



KAKA'AKO MAKAI

A Place for Future Generations



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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 Kaka'ako 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**

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Re-Cap

2015 – Round 3 Pae 'Āina Meetings

- **12 beneficiary meetings throughout the Pae 'Āina**
- **3 OHA Staff meetings**
- **Online forum for discussion**

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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 kama'āina, restaurants, gathering/event spaces**
- **Hawaiian practices are a draw for Native Hawaiians, other kama'āina and visitors**
- **A variety of uses for income generated at Kaka'ako Makai – Health services, affordable housing, education**

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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 Kaka'ako 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

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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)**

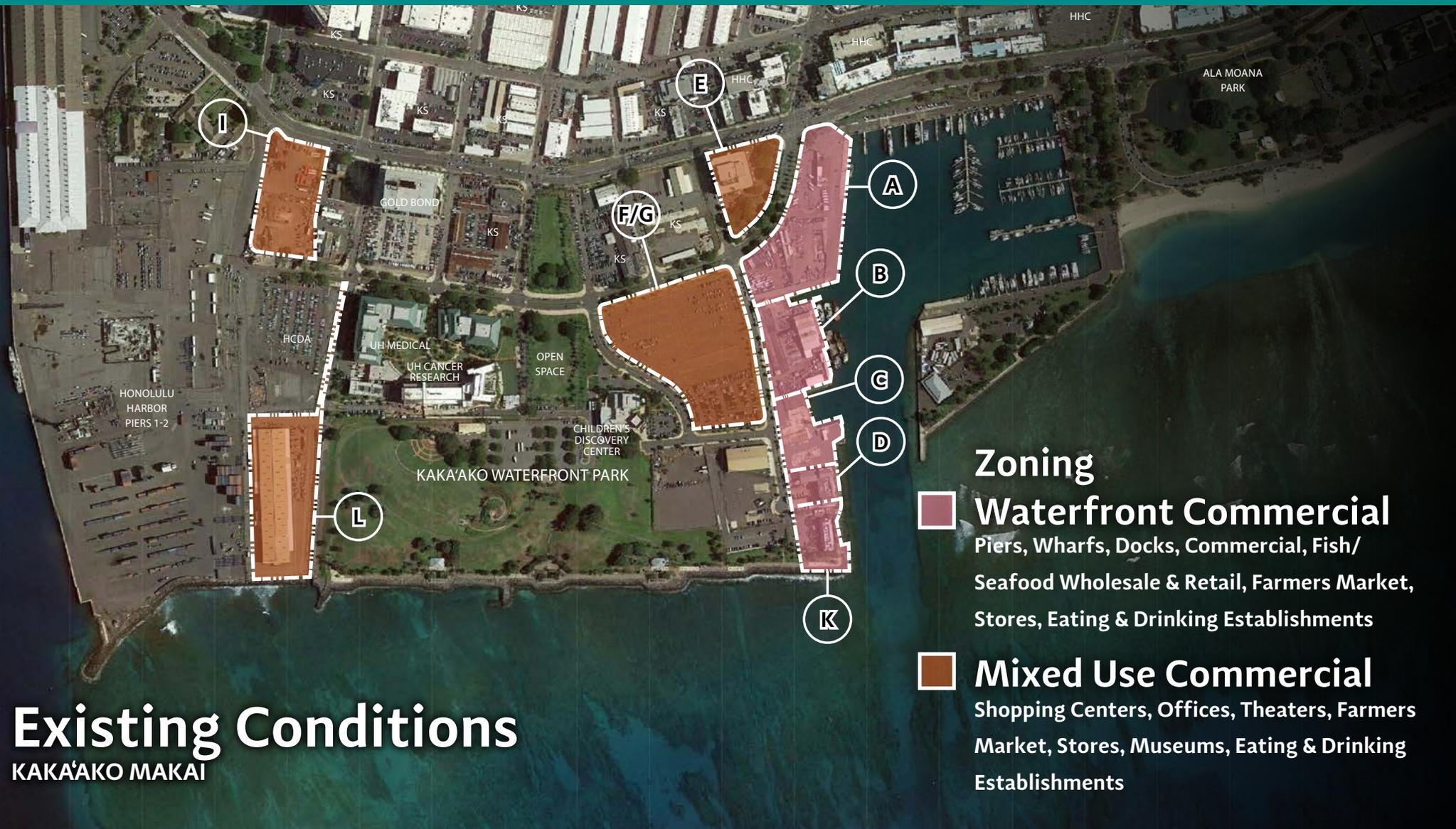
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Preferred Land Use Scenario



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Allowed Uses



Existing Conditions
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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 'Anu'u*
 - *Water Cycle*

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Potential Design Themes

Kīpuka

- **First growth on new land**
- **Imbued with the survival qualities needed for Kaka'ako**
- **Maintains balance between old and new**
- **Gives life from the inside out**

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Potential Design Themes

Hālauāola

- **Stems from Hi'iaka's healing of Lohi'au**
- **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**

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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**

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Potential Design Themes

Water Cycle

- **Water cycles key to life**
- **Lo'i, loko i'a, 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**

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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)**

EIS Process

1

EISPN

- Define EIS scope
- Public comment/input

2

Draft EIS

- Public review and comment

3

Final EIS

- Incorporates all comments

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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**

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**

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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**

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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

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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**

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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**

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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



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