

CONNECTIONS

Better Communities for Tomorrow in Kaka'ako & Kalaeloa

HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



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PUBLIC COMMENTS ON PROPOSED REVISED MAUKA AREA PLAN ARE BEING ACCEPTED THROUGH THE SEIS PROCESS UNTIL AUGUST 22



The Hawaii Community Development Authority is encouraging public comments on proposed revisions to the Kaka'ako Mauka Area through the continuing Supplemental Environmental Impact Statement process. Over the past year, a draft revised plan for Kaka'ako's Mauka Area was prepared with the help and participation of the area's stakeholders and the general public. An SEIS is being prepared on this proposed plan and comments are being accepted until August 22, 2008 for inclusion in the forthcoming Final SEIS.

Notification of the Draft SEIS was published in the Office of Environmental Quality Control's (OEQC) Environmental Notice on July 8, 2008. As part of the review process, any comments are being solicited on the proposed project. Please send comments to:

EDAW Inc.
841 Bishop Street, Suite 1910
Honolulu, Hawaii 96813
Attention: Mr. Kevin Butterbaugh

Hawaii Community Development Authority
677 Ala Moana Boulevard, Suite 1001
Honolulu, Hawaii 96813
Attention: Ms. Susan Tamura

In order to be included in the forthcoming Final SEIS, your comments must be received or postmarked by August 22, 2008, which is the end of the 45-day comment period. Copies of the DSEIS can be found on the OEQC website at: <http://hawaii.gov/health/environmental/oeqc/index.html/>, click on Environmental Assessments and Environmental Impact Statements – View Online.

Upon fulfillment of the Chapter 343, HRS SEIS process, it is anticipated that HCDA will proceed with the Administrative Rule making process pursuant to Chapter 91, HRS. It is expected that

revisions and adjustments will be made to the Draft Mauka Area Plan and Rules through the SEIS and public review process. The public review process will include public meetings and hearings.

The Proposed Revised Mauka Area Plan

The draft Mauka Area Plan embodies HCDA's goal of creating a pedestrian-friendly community, with a safe and efficient transportation network, in the 450-acre Kaka'ako Mauka Area. This updated plan aims to improve, enhance, and promote an environment where residents and visitors are able to live, work, and play in a neighborhood community. The draft plan would revise the current Mauka Area Plan by:

- Ensuring that new developments would be mixed horizontally as well as vertically, while achieving the highest use of prime urban land.
- Creating great places, including a network of green streets and pedestrian friendly environment.
- Encouraging a mix of housing opportunities, including reserved housing units for gap group residents.
- Allowing easy connections (pedestrian, bicycle, automobile and public transportation) and providing strong physical and visual Mauka-Makai connections.
- Supporting the small lot, mixed-use pattern of Central Kaka'ako.

Input from community meetings as well as individual meetings with Kaka'ako District stakeholders helped the Hawaii Community Development Authority and project consultants PlanPacific, Inc. to prepare the draft plan.

HCDA WANTS TO HEAR FROM THE PUBLIC ON THE PROPOSED WARD NEIGHBORHOOD MASTER PLAN



GGP Illustration

The Hawaii Community Development Authority (HCDA) is urging the community to share its ideas and comments on General Growth Properties' (GGP) proposed Ward Neighborhood Master Plan for its lands in the Kaka'ako District. Public comments are being accepted until August 31 by mail, email, through the HCDA website, and through a special telephone line.

GGP is seeking approval from the HCDA for its proposed Master Plan. The Kaka'ako Mauka Area Rules encourage master planning of large land holdings within the District. Master plans are intended to allow for the orderly planning and implementation of public and private development projects, and to offer public benefits that would not be otherwise required from private developers.

