

From: [DBEDT HCDA Contact](#)
To: [Tomacder, Armaine Joy T](#)
Cc: [Ceylan Kalei](#); [Nakamoto, Craig K](#); [Tam, Ryan AM](#)
Subject: FW: [EXTERNAL] LIVE NOTE: Testimony in full support
Date: Friday, September 27, 2024 9:16:42 AM

From: John Shockley <shockleyjr@gmail.com>
Sent: Thursday, September 26, 2024 5:03 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Cc: Rita Shockley <eartoeargrin@gmail.com>
Subject: [EXTERNAL] LIVE NOTE: Testimony in full support

Aloha!

As coordinators of the Free Access Coalition, Rita and I would like to be part of the discussion on how OHA plans to develop their ocean-front properties at Kaka'ako Makai.

Please keep us informed. We do not want to see a return to building hi-rise residential construction makai of Ala Moana Blvd. by OHA or any other land-owning entities in this valuable strip of Honolulu coastline.

Mahalo for your time.

John & Rita Shockley. Coordinators of Free Access Coalition.
www.freeaccesscoalition.weebly.com

From: [John Shockley](#)
To: [DBEDT HCDA Contact](#)
Cc: [Rita Shockley](#); [Ronald \(FOK\) Iwami](#); [Derrick \(HPV\) Iwata](#); [Audrey Lee](#); [Linda Wong](#); [Linda Legrande](#); [Jon \(RHS\) Hoag](#)
Subject: [EXTERNAL] LIVE NOTE: Kaka"ako Makai Planning.
Date: Saturday, September 28, 2024 5:22:49 AM

Aloha!

The Free Access Coalition supports the HCDA plans for the Kaka'ako Makai area. We need to preserve Honolulu's last open shoreline area. We strongly oppose ANY High-Rise Residential Condominiums in the area.

Mahalo for your time.

John & Rita Shockley. Coordinators Free Access Coalition.
www.freeaccesscoalition.weebly.com

From: [DBEDT HCDA Contact](#)
To: [Tomacder, Armaine Joy T](#)
Cc: [Nakamoto, Craig K](#); [Tam, Ryan AM](#); [Ceylan Kalei](#)
Subject: FW: [EXTERNAL] Testimony in full support of Community Planning Sessions regarding the development of Kaka'ko Makai
Date: Friday, September 27, 2024 9:17:22 AM

From: Joshua Echemendia <joshuaechemendia@gmail.com>
Sent: Thursday, September 26, 2024 7:40 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: [EXTERNAL] Testimony in full support of Community Planning Sessions regarding the development of Kaka'ko Makai

Hawaii Community Development Authority:

Please accept this email as testimony for the meeting on October 2, 2024. I hereby xpress my full support for the proposal to engage in Community Planning Sessions regarding the development of Kaka'ko **Makai**.

Thank you for your consideration.

Aloha,

Josh

Joshua Echemendia
808.228.7588 (cell)
808.356.1523 (fax)
joshua.echemendia (Skype)

From: [DBEDT HCDA Contact](#)
To: [Tomacder, Armaine Joy T](#)
Cc: [Nakamoto, Craig K](#); [Ceylan Kalei](#); [Tam, Ryan AM](#)
Subject: FW: Public Testimony Website Submission {Project Name:15}
Date: Friday, September 27, 2024 9:17:42 AM

From: JohnParkinson <bigmahalo@gmail.com>
Sent: Thursday, September 26, 2024 11:47 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
John Parkinson
Address
600 Ala Moana Blvd, Apt. 1310 Honolulu, HI 96813 United States Map It
Phone
(808) 381-3428
Email
bigmahalo@gmail.com
Project Name
Kaka'ako Makai Community Planning Sessions
Do you support or oppose?
Support
Comment
<p>Im in favor of a community planning sessions. They will provide an important opportunity to hear from the community on what we want to see there.</p> <p>With this information, we, all stakeholders, including the legislators can move forward to make the decisions on the development of KM.</p> <p>HCDA, please protect this special land, the last oceanfront open space in urban Honolulu from becoming another Waikiki.</p>

From: [Catherine Iwami](#)
To: [DBEDT HCDA Contact](#)
Subject: [EXTERNAL] Testimony in full support
Date: Friday, September 27, 2024 8:49:24 AM

Greetings HCDA: This testimony is to support Friends of Kewalos mission to Save Our Kakaako.

I feel the interest of OHA is to develop and sell the land parcel for profit vs supporting the LOCAL Hawaiians and the LOCAL Community .

I support a Cultural Community Center that would benefit the locals of Oahu.

We do not need another high rise in the density of the Ward Village - Howard Huges development with the additional three condos coming up !

Gone is paradise.

Please be mindful in your decision for the future of Honolulu and our children. Respectfully, Catherine Iwami

From: [ChanneyTang-Ho](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Friday, September 27, 2024 1:44:33 PM

Name

Channey Tang-Ho

Organization

Friends of Kewalos

Address

270 Haleumaumau St
Honolulu, HI 96826
[Map It](#)

Phone

(808) 428-5228

Email

channeytangho@icloud.com

Do you support or oppose?

Support

Comment

Let the people decide how they want to use the open space at Kaka'ako Makai. It is a space that is used for the people that love the public space whether they are surfers, runners, fisherman, park user, etc. Keep it for the people.

From: [DarrenTanaka](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Friday, September 27, 2024 5:13:43 PM

Name

Darren Tanaka

Email

dmtanaka808@gmail.com

Do you support or oppose?

Support

Comment

Support stakeholder and community outreach for community planning regarding Kakaako Makai as described in agenda

From: ronald.kewalo.org
To: [DBEDT HCDA Contact](#)
Subject: [EXTERNAL] Testimony in full support- HCDA to Engage in Community Planning Sessions for Kaka"ako Makai
Date: Saturday, September 28, 2024 10:22:33 AM

Aloha HCDA,

Friends of Kewalos is in full support because it will provide an important and much needed opportunity to hear the voice of the People on what they want to see in Kaka'ako Makai. With this information, *Friends of Kewalos*, all stakeholders, including the legislators can move forward to help make the critical decisions on the development of KM.

It brings the voice back to the People where it belongs.

We are dedicated to protect this last oceanfront open space in urban Honolulu from becoming another Waikiki.

Respectfully submitted,

Ron Iwami

Friends of Kewalos, President

Non Profit 501- C3

From: [KevinFung](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Saturday, September 28, 2024 1:45:49 PM

Name

Kevin Fung

Organization

Friends of Kewalos

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Wilhelmina Rise
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Email

greenhousecco@gmail.com

Project Name

Kaka'ako Makai

Do you support or oppose?

