	2737-D Pacific Heights Rd	Honolulu 96813	
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July 4, 2010

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July 4, 2010

KAKAAKO MAKAI
DISTRICT MASTER PLAN

WORKSHOP 3:

ATTENDEE SIGN-IN SHEETS

October 28, 2010

Kaka'ako Makai Waterfront Master Plan Workshop No. 3
Hawai'i Convention Center, Kauai Room 311
October 28, 2010, 5:30 - 7:30 p.m.

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Kevin Killeen	on file			

Post Workshop Review - Project Team Meeting
November 23, 2010

The Project Team convened to review the outcomes of the final public workshop and discuss next steps in completion of this work. Meeting notes include:

Participants :

- Tony Ching and Deepak Neupane, HCDA
- Dexter Okada and Grady Chun, HCDA Task Force for the Master Plan
- Geoff Miasnik and Bruce Tsuchida, consultant team
- Wayne Takamine, Kanekoa Crabbe, Michelle Matson, Scotty Furushima, CPAC;
- Stakeholders: Bob Miller (Fisherman's Wharf), Bob Oda (Kamehameha Schools), Ron Iwami, (Friends of Kewalos), Lainie Tamashiro (park user), Eleanor Nakama-Mitsunaga (Farm Bureau), Matthew Loke (HDOA), Lucien Wong (Museum of Hawaiian Music and Dance), Eric Crispin (UH), Reg White (Kewalo Basin tenants), Jim Howe (City Lifeguards)

Agenda:

3:00-4:00:	Review of third workshop, including comments (HCDA/HCDA Consultants/CPAC)
4:00-5:00	Next Steps in the planning process - Final Plan/HCDA Approval/ Legislative Funding

Workshop #3 Review

- Geoff Miasnik handed out "Workshop No. 3 Community Comments Transcribed" – a list of 63 comments from the workshop.
- Tony Ching noted that the final conceptual plan drawing reflects much thought and hard work on the part of many stakeholders, and the Workshop #3 comments will become part of the public record on the Master Plan.
- Tony Ching stated that no changes or modifications will be made to the conceptual drawing that was presented at Workshop No. 3, unless the HCDA Board requests changes.

Related Project Team Comments, Concerns and Questions - with Answers by Tony Ching

A. How will substantive comments and recommendations from Workshop #3 and the interactive web portal be evaluated for possible incorporation into the plan before the end of this process?
    - All comments will become part of the final report and no amendments will be made to the plan. To continue to make any refinements or modifications would not be productive.
    - Acceptance of the principals and schematics provide a conceptual framework for review of any proposals. This concept is a good plan that provides both flexibility and a way to move forward. It was not HCDA's intention to have a consensus plan.

Next Steps in the Planning Process:

Tony Ching provided the following information:

- HCDA consultant Geoff Miasnik will prepare a draft Executive Summary of the conceptual plan final report by the second week in December and submit the draft to Tony Ching for his initial review.
- Public comments on the conceptual plan received at Workshop #3 will be recorded on the KakaakoMakai web portal and general public comments will be accepted on the web portal

until the end of December 2010. Written comments expected from the CPAC will be included in the record.

- Tony Ching will prepare a draft narrative description of the planning process for inclusion in the KakaakoMakai conceptual plan final report and will submit this process description, together with the consultants' graphics and narrative description of the conceptual plan, to the HCDA Board for their review.
- Shortly after the submittal of this material to the HCDA Board, Tony Ching will then make this material available to CPAC and the Project Team to solicit comments that may be included in the final report.
- Tony Ching will present the final report on the KakaakoMakai conceptual plan to the HCDA Board at their January 5, 2011 meeting, and will request HCDA Board adoption of the KakaakoMakai conceptual plan at the Board's February 2, 2011 meeting.
- It is intended that adoption of the conceptual plan will provide guidance and advice for HCDA's consideration of any developer's' proposal, Legislative proposal or required HCDA decision that may either deviate from or be consistent with the conceptual plan.

Related Project Team Comments, Concerns and Questions with Answers by Tony Ching

A. How will consensus on a modification to improve the plan in accordance with the Vision and Guiding Principles be considered, such as the Workshop #3 recommendation to relocate the radio tower?
    - It is expected that the CPAC will provide written comments that will be included in the record, and these could incorporate suggestions and highlight recommendations.

B. Will the CPAC and KS have the opportunity to contribute to the final report presented to the HCDA Board?
    - A separate section could be provided for this purpose to understand the sentiments and move forward.
    - The comments received could be incorporated into the final production copy as appropriate.

C. The CPAC will review the comments and provide a formal analysis and statement on the plan to date. Project Team meeting notes for October 21, October 26 and this meeting will need to be provided.

D. The Point Panic stakeholders' request for safe parking lot ingress and egress with a street connection is missing.
    - Comments for and against this have been recorded. Once there is funding to modify the parking lot HCDA will consider the suggestions.

E. Presently this is just a concept and when it is time for a plan the Point Panic stakeholders would want to seriously discuss how the parking lot should be.

<u>Special Management Area Permits</u>

Tony Ching commented that the HCDA will apply for a Special Management Area (SMA) permit amendment to allow for farmer's market events or any other activities apart from parking on the paved Piano Lot, which is nearing completion.

Related Project Team Comments, Concerns and Questions - with Answers by Tony Ching

A. Will SMA permits be required for each project on the Piano Lot, such as the community center and surfing museum, or every new structure along Kewalo Basin, or each peripheral parking facility within the cumulative development?

- Any development in the Special Management Area makai of Ala Moana Boulevard will require an SMA permit.
- An SMA permit could be granted for a Master Plan.

B. Questions in the past concerning segmented projects within the Special Management Area led to Court rulings stipulating that the larger cumulative development must be addressed by the SMA permit.
   - It is anticipated that each project over a wider timeframe will require an SMA permit on its own merits.
   - HCDA will do as instructed by the Office of Planning to fully comply.

Implementation

Tony Ching provided the following information:

- Once a Master Plan has been adopted by the HCDA Board, the various parties can proceed with implementation actions. The HCDA may ask the State Legislature for funding for design and construction of the first phase of the WATERFRONT PROMENADE and/or other appropriate "public" improvements.
- The conceptual plan has no specific funding amounts attached to the projects accepted on the merits of their constituencies, who are expected to draft their business plans and pursue funding to advance their projects.
- Projects proposed by public or private entities for KakaakoMakai will be evaluated for their consistency with the Master Plan.
- The HCDA has committed $9 million for Kewalo Basin Harbor repairs and improvements undergoing a separate EIS, and HCDA is mindful of how any development of harbor fast lands would relate to the conceptual plan.
- The conceptual plan is worth supporting by implementing small or large pieces, e.g., John Dominis promenade extension, with the HCDA Board's approval when funding can be made available.

Related Project Team Comments, Concerns and Questions - with Answers by Tony Ching and Others

A. What is the deadline date for Kewalo Basin EIS comments?
   - December 7. It is on the OEQC web site.

B. Is there an update on the Fisherman's Wharf restaurant refurbishing noted on the plan?
   - The lessee has decided to surrender the lease due to unforeseen infrastructure problems and costs under the limited 15-year lease.
   - The plan notes that the restaurant use would be continued and following through with the facility plan would be worthwhile.

C. It was stated that the present conceptual plan will not be changed, but at the October 21 Project Team meeting there was mention of a sub-master plan for Kewalo Basin fast lands and it is unknown if the Kewalo Basin stakeholders have had an opportunity to provide input.
   - The Hawaiian Music and Dance facility noted on the plan at the cannery lot is envisioned to be a more exclusive exhibition complex of 40,000 square feet, which may conflict with Fisherman's Wharf restaurant or any other adjacent commercial spaces discussed.
   - It was suggested that a sub-master plan for the area might be considered with suggestions provided by the project's constituents, but nothing has come forward and no agreement has been made.

D. Over the past year suggestions have been made and the ideas have been vetted at the CPAC meetings. But from this point forward, if a group has an idea will there be validation by the community prior to presentation to the HCDA Board at a more advanced level?
   - Review of proposed projects by CPAC and by other stakeholders will be part of the intended Master Plan implementation process. HCDA protocol allows the CPAC to

receive information or weigh in on projects or proposals, and this will continue.

- As the KakaakoMakai development process unfolds, CPAC can continue to meet and advise HCDA in accordance with the "CPAC Protocol" that has been established with HCDA.
- The HCDA process would be to receive a proposal, initiate protocol and collaboration, entertain the proposal and conclude with decision-making in accordance with statutory and hearing requirements.
- The opportunities for the general public to comment would be at CPAC meetings or during the HCDA's hearings.

E. It would be advisable to have collaboration on proposals before informational presentations to the HCDA.

- HCDA protocol allows proposals to be vetted by both the CPAC and the HCDA Board before a decision is made.

F. Consistent with HCR 30, the CPAC would continue to advise the HCDA on the plan's acceptance and during its implementation.

G. The CPAC will also be involved in a new Park Conservancy as facilitator for communication between different projects. For example, to improve efficiency and eliminate conflicts, basic elements that certain projects may have in common could be consolidated to alleviate redundancy, fit together properly and have a good mix.

H. An HCDA comment at the October 21 Project Team meeting stated that development proposals that come through the door or which HCDA initiates might foreclose other things happening according to the plan. Is there a risk of foreclosure to the projects discussed and established in the plan?

- HCDA is obliged to review the characteristics and effects of any development proposal presented.
- HCDA is required to move ahead with projects funded by the Legislature whose size and location may foreclose on surrounding projects.
- The master planning effort has been to cast a community-based plan, but if the State Legislature mandates a certain project or action for KakaakoMakai, HCDA must carry out that mandate, even if the project or action may not be in accordance with the Master Plan.

I. Removing the Legislature from the equation for a proposal that comes in the door or is initiated by the HCDA, if there are two projects at specific locations in the plan and one wants to consume more space from the other, how would the HCDA handle this?

- The project constituents would be encouraged to work it out, but if that is not possible the HCDA has the duty to prioritize one project over another or foreclose on one or the other.

o Tony Ching stated that "conceptual" is the guiding word for this plan's uses and elements because it does not preclude a developer who is unfamiliar with this process from coming in to propose a separate plan or move things around as long as this is consistent with the existing rules and guidelines or guiding principles.

- The plan will evolve, and the final decision-making authority on any developer's proposal is reserved for the HCDA Board
- There is now a reasonable vision of how to implement a public gathering area that was previously controversial, which we can now move forward and build on, and implement to the best of our ability in the timeframe that all can appreciate.

KAKAAKO MAKAI DISTRICT
MASTER PLAN

OBAMA PRESIDENTIAL LIBRARY PROPOSAL

March 2, 2010

UNIVERSITY of HAWAI'I®
MĀNOA

Office of the Vice Chancellor
For Administration, Finance and Operations

November 24, 2010

Mr. Anthony Ching,
Executive Director,
Hawaii Community Development Authority
461 Cooke St
Honolulu, Hawaii 96814

Dear Mr. Ching

Thank you for all the work you have been doing toward bringing about a long-awaited, world-class, community-based plan for Kaka'ako Makai.

As previously discussed, every president of the United States since Franklin Delano Roosevelt has, upon leaving office, built a Presidential Library to house their presidential archives. These unique institutions are privately funded, typically through a presidential foundation, and are maintained and operated by the National Archives and Records Administration through a combination of private endowment and federal appropriation.

Presidential Libraries can and do have a significant, positive impact in the communities that house them – making presidential archives available for scholars and for the community, drawing in visitors from local neighborhoods and from around the world, while serving as "places of civic engagement" typically with lectures and meetings that attract heads of state, national, state, and local community leaders.

For those reasons, and to honor Hawaii's native son, the State Legislature has issued a joint Resolution calling for the Obama Presidential Library to be built in Hawaii. The University is answering that call, and UH President M.R.C. Greenwood has asked UH Mānoa to take the lead in preparing a proposal.

We maintain that as Barack Obama's home state, Hawaii is the best place to commemorate the president and nurture his legacy. We believe Kaka'ako Makai, as a highly visible, highly accessible public space would make an excellent potential location for such an important educational and cultural institution.

As discussed in our last HCDA Public Workshop #3 on October 28, 2010, and again in the project meeting of November 23, 2010 we therefore submit herewith some preliminary information which we hope will suffice for HCDA's purpose in having a "place-holder" for the Obama Library included in the Kaka'ako Makai Plan until such time as a formal bid is prepared and submitted for the President's consideration. We have included in our submittal some preliminary, conceptual work done by UH School of Architecture students illustrating what an iconic Presidential Library and Museum might look like on the Kaka'ako Makai site – surrounded by a shoreline promenade and bike path, consistent with the vision for Kaka'kako Makai.

Clearly many factors would have to be considered in making such a project a reality, and in fact other locations may be considered along the way – however, we posit that a Presidential Library and Museum would in many ways complement the UH educational facilities already in existence and being planned nearby.

In addition, a world-class Presidential Library and Museum would attract local and outside visitors and enliven the entire site, especially if it develops, in accord with our vision, to include an outdoor amphitheater, public gathering spaces, community meeting spaces and community gardens.

We strongly believe the Presidential Library would fit in extremely well within the Guiding Principles and Vision for Kaka'ako Makai, in that it would help "preserve, restore, improve and maintain the quality of coastal scenic and open space resources"; as a fairly low-rise structure surrounded by open space, it would help "preserve and maintain view planes of the ocean and the mountains, view corridors and other environmental elements such as natural light and prevailing winds".

Such a Presidential Library would be highly complementary to and synergistic with other cultural resources such as a Museum of Hawaiian Music and Dance, and could, in fact, share many of the same facilities including outdoor performance venues, office and administrative space, for example.

It should be noted that we are also proposing ambitious environmental and architectural goals for the project, so that it may become a model for green building and urban revitalization.
For those reasons, we ask that due consideration be given in your planning efforts toward locating the Obama Presidential Library in Kaka'ako Makai.

Should you have any questions please feel free to contact me; meantime we hope and trust you share our enthusiasm for this unique opportunity for the State of Hawaii.

Sincerely,

Eric Crispin, AIA
Assist. Vice Chancellor for Financial and Physical Management
Chair, Site Selection Committee, Obama Presidential Library Proposal
University of Hawaii at Manoa

Cc: Virginia Hinshaw, Chancellor
Reed Dasenbrock, Vice Chancellor Academic Affairs
Robert Perkinson, Obama Presidential Library Spec. Assist. To the Chancellor
Site Selection Committee

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ecrispin@hawaii.rr.com
2525 Correa Road, HIG 235
Honolulu, HI 96822

An Equal Opportunity / Affirmative Action Institution

BARACK OBAMA
PRESIDENTIAL LIBRARY & MUSEUM HAWAII PROPOSAL

Presidential libraries and museums rank among the nation's most important cultural and educational institutions. Managed by the National Archives and Records Administration (NARA), they preserve documents and artifacts associated with a presidency and make them available to the public, while offering a rich assortment of museum, cultural, and educational programming. As Barack Obama's home state, Hawai'i is the logical place to house and explore the president's legacy. Accordingly, the state legislature passed a resolution in April 2010 calling for the president to locate his museum and library in the islands. The University of Hawai'i has answered that call, with the University of Hawai'i at Mānoa taking the lead role.

UH Mānoa is now in the process of developing a formal proposal to President Obama, who will make a final decision, with construction taking place after he leaves office. A formal site-selection process has only just begun, but Kaka'ako Makai has emerged as a promising potential location. We believe that its urban setting, ocean access, surrounding green space, and existing museum and university facilities would appeal to the president. We also believe that the creation of a world-class presidential museum in Kaka'ako Makai would help this underutilized site realize its full potential as a community gathering place. In synergy with the Children's Discovery Center and the University of Hawai'i's medical research facilities—along with community gardens, public performance and meeting places, a shorefront promenade, expanded park space, and perhaps a future museum of Hawaiian culture and the arts—a presidential library could provide the resources and attention to make Kaka'ako Makai into a marquee cultural, educational, and ecological district.

Background on Presidential Libraries

There are currently thirteen presidential libraries administered by NARA. According to the precedent begun by Franklin D. Roosevelt, they are built with private financing (with the outgoing president leading the fundraising) but are managed in perpetuity by the federal government, generally in partnership with a presidential foundation and a research university. Most presidential complexes include not just preservation and research space but also museums and university-run educational institutions. The Clinton Presidential Center in Little Rock, for instance, houses the University of Arkansas Clinton School of Public Service, the auxiliary headquarters of the Clinton Foundation, outdoor performance space, an executive apartment for the first family, a full-feature museum that includes replicas of the Oval Office and Cabinet Room, and a 70,000 square-foot archive that holds 80 million pages of documents, 23 million electronic files, 2 million photographs, and 90,000 artifacts. The complex attracts some 300,000 visitors per year. It cost $165 million to build (very little of the total invested by the host state) and has catalyzed an estimated $2.1 billion in job creation and urban development. Traditionally, these libraries are located in a president's home state, but the competition among universities and municipalities to house them is often fierce. Bid development typically begins shortly after a president's inauguration and culminates with the president making site and design decisions toward the end of his last term.

Benefits to Hawai'i

If President Obama selects Hawai'i as the site for his presidential library and museum, the project will bring numerous benefits to the islands. They include:

- **An infusion of outside resources that will boost Hawai'i's economy**, as these institutions are built with private funds raised by the president and managed in perpetuity by the federal government.
- **The addition of a world-class institution to Hawai'i's cultural landscape** that will help make Honolulu a research and business destination and bolster the state's leading industry.
- **The construction of an iconic building with ambitious environmental goals** that will advance green building in the state, revitalize island architecture, and redefine Honolulu's skyline, not unlike the Sydney Opera House or the Guggenheim in Bilbão.
- **The creation of a top-notch policy institute** that will burnish UH's reputation and bring together civic and community leaders to meet tomorrow's challenges. Likely research and teaching themes include education, environment, indigeneity, and world affairs.
- **An opportunity to inspire Hawai'i's students at all levels** and improve civic education in the state.
- **The reinforcement of Hawai'i as a nexus of diplomacy** and a junction between East and West.

Hawai‘i’s Advantages

Hawai‘i has several comparative advantages as a site for the Obama presidential library and museum:

- In accord with UH’s motto, “Maluna a‘e o nā lāhui a pau ke ola ke kanaka”—“Above all nations is humanity”—**siting the Obama library in Hawai‘i will signal a global outlook** and reaffirm America’s status as a “Pacific nation,” as the president put it at the 2009 APEC summit.
- **Hawai‘i’s multicultural population and longstanding commitment to democratic pluralism points toward the demographic future of the United States** and reinforces Obama’s efforts to overcome what he calls the “racial stalemate we’ve been stuck in for years” and to recognize that “out of many, we are truly one.”
- **The state’s strong tourism industry will ensure an elevated long-term visitor count** and will thus contribute to the longterm viability and global reach of the institution.
- **As a mid-sized city, Honolulu provides the opportunity for this institution to have a pronounced social impact** as a well-funded, technologically advanced educational institution with robust outreach programs.
- **With its hospitable climate and extended growing season**, Hawai‘i provides an unrivaled set of environmental possibilities for the facility, from multi-source alternative energy generation, to regular use of outdoor or open-air spaces, to a dramatic expansion of Michelle Obama’s wellness garden concept.
- **The Obama presidential center will provide the first family a home away from home**, by providing secure work, meeting, and perhaps living space during the Obamas visits to the islands.
- **Hawai‘i is Obama’s ‘ohana** and is bound up with every chapter of what he calls his unlikely personal story. As Michelle Obama has observed, “You can’t really understand Barack until you understand Hawai‘i.”
- **Hawai‘i will provide a nurturing home for Obama’s legacy.** As the state that voted for Obama in higher percentages than any other and that stuck with the president through the first midterm elections, Hawai‘i’s people and policymakers will enthusiastically support the Obama library from conception to construction and beyond.

Locating a Presidential Library and Museum in Kaka‘ako Makai

The University of Hawai'i has taken only preliminary steps toward locating a proper site, but Kaka‘ako Makai is a logical fit for a variety of reasons. On the one hand, the site can provide a suitable location for a presidential library in terms of accessibility, infrastructure, space, and appeal. On the other, the creation of a world-class cultural institution at this underappreciated site will enliven the whole area, allowing Kaka‘ako Makai to become a safe community gathering place, while complementing its varied public uses and bringing coherence and viability to its emergence as a premier cultural, educational, and ecological district.

Advantages to the Presidential Library and Museum

From the point of view of the UHM site-selection committee, Kaka‘ako Makai presents numerous advantages as a potential home for a presidential library and museum, among them:

- A spectacular natural setting with mauka-to-makai vistas and surrounding green space that can properly showcase an iconic edifice and provide breathtaking views from inside it.
- Existing parkland that can, in concert with mixed public uses, provide space for Michelle Obama’s wellness garden, a community lo‘i, creative landscaping with native plants, and an outdoor amphitheater that could be shared with other institutions.
- Open ocean access that will symbolize the president’s global orientation, appeal to him personally as a bodyboarder, and that can provide numerous green-building opportunities, including deep-water cooling and alternative energy generation.
- An underutilized urban setting with synergistic proximity to public schools, university research facilities, and other museums and educational institutions.
- Public accessibility via mass transit, car, boat, and a proposed oceanfront promenade that would connect to Ala Moana Beach Park.
- Proximity to proposed off-site parking structures and transit stops that could enhance public access while not surrounding the library with garage space or sullying the shorefront with excess pavement.
- Sufficient space to create security buffer zones without limiting public access.
- State ownership, which could enhance Hawai‘i’s bid by moderating the president’s fundraising obligations.

Advantages to Kaka'ako Makai

The UHM site-selection committee also believes that a presidential library and museum would add value to Kaka'ako Makai, by providing:

- Full outside funding, allowing the creation of a world-class institution without reliance on Hawai'i taxpayers or local fundraising.
- Resources to support adjacent institutions, serve the public, and supplement state and municipal dollars, thus enhancing the viability of existing and proposed features, including an outdoor amphitheater, group meeting spaces, a community lo'i, parking structures, cultural markets, and an oceanfront promenade.
- Iconic architecture that can define and elevate the area and surrounding properties and catalyze the creation of more inviting entry portals.
- Robust educational and cultural programming, including rotating exhibition space, that can help define Kaka'ako Makai as a leading cultural, educational, and ecological district.
- The attraction of large numbers of visitors and locals who will support adjacent institutions, small businesses, and will encourage greater park usage, thus protecting oceanfront green space for future generations while adding much-needed vitality and activity to the area during weekends and evenings.
- Shared parking facilities, coordinating with other uses such as John A. Burns School of Medicine and Cancer Research Center maximizing efficiency especially during hours when those facilities are not in use, such as on weekends and evenings.
- Around-the-clock security, funded by the federal government, that will not only protect presidential records and, at times, the first family, but will provide piece of mind to the surrounding community, visitors, and proximate institutions.

Compatibility with Existing Statutes, CPAC's vision, and HCDA development parameters

UHM's proposal for an Obama presidential library and museum in Kaka'ako Makai would complement existing and proposed uses of the area and is compatible with existing statutes and the vision for the district as formulated by the Community Planning Advisory Council, as well as development parameters being followed by the Hawai'i Community Development Authority. Specifically, UHM plans would:

- Emphasize Hawaiian culture and the values of the ahupua'a by encouraging native-plant landscaping, including a working lo'i, advancing a social justice research and teaching

agenda with a focus on indigenous issues, protecting the shoreline with generous setbacks, and envisioning temporary and permanent museum exhibits that encourage visitors to grapple with Hawai'i's conflicted historical relationship to the United States.