GGP's Kaka'ako lands comprise 60 acres in the southeastern portion of the Kaka'ako District. Called the Ward Neighborhood, the Master Plan proposes to create a livable urban community with shops, restaurants, offices and a variety of housing types. The centerpiece of the Master Plan is an 860-foot long public plaza, with landscaping, art work and water features. Two additional public plazas will also flank the east and west portions of the neighborhood. Auahi Street will be redesigned as a pedestrian promenade with canopy trees and pedestrian amenities. Walking and biking is encouraged throughout the area; and a plan for vehicular traffic management both inside and outside the development area is proposed.

To solicit the greatest extent of public comments, the HCDA has provided four convenient ways for the public to comment on the Master Plan:

- The HCDA website at: www.HCDAweb.org allows the public to learn more about the Master Plan, and to leave a comment on-line. Just click on the "WARD NEIGHBORHOOD MASTER PLAN" link on the front page of the website.

- The public can leave a telephone message on the Master Plan through the HCDA's special comment phone line by calling (808) 587-7683.
- Nearly 12,000 persons on the former HCDA newsletter mailing list were sent a special flyer on which they can provide their written comments on a postage paid comment form. If you received this flyer, please take the opportunity to send your comments to HCDA.
- Send your comments via email to: contact@HCDAweb.org.

The Master Plan can also be accessed at the GGP's website — www.WardNeighborhood.com. The site also provides information about opportunities to attend meetings to learn more about the plan.

"To ensure that HCDA's is considerate of the greater community's sentiments in support, opposition or otherwise, we encourage the public to provide its comments on the proposed Master Plan," said HCDA Executive Director Anthony J. H. Ching. "The importance of community involvement in reviewing this Master Plan is critical because any development here will touch the lives of those who live, work or visit Kaka'ako. It is important for the community to voice its feelings on the capacity of the Master Plan to support the HCDA's vision for Kaka'ako to become the most desirable and sustainable urban place in Hawaii for people to work, live, visit, learn, and play."

Ching added, "We want to thank those people who have already submitted their comments and we urge others to please let the HCDA know what you think. Your comments are greatly appreciated and will assist HCDA in reviewing the Master Plan and ensuring that our shared vision for Kaka'ako is realized."

HCDA BRIEFS SBRRB ON AUTHORITY'S WORKING WITH KEWALO BASIN STAKEHOLDERS TO PREPARE FOR MANAGEMENT TRANSITION: SBRRB Recommends Adoption of Proposed Kewalo Basin Rules



The Small Business Regulatory Review Board (SBRRB) on July 16 voted unanimously to recommend that Governor Linda Lingle approve proposed administrative rules for Kewalo Basin, should they be adopted by the Hawaii Community Development Authority (HCDA) and submitted for her approval. The SBRRB's action followed a presentation by HCDA Executive Director Anthony Ching that provided an update on the results of HCDA's ongoing efforts to re-engage Kewalo Basin users and stakeholders to prepare for the transition of management for Kewalo Basin from the Department of Transportation (DOT) to HCDA. The SBRRB will also recommend that the Governor transfer \$4.5 million for Kewalo Basin harbor improvements from the DOT Special Fund to the HCDA budget.

In anticipation of the transition of Kewalo Basin, HCDA recently conducted three meetings with the existing harbor stakeholders in May and June 2008 to discuss and obtain feedback on: the needs and problems faced by Kewalo Basin users, the repairs and improvements that need to be made to enhance the safety and use of the harbor facilities, and on proposed administrative rules that will govern the management and day-to-day operations of Kewalo Basin, once the transition takes place. The invitation list for these meetings included all existing Kewalo Basin tour and charter fishing operators, commercial fishermen, and other interested parties.

The proposed rules will govern the use and operation of Kewalo Basin, define permissible activities, and establish an updated rate schedule. The proposed rules were the subject last year of extensive stakeholder comment and reflect the priority of preserving the use of the harbor for existing commercial fishermen, tour and charter boat operators, while enabling fiscally responsible operation. The Kewalo Basin rules and rate schedule were last revised by the DOT in 1996.

