KAKAʻAKO MAKAI

A Place for Future Generations
KAKAʻAKO MAKAI

Re-Cap

- 2012 State transferred 9 parcels to OHA
  - 2 rounds of community meetings beginning January 15, 2012 held to discuss settlement
  - $200 million in back revenues owed to OHA

- Board of Trustees created Kakaʻako Makai Policy committing OHA to having Native Hawaiian culture “drive/provide the base for design and use decisions there”

- 2015 Conceptual Master Planning Process Begins
Re-Cap

2015 – Round 3 Pae ‘Āina Meetings

- 12 beneficiary meetings throughout the Pae ‘Āina
- 3 OHA Staff meetings
- Online forum for discussion
What we Heard in Round 3

Urban Hawaiian Space

- A place where Native Hawaiians feel comfortable
- Inclusion of Native Hawaiian businesses, patrons, practitioners
- It should benefit Native Hawaiians
What we Heard in Round 3

Commerce & Culture

- Activities that draw local people from both here on O‘ahu and neighbor islands – hotel for kamaʻāina, restaurants, gathering/event spaces
- Hawaiian practices are a draw for Native Hawaiians, other kamaʻāina and visitors
- A variety of uses for income generated at Kakaʻako Makai – Health services, affordable housing, education
What's Been Happening since 2015?

EPA Brownfield Grant
- OHA has been conducting environmental assessments for six parcels
- Reports will help determine best options for cleanup alternatives
- Assessments are complete and findings will be finalized mid-2017

Archaeological monitoring Report
- No historic properties or artifacts found
- No iwi or burial sites observed
What’s Been Happening since 2015?

- Income from Kakaʻako Makai parcels is projected to double from $2.1M (2015) to $4.3M (2017)
- Not ideal time to pursue additional entitlements
- Decision to pursue proposals for parcel A (old Fisherman’s Wharf parcel)
- Programmatic EIS, which will look at all the parcels under current entitlements
Preferred Land Use Scenario
Preferred Land Use Scenario

- Utilizes existing entitlements
- Expedites activation of space at Kaka'ako Makai
- Land will remain under OHA’s ownership
- After full build out, Kaka’ako Makai is projected to generate at least $15.8 million annually (under the current ground lease entitlements)
KAKAʻAKO MAKAI

Preferred Land Use Scenario
KAKAʻAKO MAKAI

**Allowed Uses**

- **Existing Conditions**
  - KAKAʻAKO WATERFRONT PARK
  - HONOLULU HARBOR PIER 1-2

**Zoning**
- **Waterfront Commercial**
  - Piers, Wharfs, Docks, Commercial, Fish/Seafood Wholesale & Retail, Farmers Market, Stores, Eating & Drinking Establishments
- **Mixed Use Commercial**
  - Shopping Centers, Offices, Theaters, Farmers Market, Stores, Museums, Eating & Drinking Establishments
Potential Design Themes
Potential Design Themes

- Provide a framework for multiple phases of development
- Help ensure consistency in look and feel of OHA’s Kaka‘ako Makai parcels
- Instill cultural thinking in implementation
- Potential Themes:
  - Kīpuka
  - Hālauāola
  - Kūlia ʻAnuʻu
  - Water Cycle
Kakaʻako Makai

Potential Design Themes

Kīpuka

- First growth on new land
- Imbued with the survival qualities needed for Kakaʻako
- Maintains balance between old and new
- Gives life from the inside out
Potential Design Themes

Hālauāola

• Stems from Hiʻiaka’s healing of Lohiʻau
• Symbolic of reviving deep cultural awareness of the spiritual and physical essence in what was once a waste land
• Fundamental attribute is the cycle to replenish earths transition
• Will provide sustenance for physical, spiritual and mental health initiatives
Potential Design Themes

Kūlia ‘Anu‘u

• A metaphoric beacon for the Hawaiian culture
• Connecting kānaka to terrestrial and celestial elements through observation, imagery, interpretation
• A place to honor wa‘a and its practices
Potential Design Themes

Water Cycle

- Water cycles key to life
- Lo‘i, loko iʻa, ocean aquifers
Next Step: EIS

What is an EIS?

• It is not a permit, it is a disclosure document
• Assesses possible positive and/or negative impacts that a proposed project may have
• Programmatic EIS looks at broad range of proposed improvements, but not all of the proposed improvements may necessarily end up being built as depicted
• Some improvements may require subsequent compliance with Chapter 343
Next Step: EIS

Why an EIS?

- To comply with Chapter 343, HRS State Environmental Impact Statement (EIS) Law
- A more extensive Environmental Impact Statement (EIS) will be prepared instead of an Environmental Assessment (EA)
KAKA‘AKO MAKAI

EIS Process

1. **EISPN**
   - Define EIS scope
   - Public comment/input

2. **Draft EIS**
   - Public review and comment

3. **Final EIS**
   - Incorporates all comments
Technical Studies

- Biological Survey
- Acoustic Study
- Air Quality Study
- Economic Impact Analysis / Public Cost-Benefit Assessment
- Cultural/Archaeological Studies
- Preliminary Civil Engineering Report
- Traffic Impact Assessment Report
KAKAʻAKO MAKAI

**EIS Preparation Notice (EISPN)**

- Start of EIS process
- Gather input on issues to be studied in Draft EIS
- Focus scope of technical studies
- Identify stakeholder groups that would like to comment on EIS
- EISPN distributed to government agencies and community groups
- EISPN available online at the OEQC website
- 30-day public comment period
Draft EIS

- Prepared in accordance with Hawai‘i laws and rules:
  - The Hawai‘i EIS Law (Chapter 343, HRS)
  - EIS Law Administrative Rules (§11-200-17, HAR)
- Discusses potential impacts & mitigation measures
- Includes all technical studies
- Contains all EISPN comments and responses
- Available online at the OEQC website & all regional public libraries
- 45-day agency/public comment period
Final EIS

- Draft EIS is revised in response to comments
- Text of EIS shows additions and deletions
- Contains all Draft EIS comments and responses
- Written responses provide a point-by-point discussion at each comment
EIS Timeline

1. EISPN
   - Q2 2017
   - 30-day comment period

2. Draft EIS
   - Q4 2017
   - 45-day comment period

3. Final EIS
   - Q2 2018
   - 60-day challenge period
Other Next Steps

Brownfield Grant

- Submit final assessment reports to EPA (mid-2017)
- Utilize reports in future development decisions
- Apply for EPA Brownfields Cleanup Grants
Other Next Steps

- Request for Proposals will be released for Lot A
- OHA will continue to monitor the political and economic landscape in the coming years
Open House

EIS Process, Planning & Design, Financials

1. Feel free to meet with our planning team to talk story about the EIS Process, Planning & Design, and Financials

2. Leave a comment card with feedback or questions

3. FAQs will be posted online at a later date

4. For more information, visit www.oha.org/kakaakomakai
MAHALO

Visit: oha.org/kakaakomakai