



# Planning for Kaka'ako Makai

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# Kaka'ako Makai Dispute Background

- In 2005, a luxury high-rise is proposed for Kaka'ako Makai
- Opponents formed Save Our Kaka'ako Coalition and lobbied HCDA and the legislature
- Save Our Kaka'ako Coalition persuades the legislature to pass resolution requiring HCDA to engage in a collaborative process

# Aerial View of KM





# First Phase HCDA Process

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- HCDA hires firm to interview interested stakeholders, identify issues
- Firm interviews 47 people, finds deep distrust of HCDA, conflicting ideas about future uses for lands in Kaka'ako Makai
- HCDA initiates Advisory Group
- Group spends several months in organizing, debating issues, identifying potential facilitators

# Phase Two of HCDA Process

- Facilitators from UH PCR chosen to run Phase Two [Cross, Smoke and Lowry] in summer, 2007
- Kaka'ako Community Planning Advisory Council formed; about 50 self-selected regular attendees
- Tensions between Save Our Kaka'ako Coalition and new members continue to play out in selection of officers, agendas, governance issues
- Group decides to meet monthly for two hours with Executive Committee meetings between plenary sessions.

# The Group Task

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- **Develop a Vision for Kaka'ako Makai**
- **Develop Guiding Principles for the design of KM**

# Phase Two Process

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- 13 monthly two hour meetings, each divided into two parts: presentations on issues related to Kaka'ako Makai and group planning tasks
- Eleven presentations on area history, UH need for bio-hazard facility, Kewalo Keiki Fish Conservancy, OHA, Kamehameha Schools, need for performing arts center, People's Park proposal, etc.



# Some Process Dilemmas

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- Tensions among interest groups affected the process...
- Uncertainty about loyalty/accountability of facilitators..
- Questions about who gets to participate...
- Questions about group authority..
- Logistical issues...
- Issues about group decision-making...

# Process Dilemmas/2

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- Process for developing vision, principles

# Process for Developing a Group Vision

- Review of “typical” group visions
- Nomination of words and phrases that should be included in vision statements
- Small group work on crafting visions
- Comparisons among group visions
- Process stalls when group cannot decide on vision “style” and content

# Process for Group Vision and Guiding Principles

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- Similar process for developing “guiding principles” for the development of the area—240 candidate guiding principles
- Group defers to Executive Committee to assume responsibility for drafting vision and guiding principles

# Fast-Forwarding to the Present

- Vision and Guiding Principles were finally developed
- First mainland development consultant largely ignores work of CPAC..
- CPAC strikes back...and HCDA relents
- CPAC continues to monitor HCDA planning
- Tenacious CPAC commitment to the area, to the process [by most], to an outcome that was broadly acceptable was impressive

# Vision for Kaka'ako Makai

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

# KM Guiding Principle

**Open View Planes: Protect, preserve Kaka'ako's open view planes from the mountains to the sea as an inherent value of the Hawaiian *ahupua'a* and an important public asset for residents.**

**Ensure planning and development safeguards to identify, document, retrain, restore, and protect *mauka* to *makai* and Diamondhead-Ewa open view planes to the *Ko'oalau* mountains, Diamondhead [*Le'ahi*] and the *Wai'anae* mountains as seen from the view vantage areas in vicinities of Kak'ako Makai's public lands and Kewalo Basin Harbor.**

# Kaka'ako Makai Sketch Plan