Support

Comment

I am in support of Friends of Kewalos who will testify in full support of this because it will provide a important opportunity to hear the voices of the People on what we want to see at Kaka'ako Makai.

From: [JoyceKamemoto](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Saturday, September 28, 2024 8:01:52 PM

Name

Joyce Kamemoto

Address

1251 Heulu St. #204
Honolulu, Hawaii 96822
[Map It](#)

Phone

(808) 728-9202

Email

kamejei56@gmail.com

Project Name

Joyce Kamemoto

Do you support or oppose?

Support

Comment

I support the proposal to invite the public to provide input into the future Kakaako Makai. I applaud HCDA for creating the opportunity to hear from the people.

Oct. 1, 2024

To: Hawaii Community Development Authority

Subject: Review of Kaka'ako Master Plan - Protecting Open Space in Kaka'ako Makai for Hawaii's Future Generations

From: Thomas Iwai Jr., Hawaii Aquaculture & Aquaponics Co.

Email: TI2AquaMan@gmail.com

The following testimony is being submitted in strong support of HCDA engaging with the community in the future planning and development of the Kaka'ako Makai parcels that will implement many of the suggestions earlier presented by CPAC. CPAC's ultimate plan took many years (and State dollars) to develop and should not be overlooked; especially with continuing efforts to build high rise residential units at the risk of disturbing the existing Kaka'ako Makai contaminated brown field that would increase the risk of pollutant contamination from seeping through the groundwater aquifer into surrounding recreational waters off Kakaako, Kewalo Basin and Ala Moana Beach Park.

In addition, in 2006, legislators realized the importance of preserving-protecting open recreational space and preventing Kaka'ako Makai coastal shoreline from "over development!" HRS Section 206E-31.5 amendment was passed that banned residential development in Kaka'ako Makai. This law has helped to keep this open coastline for all local residents (and tourists) from developing into another Waikiki, where local residents have limited public access resulting from high density development, a lack of parking, and heavy tourist activity. HCDA can help to prevent Kaka'ako Makai from becoming another tourist hot-spot by "Keeping Waikiki in Waikiki!" Mahalo.

From: [Sigrid Southworth](#)
To: [DBEDT HCDA Contact](#)
Subject: [EXTERNAL] Testimony for October 2, 2024 meeting re: Kakaako Makai
Date: Sunday, September 29, 2024 10:19:01 AM

Aloha,

I am submitting testimony to support, strongly, involving the community in the planning and decision-making for Kakaako Makai.

We live on an island surrounded by the ocean and centered by mountains. I live at an elevation sufficient that I should be able to see the ocean, but all that I can see now is vertical slits of blue. One day I was swimming at Ala Moana and I realized that I could not see the Koolau mountains from the sea. This is more than unfortunate...it is sad. It is a true loss of our island home.

Think back to the “Town Hall” meetings about the playground that was proposed for Ala Moana Park. Those meetings were well attended and speakers were passionate...they did not want a playground. They wanted open space for a variety of recreational pursuits. Audience members who did not give testimony made their support for that point of view loudly and clearly. I believe that a large percentage of Honolulu’s residents would express similar opinions and reactions today...perhaps even more vociferously.

It is clear that as the population grows, the parks and open spaces that we have now will not suffice in area. Some are already crowded beyond being pleasant. They are all well and, for the most part, respectfully used. We must do everything that we can to preserve the precious makai lands that remain. Honolulu’s residents need to be given the opportunity to speak openly and respectfully about their wishes...and they deserve to be heard thoughtfully and carefully by those in leadership positions.

Thank you,

Sigrid B. Southworth
999 Wilder Avenue, #1305
Honolulu, HI 96822

From: [ErnestMoses](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Monday, September 30, 2024 6:00:29 AM

Name

Ernest Moses

Organization

Citizen

Address

2355 Tantalus Drive
Honolulu, Hawaii 96813
United States
[Map It](#)

Email

eleniki@hawaiiantel.net

Project Name

Kakaako Makai Community Planning Sessions

Do you support or oppose?

Support

Comment

I support the HCDA to review the Kakaako Makai lands as a neutral observer. Those with a vested interest , will always try to sway the results in their favor , even without proper planning on their part. After all these years of being awarded the land , OHA has not done an EIS of those lands, poor planning will result in failure. With the rising sea levels , shoreline management will face new challenges , let us ignore this threat, because it is. Regards , Ernest K Moses Jr

From: [sandy](#)
To: [DBEDT HCDA Contact](#)
Subject: [EXTERNAL] Testimony in full support
Date: Monday, September 30, 2024 12:11:02 PM

Aloha,

Thank you for the opportunity to voice my thoughts on Kakaako Makai.

Speaking as a kaamaina, I believe the only remaining undeveloped land in urban Honolulu should be free of high rise development. The Ward Village area is being over developed and far too dense for the infrastructure. Development in the tsunami zone and over toxic landfill is foolish. If developed, the makai lands should be used for recreational use and remain open space to preserve the coastline. The island is over retailled as evidenced by the preponderance of vacancies at Ala Moana Center and Ward area developments, windward shopping center as well as Pearl Ridge. Retail vacancies are being turned into offices and amusement/entertainment venues but not additional retail. Any additional retail space should be prohibited.

Me ka mahalo nui,
sandy moneymaker

From: [AletheaRebman](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Monday, September 30, 2024 1:20:02 PM

Name

Alethea Rebman

Address

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[Map It](#)

Phone

(808) 545-7035

Email

akr9@hawaii.rr.com

Project Name

Kakaako Makai lands Agenda Item #2

Do you support or oppose?

Support

Comment

The entire community should have an opportunity to participate in the discussions on this critical piece of urban Honolulu and access to the ocean, and the Director should have the opportunity to find out community viewpoints and concerns.

From: [BradenIwami](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Monday, September 30, 2024 1:57:00 PM

Name

Braden Iwami

Address

3353 Oahu Ave
Honolulu HI/ 96822
United States
[Map It](#)

Phone

(808) 722-5423

Email

manoashaka@yahoo.com

Do you support or oppose?

Support

Comment

I support in engaging in community session. The citizens making up the community that are ones directly affected by changes and development.

