

# Wailea/Hakalau Community Meeting- Summary Notes

August 15, 2008 5:30 – 7:30 pm

Motonaga Garage Gallery/Akiko's Buddhist Bed & Breakfast, Wailea/Hakalau

- Meeting opened with **pule** by Akiko Masuda
- Total of approximately 25 meeting attendees.
  
- **Welcome & Intro** by facilitator Christian Kay
  - Short icebreaker and introductions
  - Aloha Etiquette, meeting "rules of conduct" shared with group
    - Listen open with respect
    - Seek to understand all points of view
    - One person talk at a time
    - Don't interrupt when someone else is sharing
    - Be succinct and to the point so all have a chance to share
  
- **Meeting Objectives**
  - To continue a community dialogue started with 4 previous meetings that began with large community meeting at Jodo Mission where Steve Shropshire sought input on Hakalau Point property
  - To review Values and Visions for Hakalau and specifically Hakalau Point property
  - To create a set of specific criteria, based on Values and Visions, that will be used to evaluate any development proposals for the Hakalau Point Parcels
  
- **Planning Information About the Project Parcels**
  - Facilitator Ron Whitmore presented planning information about the two Hakalau Point project parcels (TMK #'s : 2-9-002-079 & 2-9-002-081)
    - State Land Use Designation: urban
    - General Plan LUPAG Designation: low-density urban and open
    - County Zoning: MG-5a (General Industrial)

- Ron also presented the required process that a developer would have to go through to create a residential subdivision, including public involvement/comment opportunities
  - Apply for a zoning amendment, which requires Planning Commission hearings/review and County Council hearings/approval
  - Apply for a Special Management Area (SMA) major permit, which requires PC hearings/approval
  - Apply for a subdivision, which requires Planning Director approval
  - Request site plan approval, if required, which requires Planning Director approval
  - If the development involves any federal or state funds or requires improvements on the highway, an Environmental Impact Statement (EIS) would be necessary, which requires a public comment period
- Jeff Melrose, representing Steve Shropshire was asked where they were in the development process and he answered that the process was already underway
  
- **Developing Criteria Exercise** facilitated by Christian Kay and Ron Whitmore
  - Facilitators provided a table, based on the previous Values & Vision Exercise at the July meeting. Ron Whitmore briefly presented the table and explained the Community he created to categorize the Community Values & Visions and asked if there were any questions, concerns, changes, or additions.
  - Participants were asked to write down specific criteria that will be used to evaluate any development proposals for the Hakalau Point Parcels on the post-its provided to them
  - Christian went over one objective at a time put the post-its in the appropriate place on the chart
  - The chart is available on the pages below

- **Next Steps**

- Share work done to this point with the larger Hakalau Community to elicit broader feedback (additions & changes)
- Build wider consensus around developed criteria
- Reconvene to review feedback and consensus building efforts and prioritize criteria
- Share work with Steve Shropshire and get his feedback and criteria
- Connect this work to a broader community vision conversation
- Group set the 3<sup>rd</sup> Friday of the month from 5:30-7:30 at Akiko's as the preferred meeting time and place for future meetings

**Hakalau/Wailea Community Values, Vision, Objectives, and Criteria  
 Related to Development on Hakalau Point  
 As Generated from Community Conversations on July 11 and August 15, 2008  
 August 18, 2008 Draft**

<b>What residents value about the Hakalau/Wailer area</b>	<b>Residents' vision for Hakalau Point</b>	<b>Residents' objectives for Hakalau Point</b>	<b>Residents' criteria for development at Hakalau Point</b>
Serene nature/Scenic beauty	Low Density	Keep bluff/coastline open	<ul style="list-style-type: none"> <li>• Keep the point area open</li> <li>• Preserve historical fishing paths</li> <li>• Need low profile fence around point for safety</li> <li>• Height restrictions</li> <li>• Keep rooflines low</li> <li>• Maintenance</li> </ul>
		Provide open public spaces	<ul style="list-style-type: none"> <li>• No gates</li> <li>• Designated public access area</li> </ul>
		Retain country feel	<ul style="list-style-type: none"> <li>• Building design consistent with rural feel (avoid “modern” architecture)</li> <li>• Plantation style buildings</li> <li>• Limit on number and size of homes</li> <li>• Limit paved areas and preserve vegetation</li> <li>• Preserve historical mango tree as part of landscaping plans</li> </ul>

