

KAKA'AKO MAKAI COMMUNITY PLANNING ADVISORY COUNCIL
MEETING #33 SUMMARY
Tuesday, December 8, 2009
JABSOM Room 304

Meeting Materials:

- October 13, 2009, CPAC Meeting Summary
- November 10 Meeting Summary
- Additional Materials as Posted

Preliminary Business

A. Welcome and Introductions

Acting Chair Iwami welcomed CPAC meeting participants and self-introductions followed.

B. Adoption of the October 13, 2009 CPAC Meeting Summary

The October 13, 2009 Meeting Summary was adopted by consensus subject to the addition of the list of questions and answers to be provided by the HCDA as reviewed at the October 13 CPAC meeting.

The November 10, 2009 Meeting Summary was adopted by consensus.

C. Community Issues and Announcements

Hawaii's Thousand Friends (HTF) Executive Director Donna Wong announced that HTF is applying for an EPA Environmental Education Grant for community involvement in water quality testing of the Kaka'ako Makai shoreline waters, including Kewalo Basin to Ala Moana Park. She distributed an introductory letter and extended an invitation to the CPAC, as a major stakeholder component of Kaka'ako Makai, to become a public outreach partner in the grant's activities, and provided the following information:

- Honolulu is an established urban area and anticipated urban growth in Kaka'ako will affect the near-shore waters. There has not been much water quality testing in this area, and the objective of this grant proposal is to begin a baseline on water quality. Objectives will be met by review of the land use and water connection for water quality testing purposes, and determining mitigation of any pollution problems to improve the near-shore water quality.
- This would be a one-year project, and the grant request is \$50,000. The grant application is due December 15, and presently HTF is determining partners for the purposes of the grant activities.
- Should the grant be awarded there would be one or two meetings with the HTF project coordinator and other partners in the project to explain the grant and community participation process, and to plan community outreach with the various stakeholders and the larger community.

Discussion followed:

- C. Given the information the CPAC received from DOD-HEER, the harbor contains a lot of sediment, and there are leaching issues because it is undetermined how far the leaching from contaminated land sites extends, or how this might affect the ocean water or the surfers and other water recreation activities.
- C. CPAC stakeholders could be very helpful in this effort, and this would be a win-win to help the CPAC understand the water quality issues here.
- C. We have heard a lot about contamination sampling and measurements on the land but nothing about the water, and this could be a great partnership that the CPAC, and the HCDA, could all learn from.

- A. HTF is simply the conduit to the grant, which has a major educational component. The project's success would be dependent on the groups that participate, the baseline parameters and what is important to the community.
- C. There is a distinguishing point between water quality samples and environmental samples. They are distinctly different because water quality samples test bacteria, salinity, particles and similar measurements, and environmental sampling is the testing of contaminants in the water. If the term "water quality" is used the assumption is that the water will be tested for bacteria, etc., versus any contaminant that might leach from the soil, so this is not likely to include the soil contaminants referred to.
- A. The major resource for the scientific testing procedure is the Kewalo Marine Lab, and, of course with their scientific knowledge, they will set the parameters on a scientific basis for the community's water quality monitoring research.
- Q. What types of efforts would be expected from the participating organizations?
- A. Because the CPAC is so involved in looking at what is happening on the land, i.e., which sites are contaminated with what types of contaminants and where they are in relation to the shoreline, which is absolutely critical, coming together to provide HTF with this information would be important to the success of this project. This will be all-inclusive to better understand the health of the marine environment, and this cannot be done without knowing what is happening on the land, and what will be happening.
- C. Given the harbor sediment, fuel pollutants and discarded debris in the harbor, the harbor users group could become involved in the community education partnership.
- C. HTF could also team up with the Surfrider Foundation. Surfers are concerned about the bacteria, and the Surfrider Foundation has testing kits for this. The coral divers are interested in nutrients like phosphates and nitrogen. Malama Maunalua and the Nature Conservancy are mainly concerned with the first flush when it rains so they can determine what is draining into the ocean. There is a new zinc test, which is less expensive than the cadmium test to measure phosphates, and they need help with the first flush and can be trained as well.
- C. Surfrider Foundation can test for lead as well as bacteria. Lead is contaminating Kaka'ako Makai and needs to be remediated. Friends of Kewalo and Surfrider Foundation would be interested in this.
- A. All the water and land users will be included.
- C. The introductory letter to CPAC has a reply date of December 12.
- A. Although this is short notice given the forthcoming December 15 application date, HTF hopes that the CPAC will agree to be a partner in the community component, or at least provide a letter of support expressing interest in sharing working information.
- C. It would be important for the CPAC to be a major supporter of this effort by bringing together many stakeholders, as the CPAC has done from the outset.