From: [Keone Downing](#)
To: [DBEDT HCDA Contact](#)
Subject: [EXTERNAL] HCDA October 2, 2024 Kaka'ako, Board Meetings Revisiting Kaka'ako Makai Planning & Rules
Date: Monday, September 30, 2024 3:17:45 PM

Aloha HCDA,

On behalf of Surfing Education Association, we are IN SUPPORT of giving the community the opportunity to weigh in on the future of Kakaako Makai development at public meetings.

Community based leadership will allow for a broader informational gathering.

We hope that you talk and give those who will be most affected, the younger generations a voice at the table. They are the ones that will have to live with our decisions.

Mahalo,
Keone Downing
Surfing Education Association

From: [david c](#)
To: [DBEDT HCDA Contact](#)
Subject: [EXTERNAL] Testimony in full support
Date: Monday, September 30, 2024 3:28:19 PM

Hello HCDA Board Members,

My name is David Chee. I was born & raised in and currently live and work in the Ala Moana/Kaka'ako area. I fully support Community Planning Sessions regarding the development of Kaka'ako Makai. Thank you very much for your consideration.

Mahalo,
David Chee

From: [HenryCurtis](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Monday, September 30, 2024 6:17:57 PM

Name

Henry Curtis

Organization

Life of the Land

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PO Box 37158
Honolulu, HI 96837
United States
[Map It](#)

Phone

(808) 927-0709

Email

henry.lifeoftheland@gmail.com

Project Name

Consider Authorizing the Executive Director to Engage in Community Planning Sessions Regarding the Makai Area of the Hawaii Community Development Authority's Kaka'ako Community Development District

Do you support or oppose?

Support

Comment

Life of the Land strongly supports the community based 2011 Kaka'ako Makai Conceptual Master Plan and other relevant Historical Planning Studies. This process will give the community the opportunity to voice their personal opinions during public meetings for the future of Kaka'ako Makai development.

From: [ChrissyLee](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Monday, September 30, 2024 9:17:55 PM

Name

Chrissy Lee

Organization

Friends of Kewalos

Email

cgrace209@gmail.com

Do you support or oppose?

Support

Comment

I am in support of allowing the public to attend these discussions to provide input from the locals. My father grew up diving for coins in this spot for the tourism industry followed by an Ono lunch at sampan inn with the coins tossed in the water for tourism entertainment. No need more development already. Preserve what history is left of south shore.

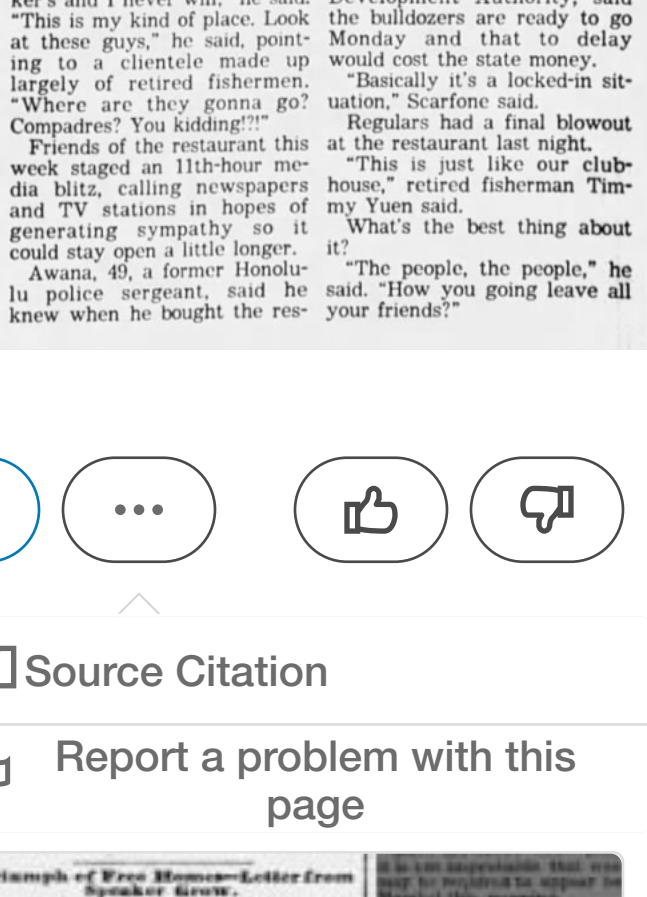
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- [Safari-Sep-30-2024-at-916-PM.pdf](#)

Ol' salts hangout getting deep six

By Andy Yamaguchi
Advertiser Capitol Bureau

The friendly, funky Kewalo Ship's Galley restaurant and bar at Kewalo Basin is headed for Local Hangout Heaven, soon to join the late Chunky's, Coco's, Queen's Surf and other joints as just a teri-beef-with-two-scoops-mac memory. Last call is tomorrow. The lease has expired and the state government, which owns the property, will clear the lot and grass it over, part of a long-range plan to create a seamless connection between Ala Moana Park and the new Kewalo Basin Park. "I believe in progress, but ... owner Ben Awana said, putting his hand over his heart. "Soft over here, I don't think there's a place like this left."