HCDA has identified six principles that will guide HCDA's management and activities at Kewalo Basin.

- **HCDA supports existing commercial harbor activities at Kewalo Basin.** HCDA acknowledges the industry wide economic and a regulatory pressure faced by the commercial fishermen, charter fishing fleets, and tour operators, and has identified, with input from the stakeholders,



Above, HCDA meet with Kewalo Basin stakeholders to discuss and obtain feedback on the transition of Kewalo Basin management.

issues affecting the future operation of Kewalo Basin. HCDA will work with stakeholders to make sure that Kewalo Basin remains a viable commercial harbor asset for the State of Hawaii and Kewalo Basin will continue to

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EXPANSION OF THE CHILDREN'S DISCOVERY CENTER UNDERWAY

Project Will Add More Exhibit & Programming Space, a School Bus Drop-off Area and a Kid's Café



The Children's Discovery Center attracts nearly 100,000 visitors each year.

Improvements are underway at the Children's Discovery Center, including a 9,000-square-foot expansion of the popular children's center located next to the Kaka'ako Waterfront Park. On June 11, the Center held a ground blessing for its expansion project and a ceremony to unveil a new Jeepney for its Filipino House exhibit.

The \$5.4 million addition, now under construction, will expand the 38,000-square-foot children's center with more exhibit and classroom space for its educational programs and special events. The Center's "Ready, Set Grow!" capital campaign will also raise funds needed for technical upgrades for the Center's interactive exhibits. A Kid's Café that will serve families healthy snacks, a school bus drop-off area, and an area for birthday parties and other special events and programs are included in the project.

The Children's Discovery Center was opened in 1998 in the renovated structure that formerly housed the Kewalo Incinerator. The Center now attracts close to 100,000 visitors each year who

come to enjoy the interactive exhibits and innovative learning programs for children and adults.

"It is tremendously exciting for us to move forward with this expansion, which will enable us to serve an even larger and more diverse audience, says the Center's President and CEO Loretta Yajima. "It is a tough time for us to be raising funds for expansion; however, as the demand for our services increases and the educational needs of our young learners intensify we must move ahead to serve the growing needs of our families with young children. We are committed to providing the children of Hawaii with a world-class children's museum, one that will serve our families for generations to come."

To date, \$3.5 million has been raised, with another \$2 million needed to complete construction. For more information, or to make a contribution, visit www.discoverycenterhawaii.org or call 524-KIDS.



SHUTTLE VEHICLES NOW SERVING KALAELOA HOMELESS SHELTERS

Buses Provide Needed Transportation for Residents

Residents from the five transitional shelters and facilities in Kalaeloa are now being served by a shuttle bus and van that provide transportation from the shelters, through Kalaeloa, and to the Kapolei Transit Center and back. The shuttles, a collaborative effort between Hawaii Helping the Hungry Have Hope (H5), the Hawaii Community Development Authority (HCDA), and local shelters, began service on June 2, 2008.

"Prior to the shuttle, there was very limited bus service to Kalaeloa. The City and County's TheBus only serviced the area with a 5:15 am and 6:28 pm pickup," said Tesha Malama, HCDA's Kalaeloa director of planning and development. "Community leaders, neighborhood board members and our Authority members were very concerned about residents that needed transport to the Kapolei Transit Center during the day. Service providers indicated that their families needed transportation after their children left for school and before they came home in the afternoon. Also, due to the lack of sidewalks in the District, people were walking on the roads and creating public safety concerns."

The pilot project utilizes a bus and van that was donated by Roberts Hawaii and refurbished by donated services. The vehicles were repainted bright red and feature the *ulu* (breadfruit) quilt design on its logo. The *ulu* represents renewal and rebirth and is reported to have first arrived in Hawai'i via the shores of Kalaeloa by a great navigator, Kahai-a-ho'okamali'i.