- Protect open view planes by limiting verticality and developing architectural plans that emphasize natural features of the landscape.
- Encourage and help fund the expansion of green space and draw the public into the park.
- Facilitate access to the area by encouraging the creation of inviting entry portals and the extension of a shoreline promenade, while providing resources for shared parking, organizational meeting spaces, and outdoor performance space.
- Attract visitors to the area, thus supporting existing and proposal cultural institutions, small businesses, and cultural markets.
- Enhance public safety and security.
- Not include housing (although the first family could occasionally stay over in an executive apartment) and would not interfere with the operation of Kewalo Basin Harbor (with the possible exception of some security protections necessary during visits by the president or other dignataries).
- Provide enriching public programming at the museum and in lecture and performance spaces thus helping define Kaka'ako Makai as a leading cultural and educational district.
- Adopt ambitious sustainability goals, raising the bar for green building in the islands

Preliminary Program

Site Characteristics

- Typical presidential library sites range from 9 to 25 acres.
- Ideally surrounded by open space, such as a public park or university campus
- May include amenities in addition to the library and museum, e.g., outdoor amphitheater, gathering areas, restaurant, other educational facilities, etc
- Easily accessible, highly visible, prominent site.
- Compatible with ambitious sustainability goals, including alternative energy generation.
- Striking views to/from the Library ideally preferred.

Structures

- Typically require 70,000 square feet for the library, archives, and museum.
- Modern presidential libraries tend to include educational facilities, presidential offices, and foundation facilities that can increase the square footage to above 200,000 square feet, as in the case of the George W. Bush Center under construction, though we imagine a smaller facility in Hawai'i.
- Depending on the site, massing can range from 2 to 4-5 stories in height for portions of the building.

Outline Program

Component	Square Footage
Library, museum, and archives	70,000
Presidential foundation offices	5,000
University teaching and research facility	15,000
Community Center / Lecture Hall	20,000
Presidential Offices and Executive Apartment	5,000
Support Facilities	5,000
Total (approximate)	120,000

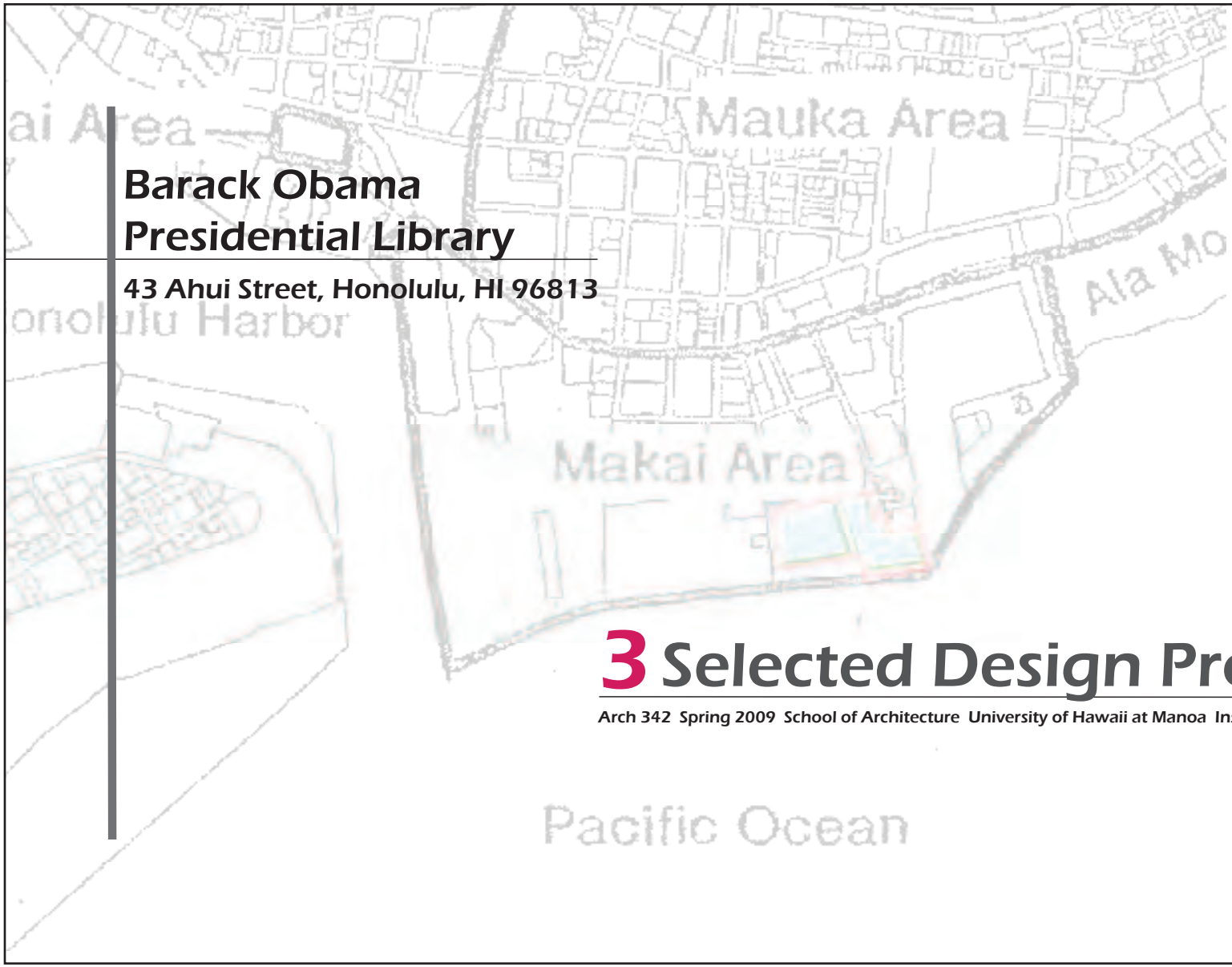
Site Program

Component	Acres
Building Site	6
Community Gardens	2
Amphitheater	4
Gathering space	2
Park – open space	3
Total (approximate)	18

Parking

200 stalls**, plus electric shuttles to rail and bus stops and auxiliary common parking structures.

**Shared parking is envisioned with other adjacent uses such as John A. Burns School of Medicine and the Cancer Research Center, since parking for those uses is generally underutilized on evenings and weekends when Library/Museum use can make efficient use of vacant stalls.



Barack Obama Presidential Library

43 Ahui Street, Honolulu, HI 96813

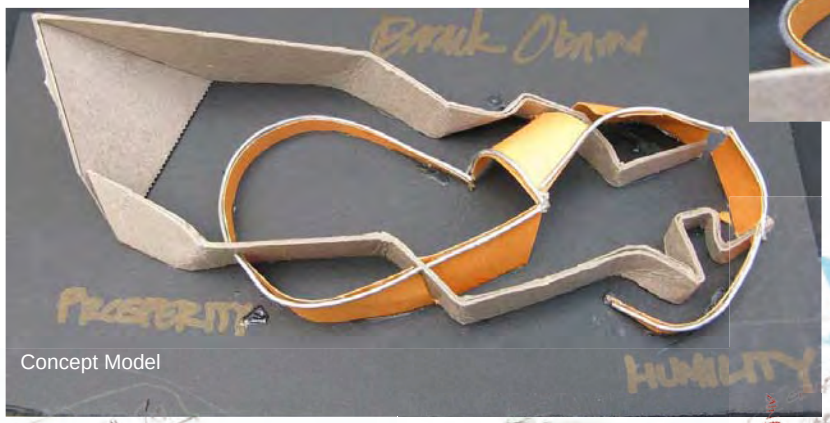
3 Selected Design Proposals

Arch 342 Spring 2009 School of Architecture University of Hawaii at Manoa Instructor: Joyce M. Noe, FAIA

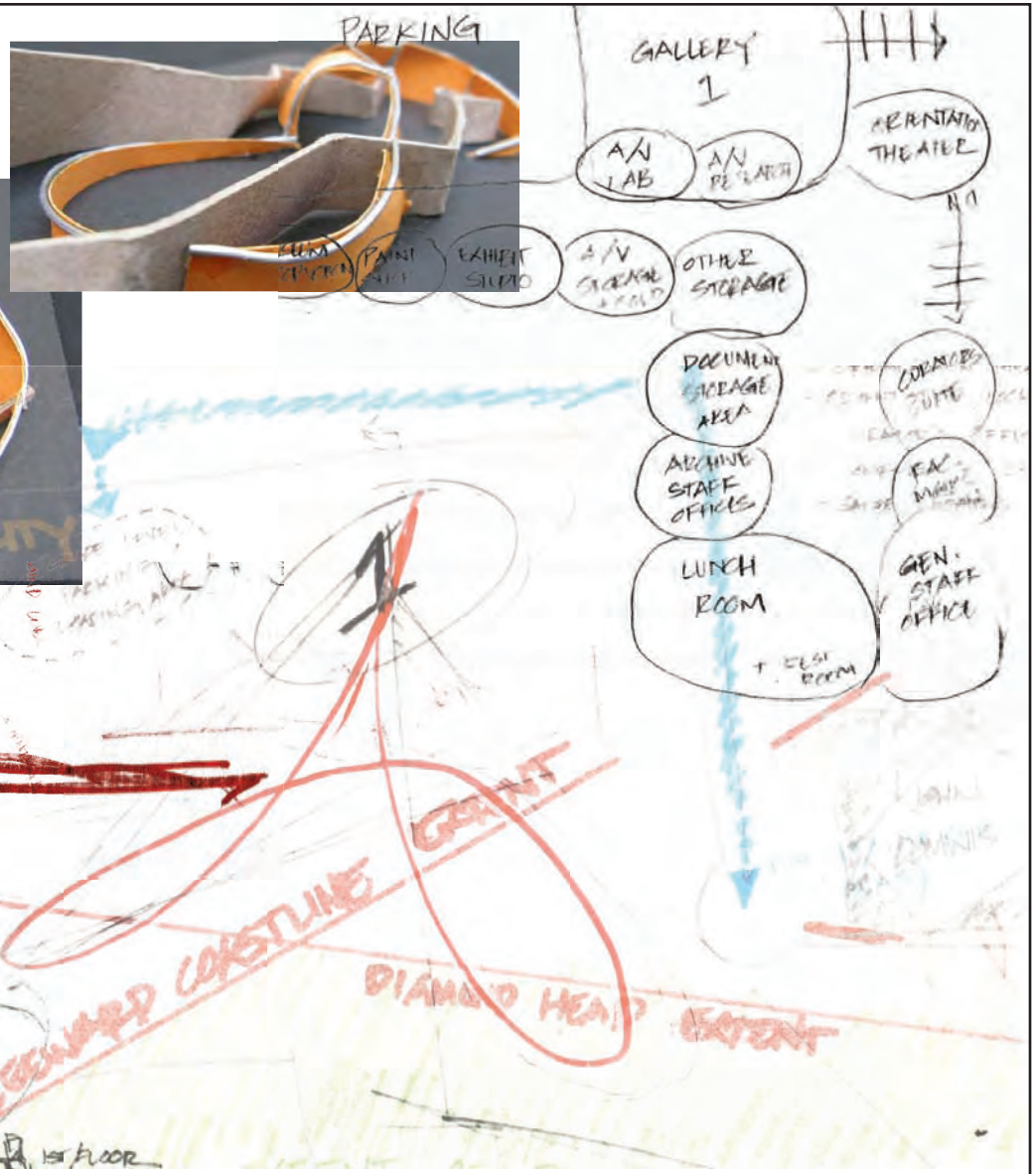
1 Chretien Macutay

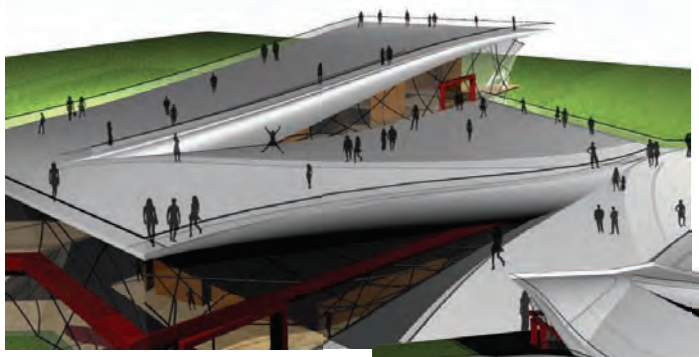
designed by Chretien Macutay

To honor President Barack Obama's humility and his confidence in bringing the American people on the path towards prosperity.

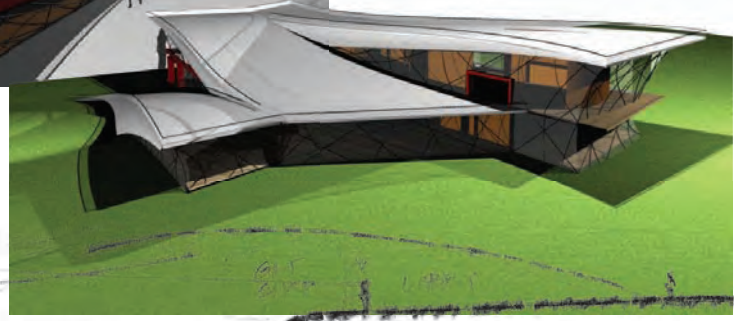


Concept Model





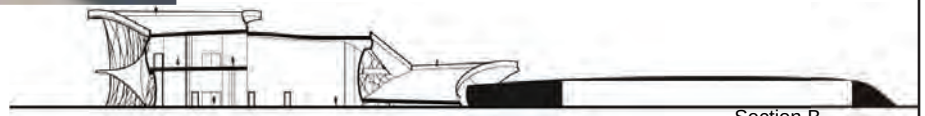
Gallery



Library Entrance

Final Model

Section A



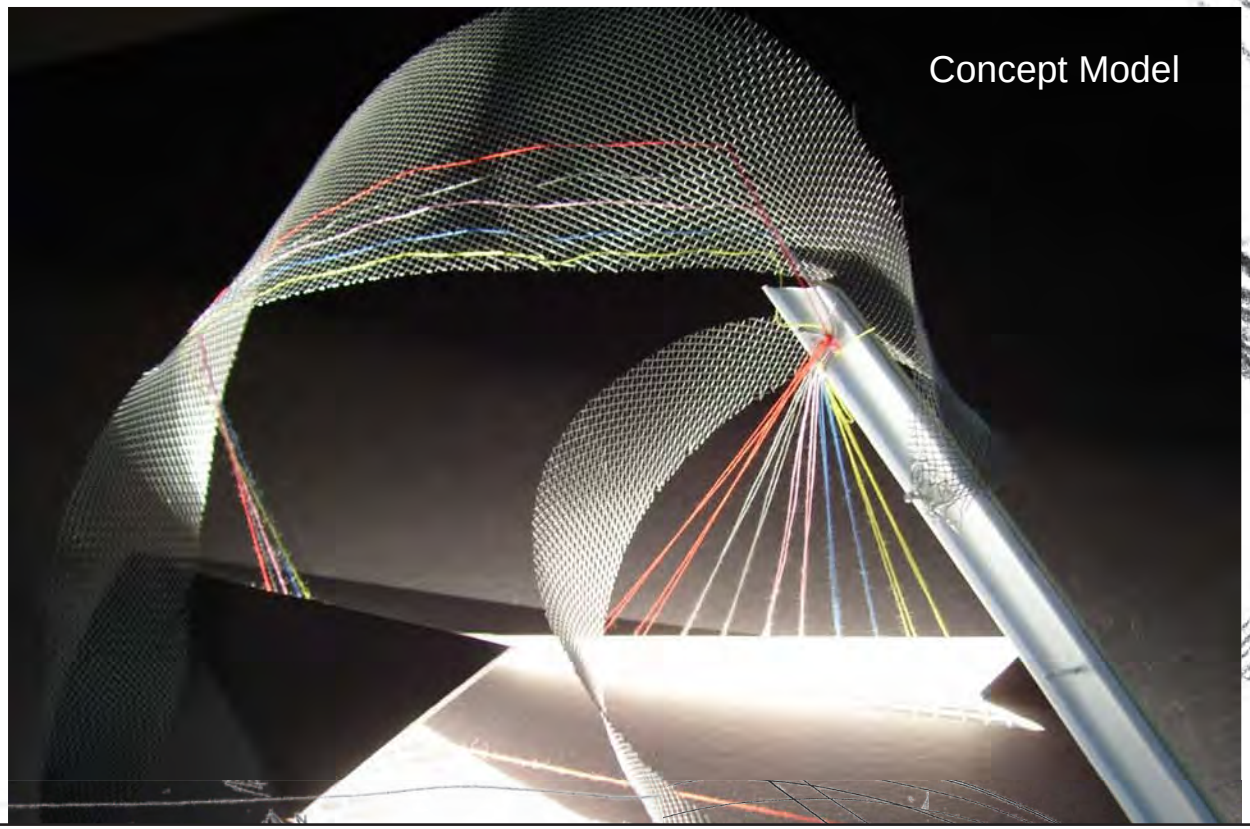
Section B

2 Jan Erika Flormata

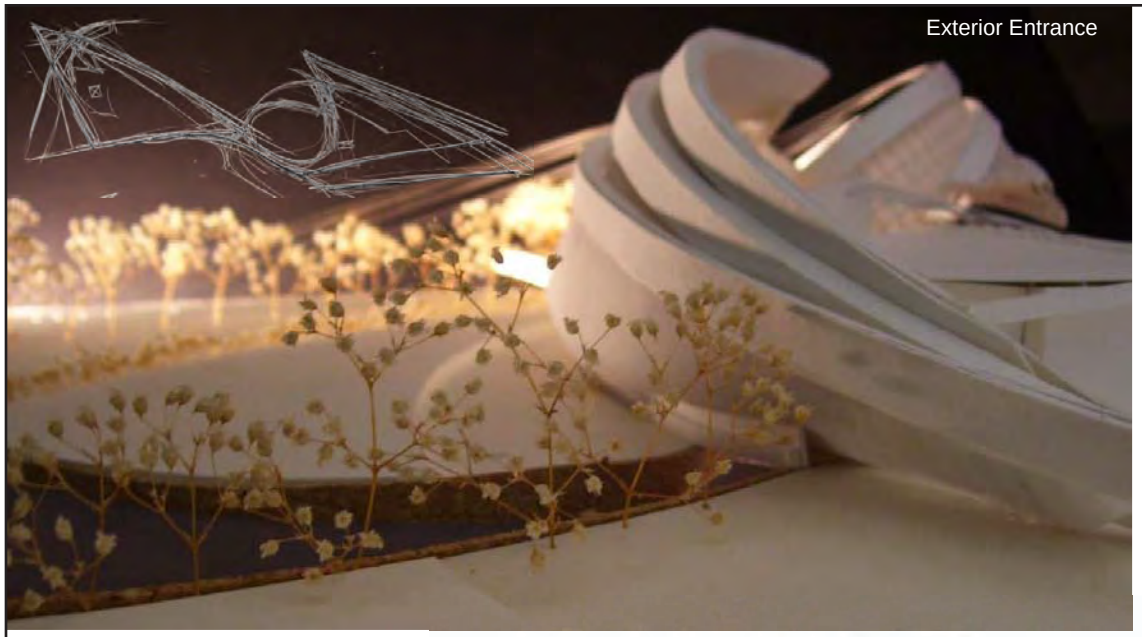
designed by **Jan-Erika Flormata**

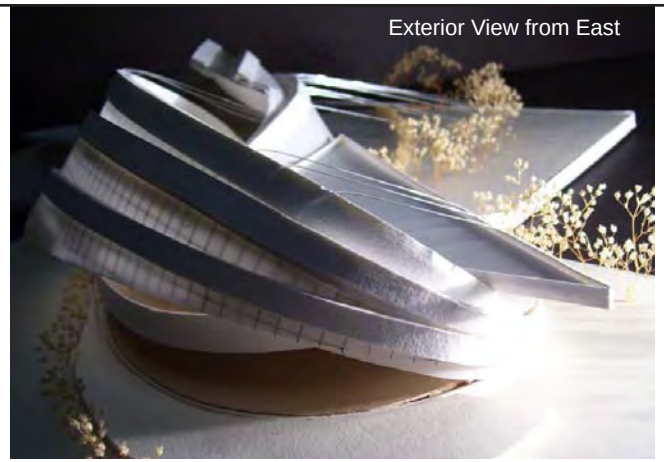
Unity/Continuity/Expansion Through Communication

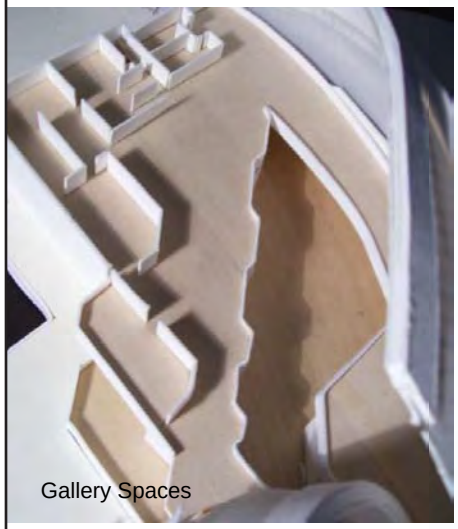
My inspiration for the Presidential Library came from President Obama's innagural speech where he talks about his plans for the United States.