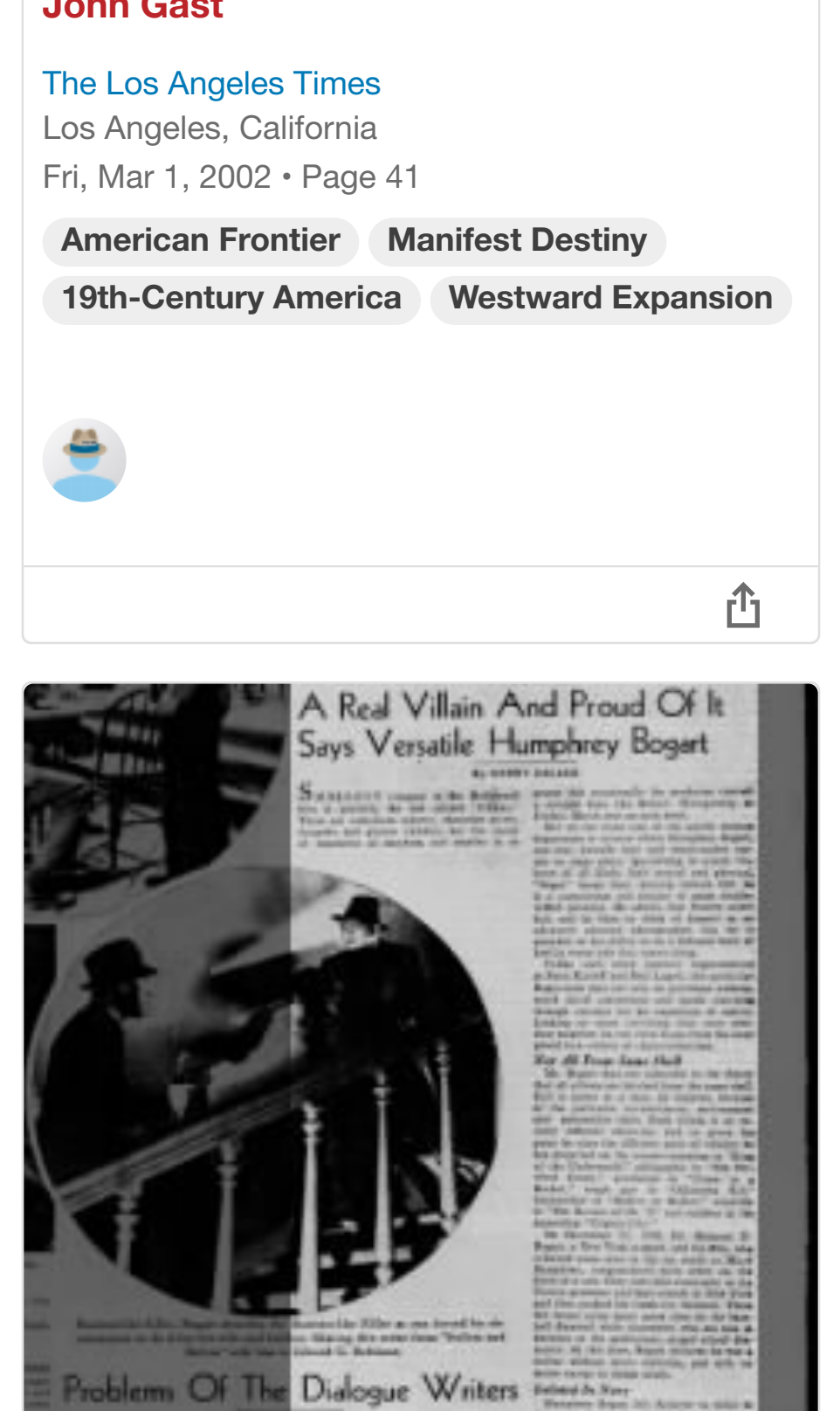
Advertiser photo by Carl Viti

For decades, under various incarnations as the Sampan Inn, Seaside Inn, 7-Seas Cafe and Ship's Galley, the restaurant attracted leathery fishermen who drank beer in the shade of its two false-kamani trees and younger folk who came to hear Hawaiian bands jamming on Friday night. No need shirt, no need shoes. "Guys come in here, all dirty, oil all over their clothes," said regular Herbert Pereira, 69. "Where else you gonna go?" "Boys come in here, they're broke, Ben says, 'I'll put it on a tab until you get the paid.'" Most of the patrons seem to know each other, and a visitor senses their genuine affection for the old place, with its worn woodwork and bikini-model beer posters. Said Awana, "The regulars go to the counter to pick up their own food, and when they're pau they rinse their plates and put 'em in the dish-

washer. And they still leave a tip!" Sometimes when he comes to work at 7 a.m., Awana said, he'll find fishermen sleeping on one of the outside tables, waiting to buy their first beer of the morning. "I never been to Studebaker's and I never will," he said. "This is my kind of place. Look at these guys," he said, pointing to a clientele made up largely of retired fishermen. "Where are they gonna go? Compadres? You kidding!?" Friends of the restaurant this week staged an 11th-hour media blitz, calling newspapers and TV stations in hopes of generating sympathy, SO it could stay open a little longer. Awana, 49, a former Honolulu police sergeant, said he knew when he bought the res-

taurant in January 1990 that the lease expired Aug. 31, 1992. But he said he was hoping to stay open through the holidays so he'd be able to continue writing paychecks to his 10 employees. But Mike Scarfone, head of the state's Hawaii Community Development Authority, said the bulldozers are ready to go Monday and that to delay would cost the state money. "Basically it's a locked-in situation," Scarfone said. Regulars had a final blowout at the restaurant last night. "This is just like our clubhouse," retired fisherman Timmy Yuen said. What's the best thing about it? "The people, the people," he said. "How you going leave all your friends?"

sampa Source Citation Trendir Report a problem with this page



"Land for the Landless": Letter from the Speaker of the House, who supported the Homestead Act

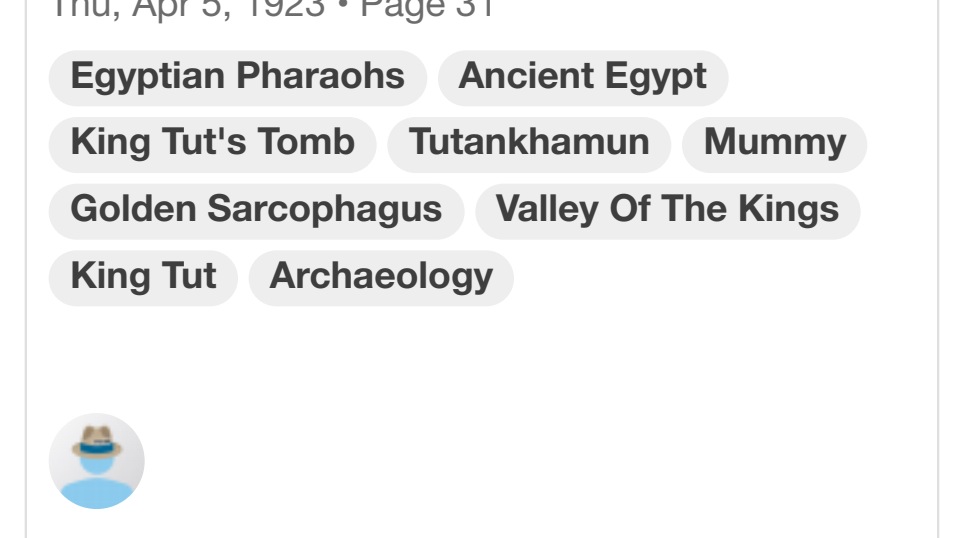
Chicago Tribune Chicago, Illinois Fri, May 23, 1862 • Page 3

Homestead Act Of 1862 Westward Expansion Frontier Life

Public Land Policy Settler Colonization Land Grants American Settlers

19th-Century America

Navigation icons: back, forward, search, share, etc.