"At the end of the first week of operations, over 200 people used the shuttle and we anticipate daily increases in ridership," Malama added. "The goal is to project the ridership to the City and County's TheBus program in hopes that increased city bus service will be provided to the Kalaeloa District in the future."

The Kalaeloa Shuttle is being provided by the H5 non-profit organization founded by Utu Langi in 1996 as an outreach mission serving Hawaii's hungry out of the First United Methodist Church. Today, H5 serves over 6,000 plates per month to Oahu's hungry and homeless and is focused on converting donated tour busses



into temporary overnight shelters for the increasing homeless population. "God has provided us with these tools to serve and though we are located in Kaka'ako we gladly take this opportunity to serve in Kalaeloa", said Mr. Langi.

The Kalaeloa Shuttle runs hourly Monday through Friday and every ninety minutes on Saturdays. "The shuttle is a blessing", said Gail Clarkson, who rides the shuttle daily to and from the Kapolei Transit center in order to get to her job in Aiea.

"Our Neighborhood Board received a number of concerns regarding the lack of transportation for residents at the homeless shelters in Kalaeloa and was pleased to see HCDA jump into action to help solve the problem," said Maeda Timson, HCDA member and Chair of the Makakilo/Kapolei/Honokai Hale Neighborhood Board. "It is heart-warming to see how community and government partnerships work together to make good things happen. When we see the beautifully painted bus and van around Kapolei we know that the quality of life has improved for a number of families."

VOLUNTEERS JOIN HANDS FOR A BEAUTIFICATION EFFORT FOR GEIGER GATE ENTRANCE TO KALAELOA



The dedication, spirit and hard work of people who believe in the future of Kalaeloa have again resulted in a physical transformation of the District. Over 100 community volunteers and area businesses combined their efforts on July 15 and 24, 2008 to make public safety improvements and to beautify Kalaeloa's Geiger Gate entrance area on Roosevelt Avenue. The beautification project was spearheaded by the Kalaeloa Community Network (KCN), which was organized in November 2006 as part of the Hawaii Community Development Authority's (HCDA) community outreach. The KCN consists of 24 Kalaeloa stakeholders including landowners, businesses, elected officials and service providers. In addition to addressing many quality of life issues such as pedestrian and traffic safety, security and deteriorating lands and facilities, the KCN strives to build community pride through service projects.

On July 15, about 50 construction workers donated their skills and use of heavy equipment to conduct extensive preparation work in the project area. The volunteers removed large steel poles, rusted chain link fence and barb wire, broken light fixtures, abandoned concrete barriers, weeds and trash.

"The July 15 work day transformed the Geiger Gate entrance from a dilapidated dump ground into a beautiful blank canvas," said Suzette Smith, KCN project coordinator. "Their work exceeded our expectations and allowed us to double the size of our original design to create a truly beautiful and warm entrance to Kalaeloa. On July 24, about 50 community volunteers spent the day to install planter beds on the road shoulders and median strip. The guard shack had also been repainted and proudly displays our new Kalaeloa sign."

The Kalaeloa entrance sign features an *ulu* quilt logo that represents rebirth and renewal. It is a duplicate of the sign that also graces the district's Ft. Barrette entrance. In June 2007, the KCN undertook a major beautification project at the entry-way to Kalaeloa at the intersection of Ft. Barrette Road and Roosevelt Avenue.

The KCN volunteers represented Avalon Painting, American Electric, Bauske Environmental, Bowers and Kubota Construction Management, Councilmember Todd Apo's office, Hawaii Army National Guard Youth Challenge Academy, Hawaii Community Development Authority, Hunt Development Company, Loihi Communications, Kalaeloa Rental Homes, Naval Air Museum Barbers Point, Parsons Construction, Senator Mike Gabbard's office, Safety Systems, Subway Barbers Point, U.S. Coast Guard Air Station Barbers Point and Zelinsky Painting.