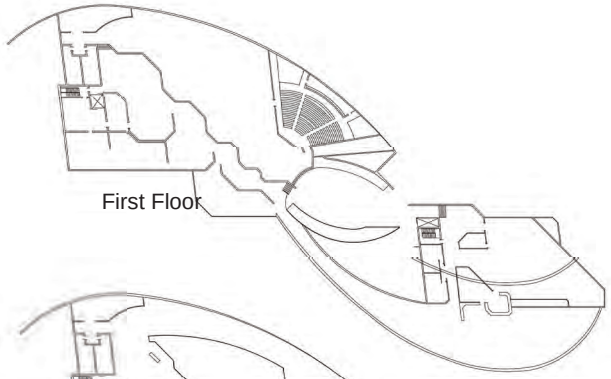
Expansion:
involved in

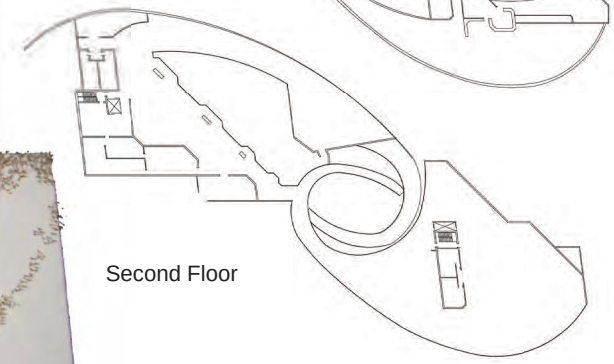

Exterior Entrance

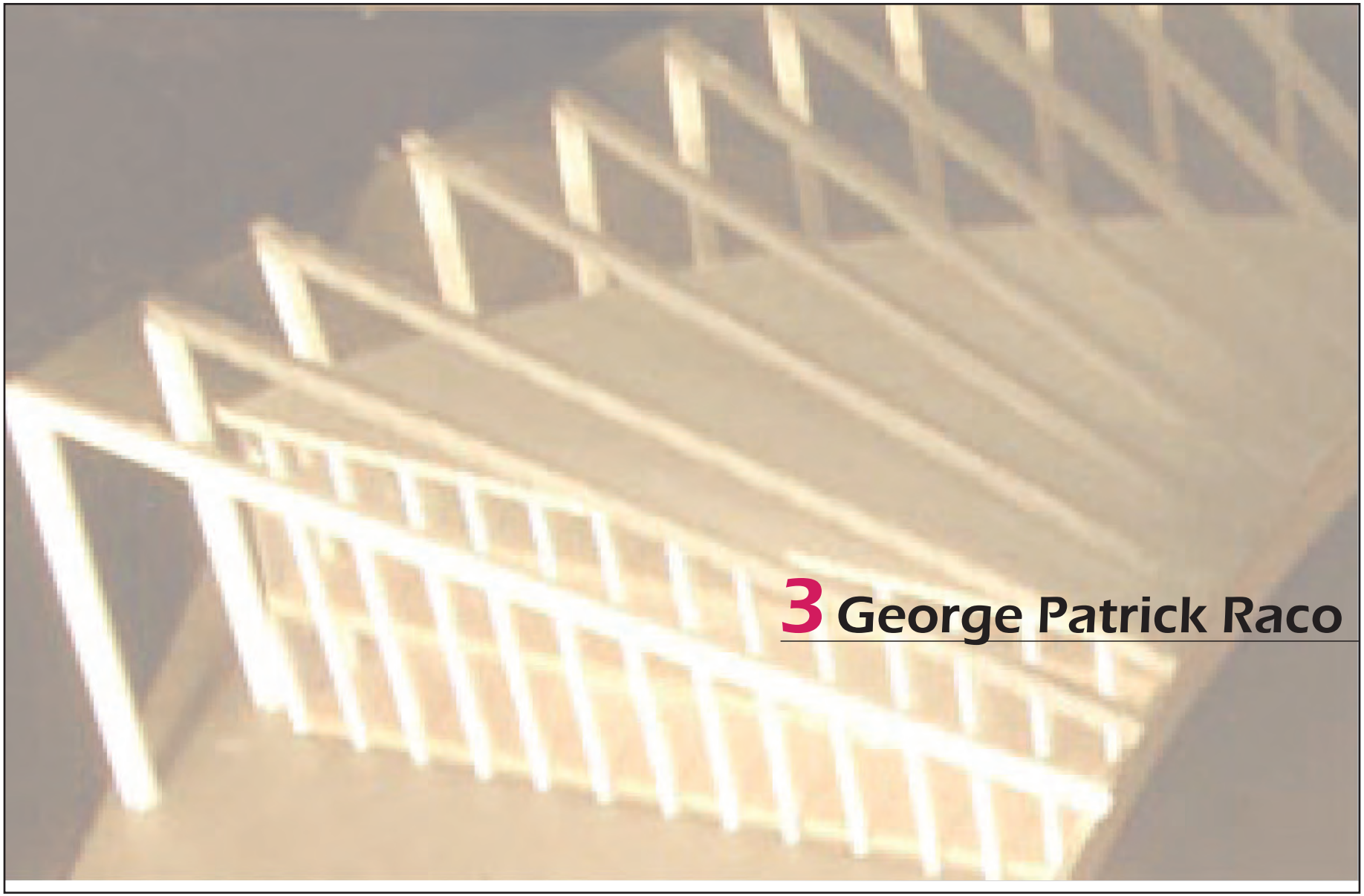

Exterior View from East


Gallery Spaces

Plan


First Floor


Second Floor



3 George Patrick Raco

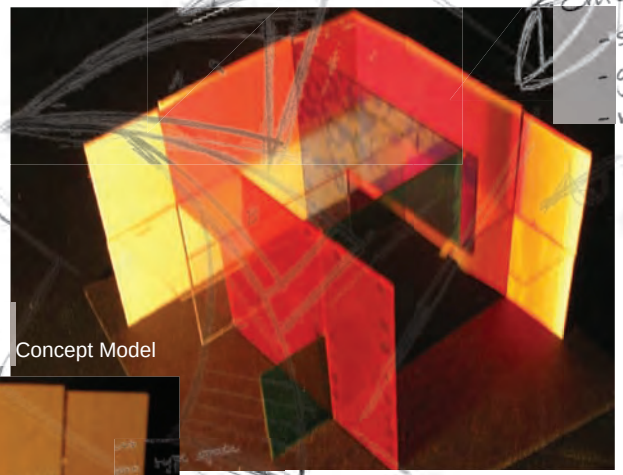
designed by GeorgePatrick Mo`oheau Raco

Hawai`i and Illinois

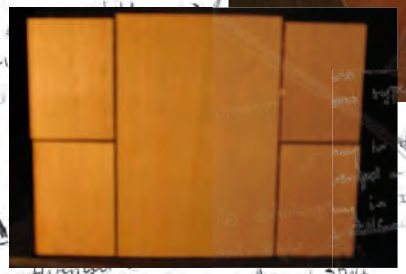
CHANGE, HOPE, and PROGRESS are words that exemplify the 44th President of the United States. As they were core values of Obama's presidential campaign, the origins of these values became inherent long before his campaign.

Understanding the essence of these values, one must first understand the formation of the ideals. While there has been much dispute, arguing whether Obama's home is Hawai`i or Illinois, neither place seperately is the sole proprietor of that title.

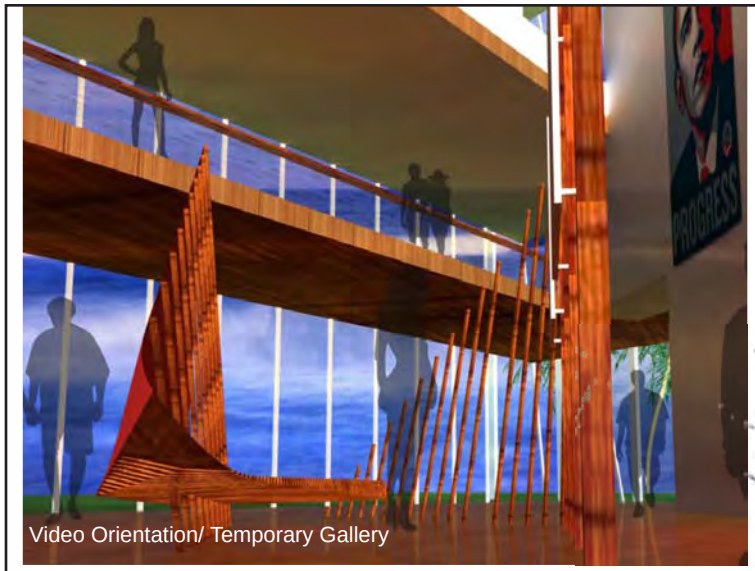
Obama is deeply rooted in both places and both places have had their own impact on the formation of Obama's values. To fully understand Obama, both Hawai`i and Illinois must be taken into consideration.



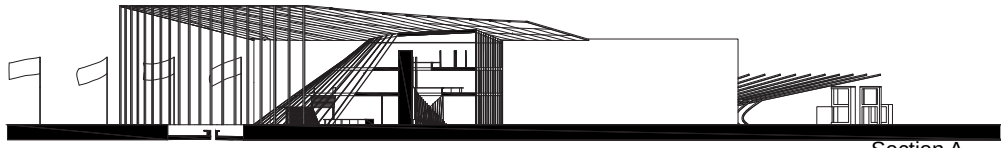
Concept Model



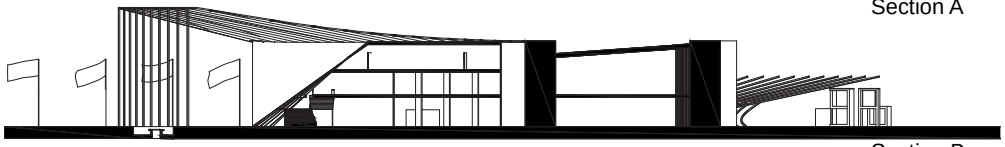
The ideas of my design call for two libraries; sister libraries, one being in Hawai`i and the other in Illinois. The Hawai`i library would represent Illinois by vertical nature and by the artifacts that would be on display. When visiting the Hawai`i library a guest would be surrounded by the Aloha-Melting Pot spirit of the islands and would experience Illinois by way of the library.



Video Orientation/ Temporary Gallery



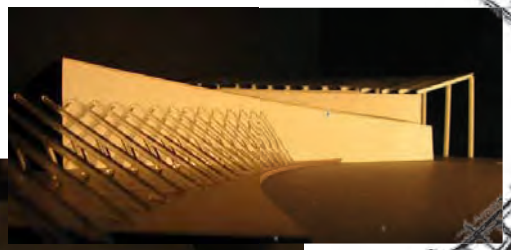
Section A

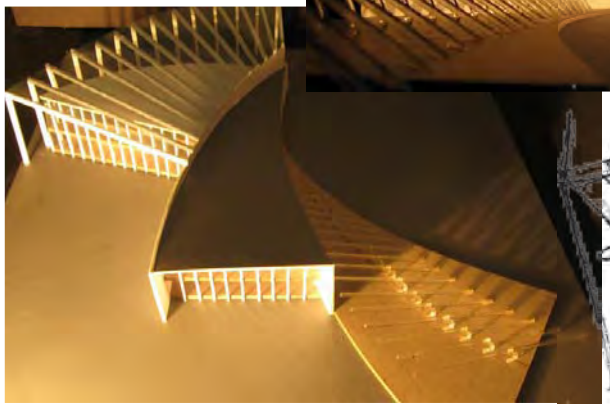


Section B

Library Entrance

Final Model





North Elevation

A DISCUSSION OF PARKS CONSERVANCIES: excerpted from Project for Public Spaces' publication: "Public Parks Private Partners

The rapid growth of the nonprofit sector in the United States during the last 20 years has had a particular impact on our country's public parks, as groups dedicated to the preservation and restoration of parks and open space are creating a buzz in cities across the land. Urban leaders are asking if there are new or better parks partnership models for them to explore. Cities with small "friends of the parks" groups are looking to more substantive partnerships mainly to increase funding and maintenance for their parks, as well as community involvement in them. And cities with little or no nonprofit representation in their parks are seeking solutions to their budgetary and management shortfalls. As the rapidly expanding cities of the West develop new land for housing, environmental and recreation groups are advocating for new parks and greenways. In the North and Midwest, nonprofit groups are reclaiming formerly industrial areas for parks, re-using vacant lots for gardening, environmental education, and arts, and restoring grand old parks from the Olmsted era. And whether a group has been around for 30 years or 30 days, the chances are that its responsibilities are increasing. All of this tells us that community groups that are organized and vocal can be important forces in establishing the priority for both recreation and open spaces in our cities. And these groups are helping cities transform parks into vital, active centers of urban neighborhoods and downtowns. As they become more involved, many of these groups are also willing to take on a certain amount of responsibility, even sharing the financial burden of maintaining their parks. The specific reasons for establishing a nonprofit parks partnership or conservancy vary from city to city. Often residents or local leaders from the private sector take the initiative to develop a relationship with the public sector to make park improvements because they have a vision for a better park and they acknowledge that the public sector may not be able to deliver the quality of service they desire. In other cases, a public agency has a vision or plan that goes beyond what it can achieve on its own without political, financial, or other assistance.

Whatever the case, there are several compelling reasons for public/private partnerships including:

- Efficiency and Flexibility: A private group can act fast and save money--for example by purchasing park equipment or hiring repair crews on an as-needed or emergency basis. It also has the ability to be more flexible with staff and budget lines--being able to reconfigure them more easily in response to changing needs of the park. In addition, private groups are more open to experimenting with new or innovative park programs in an effort to be more responsive to park users.

- Advocacy: A nonprofit may have the freedom and political will to speak out for budget increases, for increased security, or in favor of acquiring new parkland, while a parks department is constrained by and allied to the city's priorities.

- Fundraising and Accepting Donations: Private donors often don't like to give to the public sector because they can't control how their money will be spent. In addition, there is often a distrust of giving money to any government bureaucracy, especially one that already has taxing power. Parks departments and other public entities with a public sector parks portfolio are, as a result, powerfully motivated to participate in or initiate a public/private partnership that can raise money. For their part, nonprofits often benefit from formal ties to a public agency, since it gives them added credentials to assure donors of long-term commitment and accountability to the public.

- Focus: A nonprofit group that focuses specifically on one park may view that park, greenway, or other open space amenity more holistically than a parks department that has a responsibility to provide basic service to all the parks in a city or metropolitan area. While it is the usual practice of the parks department to treat a park as part of a larger open space

system, a nonprofit may see it as part of a neighborhood--a perspective that can be reflected in its role in planning for park improvements. Additionally, public agencies often can't or don't want to manage small discreet projects, such as restorations of historic buildings, whereas private groups can devote the necessary attention to detail.

- Community Ties: A private group often has better credibility with residents and local institutions than the local government does, allowing the nonprofit to facilitate meetings better, and tap key leaders for support and active engagement in the park.

- Consistent Leadership: A mature nonprofit conservancy or friends group sometimes can provide more continuous leadership in a park or open space amenity than public officials can, as they are subject to politics and elections.

How Nonprofits Work With Public Agencies

Nonprofit organizations can have a wide range of relationships and experiences with their public partners, depending upon the ability and resources of the city or municipality, and the condition of the park and its surrounding community. And while nonprofits are usually called "Friends of ... Park" or "The ... Park Conservancy" these names bear little relation to their actual role and do not necessarily indicate that they will be acting a particular way. Smaller nonprofits are typically assistance providers and public advocates. These groups help parks departments with education, programming, and volunteers. They also advocate for increased funding for park improvements and expansion. These organizations primarily operate on a volunteer basis with few if any paid staff, and do not have any responsibility for the park itself.

New parks are sometimes initiated by nonprofits that act as catalysts. Such groups work with public agencies and others to initiate projects and provide financial support for new parks or greenways. These kinds of partners are typically involved in advocacy, design, and construction issues, and tend to be transitional in nature, redefining their role with the public entity and in relation to the park once the project is completed. The groups attracting the most attention these days are the co-managers. Nonprofits of this type work in collaboration with the parks department by way of either: 1) a position jointly shared by the nonprofit and the parks department that oversees park planning, design and capital construction projects, and in some cases management and maintenance; or 2) a staff that works with the parks department and/or combines funds for the joint activities of master planning, capital project plans and construction. These groups share responsibility for the well-being of the park.

Some cities take the ultimate step of making a nonprofit the sole managers for a park. This kind of organization manages and maintains parks on its own, functioning as an independent entity with limited involvement of the parks department, and it shoulders the major responsibility for the park. In this structure, park policies tend to be determined by the nonprofit.

Finally, some groups are organized around an entire city or area park system, advocating for more city dollars and activity, training smaller friends groups, and initiating citywide greening programs. These citywide partners represent a different kind of park nonprofit, as they exist not to increase use and activity in a single park or greenway, but to raise the level and quality of open space and parks in an entire city, through neighborhood organizations and park partnerships. Organizations are often involved in activities or have characteristics in common with more than one model. Working relationships tend to be fluid and dynamic, evolving as the nonprofit becomes part of the continuing effort to respond to the needs of the park over time. Thus, a newly-formed park nonprofit may start as an assistance provider and public advocate and, only after gaining

experience and forming relationships with other organizations, later redefine or enlarge its role to work as a catalyst for the development of a new park or greenway project. Additional funding and staff, on the other hand, may draw a nonprofit into a more collaborative role with the parks department. A change in political situations can also affect a nonprofit's role, forcing the nonprofit into a leadership and advocacy position, or a re-examination of its current, active role in the face of a more progressive or activist government.

Assistance Providers and Public Advocates

These groups that simply assist, support, or act as public advocates are a common type of partner relationship. Since volunteers who are not park professionals often staff them, these organizations usually act as public interest groups working on behalf of residents. Commonly referred to as "friends groups," these organizations-which may not be incorporated-typically have small operating budgets and do not have any responsibility for the park itself. They derive their power from their ability to rally a constituency for a park or potential open space, and in many cases, to raise outside funds. While these groups are not seen as peers by their public sector partners, they do help parks departments considerably, providing additional labor, assisting in community outreach, and organizing park programs. They typically define their role as establishing public stewardship by organizing volunteers to assist in activities, such as clean-up days, and providing information to the public. Groups such as these may also involve themselves heavily in fundraising, advocating for park improvements and expansion, public education, and programming. At times, such groups have been known to advocate for park issues and needs that they identify as not being addressed by the parks department. In some cases, nonprofit organizations having this type of relationship with the public sector additionally get involved in facilitating community and political awareness meetings and workshops, as well as orchestrating new public and private sector partnerships to enable particular park projects to be realized. Examples of this nonprofit type are the Friends of Buttonwood Park, the Friends of Garfield Park, and the Great Plains Trail Network.

Assistance Provider and Public Advocate Profile: Friends of Buttonwood Park, New Bedford, Massachusetts

The Friends of Buttonwood Park was established in 1987 as a park advocacy and stewardship group to help implement a park master plan. Its staff is entirely volunteer, and the organization operates on an annual budget of approximately $3,500. Some of the friends' activities have grown out of recommendations from the park master plan, including: providing and maintaining an outdoor reading space in conjunction with the public library; initiating a campaign to create and implement a pooper scooper law; and advocating for and instituting an end to the placement of memorial statues in the park through tree plantings with memorializing plaques. The Friends of Buttonwood Park was also active in molding a compromise to a $9 million zoo renovation in the park that impinged on the park's master plan. The friends meet or talk informally with the parks department on a weekly basis to discuss issues. According to Jean Bennett, co-chair of the Friends of Buttonwood Park, "The friends have earned the respect of the parks department to the point where the administration would not do something in the park without apprising the friends of it." A volunteer organization, the friends have a board comprised of 30 active members who work to promote stewardship, park programming, planting trees, and advocacy. The friends have hopes of expanding their working partnership with the city to become more directly responsible for managing and maintaining the park in the future.

Catalysts

Catalyst nonprofits are well known for their capacity to generate a

vision, and initiate and facilitate a process that will bring that vision to the stage where it can be implemented. They can play a critical role in raising awareness, building community and political support, locating start-up funding, and orchestrating new partnerships among key players, such as parks departments, other government agencies, and private firms, to enable a park project to be realized from start to finish. Since they are organized to advocate for a park to be built, they tend to be transitional in nature, for once they complete their original mission, they must redefine their role in relation to the public sector and with the park project that they have seen to fruition. Catalyst organizations such as these have been formed to create anything from regional greenway systems to small memorial groves within larger parks. In some cases, these organizations have been formed by citizens driven by a vision, while in other cases they have been formed by the public sector to help coordinate several entities, act as community liaisons, and raise funds. The National AIDS Memorial Grove and the Knox Greenways Coalition are examples of this type of group.

Catalyst Profile: National AIDS Memorial Grove San Francisco, California

The National AIDS Memorial Grove was established in 1989 by a small group of San Francisco residents who wanted to create a place for people to remember friends and loved ones who had died of AIDS. Now grown from a volunteer board to a paid staff of four, the organization is working with the San Francisco Recreation and Park Department to create the memorial out of a formerly neglected area of Golden Gate Park. The group has a 99-year lease on the grove site from the city, and it has replanted the area, installed memorial plaques and seating, and is in the process of fully endowing a full-time city gardener position to maintain the grove over the period of the lease. As part of its mission, the group organizes monthly Saturday workdays where volunteers gather to weed, plant, and maintain the grove. The San Francisco Recreation and Parks Department is the primary park care provider and is responsible for security and maintenance. Construction of the grove was near completion in spring, 2000 and the group was close to its endowment target. At this point, the board began to reexamine its focus. According to Thom Weyand, the grove's executive director, the board has broadened the organization's mission and envisions a shift from the creating and upkeep of the grove to that of "raising visibility for the grove as a national memorial and as a place for discussions about AIDS." The group will continue to be involved in civic beautification and urban reforestation activities and, since it must provide an annual grant to the city for the gardener and the ongoing maintenance of the site, it needs to have some type of oversight role into the future. As the organization's role in the grove project shifts direction, it may find itself redefining the working relationships it has with the San Francisco Recreation and Parks Department. It has even considered merging the operation with another national AIDS organization such as the NAMES project.

Co-managers

These nonprofits truly collaborate with their city partners by working together for the planning, design, and implementation of capital projects. They abide by policies set by their public sector co-managers and responsibilities for the park are shared. While all of these types of nonprofit organizations work closely with their partners, the roles and responsibilities of these collaborative partnerships differ, as do the ways in which the nonprofits are funded. The Central Park Conservancy, for example, is highly involved in maintenance, while the Louisville Olmsted Parks Conservancy is not.

Sometimes the collaborative working relationship is cemented by a joint position shared between the nonprofit and the parks department, simplifying the coordination of planning and staff resources. In some of these cases, the nonprofit organization and

the parks department share the salary attached to the joint position. Organizations such as the Prospect Park Alliance, the Louisville Olmsted Parks Conservancy, and the Central Park Conservancy function along these lines.

Co-manager Profile 1: Louisville Olmsted Parks Conservancy, Louisville, Kentucky

The Louisville Olmsted Parks Conservancy's involvement with the Louisville Park System (three major parks and the parkway system that connects them) is structured so that the executive director of the Louisville Olmsted Parks Conservancy serves as the assistant director of the parks department, overseeing the planning and design division. The conservancy is housed in the parks department's offices, and parks staff works closely with conservancy staff in implementing park improvements. "The conservancy provides expertise in park planning and design, raises private funds to carry out programs and improvements, and creates community awareness in order to renew the parks and parkways as Frederick Law Olmsted might approach them today" says Karen High, landscape architect at the conservancy. The parks department does everything else, acting as contractor for the design and renovation work, and carrying out all maintenance and operations functions in the parks.

Co-manager Profile 2: The Central Park Conservancy, New York, New York

The Central Park Conservancy's collaborative relationship with the city of New York and the Department of Parks and Recreation takes a very different approach from that of the Louisville Olmsted Parks Conservancy. Now primarily focused on managing, programming, and maintaining Central Park, the conservancy has a management contract that includes maintenance, public programming, and capital restoration. A joint position between the partners has evolved over time as the roles and working relationships between the two organizations have changed. The first jointly held position was structured so that the parks department's Central Park administrator also served as the president of the conservancy. That made sense when, as in Louisville, the primary activity of the organization was rebuilding and renovating the park. Now that the park has undergone substantial renovation, though by no means complete, the conservancy has turned to maintenance, operations and programming as its core mission. Therefore, the structure of the partnership has evolved as well, and now the parks department's park administrator position is joined with the conservancy's senior vice-president for operations and capital projects. This joint position provides the authority to coordinate planning, capital development and park policy. The city retains policy responsibility for the park, ensuring that the park remains publicly accountable and continues to function consistently with other city parks. A third type of co-manager partnership combines staff and/or construction funds without a formal organizational structure for joint activities such as master planning, capital project plans, and construction. This form of collaboration tends to be more project-focused, such as on developing or implementing a master plan, and implementing capital projects. Such nonprofits often raise and spend money for capital renovations themselves. Nonprofits such as the Piedmont Park Conservancy, Friends of Hermann Park, and Forest Park Forever follow this model.

Sole Managers

Although most cities retain control over the policymaking and maintenance functions of their public parks, a few give away nearly all the authority and responsibility to nonprofits. These almost fully autonomous organizations have the main responsibility for managing and maintaining individual parks and act with only limited involvement of parks departments. What really separates them

from other organizations is that they are granted the power to develop and change policies related to the parks or greenways for which they are responsible. They are by definition heavily involved in maintenance and operations, and typically do much more than that. Examples of this type of nonprofit are the Yakima Greenway Foundation, and the Maymont Foundation.

Sole manager Profile: The Maymont Foundation, Richmond, Virginia

The Maymont Foundation provides primary care for Maymont, a Victorian house and estate that is now a public park in Richmond, Virginia. While the foundation is responsible for virtually all aspects of the park, including fundraising and outreach, the issue of maintenance was foremost in its establishment in 1974. At that time, the foundation struck a deal with the city providing that it would maintain Maymont as a public park, if the city allowed it to manage and take over full responsibility for this property. The foundation also receives an annual subsidy from the city for operating and managing costs. The city is not involved in determining policy for the park as long as the foundation continues to keep the park open and free to visitors. The directors of the parks and recreation and the city planning departments sit on the foundation's board of directors together with a member of the city council. While the foundation has autonomy in most aspects of its role in the park, all major capital improvements must be approved by the city planning department. The foundation is not required to present the results of any master planning efforts to public bodies for approval.

