

Piano Lot Position Statement

CPAC public advisory consensus has established that any short-term use of the Piano Lot on State public land must provide public benefits in the greater public interest:

- The CPAC remains in strong opposition to the 7-1/2-acre Piano Lot being covered by a sea of asphalt for 1100 commercial parking spaces and private vehicle storage, which will be “very hot, ugly and not very usable or desirable” and will have no direct public benefit within the scenic public shoreline area of Kaka’ako Makai. HDCA asserts this will be only a “temporary” use for 5, 10, or 15 years or so at a cost of over \$2 million to construct and a greater additional cost to demolish and remediate at State taxpayer expense.
- The CPAC advocates instead in the public interest, for a passive green open space with shade trees, a farmer’s market with adequate space on permeable surfacing, 250 to 300 surface parking stalls for public use, and community cultural/native botanical exhibits - all to benefit the public on this State public shoreline area land. This alternate plan has been deemed officially acceptable by the State Department of Health under their remediation standards for public use.
- The HCDA now confirms they will abide by the public’s direction on the permanent use of this State public land. The CPAC supports this, and continues to maintain that any “temporary” use of this State public shoreline area land must also provide compatible public uses to benefit the greater public interest.
- The handling of this issue by the HCDA from August 2009 through July 2010, including clear avoidance of the statutory mandate of consultation and collaboration with the CPAC, and demonstrated disinterest and neglect of overriding public interest issues, shall be reported to the Hawaii State Legislature during informational briefing meetings and 2011 Legislative Session hearings. The CPAC believes that to date the Hawaii “Community” Development Authority has demonstrated it is solely a “development” authority bowing to private interests at the expense of State taxpayers and the community’s public interests.

John Dominis Site and Shoreline Promenade Position Statement

Prior to Special Management Area permit review, any redevelopment plan for the John Dominis restaurant site at Point Panic in Kaka'ako Makai shall provide:

- An unobstructed and well-defined public waterfront right-of-way equal in width and connecting to the Kaka'ako Waterfront Park shoreline promenade, to serve as an extension of same and meet the Kaka'ako Makai area public shoreline view requirement to "preserve important views of Diamond Head" to benefit the greater public interest on this State public land.
- A comprehensive landscape plan illustrating generously landscaped frontage from the street to the building line that will:
 - Create a Hawaiian Sense of Place facing the shoreline park and Ahui street;
 - Protect and preserve the existing mature trees as an integral part of the character and integrity of the present site;
 - Provide a green buffer blending with and complimenting the scenic quality of the shoreline park setting.
 - Identify requisite Open Space, that is required to be both visible and open to the public.
 - Maintain Diamond Head views from Ahui Street through required side yards.
- Substantial design solutions to remedy the glaring incompatibility of the alien 41-foot high (four-story) commercial dual-cathedral arched structural mass spanning the width of the site that is wholly inconsistent with its scenic shoreline setting and the Vision and Guiding Principles for Kaka'ako Makai
- Consistency with the Kaka'ako Makai Vision and Guiding Principles and the Kaka'ako Makai Area Design Guidelines for:

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.

- *Provide and maintain abundant native coastal plants and trees to blend the scenic and sensory qualities of the coastal environment and create a Hawaiian sense of place.*
 - *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.*
- Completion of the collaboration process between the CPAC and project representatives, and initiation of the statutory consultation and collaboration process between the CPAC and HCDA.
 - Amendment of the Ocean Investment LLC lease to ensure a full and unhampered public right-of-way connection on this State public land along the water.

Cancer Research Center Position Statement

The architectural height, density and design of the proposed Cancer Research Center is expected to ensure the following:

- Consistency with the “multi-cultural architectural tradition of kama‘aina buildings” in accordance with the Kaka‘ako Makai Area Design Guidelines;
- Harmony with the surrounding park areas and public shoreline park setting with reduced scale of height and mass;
- Compatibility with the existing building design of the JABSOM complex of which it is an integral part, including exterior treatment character and matching eave lines;
- Building surfaces that avoid heat radiation and light reflection on the surrounding public recreational park areas during daylight hours;
- Architectural character that avoids massive solid surfaces facing the public park areas;
- Fluid, congruent ground level transitions to Waterfront Park, Gateway Park and the JABSOM courtyard;
- An open visual and clear physical connection between the JABSOM courtyard and Gateway Park;
- Consistency with the Vision and Guiding Principles for Kaka ‘ako Makai:

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Kaka'ako Makai Park Improvements Position Statement

To serve the public interest for the greater public benefit, the Kaka'ako Makai Park Improvements now underway shall include:

- Restoration of public information kiosks in Kaka'ako Waterfront Park, Gateway Park and Kewalo Basin Park for the purpose of posting information of public interest, including:
 - Any planned public events within and/or affecting Kaka'ako Makai;
 - The function, uses, history and rules of each park; and
 - The location and rules of each park's associated parking areas.

CPAC has expressed ongoing concerns about HCDA's absence of information on this project. HCDA has declined to share the Parks Improvement Plan or provide a presentation to the CPAC on the scope of improvements, asserting that presentations to CPAC are only required for new construction and this is a maintenance and repair project. HCDA must communicate openly and fully with the CPAC on the scope of improvements for the entire project and ensure that adequate quality controls are in place throughout.