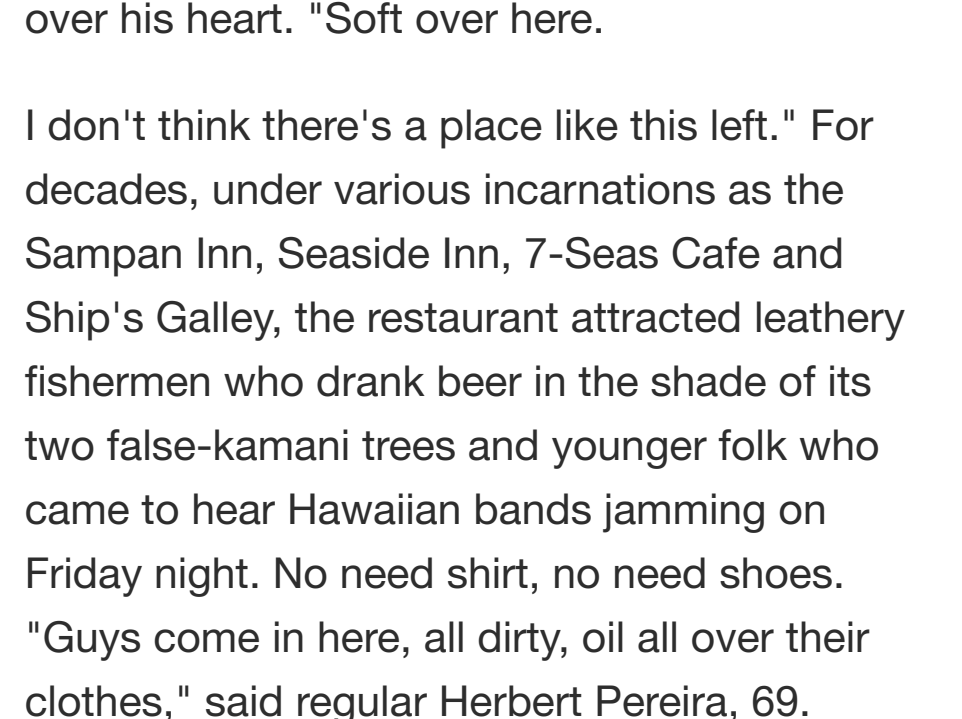


Critical thinking activity for "American Progress" Manifest Destiny painting by John Gast

The Los Angeles Times Los Angeles, California Fri, Mar 1, 2002 • Page 41

American Frontier Manifest Destiny

19th-Century America Westward Expansion



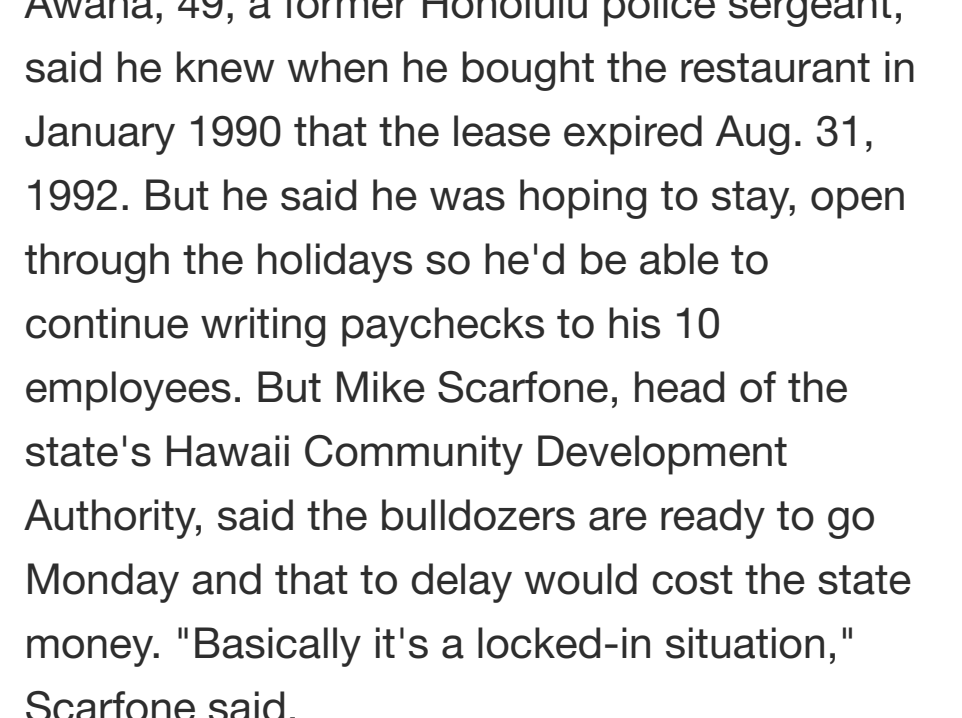
The 5'11" Humphrey Bogart enjoys the villain roles he is known for in many of his movies

The Baltimore Sun Baltimore, Maryland Sun, Feb 25, 1940 • Page 46

Golden Age Of Hollywood Famous People

Classic Hollywood Entertainment

Humphrey Bogart Actors



Lord Carnarvon Dead Months After Tutankhamen Excavation

Daily News New York, New York Thu, Apr 5, 1923 • Page 31

Egyptian Pharaohs Ancient Egypt

King Tut's Tomb Tutankhamun Mummy

Golden Sarcophagus Valley Of The Kings

King Tut Archaeology

Navigation icons: back, forward, search, share, etc.

From: [EdmayApana](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Monday, September 30, 2024 9:52:49 PM

Name

Edmay Apana

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425 South St
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Honolulu, HI 96813
[Map It](#)

Email

rbapana@gmail.com

Project Name

HCDA agenda item 2 and 3

Do you support or oppose?

Support

Comment

I appreciate and applaud HCDA adopting the amendment to the 2005 Kaka'ako Makai Area Plan & Rules which restricts residential building on the makai side of Ala Moana Blvd. We as a community need to preserve the last open space near the ocean. And we need to keep in mind that eventual sea level rise will impact that area.
I also support item 3 which is to pursue the KLC to pay the \$250,000 they owe the city for violations.

From: [JesiBautista](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Monday, September 30, 2024 10:10:54 PM

Name

Jesi Bautista

Organization

Friends of Kewalos

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jesiqb@hawaii.edu

Project Name

Community Planning Sessions for Kaka'ako Makai

Do you support or oppose?