Citywide Partners

Some groups are organized to focus on all or many parks and open spaces in a city, instead of on a single park. This role is fundamentally different from those outlined above. The main reason that these groups differ is that they bring existing expertise to neighborhoods and lend technical assistance in the formation and sustaining of new parks organizations. There is no single model of a citywide partner organization. Some are closely linked with their parks departments; others operate outside the system completely.

Citywide Partner Profile: Partnerships for Parks, New York, New York

Partnerships for Parks is a joint venture between New York City Parks and Recreation and the City Parks Foundation. It has two main functions, to cultivate grassroots and other organizations that are interested in taking care of parks, and to promote parks and green-friendly activities in the city. It considers the former to be its key role: to nurture friends groups through direct outreach and assistance, and to link them together into a strong, citywide constituency for parks and open space. To accomplish this, outreach coordinators in New York City's five boroughs provide links to the parks department for community and friends groups, who are given access to workshops and materials that Partnerships for Parks produces, everything from "How to Start a Friends Group" to "Tips on Planning Special Events." Certain parks and projects are given individual attention by a catalyst coordinator. To fulfill its other role--to promote parks and park causes across the city-Partnerships for Parks coordinates citywide volunteer events, maintains a database of parks supporters, produces a newsletter, and advocates for parks issues. It is closely linked with the parks department-the two share offices and staff, and the nonprofit's $2 million operating budget is divided equally between the city and the private sector.

What Nonprofits Do For Parks

While every nonprofit provides its own unique type of support for a park, almost all nonprofit activities fall into the following ten categories:

1. Fundraising
2. Organizing volunteers
3. Design, planning and construction of capital improvements
4. Marketing and public outreach
5. Programming
6. Advocacy
7. Remedial maintenance
8. Routine maintenance
9. Security.

A nonprofit's activities are closely tied to its role in the park. For example, nearly all nonprofit organizations raise money. Most also organize volunteers and outreach efforts. Larger organizations may be involved in the design and execution of capital projects as well as regular maintenance of the park, and design professionals, as well as horticulturists and landscape historians, are key members of their staffs and boards. However, the more involved an organization becomes in the actual management of the park, the less likely it is to engage in outright advocacy. Therefore, many organizations stay out of more management oriented activities, such as routine maintenance, capital improvements, and security, not only because these options are more expensive and involved, but because they may compromise their ability to advocate. For example, if such groups are oriented to advocate for more public sector commitment to parks, they may feel strongly that the private sector has no place taking over management duties that the city should provide as a basic service. Of course, these groups may also engage in other activities such as marketing, outreach, and programming, or there may be another group in the city that performs some or all of those activities, along with advocacy.

Fundraising

Fundraising is one of the most common activities that nonprofit organizations get involved in, not only because their tax-exempt status makes them eligible for funds from foundations and more attractive to individual donors, but also because it allows them to articulate concrete, visible park needs and goals. A nonprofit's ability to dedicate funds directly to a park project is particularly attractive to a city with a big vision but lack of funds to implement it. Fundraising also can serve as a park advocacy tool and raise awareness of the work of the nonprofit organization. It generally centers around three types of park needs: to supplement annual operating budgets, to implement capital projects, and to establish an endowment to ensure ongoing park maintenance, restoration, and management.

Fundraising for annual operating funds to supplement existing public operating budgets often involves membership drives and frequent low cost events, which have the added benefit of exposing infrequent or non-park users to the park and stimulating and encouraging longer-term involvement. Though donations are typically small, park outreach is great. Concession sales and educational programming fees are other sources for raising money that are often channeled into annual operating funds. Because they do not translate into visible projects in the park, and because some philanthropies will not give for this purpose, many nonprofits consider operating funds to be the most difficult kind of funds to raise. Fundraising for capital campaigns tends to rely more on personal solicitations to individual and corporate donors than on events. Once the capital money is raised, design and construction is often carried out by the parks department or contracted out to private firms. Fundraising for endowment campaigns, like

capital campaigns, tends to focus on larger donations from private individuals and corporations as well as matching grants from foundations. Of course, public partners can provide fundraising help as well, acting as agents to receive federal, state, and local grants and opportunities, and pursuing grants from government sources.

Fundraising Profile: Forest Park Forever, St. Louis, Missouri

Since it was established in 1986, Forest Park Forever has been heavily involved in fundraising activities. The group runs three different fundraising efforts: an annual "Friends" membership campaign; "Restoring the Glory," a mammoth $43 million capital restoration campaign that is being conducted to match funds pledged by the city of St. Louis; and a Forest Park Trust to establish an endowment for ongoing park maintenance. According to Jim Mann, Forest Park Forever's executive director, the three campaigns target different audiences and require different types of fundraising activities and events. The annual "Friends" campaign combines a membership drive with a drive to raise funds for annual operating expenses and park maintenance. Individuals, foundations, and corporations are asked to join and contribute to reach the $2.5 million per year goal. "The fundraising events are inexpensive and are aimed toward encouraging park usage," says Mann. One particularly successful event is the annual "Directors Tour," where members who have contributed $150 or more are invited for a bus tour of the park given by the executive director. Light refreshments are served, and brochures about the park, including self-guided walking tours, are handed to participants as they step off the bus. Other events encourage park usage for members, such as special invitations to visit the Forest Park Forever booth at the park's annual Kite Festival and Hot Air Balloon Race. Some of these special invitations are combined with a raffle for a roundtrip flight donated by an airline to a destination of choice. Fundraising efforts for the "Restoring the Glory" capital campaign are part of a joint effort between the city and Forest Park Forever to each raise $43 million dollars for "improvements to the infrastructure, environment, athletic facilities and buildings in the park." For this effort, Forest Park Forever focuses on larger donors and corporations.

One particularly successful program is Forest Park Forever's Progress Plus program, which uses tax credits and matching grants to leverage donations up to five times the cost of a corporation's actual contribution. The first incentive for corporate gifts is the ability to earn a 50 percent state tax credit. A second incentive, a challenge grant from the Danforth Foundation, designed to expand corporate philanthropy beyond the usual donors, stretches the corporation's gift with an additional $0.50 for every dollar contributed. For example, a contribution of $250,000, which costs a corporation $71,000 after tax deductions, can equal $375,000 for the park. In order to qualify for the maximum Danforth Foundation contribution of $5 million, Forest Park Forever must raise $10 million from corporations that are not part of the elite 30 "Civic Progress" member companies. One fundraising effort as part of this campaign has entailed asking six corporations to invite 20 companies each to attend a cocktail party that featured a discussion of park restoration efforts.

Two of these events have been held so far. At one of these events, a company donated the use of their helicopter for those interested in experiencing a bird's eye view of the park. By July 1999, Forest Park Forever had raised more than $37 million towards their total $43 million goal, and $8 million toward Progress Plus. A new effort, the Forest Park Trust campaign, seeks to raise $5 million to establish an endowment for ongoing park maintenance. Relying on solicited donations from private individuals, corporations and foundations, the campaign has already raised over half of its goal. While the push to date has been on the annual and capital campaigns, it is thought that some of these annual funds will be added to the endowment in the future.

Fundraising that has an outreach component is also important. The "Pennies for the Park" campaign, which began with the idea of putting donation cans in schools and stores in the metro area, has taken off. Incredibly, St. Louis' major downtown mall, The Galleria, has promised to match the donations in the campaign with $50,000 of its own money. 50 stores in the mall are participating in the campaign, and the mall's giant fountain generates $8,000 for the park in what is perhaps the most effortless fundraising event imaginable. "More important than the money is the visibility," says Lee Anna Good, Forest Park Forever's marketing and capital campaign director, who adds that the pennies campaign builds the organization's identity and helps encourage the public to think of the park as an institution in and of itself.

Organizing Volunteers

Volunteers play an important role for all nonprofit organizations, often significantly building community stewardship, support, and involvement with the park. Nonprofits often organize volunteers to participate in remedial maintenance activities such as weed removal, trail and path upkeep, and park clean-up days. Volunteers also commonly help organize and staff public park events, produce and send newsletters and other organizational mailings, and solicit park donations. They can be valuable assets to the park as trained docents, providers of visitor information, education and outreach, and park security, as well as collectors of park usership information.

Organizing Volunteers Profile: The Great Plains Trail Network, Lincoln, Nebraska

Volunteers are the mainstay of the Great Plains Trail Network (GPTN), an all-volunteer organization focused on advocacy and fundraising for the acquisition and development of the Lincoln Area Trails Network in and around Lincoln, Nebraska. According to V.T. Miller, membership coordinator for the organization, the GPTN solicits volunteers during annual membership drives. On the same form as membership registration and renewal, members are asked to check off the types of activities in which they are interested in participating: speaking to groups, mailings, fundraising, or helping with events. A database of all volunteers and their areas of interest is maintained and drawn upon to organize various activities.

One of the most interesting ways that nonprofits use volunteers is in gathering information about the parks or trail network. GPTN organizes volunteers annually to conduct a census of the trails at 8 to 10 different locations. GPTN not only uses the information to publicize the trail to the newspapers, but the Parks and Recreation Department, which owns and maintains the trails, makes of use the information for allocating budget resources and to find out about safety issues. Issues of safety are determined based upon information about level of trail usage, the times of day trails are most used, and the numbers of bicyclists and skaters who wear helmets.

Design, Planning, and Construction of Capital Projects

Often a park has a conservancy or friends group attached to it because the park is suffering from neglect and needs to be substantially repaired. It is the role of many of our featured organizations to raise funds and organize volunteers to restore such parks, and capital projects are the main vehicle for those restoration efforts. As a result, nonprofits can get involved in any number of activities related to capital projects: from reviewing projects proposed and developed by the parks department, to contracting out design and implementation, or even to actual in-house design and construction of particular projects. Most of the nonprofits we surveyed leave the construction of large projects to the public sector, which is usually more capable with costly

projects that could overwhelm a private group (the Maymont Park Foundation and Central Park Conservancy being notable exceptions). However, some groups will manage projects every step of the way. Developing an overall vision for the park through a master plan is still another form of planning for capital projects. Whatever the case, most capital planning requires strong leadership and an effective working partnership to negotiate its inevitable complexities and elaborate decision-making process (although even a fledgling nonprofit can have a dramatic influence by virtue of its fundraising efforts and community credibility). Just over half of the organizations we reviewed were involved in capital planning.

In addition, nonprofits can make innovation in design a priority. Many parks departments, both to cut costs and to streamline operations, accept what are known as "cookie cutter" designs, that is, the same design over and over for different facilities. Many of the nonprofits that we are familiar with have inspired radically new design ideas, or prompted designs that are contextually fitting with a surrounding historical landscape, both by working closely with new designers, by emphasizing the ideas of residents, and by attempting to make each design specific to individual parts of the park that are being addressed.

Capital Projects Profile: Louisville Olmsted Parks Conservancy, Louisville, Kentucky

The Louisville Olmsted Parks Conservancy was formed to take on the restoration and revitalization of Louisville 's Olmsted parks, and it continues to function as a project-oriented design and planning team that focuses on the system's historic value. According to Susan Rademacher, executive director of the conservancy, "there had been a complete loss of institutional memory in the parks department about what these Olmsted landscapes were designed to do, how to manage them, and how to provide programs that would encourage public use." On an almost daily basis, the conservancy staff rolls up its sleeves over plans that it develops jointly with the design staff of the parks department, which houses the conservancy's offices. The conservancy's scope of work includes implementing the master plan with phased capital projects, design, overseeing and reviewing projects in all of Louisville's Olmsted parks, landscaping and restoration (often using volunteers), raising private capital dollars to supplement public money, and creating programs to attract new users. Parks department staff usually get involved in design and project management, working under the assistant parks director, who is also the executive director of the conservancy, This interlocking relationship is enhanced by a system of checks and balances: the conservancy reviews all projects and can reject them if they don't conform to the master plan; meanwhile the parks department must approve all conservancy capital projects and programs.

One of the partnership's first projects together was the creation of a multi-use trail in Cherokee Park that would require four bridges, restoration of woodlands, and a sensitive design to fit it within the historical landscape. The "pre-planning" phase involved a team made up of the conservancy, parks department staff from the design, engineering and maintenance departments, as well as outside consultants in landscape architecture, ecology, engineering and historic landscapes. In an all-day meeting that included site visits, this team identified key issues and drew up a scope of work that could be bid on by sub-consultants. In the next phase, consultants presented their drawings and ideas, which the parks department and conservancy's construction committee reviewed together on a monthly basis. According to Michael Smiley, the project manager working for the parks department at the time, the department focused primarily on the maintenance and management impacts of the design, while conservancy staff concentrated more on ensuring that the design was of the highest quality, met historical and ecological objectives, and followed the master plan. Finally, a team of parks department

engineers, designers and conservancy staff and board members jointly reviewed the final construction drawings presented by the consultant. Smiley explained that this collaborative team worked together almost as if it were its own organization, spending countless hours marking up plans and monitoring construction on-site to ensure that the contractors were meeting the highest construction standards. This project required extensive use of consultants in the pre-planning since it was among the first projects undertaken by the partnership upon completion of the master plan. Much of that outside expertise now has been absorbed by the staffs of the conservancy and the parks department, who now understand much more about how to design within the historic context of the Olmsted landscapes.

Since city funding is limited, the parks department funds basics like infrastructure and operations; the conservancy focuses on improving the park experience, providing a greater variety of recreation and landscapes, improving character, and doing experimental projects such as wetlands restoration.

Outreach and Marketing

A nonprofit has an obvious rationale for engaging in outreach and marketing. These activities can build usership, educate users, encourage stewardship, and create support--whether financial, volunteer or political--for the park and for park issues. This is also a common way to enhance the image and credibility of the park organization in the community. Marketing also can be used to create new relationships with other institutions through joint publicity and programming as well as promoting and increasing public involvement in park issues and development. Typical mechanisms include: direct mail and newsletters; press coverage; greeter programs; high-visibility events that help bring attention to specific park needs; and meetings with local community groups or institutions such as schools and faith-based organizations.

Outreach and Marketing Profile: Prospect Park Alliance Brooklyn, New York

Since 1980, when the Prospect Park Administrator's Office was created, usership in Prospect Park has grown from 1.7 million people per year to over 6 million in 1998. Tupper Thomas, the park's administrator and the president of the nonprofit Prospect Park Alliance, gives much of the credit for that shift to an approach that includes local residents in many aspects of park management, including identifying and prioritizing improvements and incubating new programs. The alliance's strategies for increasing awareness about the park include: cross marketing with nearby institutions (the Brooklyn Public Library, Brooklyn Museum of Art, and Brooklyn Botanic Garden) to create a multipurpose destination; public information (newsletters, greeter programs, the press and direct mail); interviews with local leaders and presentations to community associations; and programs and special events that highlight the culture of specific populations. However, the alliance's grassroots community outreach is what distinguishes it the most from other organizations. To strengthen connections with nearby neighborhoods, whose diverse populations were previously under-represented in park decision-making, a cultural anthropologist and alliance staff interviewed local leaders from different ethnic groups that were located through churches, health care centers, and educational institutions. The information helped the alliance understand cultural considerations that might open new opportunities to provide a park experience that was more relevant to these groups. The interviews also introduced the alliance to many new community groups who were then asked to serve on a Community Committee, formed in 1997 to help develop new programs, prioritize capital improvements, and build awareness about the park. The Prospect Park Community Committee now represents more than 60 neighborhood cultural and political associations in Brooklyn. The committee is working to develop a Comprehensive Plan for the park, which will serve as the guiding

document in the alliance's development over the next 10 years. According to Thomas, there are other benefits as well. "When people come to the meetings, they exchange a wealth of ideas about their neighborhoods in addition to ideas about Prospect Park. It is as if parks are a safe place politically, a place where people can talk about lots of other issues. The Community Committee also very effectively talks to our elected officials about the importance of funding for all the parks in Brooklyn," she said.

Cultural programs and events also have raised the profile of the park, especially among ethnic populations that are ever more prevalent in Brooklyn, but don't necessarily frequent the park. For example, the Haitian festival drew over 2,000 members of the Haitian community to the park and brought in new Haitian volunteers and many new contacts for the Community Committee.

Park user groups are also an important constituency with which the alliance works, often to the benefit of everyone involved. For example, the alliance helped organize the park's dog walkers, who then established FIDO (Fellowship in the Interests of Dogs and their Owners), a group that now monitors all dogs in the park and makes sure they follow leash laws, but also ensures that dog issues receive fair consideration.

Programming

Programming can be the key difference between a well-used park and an empty one, regardless of financial support. It is also an area where the flexibility of a nonprofit can be particularly useful-some city parks departments find it hard to change programs that have been in place for long periods of time but get little use. While occasionally a nonprofit will manage recreation programs-typically thought of as being the province of the city-more often the partnership will engage in activities that compliment and enhance the programs already provided by the city.

Nonprofit programming activities are often broad in scope, focusing on environmental issues and education, theater and arts festivals, recreation, after school programs, and summer day camps, to name just a few. Programs are aimed at a variety of audience ages, cultural backgrounds, and neighborhoods across the city, though youth are usually the main target. Typical programs aim toward building community stewardship, cultural and environmental awareness, interpersonal skills and team building, teach new skills, and introduce and attract visitors to underutilized areas of the park, among many other activities.

Programming Profile: Friends of Hermann Park, Houston, Texas

Hermann Park in Houston, Texas underwent a dramatic transformation guided by the Friends of Hermann Park. As a key part of that transformation, the friends redeveloped the Bayou Parkland, a riparian and woodland environment comprising a quarter of Hermann Park's 400 acres. However, demonstrating the Bayou Parkland's relevance to residents is complicated, in part because six-lane MacGregor Drive and a large hospital on the southwest boundary block access to and prevent parking near this interior park area. In an earlier planning study conducted by the friends, it was revealed that many residents were unaware that the Bayou Parkland is part of Hermann Park at all.

The friends understood that in order to attract users to this difficult but potential-laden site, they would first need to do two things: make structural improvements, and introduce people to the place by actually bringing them to it through programming. Because of its mix of woodland and wetland areas, the Bayou Parkland was an obvious place for the friends to lead environmental programs. They decided on a targeted approach that basically test marketed programming elements with a group of children from seven local elementary schools. This pilot project, known as After School

Adventures, was a science enhancement program for these nearby schools. Once a week, staff from Friends of Herman Park would go to a school and lead activities and field trips for students registered in the program. 406 students from the seven different schools and a women's shelter participated during the year and-a-half this program was in operation. By watching the students go through the environmental program and then extensively surveying them, their teachers, and their parents afterward for suggestions and recommendations for improvements, the staff was able to quickly work the kinks out of the program, and come up with a series of changes to the site, including amenities, signage, and trail improvements. Experience with teachers' requirements, students' needs, curricula development, and transportation logistics led almost immediately to the formation of a much larger and broader program, "Field Studies 101," that added a key element - it trained the teachers to run the program themselves. During six weeks in the fall of 1997, 2,656 budding naturalists and their teachers participated in Field Studies 101. Importantly, the friends' evaluations have contributed directly to their ability to continue to expand the program, and raise awareness among interested users, donors, and others for the capital improvements necessary to bring in other groups, and for different activities, both active and passive.

Advocacy

Some of the organizations we studied sprang from older, advocacy-focused "friends" groups, and were established specifically to be more moderate, project-focused organizations that could partner with the city on capital improvements. In some cases it was the reverse - an existing conservancy helped birth a separate, independent group that would be an advocate. If the rule is that a partner must not poison the well by criticizing another partner, that still leaves room for the nonprofit to promote more action from other city agencies (such as more police presence or road improvements) and more funding from the city or state. In fact, effective advocacy campaigns--often waged in local newspapers and through media events--can help legitimize both the nonprofit and the parks department in the eyes of the general public and potential funders. Advocacy incorporates a wide range of activities, such as putting pressure on the city for increased park funding, expanding or developing new parks or greenways, preserving historical design, improving basic maintenance, and increasing playground and general park safety.

Typically, as a nonprofit increases its involvement in management, it reduces its role as public advocate. Thus, many groups that share responsibilities for the park with the public sector are less involved in overt advocacy activities, finding it complicates their working relationship. They may, however, be substantially involved in advocating for parks issues behind the scenes, especially if they are successful groups and have gained political influence as a result. On the other hand, many groups with smaller operational budgets find advocacy and lobbying activities more conducive to their roles as assistance providers, because it helps them spearhead new visions and facilitate change.

A further tool used by some unincorporated groups to facilitate their advocacy activities is to partner with another nonprofit organization with 501(c)(3) status in order to receive tax-deductible contributions for park and trail acquisition and development. In this way, a group can raise funds, but preserves its right to actively lobby political bodies on park and trail issues and the ability to involve itself in political campaigning and support. For example, the Great Plains Trail Network has purposefully avoided obtaining 501(c)(3) status and has no formal affiliations with other park, civic groups or institutions so that it can preserve its right to actively lobby political bodies on trail issues and on behalf of trail supportive political candidates. In order to facilitate its fundraising activities, the board has arranged with the Nebraska Trails Foundation to receive contributions for trail acquisition and development. However, this

practice is not without controversy, and the board is considering establishing a foundation to raise money for trail maintenance activities in the future.

Advocacy Profile: The Knox Greenways Coalition Knoxville, Tennessee

Established in 1992 by six conservationists, the Knox Greenways Coalition, a nonprofit grassroots citizens group, was formed to advocate for and help develop a greenway and trail system within the city and county of Knoxville. Over a period of five years, the coalition has successfully created partnerships with the city and county and integrated the idea of a large-scale greenway system into public plans and projects. Having facilitated the creation of city and county greenway coordinator positions, subsequently staffed by two founding members of the coalition, and a Mayor's Greenway Advisory Committee, the vision and plan for the greenway is now in place. With 12.8 miles built to date and 200-300 miles in different stages of planning and design, the coalition has redirected its mission to sustain pressure for continued development of the greenway. The coalition lobbies for financial and political support through its presence and active involvement in the Mayor's Greenways Advisory Committee, by representing the greenway at meetings on city issues, and through organizing planning, community, and political activities focusing on the greenway. Coalition volunteers meet with community and neighborhood groups interested in developing a portion of the greenway in their areas and help them to organize and develop actual designs. The coalition also holds a five-kilometer run fundraiser and an annual awards ceremony for elected officials, neighborhood organizers, and for people who have helped facilitate the trail through the giving of easements and/or an involvement in trail maintenance.

Remedial Maintenance

Many parks require a high level of maintenance, and city parks departments are typically limited in their ability to provide what is required, above a minimum standard. Therefore, parks nonprofits of all sizes organize maintenance volunteers or contract out maintenance tasks that seem to be beyond the capacity or budget of the primary caretaker. Typically, remedial maintenance work is done in response to a chronic, but critical need such as replanting, path repair, weeding, and erosion control. A seasonal "clean-up" day with volunteers is also a typical remedial maintenance function. Reclaiming neglected areas of the park, through community gardening or replanting, as well as repairs after storms or floods, are not beyond the scope or ability of volunteers. Just under one third of the nonprofit organizations we reviewed are involved in remedial maintenance. All but one of these organizations was involved in routine maintenance as well. This suggests that involvement in one is easily combined with the other. The organizations from our sample group that perform remedial maintenance tasks are: The Central Park Conservancy, the Maymont Foundation, the Yakima Greenway Foundation, the Piedmont Park Conservancy, the National AIDS Memorial Grove, Friends of Buttonwood Park, and the Knox Greenways Coalition.

