

Ka'ū Community Development Plan

Nū Hou/Update

June 2009

Lead Planning Consultant Selected

At the end of May, the County executed its contract with PlaceMakers LLC to serve as the lead planning consultant for the Ka'ū CDP.



Who is PlaceMakers?

PlaceMakers (www.placemakers.com) is not a typical planning firm. It is an international team of planners, designers, architects, businesspeople, and communications professionals committed to creating high quality places. On the cutting edge of planning, they translate time-tested “smart growth” principles into practical strategies to “create places deeply satisfying to both the soul and the balance sheet.”

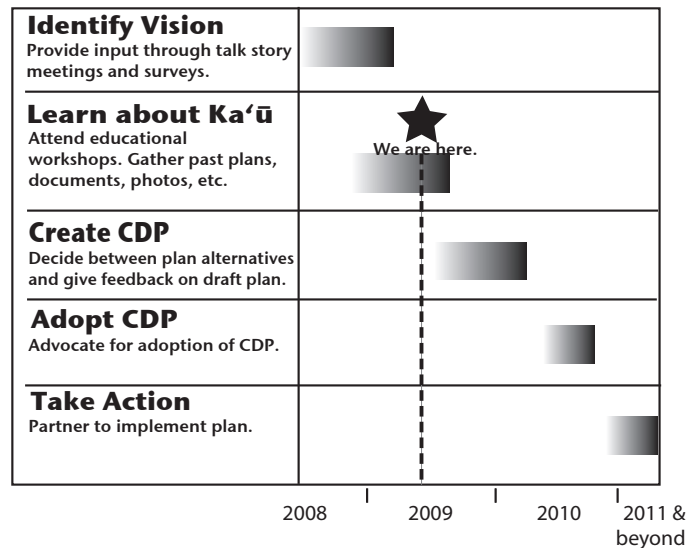
Where is PlaceMakers from?

PlaceMakers does not operate with a static, in-house staff. Instead, they tailor their team to the needs of each project, plugging in the experts they need – when and where they need them. Core team members are based in San Diego, Albuquerque, Calgary, Winnipeg, and Montgomery, Alabama, and they have experience working all over the world. While finalizing the project workplan, they will complement that team with local planners and experts in natural resource management, economic development, and other high priority areas identified by the people of Ka'ū.

How was PlaceMakers selected?

The County of Hawai'i made the selection from its professional services list, following Hawai'i Revised Statutes §103D-304. Each year, the County invites firms to submit “statements of qualifications” (SOQ) for one or more of the scores of professional services that the County uses on a regular basis. The Planning Department currently oversees fourteen categories of services, one of which is category 15, “Community Planning (Community/Region-

Tentative Ka'ū CDP Timeline



al Development Plans/General Plan)”. Last fall, an internal review committee evaluated submitted SOQs to determine which firms were qualified to provide each service. The list of firms qualified to provide services to the Planning Department is available at: http://www.hawaii-county.com/directory/dir_plan.htm.

In January, after the Finance Department authorized the expenditure of funds for the Ka'ū CDP lead consultant, a selection committee was convened, comprised of two County planners (and CDP project managers) and a staff member from the Department of Research and Development. Using the project scope of work, the committee ranked the firms listed in category 15 by reviewing their SOQs, requesting additional information from a subset of those firms, and checking firms' references. The terms of a contract were then negotiated with the top ranked firm (in this case, PlaceMakers), and a contract was finalized and officially executed.

(More information on the other side.)

Why was PlaceMakers selected rather than a local consultant?

- **Relevant Experience:** PlaceMakers team members have provided planning expertise in several small towns and rural counties that share Ka'ū's sustainability challenges, including San Diego County, California; Taos, New Mexico; and Early County, Georgia. PlaceMakers comes highly recommended by other municipalities that have worked with them.
- **Objectivity:** As an international firm with limited ties to Hawai'i, PlaceMakers can bring a fresh, unbiased perspective to Ka'ū's challenges and opportunities. It is important to remember that it is the community's job to be the experts on Ka'ū – the consultants integrate that local knowledge with planning expertise to produce strategies for the community to consider.
- **Community Involvement:** PlaceMakers employs a range of time-tested techniques – including “charrettes” (www.charretteinstitute.org) – to maximize community participation, listen carefully to local perspectives, and facilitate visual, data-driven decision-making.
- **Implementation Expertise:** We know from experience, particularly with planning on Hawai'i Island, that the devil is in the details. Lofty goals are meaningless if they are not integrated into legal code. PlaceMakers is an industry leader in creating the precise coding needed to make implementation easier, more efficient, and predictable. In fact, they do it so well, they offer regular training on a comprehensive “smart code” tool kit.
- **Value:** Using well-crafted workplans and a rigorous quality control system, PlaceMakers delivers more “bang for the buck” than many firms.

What will PlaceMakers do?

Their principal task is to “craft an exemplary Community Development Plan to preserve what stakeholders value about Ka'ū and to realize stakeholders' vision for Ka'ū.” Starting this summer, they will design and facilitate a participatory planning process that produces two major products (as well as a variety of supporting materials):

1. A community profile that serves as the background report for planning. The profile will incorporate insights from past planning;

baseline ecological, economic, social, and other data; and community values and vision statements based on initial community survey and talk story input.

2. The Ka'ū Community Development Plan, including a) a detailed action plan that incorporates a natural resource management plan; an economic development plan; master plans for Pāhala, Nā'ālehu, and Ocean View; and a rural infrastructure plan; and b) an implementation plan that includes financing and monitoring plans.

PlaceMakers responsibilities are outlined in detail in the contract scope of work, which is available in the “Project Team” section of www.kaucdp.info.

The first task for PlaceMakers will be to develop a detailed project workplan. The workplan will clearly outline the steps needed to produce both the community profile and the CDP. Most importantly, the workplan will describe how and when community members can continue to actively participate in the project, including specific tasks for the Steering Committee. Before it is finalized and implemented, the workplan will be available for public review and will be considered by the Steering Committee.

Steering Committee Meeting Dates Set



At the end of May, Steering Committee members participated in a two-day orientation. The Steering Committee has also established a regular meeting schedule. Starting July 14, the Steering Committee will meet at **5:30 p.m.** on the **second Tuesday of the month** at the **Nā'ālehu Community Center**.

At the beginning of each month, this update in the Ka'ū Calendar will include a summary of both the Steering Committee meeting from the month prior and the agenda for the upcoming meeting. In addition, meeting agendas and minutes will be distributed through the email announcements list (see “How to Stay Informed” at www.kaucdp.info) and in the “Steering Committee” section of www.kaucdp.info.

Want More Information about the Ka'ū CDP?

- www.kaucdp.info
- Email announcements: “How to Stay Informed” section of www.kaucdp.info

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