Project materials and donations were provided by Barbers Point Commissary, DR Horton, Gentry Homes, Grace Pacific, Haseko Hawaii, Hunt Development Company, ICI Paint, Kalaeloa Rental Homes, Parsons Construction, Representative Sharon Har, Sherwin Williams and the West Oahu Community Federal Credit Union.

Police officers from the Honolulu Police Department District 8 were on hand to control traffic flow and ensure volunteer safety during the community work day.

Kalaeloa Director of Planning and Development Tesha Malama said, "We are very grateful and would like to thank all those involved with the beautification project for their time, commitment, planning, funding, donations, sweat, and prayers that went into the project during the month of July. The community of Kalaeloa and our neighbors will continue to *aloha* the place and focus on the State's vision to build a '*Wahi Ho'okela*,' a center for excellence."

The community work day was just one of a series of events that KCN and HCDA collaborate on to improve the District. HCDA members in May 2008 approved spending up to \$15,000 of Kalaeloa community development revolving funds to support the Kalaeloa Community Network's (KCN) beautification project at the Geiger Gate entrance.

KEWALO BASIN TRANSITION



Continued from Page 3

be operated with the inclusion of commercial boats in the foreseeable future.

- HCDA recognizes the need for repair and proper maintenance of Kewalo Basin facilities.** HCDA has established, with the participation of stakeholders, a priority list of needed improvements. At the top of the list are: repair, renovation and extension of Piers B and C and related electrical and security enhancements; demolition of Pier D (Herringbone Pier). Other top priority projects include: improving pedestrian/vehicular access and ingress/egress to the harbor; fuel dock; restrooms; convenience/bait shop; the possible relocation of the fish auction back to Kewalo Basin; and enhanced harbor security program.
- HCDA is committed to making needed improvements to Kewalo Basin.** HCDA will develop a business plan to determine how these projects can be accomplished with expected revenues and available financing. Working with an advisory group comprised of existing permittee and industry experts, HCDA has proposed to advance \$4.9 million from the HCDA revolving fund to start construction on the first priority projects. These funds would have to be repaid over a term of 25 years with interest, similar to what might have otherwise been earned by HCDA.
- An increase in fees is needed to support maintenance and improvements of Kewalo Basin.** There has been no increase in the fees paid by Kewalo Basin permittees for 12 years. At the suggestion of existing stakeholders, a two-tiered rate schedule is proposed by HCDA. Under this schedule, existing permittees occupying front row slips or piers that are not slated for repair will have an increase in fees which is one half of the rise in the consumer price index over the last 12 years. Existing and new permittees who elect to occupy any improved slips at the renovated piers will pay a second tier fee.
- An experienced harbor manager will be retained.** HCDA is committed to employing a qualified and experienced management entity to serve as HCDA's harbor agent. This agent will be secured through a competitive bid process and HCDA estimates that the cost for this service will not exceed equivalent costs currently incurred by the DOT.
- New rules are needed to assure proper operation and management of Kewalo Basin.** The new rules are needed for HCDA to carry out its responsibilities upon the date that the DOT relinquishes its control over the day-to-day operations of Kewalo Basin. The proposed rules are considered necessary and desirable to serve the unique needs of current and future tenants, facilitate the public's use and enjoyment of Kewalo Basin, implement much needed repairs to the harbor, and facilitate the orderly transition of the harbor from the DOT.

"Kewalo Basin is the only commercial harbor of its kind in the State of Hawaii," said Anthony Ching, Executive Director of HCDA. "The harbor has been historically designed and operated as a commercial harbor serving as a safe haven for commercial fishermen, tour and excursion operators and the charter fleet. The HCDA will operate this unique harbor on a priority basis for those purposes."

HCDA will schedule follow up meetings with Kewalo Basin stakeholders to further discuss transition matters.



Sections of Kewalo Basin are in need of repair and renovation.

CONNECTIONS
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