Remedial Maintenance Profile: Yakima Greenway Foundation, Yakima County, Washington

The Yakima Greenway Foundation is responsible for all activities and maintenance related to the Yakima Greenway in Yakima County, Washington. The city and county do not monetarily contribute to the greenway at all. Through a partnership with the American Association of Retired Persons, who pay seniors to do small tasks for supplementary income, the Yakima Greenway Foundation gets supplemental help painting, cleaning and weeding along the

greenway. In addition, the foundation uses every possible volunteer group to help out with maintenance, including the Eagle Scouts, who earn merit badges for routine maintenance tasks, like painting picnic tables and benches, and repairing flood damage. Even county work crews from local prisons are brought in to pick up trash along the greenway.

Routine Maintenance

Many nonprofits decide to leave routine maintenance to the public sector, taking on responsibilities for other activities that will free up parks departments to better accomplish the task. Only about a third of the groups we studied currently do routine maintenance, other groups being loath to give the public sector an opportunity to relinquish their traditional responsibility for basic service and, at the same time, not having the staff and equipment to carry the responsibility.

On the other hand, routine maintenance is often where public funding shortfalls are most obvious. While most nonprofits choose not to tackle this activity at the start, many state that they will at least consider taking it on sometime in the future. Reasons for this change down the road include the desire for more autonomy, the ability to more quickly respond to this need, and better overall coordination if one entity is responsible for management of the whole park. Routine maintenance activities include day-to-day tree and lawn care, litter removal, small repairs and painting. While many routine maintenance activities are well within the capability of a friends group and trained volunteers, it is still most common for nonprofit involvement in routine maintenance to be supplemental to what is primarily the parks department's responsibility. Examples of nonprofit park groups that actually take primary responsibility for routine maintenance are the Central Park Conservancy and the Maymont Foundation -- well-funded and staffed partners that have negotiated considerable control over all aspects of their parks.

Other examples exist in new development projects, especially greenway efforts led by nonprofits, such as the Yakima Greenway Foundation, who make new projects more attractive to the public agency by committing to do the maintenance, thereby reducing the potential additional burden on the parks department.

Routine Maintenance Profile: The Central Park Conservancy, New York, New York

Although it has been in existence since 1980, a change in the Central Park Conservancy's management style in 1994 has helped to make dramatic improvements in the overall maintenance of Central Park. A new zone-based system replaced a decades-old tradition of maintenance crews that worked all over the park as a team -- an approach that discouraged accountability since work not done could not be traced to a single person in charge. Now, each of 49 zones, roughly 10 acres each, are the direct responsibility of a zone gardener whose task is not only to maintain horticultural standards, but also to remove minor graffiti, empty trash baskets, do small-scale mowing, repair benches, and address potential crime situations. "When we went from a crew-based management structure to a zone-based structure, we immediately saw significant improvements in cleanliness and horticultural care throughout the park," said Doug Blonsky, the current administrator for Central Park. "Zone-based management calls for direct accountability by an individual for his or her zone and instills a sense of pride and ownership," adds Blonsky. "Providing a uniformed presence, zone gardeners become familiar to regular park patrons and often develop relationships with them. The zone gardeners are the core of our maintenance philosophy in Central Park."Zone gardeners are not on their own - each gardener has his or her own crew, and receives assistance from specialty crews. "Park-wide specialty crews are still essential to support the zone gardeners in such areas as graffiti removal, bench repair, tree care, and turf care," says Blonsky. Although these support crews specialize in a particular maintenance

area such as clearing storm sewers and drains, repairing bridges and historic structures, etc., they also help with general repairs and restoration wherever needed. Each zone gardener also manages a regular team of volunteers. The Central Park Conservancy has a budget of approximately $7 million for horticulture, maintenance and operations. Altogether, 150 maintenance staffers take care of the park--a mix of city and conservancy employees all of whom report to the administrator.

Security

Although safety is typically a critical need in many neglected or underused urban parks, few of the nonprofit organizations we reviewed included security as a primary activity. There are some obvious explanations for this discrepancy -- lack of involvement by nonprofits in security issues may be because of an inability to afford staff costs, a lack of technical training, or, more likely, a reluctance of the organization to become associated or involved with regulatory, policing or enforcement issues.

However, we would like to think that many groups did not identify security as a primary activity for their organization because the relative safety of a public park is more dependent on its use than on any other single factor. Therefore, "security" measures such as hiring rangers to patrol an area, can contribute to an overall strategy for bringing people back into a park but it is a small part of the security equation. Access, visibility, appearance, and use are all more important factors. Simply by working on their main mission-encouraging use of a public park, all groups are involved in promoting security. However, some nonprofit park management organizations do provide a measure of official "security" for park users. These activities may take the form of volunteer rangers--who function very much like a neighborhood watch patrol--or professional security staff, responsible for policing the grounds and enforcing regulations themselves. Although only two of the organizations we interviewed are currently involved in security provision as a primary part of their organizational activities, a few additional organizations in our case study pool indicated that they expected to increase their involvement in park security within the next five years.

Security Profile: Piedmont Park Conservancy, Atlanta, Georgia

In 1998, the Piedmont Park Conservancy conducted a market survey7 that revealed that safety in the park was a big concern among the public. To address the issue, the conservancy initiated the "Ambassador Program," which, in its first year, trained four part-time seasonal staff to greet visitors and report incidents, via walkie-talkie, to a city-contracted park security guard who had been employed for years to monitor illegal parking, but was unable to address other problems since he was tied to his guard post. The conservancy feels the program has contributed enormously to the public's perception of safety, since ambassadors are a more mobile and visible patrol. The ambassador program was modeled on the Atlanta Downtown Ambassador Force, formed during the Olympics to enhance the feeling of safety among tourists. The conservancy trains ambassadors in the history of the park, while the police department trains them in radio usage and polite interactions with the public. Common issues the ambassadors confront are illegal parking, vendors selling without a license, off-leash dogs, and issues such as broken tree limbs. In most cases, the ambassadors can explain to offenders how they are breaking the rules of the park (they also hand out a card listing the park rules) and ask them to comply. The guard is enlisted only if a person refuses to comply, or in cases where professional expertise is advisable. Only in very rare instances would an ambassador contact the police directly--the police have no continuous presence in the park, but send in occasional cycle patrols.

For further study of the use of conservancies as a public-private resource, contact Project for Public Spaces (PPS), New York, New York.

KAKAAKO MAKAI DISTRICT MASTER PLAN

HCDA Public Consultation Portal Comments (Though December 31, 2010)

1. Regarding the development of additional ocean access points: Drowning remains the leading cause of unintentional death in the State of Hawai'i for visitors and the third leading cause of unintentional death for residents. Ocean access issues have numerous impacts (physical, legal, financial, and social) it would be prudent to evaluate ocean access issues in the context of ocean safety hazard assesment and risk evaluation.

2. Access for emergency responders to this area is important. The high level of ocean sports activities that take place in the near shore waters fronting this area and the area across the channel at Point Panic requires rescue responses on a regular basis. Direct access via the Kewalo Basin channel to the harbor area with a designated off loading for injured persons by emergency response craft would greatly enhase these rescue missions and life safety. The off loading area would need ambulance access and parking for efficient tranfer and transport of patients.

3. Ocean access at the harbor entrance at Kewalo basin for recreational use is problematic. This access point is regularly used by surfers to cross the active boat channel which leads to right of way issues for boat operators. These situations put the surfer, the boat operator and the boat passengers at risk. The access point, being so difficult and hazardous, has minimized the ability of many to enter the water at this area thus reducing the number of serious ocean related incidents in the area. Stated another way, it takes a skilled person to enter and get out of the water via the existing stairway. If you make it easier less skilled individuals may attempt to access the waters in this area. The waters in this area can be extremely hazardous and providing less difficult access will lead to more emergency responses, injuries, and possible loss of life.

4. Ocean access is a proven management tool for ocean safety practicioners. Drowning continues to be the leading cause of unintentional death for visitors to the State of Hawaii and third leading cause of unintentional death for residents. At particular high risk for fatal drownings in flat or calm waters are infants and children under the age of 10 and persons over age 50.

Best principles and practices in ocean safety managment uses a hazard identification and risk management process to minimize injuries and deaths related to the ocean recreation activities.

It is highly recommended that this process be used to manage ocean and harbor ingress and egress in the Kakaako Makia area, especially as it is being designated as a community gathering place with a wide range of activities and uses including ocean recreation.

5. In addition to the drainage canal that runs through the Ewa end of Kakaako Makai, we understand that at least six or seven storm drain systems from mauka lands converge on the land at Kakaako Makai or into the waters of Kewalo Basin and discharge into the ocean with virtually no treatment.

Our workshop discussion on Values of the Ahupuaa discussed this issue extensively. We talked about the ancient Hawaiian **water management practices** that used nutrient rich water from up-land areas to feed and nurture agriculture (loi kalo) and aquaculture (loko ia) operations. In addition to taro, the banks of the loi supported sweet potato, sugar cane, breadfruit and other foodstuff. Fish, and shrimp were raised in the fishponds, which included a variety of aquatic life including natural predators to monitor the health of the animals in the fishponds. This system not only used the nutrients in the water, but also cleaned the water, protecting the health of the nearshore reef fishery.

Our workshop discussion advocated water management as a major activity and use of the land and waters of Kakaako Makai. We laud the Guiding Principle Values of the Ahupuaa and advocate the active implementation of this principle, particularly as it addresses the treatment of storm water runoff. We understand modern society contributes a host of contaminants, not the least of which is plastic rubbish which needs to be removed from the storm runoff before being discharged into the ocean. But we also understand that chemical pollutants are also contained in this stormwater runoff, and these pollutants pose a serious threat to our marine resources. These marine resources need to be protected, and this protection should be a primary Guiding Principle for the use of these lands. We understand that modern science knows how to use plant materials to treat stormwater runoff and we advocate the use of these methods to treat all our resources wisely.

The legacy of our host culture is rich, and worthy of respect and emulation. We strongly advocate following their lead and treating our water and our land with the care and respect they need.

6. The Guiding Principle of Hawaiian Culture is so large, that we did not have much time to talk about performing arts facilities, but there was great interest in this aspect of Hawaiian

Culture. Music, dance, storytelling, and drama were talked about; and not only the traditional Hawaiian art forms, but also the performing arts of the many other cultures who now call Hawaii home, including the Asian cultures and the Western European cultures. Our discussion included the need for performance spaces, and also teaching and rehearsal spaces for the whole gamut of performing arts from small ensemble and chamber music to full size orchestral performances, including outdoor venues. We talked about the manufacture of musical instruments. Discussions about dance included hula, and a waterfront hula mound, with the ocean as a backdrop. We also talked about ballet, modern dance, and Asian dance. Discussion of Theatrical facilities included the need for dramatic plays, storytelling, and musical theater.

7. I was not a participant in this workshop, but I wish to add my two-cents. And this comment is not specific to Point Panic, but it addresses Coastal and Marine Resources. Ocean Navigation and specifically the Polynesian Voyaging Society should be invited to participate in this planning process as Ocean Navigation is a crucial part of our Hawaiian cultural legacy and it has the potential to be a vital part of this place, offering educational and community organizing opportunites.

8. A Lei of Green was the defining description that I got from our discussion of Site 6, and in particular, that portion of Site 6 adjacent to Ala Moana Boulevard. It should be primarily a pedestrian zone, with very limited vehicular access - probably restricted to vendors. Shade trees should predominate in this attractively paved plaza. Few if any permanent buildings, maybe restroom facilities. Vendors would include the tour boat operators, but might also include farmers market vendors. A Farmers Market could provide much needed activity at this location, drawing people into the park. Site 6 could become the major pedestrian entry - Gateway to Kakaako Makai. It has great puiblic exposure, an attractive marina backdrop, but it needs activity and people. This could be an experimental activity that could be implemented almost immediately.

9. One of the greatest assets of this site is its public exposure. Thousands of people drive by and look at this place everyday! And its marina setting is beautiful, interesting and attractive. On the other hand, business is so bad it is depressing. The activity level needs to be pumped up, but maintaining the pedestrian aspect and the lei of green potential.

10. Most visitors to Hawaii don't know that the 8 major islands are all unique; and, most vistors don't visit more than 1, 2, or 3 of the islands. The state should build something along the lines of the Polynesian Cultural Center - where residents and visitors can virtually visit all 8 islands.

In the 4/25/10 Honolulu Star Bulletin, Patience "Aunty Pat" Bacon remarked, "Each island had its own way of doing things..."

11. Were the concept plan sketches for Group 2 and 3 shown here - were they developed at the workshop, or are they reproductions. I recall hearing comments at the workshop that the sketches did not include comments indicated or made duriong the workshop and the response was given that they were reproductions intended to clarify the original sketches. It was stated that the original sketches would be posted on the Limehouse. Are these the original sketches or reproductions? They don't seem to have a lot of information.

12. While I agree with the "Open View Planes" as a guiding principle for the development of Kaka'ako Makai, we also cannot marginalize current residents and business owners at the expense of developing Kaka'ako Makai. The value of many Kaka'ako residents' homes, condos and apartments are a function of the ocean and mountain views and proximity to existing amenities. The development of Kaka'ako Makai should be in harmony with the existing homes, high rises, and apartments and businesses which already make Kaka'ako such a wonderful place to call home or make a livelihood.

13. Go have a look at Baltimore Harbor. Recently redone and certainly fits our goals to fit into the local area concerned. It's attractive, vibrant and very successful.

14. The planning process still has great potential. Please keep communication as open as possible. All ideas new ideas should be welcome. Not just a rubber stamp of the point of view of a select group.

15. Thank you friends. Please attend the community workshop 2. To continue your hope for the water's edge

16. It is very important that in planning the "lei promenade" connecting Honolulu Harbor to Ala Moana Park that we keep in mind the following facts: The promenade simply cannot pass along the ewa waterfront of Kewalo Basin in the area given over to the Keiki Fishing Conservancy nor can you walk people through a working ship repair yard which services vessels moored alongside as well as in the yard. When the promenade gets to the Fisherman's Wharf area it must remain a full 31 feet back from the water's edge so that there can be a safe 7' area along the pier face for the crews to safely work their vessels and then two 12' lanes for one way traffic coming in from Ahui Street at the mauka side of the shipyard haul out canal and then mauka up the pier face to exit onto Ala Moana Blvd. This allows one lane for stopped vehicles that are servicing the vessels alongside and one lane for traffic to pass on theough.

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18. Planning the Future of Kakaako Makai: Planning Process comments submittal for Thursday 17 june public workshop

I am writing this comment in response to the ongoing discussion regarding thoughts and suggestions for concept plans, facilities and programming elements.

Some form and amount of residential use should be considered for the privately-owned lands mauka of the workshop study area, specifically the blocks Diamond Head of Cooke, mauka of Ilalo Street and the Piano Site study location 3.

I hope HCDA and the workshop participants, as well as KS, will consider the value of having a small, nearby residential neighborhood community (especially one living makai of Ala Moana) in providing vibrancy and character, as well as security and continuity, in the

support of making great public spaces for Kakaako Makai. Please consider maintaining open discussion on this, and with KS, during the ongoing planning process.

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20. This particular case study is somewhat irrelevant because Paris has much more seasonality than Hawaii therefore the temporary amenities. Most people don't layout in the sun when it's 50 degrees out.

21. The vision is two things:

1) Ambiguous: Vision statements are usually very broad, however this statement becomes almost ambiguous. It basically reads: Here's a public space for everyone to do anything that you want to do in a park as long as it is legal and non-comercial.

2) Ironic: The ecological integrity of the land, air and sea are already compromised because Kakaako was a landfill.

Rather than trying to do something with the area just because it is available, it would be more effective to answer the question: Why should we build or do anything and if so, what is it that Honolulu needs that it doesn't already have? In other words it's not what you build but why you build it. With that said:

Honolulu currently lacks a public waterfront space that can be utilized for non-commercial activities. Building or construction will be orientated in a manner which focuses on the scenic beauty of the waterfront, will be utilized to enhance the usability by all generations and primarily cater to kamaaina ohanas. Improvements to the area will also help to create a more sustainable Ala Moana-Kakaako community by creating a walkable place in which people can live, work and play without a vehicle.

22. This seems to be less of a building issue and more of a programing issue. It should also be kept in mind that the plan should not to attempt to teach Hawaiian Culture like the Bishop Museum because unless your building a completely new and well funded museum you'll end up with a cheap knock-off. To perpetuate the Hawaiian culture, structures don't necessarily need to be built but rather, like in old Hawaii, the kapuna teach the younger generation. This can be supplemented with certain technologies.

23. - There can be cultural facilities however they should be subtly integrated because other venues do it much better ie Bishop Museum.

- Farmers markets can me attempted but this would be under the knowledge that there is a farmers market every Wed. at the Blaisdell (though that could be moved to the park) and that each farmer has a limited staff therefore there are many limits on how often it would be held due to other farmers markets on island. The area does allow for charter boats sell their catch at farmers markets.

- Cultural education can be done in the same place as farmers markets, possibly in conjunction with them. This utilizes food as the vessel for cultural conversation, a technique effective at teaching culture.

- Hula and dance should make usage of the waterfront area because there is no reason to put something on valuable, scenic land if it doesn't take advantage of the scenery.

- Community centers should teach families about fishing and possibly boating. No reason to use valuable waterfront land to do things that can be done at the McCoy Pavilion.

24. - Key here is to use the KSBE tactic of leasing not selling.

- Define the space to be used for cafe's, bistro's but non-product selling commercial uses (assuming that it is possible to do legally)

25. Something to think about:

"How much revenue would be needed from leasing out space for commercial activities

26. (Blank)

27. While I'm not adamantly opposed to developing Kakaako Makai previous developments, both private and government, sponsored usually show favor to the developers without enough regard to the public and their desires. Not everyone can attend the open meetings and this site is difficult to navigate. So it becomes difficult to realistically gauge public opinion as seen with the last attempt to develop the Kakaako. That being said what I see consistently lacking in previous plans were not nearly enough parking spaces. The idea is to draw people in but where do they park? Where is parking plentiful anywhere in town?

28. More basic amenities (Tables, benches, comfort stations, and shade trees

29. Could the Children's

30. Yes

31. Keep Point Panic for bodysurfing, but also improve

32. I've visited the park only once. While it is beautiful and peaceful, I put a good sized gash in my toe when I tripped on a piece of heavy wire sticking out of the landfill.I think it was part of an old matress. After quite a long walk, bleeding, looking for security, when I finally did find someone, he refused to walk back with me so I could show him the dangerous wire,which I had marked. I fear that as the park gets older and more settled, there will be more incidents like that

33. I'm sure that anyone in a wheelchair, with back pain of any kind, will tell you that cobble stones,or any other kind of bumpy sidewalks, like in Waikiki, are too painful to ever want to go there again. My friend, who died from breast cancer which metastacised to her back,as well as other places, was extremely limited by these kind of sidewalks, which are showing up everywhere

34. In response to bullet # 3: "Relocate Kewalo Marine Research Center to allow more space for vending/kiosks/commercial"

The Kewalo Marine Laboratory (KML), one of only two major marine laboratories in the state of Hawaii. The KML began operations in 1972 in Kaka'ako, and supports important research, educational and service activities for the University of Hawaii's graduate and undergraduate students, State and Federal agencies, and the broader Hawaii community. Closure would leave Hawaii, an ocean state, with only one marine laboratory to meet its varied needs (note: Florida has 22 marine labs; closing KML puts Hawaii below Georgia and in the same league as Illinois), at a time when there are increased national, regional and international concerns for the fate of the world's oceans.

The marine ecosystems of Hawaii are the backbone of her culture, economy, unique quality-of-life and future. A recent study placed the value of Hawaii's coral reefs alone at $10 billion in goods and services with $360 million annually in economic benefits (http://www.hawaii.edu/ssri/hcri/files/media/mc-npub-2002-09-09.pdf). Closing a productive marine laboratory in Hawaii is simply ill-advised by all rational measures.

The Kewalo Marine Lab has to be by the ocean to support its seawater system that allows researchers and students to study marine life; its the backbone of the facility and its research, educational and service programs. Replacement of the seawater pipe, which extends 1,000 ft offshore, would be in the range of $2 million to $2.5 million, and the lab facility is worth $35 - $40 million. Relocation is not simple or cheap.

The KML presently has $5 - 6 million dollars in federal and state grants and contracts, through which it supports graduate-degree candidates and undergraduate research experiences (> 160 to date) and produces world-class research results featured in top journals including *Science* and *Nature*. The KML faculty, staff and students of approximately 45 individuals also support the technical, educational and research needs of the State (e.g., Dept. of Land and Natural Resources, Attorney General's Office, Hawaii State

Legislature), the Federal government (e.g., NOAA, U.S. Fish and Wildlife Service), the local community (e.g. Malama Maunalua, Malama Hawaii,Native Hawaiian Legal Corp., Kamehameha Scholars Program, Ocean Awareness Training) and the region (American Samoa, Guam, Palau, the CNMI and the Federated States of Micronesia).

Wedding chapels, restaurants and kiosks will not replace the value that the Lab provides to the people of Hawaii and the Pacific region, who we serve through research, education and service.

To learn more about the Kewalo Marine Lab, see our website: http://www.kewalo.hawaii.edu/

35. If you take a look at some of the truly "world class" waterfront developments and rehabilitations in the Pacific it should give you a pretty good idea of what will work and how to do things. It always seems like Honolulu/Hawaii is at least a couple of steps behind everyone else. The most frustrating part of development in this state is the snails pace that thing are forced to move at, layers of endless layers of bureaucratic hoops and worse yet political football must be played before even the smallest things can be done and then it usually turns out half of what was originally envisioned. It's a shame.

When you look at what Portland had done with their Willamette River walk or better yet Darling Harbor in Sydney, you can see some real "world class" developments that pair the private sector with the public in a mutual benefit for all. The first step is to recognize that the private sector will have to recoup something for the money it is investing or spending on the development. This trade off between commercial development with public interests needs to happen sooner than later. The clock has been ticking for years and will soon be decades and nothing has changed. Government is too inefficient and broke to develop the area, so empower the private sector, provide them with the public needs parameters and let's get going!

We waste so much time here on studies and committees that there is never any action. Let's get this project off the ground, so that we can see the benefits sooner rather than later. The world is passing us by and we are missing the bus yet again. I've seen entire mega resorts built in Macau in a year, while it takes the state the same amount of time and probably more money to complete a freeway entrance widening project of several hundred feet. It's a darn shame.

36. At the mtg. held at Hawaii Convention Center in June, I noticed there was a group who wanted no constructing but instead wanted "green everywhere". There however needs to be buildings for both activities and for a source of revenue. A compromise to look into is the utilization of green roofs. Go to http://www.greenroofs.com/ or google "green roofs". This would basically turn the roofs of any new construction into giant planters as well as help reduce runoff and insulate buildings from the hot sun.

37. It is very important that in planning the "lei promenade" connecting Honolulu Harbor to Ala Moana Park that we keep in mind the following facts: The promenade simply cannot pass along the ewa waterfront of Kewalo Basin in the area given over to the Keiki Fishing Conservancy nor can you walk people through a working ship repair yard which services vessels moored alongside as well as in the yard. When the promenade gets to the Fisherman's Wharf area it must remain a full 31 feet back from the water's edge so that there can be a safe 7' area along the pier face for the crews to safely work their vessels and then two 12' lanes for one way traffic coming in from Ahui Street at the mauka side of the shipyard haul out canal and then mauka up the pier face to exit onto Ala Moana Blvd. This allows one lane for stopped vehicles that are servicing the vessels alongside and one lane for traffic to pass on through.