Support

Comment

I fully support community planning sessions for Kaka'ako Makai, as I believe it will provide an important opportunity to hear the voices of the people and their thoughts and concerns for the future of the area.

From: [LolaBautista](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Monday, September 30, 2024 10:13:15 PM

Name
Lola Bautista
Address
HI Honolulu United States Map It
Email
lolaquanb@aol.com
Project Name
Community Planning Sessions for Kaka'ako Makai
Do you support or oppose?
Support
Comment
I fully community planning sessions for Kaka'ako Makai. Thank you.

From: [ShereenGoto](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Tuesday, October 1, 2024 4:54:07 AM

Name
Shereen Goto
Email
hiconnect@hawaiiantel.net
Project Name
Community Planning Sessions regarding the development of Kaka'ako Makai
Do you support or oppose?
Support
Comment
I am in full support of HCDA's proposal to engage the public in Community Planning Sessions regarding the development of Kaka'ako Makai. I would like to ensure that oceanfront, open space and open access is preserved and protected in Kaka'ako Makai.

From: [AlexKagawa](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Tuesday, October 1, 2024 7:25:58 AM

Name
Alex Kagawa
Email
alex_zanami@hotmail.com
Project Name
Public Engagement on use of Kakaako Makai lands
Do you support or oppose?
Support
Comment
Public engagement via multiple outreach programs, including community meetings will help gather input from a wider audience.

From: [Kealaaumoe Stibbard](#)
To: [DBEDT HCDA Contact](#)
Subject: [EXTERNAL] Testimony in full support
Date: Tuesday, October 1, 2024 9:41:22 AM

Aloha,

This email is a testimony in full support of the HCDA's decision to engage in Community Planning Sessions regarding the development of Kaka'ako Makai. The people should have a voice, not just the land owners, on the fate of the Kakaako Makai area. Personally, I do not want the area to be developed for residential purposes. Kakaako Makai is one of the last areas on the south shore of O'ahu that has not been developed. Development of that area will limit access for regular local people wanting to enjoy the beauty of our coastlines. Residential development especially will have a negative environmental impact in that area. If the area is to be developed, it will need to benefit the local community and have minimal impact on the surrounding environment.

Sincerely,

Keala Stibbard



Dr. Charles “Chip” Fletcher

Director, Climate Resilience Collaborative

Interim Dean, School of Ocean and Earth Science and Technology at the
University of Hawai‘i at Mānoa

fletcher@soest.hawaii.edu

October 1, 2024

Aloha, Chair Higa,

This letter offers comments on the Hawai‘i Community Development Authority’s (“HCDA”) *Kaka‘ako Community Development District: Makai Area Plan*, published in December 2023. The *Makai Area Plan* is currently on the agenda to be reviewed by the HCDA Kaka‘ako Board on October 2, 2024 and open for public comment.

Recognizing that it is early in the process of planning the future of Kaka‘ako, my primary goals are to provide HCDA with the most applicable sea level rise projections and ensure HCDA is aware of associated impacts of sea level rise. In short, I believe that HCDA should proceed with abundant caution regarding the impacts of sea level rise in Kaka‘ako with particular attention to how rising water levels will impact infrastructure. In an urban setting such as Kaka‘ako, it is possible to design resilient development in order to live with water but sea level rise modeling for the Kaka‘ako area projects significant impacts that will necessitate costly infrastructure investments in order to address periodic and ultimately permanent inundation.

As the former Chair of the Honolulu Climate Change Commission, I appreciate that in the *Makai Area Plan* HCDA references 2022 guidance from the Commission recommending that “planning and design of public infrastructure projects and other project with low tolerance for risk should be based upon 5.8-feet of sea level rise.”¹ HCDA should take into account recent federal and international research that has updated these planning benchmarks.

In 2022, the National Oceanic and Atmospheric Administration and National Aeronautics and Space Administration published an interagency Sea Level Rise Technical Report which provides six updated scenarios for Honolulu to assist in decision-making based on risk tolerance.² It is important to note that Hawai‘i is projected to experience sea level rise that is 16% to 20% higher than the global average.³ Relative to 2005 sea level and excluding the scenarios that are currently outpaced by observed

¹ KAKA‘AKO COMMUNITY DEVELOPMENT DISTRICT: MAKAI AREA PLAN, HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY (Dec. 2023).

² NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION, 2022 SEA LEVEL RISE TECHNICAL REPORT, <https://oceanservice.noaa.gov/hazards/sealevelrise/sealevelrise-tech-report-sections.html>

³ Sweet, W. V., et al. (2022) *Global and Regional Sea Level Rise Scenarios for the United States: Updated Mean Projections and Extreme Water Level Probabilities Along U.S. Coastlines*. NOAA Technical Report NOS 01. National Oceanic and Atmospheric Administration, National Ocean Service, Silver Spring, MD, 111 pp. <https://oceanservice.noaa.gov/hazards/sealevelrise/noaa-nos-techrpt01-global-regional-SLR-scenarios-US.pdf>.

sea level rise, the report suggests that planners should use **between 3.81 and 7.9 feet of sea level rise by 2100** as guidance for making development decisions.⁴

The most recent peer-reviewed research from the IPCC states (with high confidence) that “**sea level is committed to rise for centuries to millennia** due to continuing deep-ocean warming and ice-sheet melt and will remain elevated for thousands of years.”⁵ The last time that carbon dioxide in the atmosphere was at current levels, during the Pliocene Climatic Optimum 4.4 million years ago, sea level was as much as 25 meters higher.⁶ Given these facts, we may assume that unless carbon dioxide removal from the atmosphere is implemented rapidly and at scale, the infrastructure for which does not exist, we may assume that sea level will continue to rise to this level over the next few centuries, especially as emissions continue unabated.⁷