<b>What residents value about the Hakalau/Wailer area</b>	<b>Residents' vision for Hakalau Point</b>	<b>Residents' objectives for Hakalau Point</b>	<b>Residents' criteria for development at Hakalau Point</b>
Historical/Cultural/Existing Facilities	Cultural Center	Preserve warehouse as cultural center/museum	<ul style="list-style-type: none"> <li>• Preserve warehouse</li> <li>• Keep historical perspective</li> <li>• Retain architectural structure of warehouses</li> <li>• Community arts center</li> <li>• Multi-purpose ag/arts/store/meeting areas</li> <li>• Develop educational program</li> </ul>
		Adaptive reuse of warehouse	<ul style="list-style-type: none"> <li>• Low noise</li> <li>• No smokestacks</li> <li>• Limited waste generated</li> <li>• Serve the community</li> <li>• Refurbish interior of existing buildings (eg upgrade technology) for community/visitors</li> <li>• Keep original purpose of warehouse and adapt to current style</li> <li>• Food coop</li> </ul>
Agricultural Open Space	Community based Eco-Ag	Provide space for ag-based, community-based cottage industry	<ul style="list-style-type: none"> <li>• [objective doubles as criterion]</li> </ul>

What residents value about the Hakalau/Wailer area	Residents' vision for Hakalau Point	Residents' objectives for Hakalau Point	Residents' criteria for development at Hakalau Point
People/Community/Village Spirit	Affordable housing/ cluster development	Owner-occupied homes – not rentals or vacation homes	<ul style="list-style-type: none"> <li>• [objective doubles as criterion]</li> </ul>
		Provide affordable housing	<ul style="list-style-type: none"> <li>• Affordable for people who grew up in the area</li> <li>• Affordable to local residents within “local” incomes (not just city median)</li> <li>• Affordable for residents based on % of income above poverty level</li> </ul>
		Cluster homes	<ul style="list-style-type: none"> <li>• Have smaller lot sizes (at 10,000 sf)</li> <li>• Clustered in the middle, leaving shoreline open to all</li> <li>• Preserve 50% as open space</li> <li>• Designed tastefully</li> </ul>
Basic public and commercial services	<ul style="list-style-type: none"> <li>• Original “easy on the land” 50% community facilities at one end (eg, gym, general store, post office, theater, garage) and 50% residential homes grouped together</li> <li>• Commercial uses with open spaces</li> </ul>		

	Park/Community Gathering Place	Public park	<ul style="list-style-type: none"> <li>• [objective doubles as criterion]</li> </ul>
		Facilities: play area, pavilion, water, BBQ, garden, school	<ul style="list-style-type: none"> <li>• Restrooms, too</li> </ul>
Aloha	Shared Mana'o	Aloha feel to development	<ul style="list-style-type: none"> <li>• No gates</li> <li>• Open accessibility to all included in covenants</li> <li>• Walls/fences limited to 4 feet in height</li> <li>• Visitor parking</li> <li>• Path or trail to beach park</li> <li>• Redevelop the tram to beach</li> <li>• Attractively laid out and landscaped</li> <li>• Native landscaping</li> <li>• Ongoing maintenance</li> </ul>
Spiritual, Healing, Sacred		Development is consistent with the spirit of the place	<ul style="list-style-type: none"> <li>• [objective doubles as criterion]</li> </ul>

<b>What residents value about the Hakalau/Wailer area</b>	<b>Residents' vision for Hakalau Point</b>	<b>Residents' objectives for Hakalau Point</b>	<b>Residents' criteria for development at Hakalau Point</b>
Additional objectives suggested during August meeting		Positive impact on Hakalau Park	<ul style="list-style-type: none"> <li>• Design waste water disposal for zero impact</li> <li>• Sewage system designed specifically for the area</li> <li>• Maintain water quality above current DOH regulations</li> </ul>
		Auto access to the point	<ul style="list-style-type: none"> <li>• No gates and adequate parking at scenic lookouts</li> <li>• Widen bridge/road to accommodate additional traffic</li> <li>• Sidewalk down road and bridge for foot traffic access</li> </ul>
		Miscellaneous	<ul style="list-style-type: none"> <li>• No catchment</li> <li>• Renewable energy for public facilities</li> <li>• Reinforces and benefits the community in creating a sustainable community, economy, and culture</li> </ul>