38. As the demands for space in Honolulu Harbor reach capacity and threaten the viability of our state in the very near future, Honolulu Harbor will have to evict the fishing interests that were transferred there from kewalo basin in the 1990's. We must preserve the space to accommodate those businesses and vessels in the basin when the time comes. This includes the 90 foot longline fleet and the rest of the commercial fishing operations and the ancillary support businesses that now reside in Honolulu Harbor in the piers 16, 17 and 36, 37 areas.

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39. It is very important that in planning the "lei promenade" connecting Honolulu Harbor to Ala Moana Park that we keep in mind the following facts: The promenade simply cannot pass along the ewa waterfront of Kewalo Basin in the area given over to the Keiki Fishing Conservancy nor can you walk people through a working ship repair yard which services vessels moored alongside as well as

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41. We must remember that Kewalo Basin is, and has for more that 150 years been a vibrant commercial harbor serving the evolving needs of the residents of Oahu. This characteristic must be maintained and preserved, including the ability to build and repair the boats that ply the waters of the harbor and it's adjacent sea. The present site of the boat repair yard was long ago a canoe building location and has eveolved over time to continue to meet the needs of the harbor as it has evolved. We must maintain this site and function.

42. As the demands for space in Honolulu Harbor reach capacity and threaten the viability of our state in the very near future, Honolulu Harbor will have to evict the fishing interests that were transferred there from kewalo basin in the 1990's. We must preserve the space to accommodate those businesses and vessels in the basin when the time comes. This includes the 90 foot longline fleet and the rest of the commercial fishing operations and the ancillary support businesses that now reside in Honolulu Harbor in the piers 16, 17 and 36, 37 areas.

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50. The access from Ala Moana Blvd at present discourages and confuses the vbisitor from coming in to see what might interest them in the basin area. This is a true handicap for the passerby sales efforts of the vendors in the basin who provide acitvities and

tours to our visitors. The left turn into the basin for ewa bound traffic must be restored so that visitor traffic will once again be invited into the basin to see what we have to offer.

51. As the demands for space in Honolulu Harbor reach capacity and threaten the viability of our state in the very near future, Honolulu Harbor will have to evict the fishing interests that were transferred there from kewalo basin in the 1990's. We must preserve the space to accommodate those businesses and vessels in the basin when the time comes. This includes the 90 foot longline fleet and the rest of the commercial fishing operations and the ancillary support businesses that now reside in Honolulu Harbor in the piers 16, 17 and 36, 37 areas.

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Visitors passing along Ala Moana Blvd in the ewa direction need an access into the basin area. This is especially important to supply the passer by walking traffic that feeds the impulse buyer for activities and tours as well as exposure to the local crafts and cultural opportunities to be offered here.

52. Restore easy access for vehicles traveling ewa on Ala Moana Blvd into the basin area. This will bring back the constant flow of interested visitors to encounter our offerings of tours, cruises, activities, and allow them to become aquianted with our cultural offerings as well.

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54. It is very important that in planning the path of foot and bicycle traffic throughout the area that we keep in mind the following facts: Pedestrian and bicycle traffic simply cannot pass along the ewa waterfront of Kewalo Basin in the area given over to the Keiki Fishing Conservancy nor can you walk people or ride bicycles through a working ship repair yard which services vessels moored alongside as well as in the yard. When the path gets to the Fisherman's Wharf area we must maintain a full 31 foot setback from the water's edge so that there can be a safe 7' area along the pier face for the crews to safely work their vessels and then two 12' lanes for one way traffic, vehicles, pedestrians and bicycles, coming in from Ahui Street at the mauka side of the shipyard haul out canal as one 12' lane and then mauka up the pier face as two lanes to exit onto Ala Moana Blvd. This allows one lane for stopped vehicles that are servicing the vessels alongside and one lane for traffic to pass on through.

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59. To accommodate these enterprises we must restore the entrance into the basin from Ala Moana Blvd for ewa bound traffic so that these businesses will get the exposure to customer traffic that they need in order to survive.

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71. As usual when signing a petition of this sort, the signers have no concept of the limitations of the area brought on by the traditional uses of the area. The Lei promenade will work and will be a fine asset to the area, but it must be designed in a way that allows the functionality of the basin to continue uninterrupted.

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79. As someone employed in the maritime industry and one who has watched Kakaako evolve (for better or worse) over the years, I will state my concern as I have many times before.

More emphasis and value should be placed on the future neccessity of maritme lands...by virtue of where they are, near the water. Too many people are looking at this area for it's potential beauty and how that can be an attractive (and valuable) tool to bring in investment and development.

It's sad but true that some of this land rightfully belongs to the maritime industry. I realize that this "realistic need" is not glamorous or does not fit into what architects, planners, developers, and others want here in Kakakako, but it's reality.

Specifically, the proposed site of the new OHA headquarters is wholly inappropriate for this location. First, what is OHA thinking to place themselves here? While it may be state land and therefore a "no-brainer" to put a state building on state land, I'm certain there were other possibilities elsewhere. This location will be difficult at best for Native Hawaiians to get to (completely out of the way by public transportation modes) and could not be further away from the very communties for which they are serving.

Couldn't a better place be found that is near their constituents in Waimanalo or Waianae??? The native Hawaiian community (I am part Hawaiian) should be appalled by this choice. Build a large monolithic building near the city, as remote from the two communities that have the most needs on the island.

OHA should be looking at a site at Kapolei, a more appropriate place. Wasn't this going to be part of the original "second city" planning concept in developing Kapolei anyway?? State, county, and even private sector planners and developers have failed twice in this idea. Bringing OHA a HQ that is far away from where they should be and "taking" land away for what it properly should be used for.

Secondly the Cancer Research Center. Here again, another fine exampe of what is an inappropriate use for this land. A school or research center (other than marine-related education and science) could have been ANYWHERE on Oahu. Why here? Yet again, this is another institution that should be at Kapolei to bring "high tech" and education to the "second city" of Kapolei where teachers, scientists, and students all realistically are livng or will be living in years to come.

Here's a simple question. What idiocy process evolved to conclude that this was THE BEST PLACE for this school? Even the Medical School, why here?? Why continue to make a bad initial decision even worse by expanding on it?

My concern is that these two structures are slowly but steadily chipping away at prime lands at pier one. Pier one in Honolulu harbor, contrary to popular belief or misconception, is a valuable location. It is the deepest berth available to ever growing and larger ships operating all over the world today. The land at pier one is presently poorly utilized by DOT-H...not because of lack of

need. But more due to lack of political will and money too. The industry (private sector concerns) do not want to ruffle the feathers of large scale development and state efforts to develop Kakaako...even if it means losing prime lands. They are getting what they want (right now at least) elsewhere on Oahu and are willing to "give up" this battle to win battles elsewhere. But in the future....20 ro 30 years from now, people will shake their heads and wonder "What were they thinking?"

NYK and Aloha Cargo (ACT) presently share pier one. ACT will be at their new location at pier 29 in about two years. NYK will be able to expand futher (a little) and utilize more of pier one for their needs. But our economy is down now and the need for more acres of cargo space is not under "pressure" as it was about 2 or 3 years ago.

But it certainly will be once our economy picks up again. And if history teaches us anything, Honolulu harbor has ALWAYS GROWN AND DEMANDED MORE SPACE OVER TIME. Taking away lands at the Diamond Head side of pier one is a stupid, illogical idea and anyone involved in this process knows this. The maritime industry has made their displeasure for this development known...but to deaf ears. Harbors division has complained too...but also told to shut up and sit down and don't complain.

This is a mistake that...if HCDA has the courage...could be corrected before it's too late. But I fear there isnt anyone in this state who has the political stomach to stand up and say, "This is wrong and if we continue to do this it will cost us in the long run, years from now." A better plan would be to move the cancer school and OHA elsewhere. Keep HCDA out of the lands that are Ewa of the drainage canal that divides Kakaako park and pier one.

Stop stealing maritime lands. PLEASE! What do we have to do to convince you this is a bad idea?

Please consider Kewalo Basin as having potential for a marine education, research, and training facility. The fisheries facility is being bumped out...why? It's a perfect location. The UH should have considered moving from Honolulu harbor and developing Kewlao Basin into a world class (a phrase you planners love to use) amrine science center. Too late now. The UH and Harbors are already developing pier 35 into their new ship facility. ANOTHER lost opportunity! The drydock at Kewalo...now what? Where will it go? What plans for the rest of the harbor? Botiques, restraunts, shops?? More 'experiences' like Ala Moana for tourists? Be brave, be real, make Kewalo a hub of fishing activity and support what could be the center for commercial fishing activity. Sadly, this too is too

late. The fishing hub is now at pier 35...another "lost" development concept that is in constant daily conflict with other "neccessary" uses of commercial shipping at Honolulu harbor.

A bad idea 20 years ago is now a constant source of problems for navigational safety within Honolulu harbor. Because planners didn't listen back then either.

I'm certain somebody will read this...possibly pass it along...but that's it. Nothing will change and no course will be altered. Bit at least you now have the awareness and it was documented. When I retire 20 years from now at least I can say "Well, I tried!" But I am a realists too. I kow there is a political momentum behind Kakakaako's development and nobody wants to stop it.

80. Aloha,

Most everyone we talk to about the plan to restore and re-open Fisherman's Wharf is enthusiastic about having the restaurant returned to its former glory.

Preserving Fisherman's Wharf should be part of the Master Plan.

81. Too many favorite old places are disappearing. Please preserve Fisherman's Wharf and keep some of the old traditions alive.

82. The Museum of Hawaiian Music and Dance could be an excellent addition to the area, but please not at the expenses of demolishing Fisherman's Wharf.

83. We believe Fisherman's Wharf is a tradition worth restoring. Please make preserving Fisherman's Wharf part of the Master Plan.

84. The Museum of Hawaiian Music and Dance could be an excellent addition to the area, but please not at the expenses of demolishing Fisherman's Wharf.

85. I would like to see Fisherman's Wharf restored and re-opened, and that I believe preserving Fisherman's Wharf should be included in the master plan as it would add to the landscape and opportunities for local companies to do business in that area.

86. (Blank)

87. (Blank)

88. (Blank)

89. (Blank)

90. please consider the following criteria for deciding on new facilities:

1. Will add substantially to the beauty (emotionally and physically) of Kakaako and Oahu.

2. Will be used by people from the entire island

3. Will encourage people to specifically go to Kakaako to enjoy these facilities.

91. I would like to commend all those involved in this Kaka'ako Makai planning effort for this most important property. It has been a long, sometimes difficult task, but necessary as it has given all interested persons more than ample opportunity to express their views before the final plan is adopted so development can occur.

Many good ideas for cultural and arts have been expressed, and the Museum of Hawaiian Music & Dance is one of them. However, for two most compelling reasons the Museum should be at the top of the list.

First, although in Hawaii there are actual buildings called centers for other cultures, e.g., Japanese, Okinawan, Filipino and Chinese there is surprisingly, or shamefully, none for the host culture Hawaiian. Nearly all will acknowledge that music and dance (hula) is an integeral part of the Hawaiian culture; so the Museum of Hawaiian Music & Dance would in essence be that center where the story of Hawaiian music and dance, thus the culture and history of the Hawaiian people, can be told. (It should be noted that "Museum" is only a name used now but which will almost certainly be changed later).

The second compelling reason is that of all the cultural and arts ideas, the Museum of Hawaiian Music & Dance has the greatest potential to be an economic development catalyst creating jobs by nuturing and supporting the growth of these arts by not only giving exposure to those engaged in these arts but also promoting their skills and talent in ways that are not being done now. These unique art forms cannot be duplicated elsewhere yet are enjoyed nearly everywhere by those who have seen and/or heard them performed. The fact that there are more hula halau in Japan where many kumu hula from Hawaii teach then there are in Hawaii and that Brother Iz's song "Somewhere over the Rainbow" was the number one downloaded song on the Internet a few years back; is still sung on such popular TV shows as American Ido; and was used in two Hollywood movies is strong evidence of the huge potential of Hawiian music and dance.

It is very rare that an idea has both cultural and economic benefits which the Museum of Hawaiian Music & Dance has. Congratulations for including it on the potenatial project list hopefully it will be in the final plan on the front lot location giving it proudly the most exposure to all the traffic on Ala Moana Boulevard. It would serve at the entrance statement to Kaka'ako Makai.

Mahalo for giving me an opportunity to express my views.

Lucien Wong

92. Just viewed the plans and drawings at the Community Open House. Fantastic job on the plans so far. The thoughtful strategy of the planners/architects is reflected in the many opportunities envisioned for this area. I especially appreciate the opportunity for community involvement in creating the future of Kaka'ako Makai.

My thoughts:

Keeping the Point Panic/Kewalo's surf break access free and easily accessible is important. Parking close to the access point is important for surfboard loading and carrying.

The Look Lab and yard space could be used for the Farmer's Market space with parking in adjacent Piano lot. It would bring folks deeper into the park, and if there are food vendors in the market, folks could walk a short distance over to the park to eat on the grass, or hang around to watch the surfers.

I, personally, would like Kaka'ako waterfront to remain a park for picnic/families/surfing/quiet enjoyment. Bands and loud music tends to dominate the space, like in Kapiolani Park when bands play at the Waikiki Shell. It's great for Waikiki, which isn't too far away, and Blaisdell is on Ward so opportunities already exist for music.

Kaka'ako tends to be a less active park, but fields for football, rugby, soccer or volleyball may encourage more visitors, especially if there is ample parking. Everyone knows the challenges of trying to find parking in Kapiolani park with beachgoers, tennis players, surfers and sportsmen all competing for spots. Soccer players don't need access to the water, so why not choose to play in Kaka'ako instead?

I like the marina and feel it's underutilized as a tourist destination.

Restaurants and small businesses bring people and energy into the space. Park space is great but food/bathrooms/refreshments give reasons for people to linger. Businesses have a vested interest in maintaining the beauty and character of a neighborhood, and their sense of ownership and kokua lessens the burden on the State to beautify and maintain every nook and cranny of Kaka'ako.

Kaka'ako has the opportunity to become a model of green business/sustainability. Giving preference to green businesses like local farmers, solar/sea energy businesses, environmental education organizations and reuse organizations, would show State support for the companies and organizations working towards the sustainable future of Hawai'i, and the planet.Kaka'ako could be fueled entirely off the grid and could be equipped with PVC panels, wind energy, water catchment systems, green roofs, etc. for existing and new buildings.

That's all for now. I will probably go by the HCDA again, after I've had time to absorb what I've seen so far, and to comment more. Thanks for the opportunity to share.

93. Any consideration to relocate the Kewalo Marine Lab must take into consideration the lab's unique needs and its value to the community. The water quality at Kewalo is necessary for the research that goes on there and isn't available in any other part of the island in a reasonable location.

The Kewalo Marine Lab has international prominence, supports itself with federal grants (in fact, it's a "cash cow" for UH, and does an incredible amount of training at all levels, including being the focal point for two large NSF grants for training Pacific Islands undergraduates.

94. Concur with Mr. Wong that we are long overdue in establishing a "museum" of Hawaiian Music and Dance that would honor and perpetuate some of our greatest artists, as well as explain cultural practices and values underlying the visual and musical aspects. Let us be sure that it has ample structural space, parking, and a business plan that includes adequate publicity. This should be a first-class facility!

95. (Blank)

96. One of the unique features here is the unobstructed view of Diamond Head (Leahi) from the park. This backdrop should be part of the planned cultural facilities. Something that the Bishop Museum cannot offer.

97. Very thorough, if all these can be met, we will have something everyone can use and cherish for a long time.

98. When passengers debark from the cruise ships, they probably want to walk on something that isn't moving beneath their feet. While don't think a San Francisco type of Fisherman's Wharf is the answer, something needs to be done to greet the visitors and help them to feel the Aloha here. Connecting this ara and Waikiki by a promenade seems to be something to benefit both locals and visitors.

99. Excellent Web portal for the public. Nice work finding it.

100. Blaisdell Center seems to want to bring in Disney shows rather than symphony or other "classical" arts. So a Performing Arts Center would not be competing w/Blaisdell Center.

101. I attended the recent HCDA open house. Clearly, there has been a lot of effort put into the preparation of the plan. However, I am concerned that little consideration was given to prioritizing the plan elements and/or putting a fiscal constraints on the cost of the program during the design phase. This concern stems from the fact that the design schemes presented at the HCDA open house

(which were slightly different than those on the website) identified 34 elements within the plan for which the costs to construct were set forth. When these 34 elements are totalled, the combined cost of the makai plan is in excess of $350 million.

I think most reasonable parties would agree that it is unrealistic to believe a $350 million plan will be funded by the State legislature. Furthermore, while there are a few areas within the plan that may generate some operating income (the farmer's market, the fish market, etc.), these uses are incapable of generating sufficient income to pay for $350 million in debt service plus the cost of annual operations and maintenance of the facilities constructed. Without such alternative funding sources, the only means to pay for this progam is through a State appropriation, which I believe is unrealistic in the current fiscal environment.

For these reasons, I would strongly urge the HCDA to incorporate into the Maikai Master Plan a section that deals with funding and financial feasibility. Part of the financial study should include determining the level of State commitment and the availability of private funding sources. The plan would also need to evaluate the annual operating and maintenance costs associated with each plan element. Once these elements are concluded, it will become clear how much of the Makai Plan can be funded. Armed with this information, the HCDA can then re-engage the public to prioritize the 34 plan elements.

There is a long history of planning the Makai area of Kakaako. It is my understanding that the plan being presented is the 6th in a series of Master Plans. Absent a sound financial structure and a realistic assessment of priorities in light of the financial constraints, I strongly suspect that this plan will gather dust and there will be limited public improvements within Kakaako for another 20 years.

102. I would like to express my appreciation to all the people involved in this process. The consultants and HCDA did an outstanding job in managing CPAC's input, personalities and documenting their viewpoints.

Of the alternative presented at the September 27 Open House, I feel the option represented by plates 4 & 5 presents the best use of the area. It has an excellent balance between public recreational and the communal and commercial facilities. The areas of commerce are located appropriately next to the harbor.

103. At the mtg. held at Hawaii Convention Center in June, I noticed there was a group who wanted no constructing but instead wanted "green everywhere". There however needs to be buildings for both activities and for a source of revenue. A compromise to

look into is the utilization of green roofs. Go to http://www.greenroofs.com/ or google "green roofs". This would basically turn the roofs of any new construction into giant planters as well as help reduce runoff and insulate buildings from the hot sun.

104. HCDA,

PLEASE include the re-opening of the fishermans warf in the kakaako makai master plan. It'd be great to see it open & operating again!

Mahalo,

105. (Blank)

106. re: the Kaka`ako Makai area -- I would like to see HCDA consider retaining his site for a world-class museum and/or educational facility that would serve both local interests and draw scholars and visitors from around the world. An architectural landmark along the lines of the Guggenheim Bilbao would go a long way in revitalizing the district and reconfigure the Honolulu skyline in dramatic and visionary fashion for the benefit of present and future economic, aesthetic, and historic values. Thanks for the opportunity to comment

107. Because this area already has the Children's Discovery Center and the Medical School, I would hope that the future use of this area would be for an educational purpose. This spot would be ideal for the Obama Presidential Library.

108. I am chair of the UHM Chancellor's working group on the museum and archive for the Obama Presidential Library in Honolulu. One of the possible leading locations we've discussed is the makai side of Kakaako in the area of the Childrens' Museum and JABSOM. I, personally, have questions regarding the soil and stability, the humidity and salt content of the atmosphere, and mitigation requirements against rising water levels. However, I think the location would be perfect for kamaaina and tourists, scholars and researchers, students and teachers. In addition to being a tourist attraction with a museum and "place" representative of President's values and roots, it would be a major educational mecca as the President's official archives would be at this site.

109. I think the waterfront property still availabe needs to be dedicated ot uses such as community recreation, education and kinds of other projects with public benefits.

110. Hi. I'd like to see much of this area preserved as park, with expanded green space, especially right up against the water. But I also worry about either creating a park that doesn't get used and, as a result, ends up getting used by condo or shopping mall developers. For that reason, I think there has to be some mixed-use development to bring folks makai of Ala Moana. Building a museum or performing arts space is a logical possibility, as it would give the whole district, in combination with the med school and children's museum, a cultural and arts feel. But how to fund and sustain an institution like this? There is one alternative, a type of museum that comes with its own money, that generally has educational components, and that tends to involve world-class, inspiring architecture: a presidential library and museum.

111. I would like to include my comment to include Fisherman's Wharf to the projected complex. I guess I remember the old days and would like to see it return, as I think it would make an excellent addition not only to tourists but for the local people as well. I know Bob Lee and Bob Miller from the old Rosies, and Pizza Bobs as they are excellent businessmen as well as super people. You will enjoy working with them from the onstart, and appreciate them as business partners in the complex.

112. It would be helpful if the HCDA staff could add some comments to the public, some of whom may not have been to all the workshops as to how to "READ" these different figures for the Plan Overlay Reconciliation. Are they additive or mutually exclusive??It is hard to tell!

113. (Blank)

114. It would be nice if somewhere in the dialogue and project team recaps the issue of WHO PAYS would arise. I don't want to be soaked in taxes to pay for activities that are "nice" for the public even if they are green, even if they are park-like or even if they seem fun. someone needs to get a CPA mindset here and talk about WHO PAYS.

KAKAAKO MAKAI
DISTRICT MASTER PLAN

HCDA PUBLIC CONSULTATION WEB PORTAL COMMENTS

To:
Cc:
Bcc:
Subject: Fw: Implimentation of Green Roofs

[redacted]
08/11/2010 03:20 PM

To contact@hcdaweb.org
cc
Subject Implimentation of Green Roofs

You are receiving this mail because [redacted]
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

At the mtg. held at Hawaii Convention Center in June, I noticed there was a group who wanted no constructing but instead wanted "green everywhere". There however needs to be buildings for both activities and for a source of revenue. A compromise to look into is the utilization of green roofs. Go to http://www.greenroofs.com/ or google "green roofs". This would basically turn the roofs of any new construction into giant planters as well as help reduce runoff and insulate buildings from the hot sun.

--
Portal Administrator

To:
Cc:
Bcc:
Subject: fishermans warf

fishermans warf

pete wolcott to: contact 09/28/2010 01:50 PM

HCDA,
PLEASE include the re-opening of the fishermans warf in the kakaako makai master plan.
It'd be great to see it open & operating again!
Mahalo,
Pete & Susan Wolcott

To:
Cc:
Bcc:
Subject: Fw: Fisherman's Wharf

Fisherman's Wharf

Jamieson Otholt to: contact 09/29/2010 02:52 PM

I would like to include my comment to include Fisherman's Wharf to the projected complex.
I guess I remember the old days and would like to see it return, as I think it would make an excellent addition not only to tourists but for the local people as well.
I know Bob Lee and Bob Miller from the old Rosies, and Pizza Bobs as they are excellent businessmen as well as super people.
You will enjoy working with them from the onstart, and appreciate them as business partners in the complex.

Mahalo

To:
Cc:
Bcc:
Subject: Fw: museum

museum

perk to: contact 10/02/2010 07:13 AM

You are receiving this mail because Robert Perkinson
perk@hawaii.edu
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

Hi. I'd like to see much of this area preserved as park, with expanded green space, especially right up against the water. But I also worry about either creating a park that doesn't get used and, as a result, ends up getting used by condo or shopping mall developers. For that reason, I think there has to be some mixed-use development to bring folks makai of Ala Moana. Building a museum or performing arts space is a logical possibility, as it would give the whole district, in combination with the med school and children's museum, a cultural and arts feel. But how to fund and sustain an institution like this? There is one alternative, a type of museum that comes with its own money, that generally has educational components, and that tends to involve world-class, inspiring architecture: a presidential library and museum.