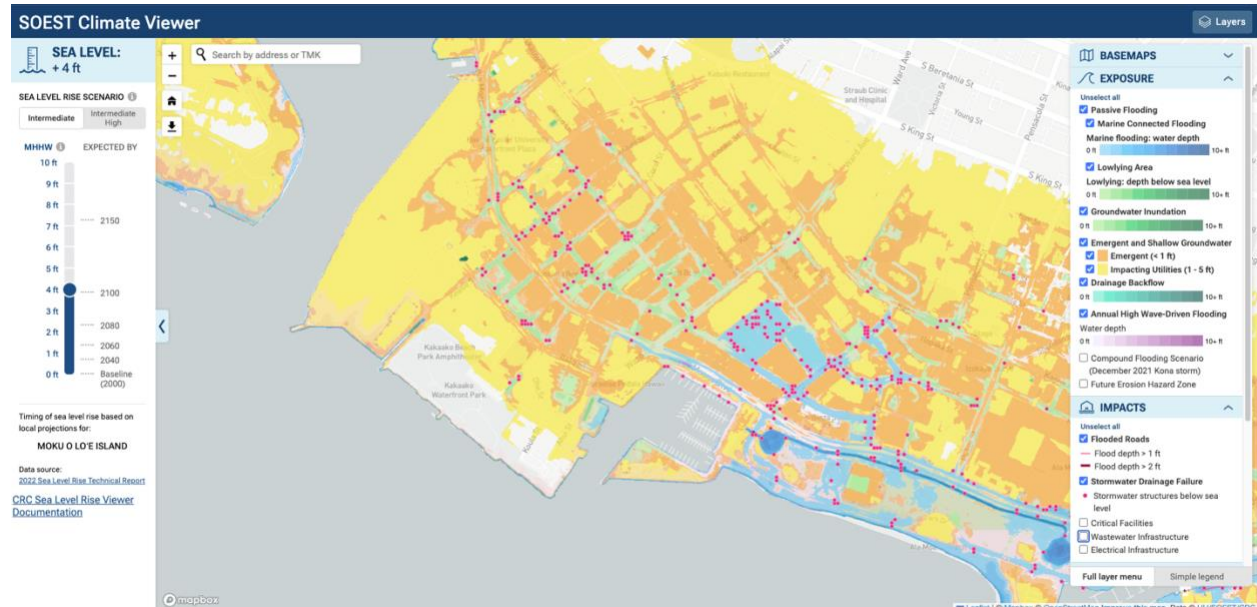


Figure 1. Screenshot of the SOEST Climate Viewer, a product of my research group the Climate Resilience Collaborative, showing the projected impacts of passive flooding, groundwater inundation, and annual high wave-driven flooding in Kaka‘ako and Honolulu by 2100. Pink dots indicate stormwater drainage structures that fail once they are below sea level.⁸

In order for a safe and resilient future for the envision Kaka‘ako Makai area, HCDA must take into account the myriad of problems that must be addressed. Buried infrastructure in Kaka‘ako, such as energy and potable water, will face new threats as sea level raises the already elevated water table and increases the salinity and corrosiveness of the water.⁹ Wastewater and drainage infrastructure, which rely

⁴ *Id.* The Low and Intermediate Low scenarios can be excluded as they do not match the current rate of sea level rise acceleration. Also, for the first time in its history, the IPCC describes a “low- likelihood outcome” in which icesheet collapse may result in substantially larger sea level rise than the scenarios described above. IPCC, SIXTH ASSESSMENT REPORT, HEADLINE STATEMENTS FROM THE SUMMARY FOR POLICYMAKERS.

⁵ AR6 WGI SPM p.21 B.5.4 (2021) (emphasis added).

⁶ Dumitru, O. A. et al. *Constraints on global mean sea level during Pliocene warmth*. Nature 574, 233-36 (2019).

⁷ The Applicant notes how historical changes in sea level rise have affected the project area in its application, stating that “About 3,500 years ago when the sea level was higher, *this entire area was a submerged barrier reef with a huge sandbar*. As the sea levels dropped, sand and alluvial sediments accumulated, forming the flatland foundation for Kailua town, and Kawaiinui, no longer open to the ocean, was transformed from a pond into a marsh.” Application at 19 (emphasis added).

⁸ Available for use at <https://www.soest.hawaii.edu/crc/slr-viewer/>.

⁹ “As sea levels rise, coastal groundwater is lifted closer to the surface while also becoming saltier and more corrosive. A new study showed that cities with complex networks of buried and partially buried infrastructure have increased danger of corrosion

on gravity to function, were not designed function with elevated sea level and water tables.¹⁰ Public transportation corridors, roads, and emergency access routes were designed for pressure from above and lack the resilience to withstand uplifting pressure from below. Peer-reviewed and published modeling from my research group at the University of Hawai'i at Mānoa, the Climate Resilience Collaborative, project that much of Kaka'ako will be inundated by the end of the century by sea level rise and will have cascading impacts on infrastructure in the area (**Figure 1**).

To reiterate, in an urban setting such as Kaka'ako, it is possible to plan and design resilient development in order to live with water but sea level rise modeling for the Kaka'ako area project significant impacts that will necessitate costly infrastructure investments in order to address periodic and ultimately permanent inundation.

Mahalo for your time and effort to consider my comments. Please feel free to contact me if you have any questions about the substance of my letter.

Respectfully,

C. Fletcher

Charles Fletcher

and failure of critical systems such as sewer lines, roadways and building foundations due to interaction with this shallower and saltier groundwater.” Marcie Grabowski, *Rising seas to eat away at underground infrastructure in Hawai'i, globally*, UNIVERSITY OF HAWAI'I NEWS (Apr. 15, 2024), available at <https://www.hawaii.edu/news/2024/04/15/underground-infrastructure-corroding/>.

¹⁰ Shellie Habel, Charles H. Fletcher, Matthew M. Barbee, Kyrstin L. Fornace, *Hidden Threat: The Influence of Sea-Level Rise on Coastal Groundwater and the Convergence of Impacts on Municipal Infrastructure*. Annual Review of Marine Science 2024 16:1. <https://www.annualreviews.org/doi/10.1146/annurev-marine-020923-120737>

From: [LOUISESTEVENS](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Tuesday, October 1, 2024 2:09:02 PM

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LOUISE STEVENS

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Project Name

Kakaako Makai Area Plan

Do you support or oppose?

Support

Comment

We must protect our environment and our last open urban coastline. OHA made it clear from the very beginning that they wanted to build residential condos, sell them at market price and use the money to support other Hawaiian programs. The residential condos were never meant to be affordable for Hawaiian people to purchase. No high-rise building on Makai of Ala Moana Blvd!



HAWAI'I STATE LEGISLATURE
Ka 'Aha'ōlelo Moku'āina 'Ō Hawai'i

STATE CAPITOL
415 SOUTH BERETANIA STREET
HONOLULU, HAWAI'I 96813

September 30, 2024

Hawai'i Community Development Authority
Kaka'ako Board
American Brewery Building
547 Queen Street, 2nd Floor Board Room
Honolulu, Hawai'i 96813

Subject: Agenda Items 2 (Makai Plan) & 3 (Contested Case Proceedings)

Hearing: Wednesday, October 2, 2024, 9:00 a.m.