--
Portal Administrator

To:
Cc:
Bcc:
Subject: use of waterfront

use of waterfront

wchapman to: contact 10/04/2010 06:14 PM

You are receiving this mail because William R. Chapman
wchapman@hawaii.edu
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

I think the waterfront property still availabe needs to be dedicated ot uses such as community recreation, education and kinds of other projects with public benefits.

--
Portal Administrator

To:
Cc:
Bcc:
Subject: Kakaako makai

Kakaako makai

paula to: contact 10/04/2010 08:39 PM

You are receiving this mail because Paula Mochida
paula@hawaii.edu
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

I am chair of the UHM Chancellor's working group on the museum and archive for the Obama Presidential Library in Honolulu. One of the possible leading locations we've discussed is the makai side of Kakaako in the area of the Childrens' Museum and JABSOM. I, personally, have questions regarding the soil and stability, the humidity and salt content of the atmosphere, and mitigation requirements against rising water levels. However, I think the location would be perfect for kamaaina and tourists, scholars and researchers, students and teachers. In addition to being a tourist attraction with a museum and "place" representative of President's values and roots, it would be a major educational mecca as the President's official archives would be at this site.

--
Portal Administrator

To:
Cc:
Bcc:
Subject: Kaka'ako area

Kaka'ako area

dickd to: contact 10/08/2010 12:12 PM

You are receiving this mail because Richard Dubanoski
dickd@hawaii.edu
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

Because this area already has the Children's Discovery Center and the Medical School, I would hope that the future use of this area would be for an educational purpose. This spot would be ideal for the Obama Presidential Library.

--
Portal Administrator

To:
Cc:
Bcc:
Subject: Kakaako Makai comment

Kakaako Makai comment

kieko.matteson to: contact 10/08/2010 02:43 PM

You are receiving this mail because C. Kieko Matteson
kieko.matteson@gmail.com
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

re: the Kaka¯ako Makai area -- I would like to see HCDA consider retaining this site for a world-class museum and/or educational facility that would serve both local interests and draw scholars and visitors from around the world. An architectural landmark along the lines of the Guggenheim Bilbao would go a long way in revitalizing the district and reconfigure the Honolulu skyline in dramatic and visionary fashion for the benefit of present and future economic, aesthetic, and historic values. Thanks for the opportunity to comment -- Kieko Matteson kieko.matteson@gmail.com

--
Portal Administrator

RECEIVED
2011 JAN 24 PM 3 25
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

The Senate

STATE CAPITOL
HONOLULU, HAWAII 96813

Senator Brickwood Galuteria

January 20, 2011

Anthony J.H. Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

Dear Mr. Ching,

Thank you for your continued service and for leading the Hawai`i Community Development Authority (HCDA).

I was pleased to see the inclusion of the Barack Obama Presidential Library as a potential use in the Draft version of the "Kaka`ako Makai Conceptual Master Plan Final Report".

While President Obama has not yet decided where his presidential library should be built, the HCDA's decision to incorporate it in the Conceptual Master Plan reflects your organization's vision and good judgment.

The Obama Library would inject millions of dollars into our local economy, while providing considerable educational, cultural, and societal benefits to the people of Hawai`i. I support this endeavor, and firmly believe that Kaka`ako Makai is the ideal place for the Obama Library.

In the best interest of the City and County of Honolulu and the state of Hawai`i, it is my hope that the Obama Library will remain, and perhaps even be amplified, in the Final version of the Conceptual Master Plan.

Mahalo nui loa,

Senator Brickwood Galuteria
Majority Leader &
Hawaiian Affairs Committee Chairman

Representing Senate District 12
Palama, Downtown, Chinatown, Kaka'ako, Ala Moana & Waikiki
Hawaii State Capitol, Room 221
Phone: 586-6740 Fax: 586-6829
E-mail: sengaluteria@capitol.hawaii.gov

1404

DISABILITY AND COMMUNICATION ACCESS BOARD

919 Ala Moana Boulevard, Room 101 • Honolulu, Hawaii 96814
Ph. (808) 586-8121 (V/TDD) • Fax (808) 586-8129

RECEIVED
2011 FEB 2 PM 1 26
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

January 31, 2011

Mr. Anthony Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, HI 96813

Regarding: Draft Kakaako Makai Conceptual Master Plan

Dear Mr. Ching,

The Disability and Communication Access Board would like to thank you for the opportunity to review the Draft Kakaako Makai Conceptual Master Plan. The purpose of this review is to ensure that this project will take into account accessibility design requirements for persons with disabilities.

The following general statement should be included in the master plan:

> *"All buildings, facilities, and sites shall conform to applicable federal, state, and county accessibility guidelines and standards. Hawaii Revised Statutes §103-50 requires all State of Hawaii or County government buildings, facilities, and sites to be designed and constructed to conform to the 2004 Americans with Disabilities Act Accessibility Guidelines, the Federal Fair Housing Amendments Act, and other applicable design standards as adopted and amended by the Disability and Communication Access Board. The law further requires all plans and specifications prepared for the construction of State of Hawaii or County government buildings, facilities, and sites to be reviewed by the Disability and Communication Access Board for conformance to those guidelines and standards."*

We strongly encourage the use of the following accessibility guidelines, published by the U.S. Access Board. These accessibility guidelines are not yet enforceable by the U.S. Department of Justice under the Americans with Disabilities Act (ADA), nor have they been adopted by state rules under §103-50, Hawaii Revised Statutes. However, these accessibility guidelines provide guidance for a minimal level of accessibility for those elements not addressed by the enforceable accessibility guidelines and standards:

- Revised Draft Guidelines for Accessible Public Rights-of-Way, published November 23, 2005

Mr. Anthony Ching
Executive Director
Hawaii Community Development Authority
Regarding Draft Kakaako Makai Conceptual Master Plan
January 31, 2010
Page 2

- Draft Final Accessibility Guidelines for Outdoor Developed Areas, published October 19, 2009

The above reflects the Disability and Communication Access Board's advice and recommendations for the Draft Kakaako Makai Conceptual Master Plan.

Should you have any further questions, feel free to contact Mr. Gary Batcheller, Facility Access Specialist at (808) 586-8121.

Sincerely,

Francine Wai

FRANCINE WAI
Executive Director

c: Geoff Miasnik
Director of Architecture
MVE Pacific

✓ Scott Bradley
Chairman
Hawaii Community Development Authority

0231 lieutenant governor 20:48:02 01-31-2011

OFFICE OF THE LIEUTENANT GOVERNOR
STATE OF HAWAII
STATE CAPITOL
P.O. BOX 3226
HONOLULU, HAWAII 96801
PHONE: (808) 586-0255
FAX: (808) 586-0231

January 31, 2011

Anthony J.H. Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

Dear Tony,

I was pleased and encouraged to learn that the Hawai`i Community Development Authority (HCDA) included the Barack Obama Presidential Library as a potential use in the Draft version of the "Kaka`ako Makai Conceptual Master Plan Final Report."

I am a strong proponent of Hawaii's bid to bring the Barack Obama Presidential Library to this State and also firmly believe that Kaka`ako Makai is the ideal place for this unique and monumental project. The HCDA's decision to incorporate the Obama Library into the Conceptual Master Plan reflects its understanding of the tremendous benefits that the Obama Library would bring to our State. It would inject millions of dollars into our local economy and will also provide considerable educational, cultural, and societal benefits to our residents and community.

It is my hope that the Obama Library will remain, and perhaps even be amplified, in the Final version of the Conceptual Master Plan.

I commend your work thus far and look forward to your continued leadership and commitment to this endeavor.

Mahalo nui loa,

Brian Schatz

OHA

14053

January 31, 2011

RECEIVED
2011 FEB 9 PM 2 16
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Mr. Anthony Ching, Executive Director
Hawai'i Community Development Authority
461 Cooke Street
Honolulu, HI 96813

Re: Museum of Hawaiian Music and Dance

Aloha Mr. Ching,

Thank you for the opportunity to comment on the Kaka'ako Makai Conceptual Master Plan Final Report draft. The Office of Hawaiian Affairs (OHA) commends all of those involved in this comprehensive and challenging planning process.

OHA was created by delegates to the 1978 Hawai'i Constitutional Convention to better the conditions of Native Hawaiians and is governed by a Board of Trustees elected by all Hawai'i registered voters. Two ways in which OHA strives to better the conditions of its beneficiaries is by empowering their heritage and economic well-being. In many ways, the two are inseparable and must be dealt with in the context of our global market economy.

A lead principle adopted by the Community Planning Advisory Council (CPAC) and the HCDA is to "ensure that the Hawaiian culture is the featured culture in the cultural public market" (HRS Sect. 206E 34(c) (5)). Native Hawaiian culture has been strongly emphasized as an element in the embodiment and expression of the master plan. We strongly agree with this sentiment and believe the Museum of Hawaiian Music & Dance (Museum Concept) should play a lead role in the expression of this vision. Native Hawaiians expressed their values and familial connection with ka pae'āina o Hawai'i through oral and artistic expression passed down over thousands of years. Indeed, the Native Hawaiian voice was carried down to the present through chant, dance, percussion, and melody. It is through these same traditions (one of the few economic opportunities Native Hawaiian people have had to express who they are) that the essence of what it means to be Hawaiian has thrived.

Tragically, while other ethnic groups have physical cultural centers, e.g., Japanese Cultural Center, Filipino Cultural Center, Okinawan Cultural Center, Chinese Cultural Plaza, and a Korean Cultural Center (reportedly in the planning stages), there is no Hawaiian Cultural Center. Having a Museum in Kaka'ako Makai would be a strong step in addressing this.

We believe the Museum Concept should stand alone as a tribute to Hawaiian music and dance. There are differing ideas about what should be in Kaka'ako Makai, and no doubt advocates of

OFFICE OF HAWAIIAN AFFAIRS
711 Kapi'olani Boulevard, Suite 500
Honolulu, Hawai'i 96813-5249

www.oha.org
(P) (808) 594-1835
(F) (808) 594-1865

these ideas feel strongly about them. Some feel the Museum Concept should somehow accommodate and embrace all of the arts. We agree that having a place for our community's larger art scene is important. As with other cultural groups, art centers and venues do exist in Hawai'i though circumstances certainly can be improved. However, as we pointed out at prior planning meetings, the danger is that attempts to please all interests may result in the creation of a general art center that dilutes the purpose and meaning of the Museum Concept as well as the vision of CPAC and HCDA. The dilution of Native Hawaiian cultural integrity and voice has been a common theme throughout our beneficiaries' history since Cook's arrival; it is a very real and ongoing issue which we believe should not be perpetuated. Instead, OHA envisions this Museum would serve as a kīpuka (a cultural oasis) or pu'uhonua (place of refuge) for the entire community to focus on, nurture, share, and empower the many facets of Native Hawaiian artistic and cultural expression.

We are grateful to see the Cannery Lot site chosen for the Museum, however, we believe placement should be more ma uka (toward the mountain) of the site and more visible from Ala Moana Boulevard. We believe this would be better for a number of reasons:

1) The Museum is the only suggested project that has had ground work laid out as far as financial stability is concerned. To bury an income-generating project amidst a cluster of vendors would be a major mistake.
2) If the Museum were more visible to traffic on the boulevard, it would attract more visitors into the area and bolster the activities in the larger community at Ward and adjacent venues.
3) If Kaka'ako Makai is going to be a new place for Hawai'i's community that embraces Native Hawaiian culture, then why not lead with it?

A Native Hawaiian sense of place embraces the voice, cultural expression, and physical presence of the people who embody those values. A landscape shaped by select Native Hawaiian values may be sustainable and "green," but an environment absent of or unwelcoming to Native Hawaiian people brings neither justice nor real expression to their sense of place. Therefore, bringing Native Hawaiian culture to the forefront through this venue would be a positive and tangible expression of equity.

If you have any questions and would like to discuss this further, please contact land manager Kevin Chang at (808) 594-1819 or e-mail him at kevinc@oha.org.

'O wau iho nō,

Clyde W. Nāmu'o
Chief Executive Officer

c: Maenette Benham, Hawai'inuiakea School of Hawaiian Knowledge
Senator Brickwood Galuteria

To:
Cc:
Bcc:
Subject: Fw: Kaka`ako Makai as the Obama Presidential Library Site

Kaka`ako Makai as the Obama Presidential Library Site

David Hanlon to HCDA 02/01/2011 12:35 PM

Dear Members of the Hawai`i Community Development Authority,

I am writing in strong and enthusiastic support of Kaka`ako Makai as the site for the Obama Presidential Library. I have read the site proposal carefully, and find it to be thoughtful, well researched, effectively argued, and highly convincing.

I believe that the construction of the Obama Presidential Library at Kaka`ako Makai will deliver all of the cultural, economic, educational, environmental, and civic advantages the proposal identifies. I am particularly impressed with the exceptional degree of openness, sensitivity, consultation, and collaboration that has been demonstrated by the site-selection committee to this point in the process.

As the former director of the UHM Center for Pacific Islands Studies, I look forward to the day when all visitors to the library can gaze in awe, wonder, and peaceful reflection through its ocean-front windows at that vast body of water that links Hawai`i with so much of the world. The presidential library complex at Kaka`ako Makai would be the most appropriate and fitting of tributes to a president who is from Hawai`i and who has been so profoundly influenced by these islands and their people.

Sincerely,
David Hanlon
--
PROFESSOR
DEPARTMENT OF HISTORY
UNIVERSITY OF HAWAI`I AT MANOA
2530 DOLE STREET, SAKAMAKI A-203
HONOLULU, HAWAI`I 96822
PHONE: 808-956-6765
FAX 808-956-9600

To:
Cc:
Bcc:
Subject: Fw: A site for the Obama Presidential Library

A site for the Obama Presidential Library

Charles Lawrence to contact 02/02/2011 11:30 AM

To: Hawaii Community Development Authority

From: Charles R. Lawrence III

Re: Proposal to reserve a site for the Obama Presidential Library and Museum in Kaka'ako Makai

I write to support the proposal by the University of Hawaii at Manoa to reserve a site in Kaka'ako Makai that would provide a suitable location for a Presidential Library and Museum to house significant documents and artifacts from the presidency of President Barack Obama. This location will be an ideal site for such a library and the library will serve as an invaluable asset to the immediate surrounding community and to the state. The proposed library will greatly enhance this wonderful natural setting. It will provide a community resource for public schools, university research, local families and other educational and cultural centers. The library and museum will be a world class cultural and research institution that will attract large number of visitors (tourist, scholars, business people and local citizens) who will support surrounding institutions and small businesses. The ecological design will augment existing and proposed features of this potentially beautiful waterfront park and bring a new vitality to this area without sacrificing the natural loveliness of the landscape. All of this can be done with significant outside funding and with no additional burden to Hawaii taxpayers.

This seems to me an easy case. I urge you to do everything possible to facilitate and encourage this project

Sincerely yours

Charles R Lawrence III

February 2, 2011

HOUSE OF REPRESENTATIVES
STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

RECEIVED
2011 FEB 7 PM 2 39
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Mr. Anthony Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

Aloha Mr. Ching,

I am writing to voice support to the concept of the Barack Obama Presidential Library and look forward to seeing the project move forward. My support is based on:

- The Ala Moana/ Kakaako Neighborhood Board's support of the concept of the Obama Library in its January 2011 meeting.

- The benefits of having an environmentally-friendly, community-oriented complex that would include gardens, meeting/ performance space, outdoor pavilion, and unobstructed oceanfront promenade. It should be noted that there is no long-term burden to Hawaii taxpayers; it comes fully funded, paid for by the president's fundraising efforts and managed in by the National Archives.

- The tribute it pays to Hawaii's native son. Last year, when HCR 174 was introduced to urge President Barack Obama to select a location in Hawaii as the site of his presidential library, I signed on as a co-introducer.

I trust Mr. Robert Perkinson, on behalf of the University of Hawaii, will continue to listen to feedback from the Kakaako Makai community to maintain the project's "good neighbor" status.

Mahalo,

Tom Brower
State Representative
Waikiki, Ala Moana, Kakaako

BEST WISHES FOR KAKAAKO-
THANKS - TONY.

Hawaii State Capitol, 415 South Beretania Street, Room 315, Honolulu, Hawaii 96813

To:
Cc:
Bcc:
Subject: Fw: Development of Obama Library facility at Kaka'ako

Development of Obama Library facility at Kaka 'ako

James Spencer to: contact 02/03/2011 12:12 PM

Sent by: jimmiespen@gmail.com

To Whom It May Concern,

My name is Jim Spencer, and I am a professor of Urban Planning at the University of Hawaii. I understand that the HI Community Development Authority is currently considering plans for the Kaka'ako site and one of the alternatives is to reserve space for a public facility related to the growing efforts to secure the Obama Presidential Library for Honolulu. I fully support the inclusion of the Library plans as designs and other aspects of the planning process proceeds for Kaka'ako.

First off, a major public institution honoring either Obama, our long-serving Congressional members, or simply the location of a future School of Public Affairs of the University of Hawaii system presents an excellent opportunity to connect the two centers of our urban core into a continuous fabric running from downtown/Chinatown to Waikiki/Diamond Head. Such connectivity will facilitate use of the new rail system, as well as incentivize the kinds of development that would allow Honolulu to grow inward rather than outward towards pristine natural areas. The plans for such a structure would also likely add a significant landmark to the City skyline and break up the condominium-dominated viewscape. As Lewis Mumford has said, the built environment is the only representation of our social life, and a major public building decorating this existing skyline conveys the importance that Hawai'i and Honolulu places on the public good and our public life.

Certainly, there would be some increased foot traffic, but good design, site location and management has shown that increased density can actually facilitate the existing use and quality of natural resources such as the waterfront, without diminishing the natural value and convenience.

Please do not hesitate to contact me if you have any further questions about my support for this aspect of the Kaka'ako development plan.

Alohas and all the best in your work,

Jim Spencer

--
James H. Spencer, PhD
Director, Globalization Research Center
Associate Professor, Urban Planning / Political Science
University of Hawai'i at Manoa

Adjunct Fellow
Environment Program
The East West Center

February 7, 2011

Hawaii Community Redevelopment Authority
461 Cooke Street
Honolulu, HI 96813

Mr. Anthony Ching:

Subject: Comments on Draft Kaka'ako Makai Conceptual Master Plan

The following are comments on the Draft Kaka'ako Makai Conceptual Master Plan dated January 2011.

- The Introduction should begin with a short overview of the project and the area, rather than jumping immediately into the study process.
- The first sentence of the Introduction is quite negative and sets up the whole plan as something HCDA only did because they were forced to. It should be reworded to say something like "At the direction of the Hawaii State Legislature in 2006, HCDA convened a working group of stakeholders…"
- The Piano Lot seems like an awkward place for community gardens. This area should have landscaped areas surrounding the buildings that people can use. You do not want these people to harm the gardens, and the gardens would take up valuable gathering space. Locate them somewhere envisioned to be less active, such as where the amphitheater is today.
- I really like the plan for the Cannery Lot. Waterfront dining!
- Agree that the Fisherman's Wharf Restaurant should be renovated, or at least sign/façade treatments should be preserved. Many local people have a lot of memories of, and history with, this building.
- Relocation of the Kewalo Marine Lab seems to be a low priority improvement in the short-term given the area's immense needs.
- Prioritize Kaka'ako Makai Waterfront Park improvements as they are relatively inexpensive and are direly needed today.

Thank you for the opportunity to comment. It was a pleasure to be involved in this process.

Sincerely,

Renee Espiau
1118B 4th Avenue
Honolulu, HI
(808) 990-2898
respiau@honolulu.gov

To:
Cc:
Bcc:
Subject: Fw: Kaka'ako Makai Master Plan - Museum of Hawaiian Music & Dance

Kaka'ako Makai Master Plan - Museum of Hawaiian Music & Dance

lwongassocs to: contact 02/08/2011 12:42 PM

Aloha

Please post these comments with the Kaka'ako Master Plan draft.

Locating the Museum of Hawaiian Music & Dance in Kaka'ako Makai is critical to it ever being built. A committee was selected by the Legislature to, amongst other things, look into the feasibility, the preferred location of such a facility. and to develop a preliminary business plan the completed copy of which is available on the Internet at:

http://hawaii.gov/dags/rpts/museum_hawaiian_music_dance_committee_2009.pdf
After much discussion the committee determined that of the locations considered Kaka'ako Makai was the preferred. It should be noted that one of the primary considerations was that once built the Museum would have to be operationally and financially self- sustainable, i.e. needing no government assistance.

Although the specific location within Kaka'ako Makai was not decided by the committee, for the Museum to be operationally and financially self-sustainable it would have to be located on the abutting lot with unobstructed exposure on Ala Moana Boulevard. Giving the Museum exposure along this important busy road which links the Waikiki hotels to the airport has numerous benefits. Any location without this will not, and could jeopardize or severely limit the Museum's operations and programs.

The Museum would, if appropriately designed, be seen by all the traffic, local and visitor, moving in both directions between the numerous Waikiki hotels and the airport. This is like having a billboard on this very busy road when billboards are not otherwise permitted. This will translate into more visitors to the Museum which, of course, means more ticket sales and thus increased Museum revenues. This also means that because of this Ala Moana exposures less will have to be spent on marketing and advertising by the Museum to attract visitors. Decreasing these expenses which can be very substanial will increase the net cash from operations that can be used to support the Museum and its proposed educational out reach programs. In short, there would be more funds to sustain and expand Hawaiian music & dance programs. One of the primary objectives of the Museum.

Mahalo

Lucien Wong

HAWAII CHILDREN'S DISCOVERY CENTER
Hawaii's Rainbow Connection to the World!

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2011 FEB 15 PM 1 05
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

14067

February 8, 2011

Mr. Anthony Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

Dear Tony,

I am writing to express my support of the efforts to locate the Barack Obama Presidential Library and museum here in Hawaii.

As you know, I am a strong advocate for the transformation of the area into the dynamic cultural and educational district that we've always dreamed of. To that end, I am strongly in favor of supporting projects that will help HCDA realize the vision that we have for Kaka`ako Makai. Please let me know if there is anything I can do personally to help move this initiative forward.

The Board of Directors of the Children's Discovery Center joins me in expressing our appreciation for your leadership and diligence in the thoughtful development of Kaka'ako Makai. I feel that to have the Presidential Library here would be most beneficial to that effort.

Mahalo,

Loretta Yajima
President & CEO

111 Ohe Street • Kaka'ako Waterfront Park ◆ Honolulu, Hawai'i 96813
Telephone 808-524-KIDS (524-5437) ● Facsimile 808-524-5400 ◄ www.discoverycenterhawaii.org

14046

Department of Urban and Regional Planning

UNIVERSITY of HAWAI'I
MĀNOA

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2011 FEB 8 PM 1 07
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Tony Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, HI 96813

Dear Mr. Ching,

My name is Jim Spencer, and I am a professor of Urban Planning at the University of Hawaii. I understand that the Hawai'i Community Development Authority is currently considering plans for the Kaka'ako site and one of the alternatives is to reserve space for a public facility related to the growing efforts to secure the Obama Presidential Library for Honolulu. I fully support the inclusion of the Library plans as designs and other aspects of the planning process proceeds for Kaka'ako.

First off, a major public institution honoring either Obama, our long-serving Congressional members, or simply the location of a future School of Public Affairs of the University of Hawaii system presents an excellent opportunity to connect the two centers of our urban core into a continuous fabric running from downtown/Chinatown to Waikiki/Diamond Head. Such connectivity will facilitate use of the new rail system, as well as incentivize the kinds of development that would allow Honolulu to grow inward rather than outward towards pristine natural areas. The plans for such a structure would also likely add a significant landmark to the City skyline and break up the condominium-dominated viewscape. As Lewis Mumford has said, the built environment is the only representation of our social life, and a major public building decorating this existing skyline conveys the importance that Hawai'i and Honolulu places on the public good and our public life.