Dear Chair and Members:

As the elected State Senator and State Representatives of Kaka'ako and surrounding areas, we express strong support for agenda items 2 & 3.

Item 2 (Makai Plan):

Our communities want to preserve and enhance our last urban coastline in Honolulu-- Kaka'ako Makai. We appreciate the Hawai'i Community Development Authority's adopting the long-overdue amendments to the 2005 Kaka'ako Makai Area Plan and Rules to restrict residential development on the properties that span makai of Ala Moana Boulevard.

The Kaka'ako Makai Plan and Rules should incorporate the Makai Conceptual Plan developed by over 200 community and government agencies and individuals and adopted by the Authority in 2011. The proposed projects would prevent further degradation and disturbance of the underground encapsulated toxic materials affecting the health of those living in and using the Kaka'ako area; require developments to consider climate change and sea level rise impacts in the design and siting of buildings; and conform to the development rules of the Mauka area to facilitate sound development for the entire Kaka'ako Community Development District.

Additionally, it should not be overlooked that the Kaka'ako Makai Community Planning Advisory Council (CPAC) and the Hawai'i Community Development Authority adopted the goals of the conceptual master plan along with creating long-term sustainable projects. These goals and the efforts by hundreds continue to this day. We commend Executive Director Craig Nakamoto for his diligence in reviewing the

Makai Area Plan and Rules and commitment to conducting stakeholder outreach and present proposed updates that will ensure the sustainable development envisioned by our communities.

Item 2 (Contested Case Proceedings):

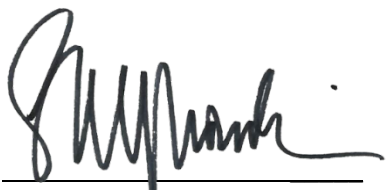
In 2018, the Legislature adopted HB2275 (Act 9) which required certain private streets, highways, or thoroughfares in a development district of the HCDA to conform to county construction and maintenance standards. Owners who charged a fee to use private roads were required to pay for maintaining the private roads and conforming them to the county standards.

The Kaka'ako Land Company, LLC (KLC) claimed it owned certain private roads (Cummins, Kawaiahao, Clayton, Queen and Ilaniwai) in the Kaka'ako Development District and charged parking fees to use these roads. KLC profited off of these fees and used predatory towing and other tactics to enforce non-payment. While they collected these fees, they did not conform the roads to county construction and maintenance standards pursuant to Act 9 in violation of §206E-36, Hawai'i Revised Statutes, which remained effective until June 30, 2023.

On April 18, 2019, pursuant to Act 9 (2018), HCDA ordered KLC to pay a penalty based on its lack of upkeep of these roads to the standard required. At that time, the violations had mounted to \$250,000, which represented \$500-per-day penalties for each of the five streets over a 100-day period. KLC refused to pay the fee. HCDA then initiated a contested case with the DCCA, which was deferred due to the pending legal proceedings against the KLC's alleged ownership of the private roads.

The State and the City have since taken responsibility to bring the subject roads up to the city standards. This will be costly to taxpayers because of KLC's lack of maintenance over the long period that they claimed ownership of the roads. It is only just that KLC pay the penalties, a fraction of the cost it will take to bring the roads up to standard and address concerns of the landowners subjected to paying KLC for use of the roads. We thus strongly support authorizing the Executive Director to reinstate the contested case proceedings against KLC.

Aloha and mahalo for the opportunity to testify,



SHARON Y. MORIWAKI
Senator, Senate District 12



SCOTT K. SAIKI
Representative, House District 25



ADRIAN K. TAM
Representative, House District 24

From: [DANIEL STEVENS](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
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Project Name
Kakaako Makai Area Plan
Do you support or oppose?
Support
Comment
We only have a finite amount of open urban coastline. It should be saved for the enjoyment of everyone.



Hawai'i State Senate

State Capitol
Honolulu, Hawai'i

October 1, 2024

Public Testimony for October 2, 2024 HCDA Meeting • Agenda Item III.2

To: Hawaii Community Development Authority

From: Senator Les Ihara, Jr., District 10
Senator Carol Fukunaga, District 11

Subject: Proposed Community Planning Sessions and Stakeholder Outreach on
Future Development of Kakaako Makai

We are writing in support of having the HCDA Kakaako Board authorize its Executive Director to engage in community planning sessions regarding the Kakaako Makai area of the HCDA district. In particular, we support stakeholder outreach and community planning activities that would consider various land use scenarios and associated infrastructure needs for the Makai area.

A review of the current Kakaako makai area plan and rules, including the 2011 master plan and other historical planning studies, is important to provide context for considering possible development scenarios for the area. The Legislature has not accepted several proposals by the Office of Hawaiian Affairs to expand development of the Kakaako makai lands they own. Therefore, we believe that it appropriate and necessary that HCDA initiate this planning effort.

In this planning process, we will offer our recommendations and support for appropriate development of the Kakaako makai area (where we've encouraged broad-based community collaboration since 2006). Please feel free to contact us for assistance in this regard. Thank you.

Sincerely,

Senator Les Ihara, Jr.

Senator Carol Fukunaga

From: [JohnKobelansky Jr.](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Wednesday, October 2, 2024 12:03:46 AM

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John Kobelansky Jr.

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JJs swim and fitness

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United States
[Map It](#)

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Email

jjkobela@hawaiiantel.net

Project Name

Ka Ka'ako Makai Lands

Comment

One Simple request -
Keep all Makai Lands free of further development. Period. We don't need anymore disruption to our island lifestyle. Paradise has to remain Paradise and not be a sellout to money grubbing selfish outside and even inside interests. Making a profit by selling our land is not the Hawaiian way! Why don't you get this?
Please be respectful of what little we have left.
Ua Mau ke ia ika aina i ka pono!

From: [galenfox](#)
To: [DBEDT HCDA Contact](#)
Subject: Public Testimony Website Submission {Project Name:15}
Date: Wednesday, October 2, 2024 7:59:17 AM

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galen fox

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US Minor Outlying Islands
[Map It](#)

Phone

(808) 946-5223

Email

galenwfox@gmail.com

Project Name

Kakaako Board Meeting Agenda Item 2: Makai Plan

Do you support or oppose?

Support

Comment

I support the Executive Director conducting stakeholder outreach to update Makai Conceptual Plan and Rules to preserve our precious oceanfront land -- the only remaining in Urban Honolulu. Keep luxury housing mauka of Ala Moana Blvd!