Certainly, there would be some increased foot traffic, but good design, site location and management has shown that increased density can actually facilitate the existing use and quality of natural resources such as the waterfront, without diminishing the natural value and convenience.Please do not hesitate to contact me if you have any further questions about my support for this aspect of the Kaka'ako development plan.

Alohas and all the best to you in your work,

James H. Spencer, PhD
Director, Globalization Research Center
Associate Professor, Urban Planning / Political Science
University of Hawai'i at Manoa
(808) 956-8835
jhs@hawaii.edu

Adjunct Fellow
Environment Program
The East West Center

2424 Maile Way, Saunders 107 Honolulu, Hawai'i 96822
Telephone: (808) 956-7381 Fax: (808) 956-6870
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1406 3

UNIVERSITY of HAWAI'I
MĀNOA

Office of the Chancellor

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2011 FEB 14 PM 2 14
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

February 9, 2011

Mr. Tony Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, HI 96813

Dear Mr. Ching:

Mahalo for including the proposed Obama presidential library and museum in the Hawai'i Community Development Authority's (HCDA) draft master plan for Kaka'ako Makai. We appreciate the support of business and community leaders like yourself and their respective organizations as we continue to develop the proposal details. I would like to also request that you consider elevating its profile in the final plan that you present to the board commensurate with the tremendous opportunity this world-class facility offers to our state in terms of economic development, research endeavors and education.

As you know, the University of Hawai'i at Mānoa has taken the lead in developing the basis for a proposal to build and house a sustainable Barack Obama presidential library and museum in Hawai'i. Although we have not yet completed a formal site-selection process, we believe that Kaka'ako Makai can emerge as a top contender given its location. Its spectacular oceanfront location, its accessibility, and its proximity to other UH facilities, make it a strong candidate for this exciting initiative, which holds so much promise for the state. In my view, a presidential center in Kaka'ako Makai could enhance this community space into a dynamic cultural and educational district, making it into one of Honolulu's jewels. I hope you agree and will work with my team, led by my special assistant Robert Perkinson, to keep Kaka'ako Makai in consideration as our site-selection process develops.

I appreciate the consideration the HCDA has given for this initiative. Please let us know if you need additional information or if there is anything we can do to help plan for a possible presidential library and museum in Kaka'ako Makai. Mahalo for your continued support.

With warm aloha,

Virginia S. Hinshaw
Chancellor

c: Vice Chancellor Reed Dasenbrock
Special Assistant Robert Perkinson

2500 Campus Road, Hawai'i Hall 202
Honolulu, Hawai'i 96822
Telephone: (808) 956-7651
Fax: (808) 956-4153

An Equal Opportunity/Affirmative Action Institution

To:
Cc:
Bcc:
Subject: Kaka'ako Makai

Kaka'ako Makai

Richard Dubanoski to: contact 02/11/2011 02:26 PM

Aloha,

I inadvertently sent you an earlier email that was incomplete. My apologies.

I want to strongly encourage you to consider that the oceanfront parcel in Kaka'ako Makai be used for the Obama presidential library. The library would add much to the area...environmentally, culturally and educationally. It will also be a winner from an economic standpoint, i.e., the project will be funded using non-state resources and be a great draw for tourists. In sum, bringing the presidential library to Kaka'ako Makai will be of great benefit to the State of Hawaii. Thanks for your attention and consideration.

Best wishes,

Richard Dubanoski

Richard Dubanoski, Dean
College of Social Sciences
University of Hawaii at Manoa
2500 Campus Road, Hawaii Hall 310
Honolulu, Hawaii 96822
Phone: (808) 956-6570
Fax: (808) 956-2340
Email: dickd@hawaii.edu

To:
Cc:
Bcc:
Subject: Kaka'ako Makai plan

Kaka'ako Makai plan

Mandy Blake to: contact 02/14/2011 04:47 PM

Aloha. A center for Hawaiian music and hula at Kaka'ako makai would be a place for Hawaiians to celebrate their culture. A museum that has archival musical, performances, and interviews would be educational for all islanders and visitors. A performing venue would draw local people as well as visitors. How fitting that the location would be in view of the ocean/sea which brought the Polynesians to this shore. The Hawaiian Music Hall of Fame with its mission to preserve, promote and perpetuate the music and hula of the Hawaiians would, with the help of others, has the sensitivity to ensure the "development" is pono. Mary B. (Mandy) Bowers, Director with the Hawaiian Music Hall of Fame.

To:
Cc:
Bcc:
Subject: Museum of Hawaiian Music and Dance

Museum of Hawaiian Music and Dance

Barbara B Smith to: contact 02/15/2011 03:52 PM

Aloha Mr. Ching,

Thank you for the opportunity to comment on the proposal to establish a Museum of Hawaiian Music and Dance, as outlined in general with the Kaka'ako Makai Conceptual Master Plan Final Report draf. I write to express my conviction that such an institution would be a very significant addition addition to the cultural life of this island and state - one that, in fact, I agree with many others, is long overdue.

About choosing a location for it, and although I respect the matters considered in the report for siting it, I would prefer that it be located further mauka, not only for the reasons discussed in the meeting I attended and subsequently conveyed in Mr Namu'o's letter, but also hopefully to place it outside of the flood danger zone since a flood would be hazardous to the preservation of documentary materials proposed to be generated through the institution's activities.

Sincerely yours,
Barbara B. Smith
Emerita Professor, University of Hawai'i at Manoa.

To:
Cc:
Bcc:
Subject: Fw: Presidential Library and Museum

Presidential Library and Museum

parpal to: contact 02/15/2011 09:17 PM

You are receiving this mail because Alana Parpal
parpal@hawaii.edu
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

I am writing to express my support of the Presidential Library and Museum. I am a graduate student at UH Manoa and feel that hosting the next Presidential Library and Museum in Hawaii would be an extraordinary resource for students, scholars, and the community. I like the idea of locating the Presidential Library in the Kakaako area because it is the heart of Honolulu and is accessible.

--
Portal Administrator

14080

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3065 / TELEPHONE 768-5010

RECEIVED
2011 FEB 22 PM 2 15
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

TULSI GABBARD TAMAYO
HONOLULU CITY COUNCIL, DISTRICT 6
PHONE: 768-5006 FAX: 768-1199
EMAIL: TGABBARD@HONOLULU.GOV

February 16, 2011

Mr. C. Scott Bradley, Chairperson
Hawai'i Community Development Authority
461 Cooke Street
Honolulu, HI 96813

RE: Comments on Kaka'ako Makai Conceptual Master Plan

Aloha Chairperson Bradley and Members of the Authority,

I would like to begin by commending the Authority for taking an inclusive approach in developing the *Kaka'ako Makai Conceptual Master Plan*. The engagement of a vast array of stakeholders in an open process has yielded a plan that balances the need for open park space and the desire to create a gathering place for the community.

I strongly agree with the plan's vision to reposition the park as a cultural gathering place. The beautiful and historic ahupua'a of Kaka'ako is an ideal environment for Honolulu's waterfront community. To achieve this, the plan focuses on multi-use destinations such as community and cultural centers, vital public markets and civic resources, and also public spaces.

Generally speaking, I support the plan's protection and enhancement of vital view planes. Being located along the coastline in the heart of the urban core, the Kaka'ako Makai Plan insures premier view planes of the mountains, the sea, and Diamond Head vistas, which are preserved and, in some cases, even enhanced. The height limitations for new construction, the pedestrian circulation system, and the opening up of some areas will all contribute toward achieving this goal.

I also support the general uses and development concepts as laid out by the individual plot plans for the Piano, Cannery, Point Panic and the Basin lots. These plans individually and as a whole incorporate a balanced approach to expanded activity and

park usage by both residents and visitors alike. Overall, the expansion of open space, greater public access to the park, and the introduction of new activities enhance the viability of the plan. The bulk of the cultural and commercial activities are centered in the Piano and Cannery Lots. This serves to draw people to the center of the park and enhances the park experience.

I support the overall planning concepts put forth in the proposed plan. I believe the following concepts should take highest priority:

- Multiple-use destinations;
- Connecting destinations along the waterfront;
- Increasing public access opportunities;
- Balancing environmental benefits and human needs;
- Ensuring that new development fits within the community's vision;
- Design and program buildings built to engage the public space; and
- Proper management of the redevelopment and park maintenance process.

I also support the principles delineated in the plan regarding:

- Perpetuation and preservation of native cultural planning;
- Urban regeneration;
- Resource conservation and management; and
- Building for future generations.

My greatest concern with the plan deals with its implementation, and most specifically, the financing. I understand the "lighter-quicker-cheaper" approach as being the most prudent approach to implementation. The financial realities of the federal, state and city governments are that the availability of development funding in any form and in sizable quantities are minimal at best. Heavy pressure is currently being placed on foundations and philanthropic organizations to sustain the social services sector. These pressures will only grow over the next few years. Tax based financing will be difficult to pursue in the immediate future due to the increasing load that all taxpayers will have to endure.

If the government cannot effectively place significant funds into this project, then the land will remain in its present un- or under-developed state, which welcomes the presence of drugs, homelessness, crime, and other undesirable conditions on the property. If the development cannot proceed in the near future, then other unforeseen factors may further exacerbate the situation.

The plan minimizes the use of private funding for the development. Given the nature of the plan, significant private funding would not be possible because private projects would not pencil out under the given scenario. I believe that the success of this plan depends on developing the two most dynamic lots (Piano and Cannery) first. I strongly urge the Authority and the community to consider slightly revamping the plan to provide incentives for private sector participation. Creating critical mass for the success of any private enterprise will be important to private sector participation. Further tweaking of the concept to allow for favorable ground leasing terms for a period of time, joint promotion agreements that set an agenda to ensure public awareness and/or a slight change in the mix of uses with more commercial activities in these two lots should be considered. There are many private entities that have the ability to participate in this development if given the proper incentive.

Lastly, I'd like to express my pleasure that the plan has been tactfully designed to be flexible, easily improved as projects move forward, and open to adaptability should new opportunities arise. I am excited for the potential Barack Obama Presidential Library and Museum at Kaka'ako Makai, yet I remain aware of the realistic competition our district faces in vying for such a national treasure. I commend the University of Hawai'i for taking the lead on designing an extensive and energizing proposal for the library, which aligns with the goals and vision of the Kaka'ako Master Plan and highlights the use of private funds for construction and management by the federal government. I'm confident that if Kaka'ako Makai is selected to house this world-class institution, the Barack Obama Presidential Library will ultimately boost Hawaii's economy and help define the area as a leading cultural, educational, and ecological district.

I want to thank you for the opportunity to comment on this plan. Again, I commend you on all the work and outreach that has taken place, as well as the quality of the ideas and concepts that form the basis of this plan. If you have any questions about my comments, please feel free to contact me at 768-5006.

Mahalo nui loa,

Tulsi

Tulsi Gabbard Tamayo
Councilmember, District VI

CC: Anthony Ching, HCDA Executive Director

To:
Cc:
Bcc:
Subject: Barack Obama Presidential Library

Barack Obama Presidential Library

tylerdst to: contact 02/16/2011 06:39 AM

You are receiving this mail because Tyler Dos Santos-Tam
tylerdst@gmail.com
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

Aloha, My name is Tyler Dos Santos-Tam; I write as a recent college graduate in strong support of hosting the Barack Obama Presidential Library in Kaka'ako. In a speech in Japan in November 2009, President Obama noted how the Pacific Rim helped "to shape [his] view of the world." A site at the heart of Honolulu's waterfront would be a fitting and symbolic location for the library of America's "first Pacific President." The Barack Obama Presidential Library would be a point of pride for the growing community of Kaka'ako, and serve as a catalyst for its transformation into a cohesive and vibrant cultural hub. Besides being a unique and world-class educational resource on its own, the library would complement the other educational institutions in the Kaka'ako area such as the John A. Burns School of Medicine, the UH Cancer Center, and the Kewalo Marine Lab. The library would be also be a magnet for visitors from around the United States and the world, enhancing the Kaka'ako area's other attractions such as the Children's Discovery Center and a possible Hawaiian Museum of Music and Dance or performing arts center. I respectfully urge you to vigorously pursue hosting the Barack Obama Presidential Library in Kaka'ako Makai. Sincerely, Tyler Dos Santos-Tam 2265 Aulii St Honolulu, HI 96817 tylerdst@gmail.com (808) 348-8885

--
Portal Administrator

To:
Cc:
Bcc:
Subject: In Support of Obama Library in Kaka'ako Makai Master Plan

In Support of Obama Library in Kaka 'ako Makai Master Plan

ajhalagao to: contact 02/16/2011 10:59 AM

You are receiving this mail because Avelino J. Halagao, Jr.
ajhalagao@yahoo.com
is sending feedback about the site administered by you at http://hcdaweb.org.
The message sent was:

My name is A.J. Halagao. I serve as chair of the Local Advisory Committee of the Barack Obama Presidential Library. I am testifying in support of the inclusion of the Obama Library in the Kaka'ako Makai Conceptual Master Plan. First of all, thank you for including the Obama Library in the DRAFT master plan. We respectfully request that HCDA considers keeping the Obama Library in the FINAL version of the master plan. The Obama Library will bring considerable economic, educational, environmental and societal benefits to Hawaii. If the President Obama chooses Hawaii, that will infuse an estimated $300-$400 million into our local economy, creating jobs and opportunities. The Obama Library can potentially lead to the development of a UH Policy Center as well as provide significant learning opportunities for K-12 students. We envision an environmentally-friendly structure that is powered entirely from renewable energy sources, raising the environmental bar for other development projects. Finally, it will provide Hawaii residents a unique opportunity to honor and take pride in the nation's first Hawaii-born President, uplifting our collective spirits and bringing hope and inspiration throughout the islands. Kaka'ako Makai is an ideal location for the Obama Library. The University of Hawai'i has taken only preliminary steps toward locating a proper site, but Kaka'ako Makai is a logical fit for a variety of reasons. Kaka'ako Makai will provide a suitable location for a presidential library in terms of accessibility, infrastructure, space, and appeal. A presidential library is in keeping with HCDA's goal of revitalizing urban areas that are in need of redevelopment. The creation of a world-class cultural institution at this under-used site will enliven the entire area, allowing Kaka'ako Makai to become a safe community gathering place, while complementing its varied public uses and bringing coherence and viability to its emergence as a premier cultural, educational, and cological district. We have gained tremendous support from public officials and community leaders. Both the Abercrombie and Carlisle administrations have been supportive of our efforts. Hawaii Senator Brickwood Galuteria, Hawaii Representative Tom Brower, and Honolulu Councilmember Tulsi Gabbard-Tamayo—whose legislative districts include Kaka'ako Makai—all support this endeavor, and likewise feel that the Library belongs in Kaka'ako Makai. In fact, in 2010, the State Legislature passed a resolution in support of the Obama Library, and the Honolulu City Council is considering a similar resolution this year. We hope the HCDA will join other leaders and members of the community in supporting the Obama Library. For your review, we have also provided additional information regarding our project to your Executive Director, Anthony Ching. In the meantime, please feel free to visit our website at www.ObamaOhana.org. Thank you for your time and consideration. Mahalo. ~AJ Avelino J. Halagao, Jr. JD, MBA Barack Obama Presidential Library, Hawaii Initiative

--
Portal Administrator

14070

OFFICE OF THE MAYOR
CITY AND COUNTY OF HONOLULU

530 SOUTH KING STREET, ROOM 300 * HONOLULU, HAWAII 96813
PHONE: (808) 768-4141 * FAX: (808) 768-4242 * INTERNET: www.honolulu.gov

PETER B. CARLISLE
MAYOR

DOUGLAS S. CHIN
MANAGING DIRECTOR

February 16, 2011

RECEIVED
2011 FEB 17 PM 12 46
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Mr. Anthony Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96814

Dear Mr. Ching:

I was pleased to see that the draft Kakaako Makai Conceptual Master Plan mentions the need to further explore the possibility of locating the Barack Obama Presidential Library within Kakaako Makai. I encourage you to continue to explore this possibility as the Barack Obama Presidential Library, Hawaii Initiative works toward completing the proposal to submit to President Obama.

As you know, other sites for this important archive and office are currently being considered. I hope that the Kakaako Makai option would not be foreclosed at this early stage and urge you to retain and refine the proposal to build the Barack Obama Presidential Library within Kakaako Makai.

I look forward to continuing to work with you and the many community members involved in this endeavor.

Very truly yours,

Peter B. Carlisle
Mayor

14079

HAWAI'I
STATE FOUNDATION on CULTURE and the ARTS

No. 1 Capitol District Building
250 South Hotel Street
Second Floor
Honolulu, HI 96813

Governor
Neil Abercrombie

Comptroller
Bruce A. Coppa

Chairperson
Mary Begier

Commissioners
Sandra Albano
Leonard Chow
Sandra Fong
Teri Freitas Gorman
James Jennings
Clifford Kapono
Peter Rosegg
Sheryl Seaman

Executive Director
Ronald K. Yamakawa

Telephone
808.586.0305

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TT: 808.586.0740

Website
http://state.hi.us/sfca/

February 16, 2011

RECEIVED
2011 FEB 17 PM 12 46
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Mr. Anthony Ching
Executive Director
Hawai'i Community Development Authority
461 Cooke Street
Honolulu, HI 96813

Dear Mr. Ching:

Re: Museum of Hawaiian Music and Dance

On behalf of the Committee for the Museum of Hawaiian Music and Dance, allow me to express our gratitude and aloha for including this museum in the Kaka'ako Makai Conceptual Master Plan. Our legislatively appointed committee continues to work together to bring this important cultural facility to fruition. Our report to the Legislature identified the Kaka'ako Makai site as the preferred location for the museum. The Kaka'ako Master Plan that you have drafted validates our efforts.

The Hawai'i State Foundation on Culture and the Arts and the Hawai'i State Art Museum welcome the long-awaited arrival of the Museum of Hawaiian Music and Dance; an homage to our wonderful master artists and musicians, and a gift for the future generations of our host culture and island visitors.

Mahalo nui loa,

Ronald K. Yamakawa
Executive Director
and Chair, Committee for the Museum
of Hawaiian Music and Dance

c: Senator Brickwood Galuteria
Museum of Hawaiian Music and Dance
Committee Members
Pacific Planning & Research Associates, Inc.

SELECTED STATE LAWS CONCERNING KAKAAKO MAKAI AREA

[§206E-31.5]
Prohibitions
Anything contained in this chapter to the contrary notwithstanding, the authority is prohibited from:

1. Selling or otherwise assigning the fee simple interest in any lands in the Kakaako community development district to which the authority in its corporate capacity holds title, except with respect to:
   a. Utility easements;
   b. Remnants as defined in section 171-52;
   c. Grants to any state or county department or agency; or
   d. Private entities for purposes of any easement, roadway, or infrastructure improvements; or
2. Approving any plan or proposal for any residential development in that portion of the Kakaako community development district makai of Ala Moana Boulevard and between Kewalo basin and the foreign trade zone. [L 2006, c 317, §1]

[§206E-34]
Cultural public market

1. There shall be established within the Hawaii community development authority a state cultural public market.
2. The cultural public market shall be located on state land within the Kakaako Makai area and developed pursuant to sections 206E-31, 206E-32, and 206E-33. A public parking lot shall be included.
3. The Hawaii community development authority shall:
   a. Designate and develop the state-owned land for the cultural public market;
   b. Accept, for consideration, input regarding the establishment of the cultural public market from the following departments and agencies:
      iii. The department of agriculture;
      iv. The department of business, economic development, and tourism;
      v. The department of land and natural resources;
      vi. The department of labor and industrial relations; and
      vii. The Hawaii tourism authority;
   c. Consider and determine the propriety of using public-private partnerships in the development and operation of the cultural public market;
   d. Develop, distribute, and accept requests for proposals from private entities for plans to develop and operate the cultural public market; and
   e. Ensure that the Hawaiian culture is the featured culture in the cultural public market.
4. Requests for proposals for the cultural public market shall contemplate but not be limited to the inclusion of the following types of facilities and services:
   a. Retail outlets for ethnically diverse products;
   b. Venues for businesses with ethnic themes, including restaurants and other service-related businesses;
   c. Theaters, stages, and arenas designed to showcase cultural performing artists as well as community performing arts;
   d. Exhibition space or museums that showcase artwork created by international and local artists; and
   e. Museums or other educational facilities focusing on the history and cultures of the various ethnic groups within Hawaii, including Hawaiian history. [L 2005, c 231, §2]

House Bill 718 CD1, 2007
Kewalo Keiki Fishing Conservancy
SECTION 1. The legislature finds that the Kewalo Keiki Fishing Conservancy, an Internal Revenue Code section 501(c)(3) nonprofit corporation, is dedicated to teaching the children of Hawaii the skills and joy of fishing, instilling aquatic conservation principles for the preservation of ocean resources, and perpetuating Hawaiian cultural traditions for the preservation of the resources of the ocean. The

children are taught by kupuna and disabled persons with skills and experience in fishing and instilling aquatic conservation principles.

The Kewalo basin cove is a protected area that is ideal for a facility enabling multigenerational activities bringing together the young and the elderly to interact and participate in this educational activity. In the past, the Kewalo Keiki Fishing Conservancy used the facility known as the old ice chute and fuel dock operations building at Kewalo basin cove for its site-dependent activities; however, the Hawaii community development authority has recently demolished that facility. The legislature finds that there has been a full assessment of varying levels of subsurface environmental contamination around the site due to prior uses of the site by the fishing industry.

The purpose of this Act is to:

1. Require the Hawaii community development authority to set aside the old ice chute and fuel dock operations building site for use by the Kewalo Keiki Fishing Conservancy; and
2. Appropriate funds to the Hawaii community development authority to proceed with necessary environmental remediation at the site.

SECTION 2. The Hawaii community development authority shall set aside portions of tax map key (first division) 2 1 058:41 and 2-1-058:116, comprised of approximately fifteen thousand square feet, at Kewalo basin cove and known as the former ice chute and fuel dock operations building site and perimeter area, including its Kewalo basin cove and channel bulkheads, for continued use by the Kewalo Keiki Fishing Conservancy.

SECTION 3. The Hawaii community development authority shall determine whether any environmental remediation is required and, if required, shall establish the parameters for any necessary corrective action for the environmental remediation and proceed accordingly.

SECTION 4. There is appropriated out of the general revenues of the State of Hawaii the sum of $30,000 or so much thereof as may be necessary for fiscal year 2007-2008 to the Hawaii community development authority for any necessary remediation at tax map keys (first division) 2-1-058:41 and 2-1-058:116 for continued use by the Kewalo Keiki Fishing Conservancy.

The sum appropriated shall be expended by the Hawaii community development authority for the purposes of this Act.

SECTION 5. This Act shall take effect on July 1, 2007.

[§206E-35]
Kakaako makai; plan.
In developing, accepting, and implementing any plans for the development of the Kakaako makai area within the Kakaako community development district, the authority shall collaborate with and consider the recommendations of the Kakaako makai community planning advisory council, established pursuant to house concurrent resolution no. 30, regular session of 2006, and organized in 2007. Any transfer of property in the Kakaako makai area within the Kakaako community development district to any state or county agency shall be upon the condition that the agency shall be required to collaborate with and consider the recommendations of the Kakaako makai community planning advisory council in the development, acceptance, and implementation of any plan for the transferred property. As used in this section, “Kakaako makai” means the area within the Kakaako community development district that is from the east side of Kewalo basin at the ewa wall of Ala Moana Park, to Forrest Avenue, and from Ala Moana Boulevard to the ocean. [L 2009, c 144, §2]