It was moved and seconded that the CPAC contribute to this effort in any way the CPAC is able to serve in the capacity of a public outreach partner. The motion was adopted by consensus.

It was agreed that Secretary Matson would provide a confirmation statement to HTF for their use in the grant application.

HCDA Report

Planning and Development Director Neupane reported that Executive Director Ching had other obligations and was unable to attend the meeting to address the Ocean Investments project or the CPAC protocol paper. He reported and answered questions on the following:

- Piano Lot SMA - HCDA has received notice from the Office of Planning that a contested case hearing for the piano lot SMA application is scheduled with a Department of Commerce and Consumer Affairs (DCCA) hearings officer. A pre-hearing conference will be on Monday, December 14 at 9 am, with the hearing scheduled for December 28 and 29.

- John Dominis Restaurant - HCDA has received a development permit application for the John Dominis proposal dated November 20, 2009, and is reviewing it to see if it is complete. Once that determination is made, based on present Makai Area rules the HCDA has 100 days to approve or disapprove the application, and as long as the applicant meets the allowable requirements the permit is ministerial.
 - At 0.6 floor-to-area-ratio (FAR), the density of the project is under the 1.5 floor-to-area-ratio maximum for the lot, so the development can be approved administratively under the Mauka Area rules.
 - As mentioned at the HCDA meeting, the board would not be involved with this ministerial approval, which is not discretionary at this point, as it would be for a building permit variance.
 - Ocean Investments will also be required to apply with the Office of Planning for an SMA permit for this project.
 - HCDA received a letter from The Outdoor Circle stating several concerns regarding the John Dominis proposal, and this is posted on the HCDA CPAC link with the HCDA's reply and attachments.
- CPAC concerns emphasized the following:
 - *While HCDA staff may provide periodic updates that a project is being proposed or discussed, the CPAC does not receive any tangible documentation or plan to respond to until after-the-fact, when a permit application is being made or a hearing is to be held. HCDA staff's representation to organizations and officials that this is disclosure in the spirit of collaboration is deceiving - because there has been no opportunity for CPAC collaboration on these proposals.*
 - *It is the HCD's responsibility to inform those who intend to make proposals that they should collaborate with the CPAC well ahead of applying for approval.*
- UH has selected the Kobayashi Group as the project developer for the Cancer Research Center relocated under JABSOM Phase II.
 - JABSOM Phase II received permits for research facilities, and there is no need for any additional permitting as long as the Cancer Research Center stays within this framework.
 - They have been requested to make a presentation to the CPAC once schematic plans are available.
 - The building size has been reduced to 125,000 square feet from 225,000 square feet.
 - The original plan for the Cancer Research Center on Lot C had a research facility, medical office building and clinic facility. The medical office building and clinic have been eliminated on Lot A of the JABSOM campus.
- UH has indicated that Lot C would be used for facility auxiliary requirements such as parking, and it is hoped that the piano lot will not be used for parking in five or ten years.
 - UH had five years to start a cancer research center and auxiliary facilities on Lot C, or the HCDA would have the option of canceling the lease.
 - Depending on negotiations and what the UH may need, a portion of Lot C may be returned to HCDA.
 - A programmatic-level EIS was done for the whole district, and an EA was done for JABSOM, which included the current buildings and Phase II, which will now be the Cancer Research Center. There is no information on the bio-containment lab, whose funding is stalled.
- The Honolulu Seawater Air Conditioning project EIS has an approved and they will be sending HCDA an application for project eligibility, which will be reviewed by state, and city and county offices, including the State Historic Preservation Division regarding archaeological or historical issues and the city regarding infrastructure issues. A 72-inch diameter seawater intake pipe will run underground through Kaka'ako Makai and two miles out into the ocean at a depth of 1000 feet to supply chilled water Downtown and Chinatown buildings.

- A bid notice for Fisherman’s Wharf restaurant operations has been posted on the HCDA web page at <http://www.hcdaweb.org/>, with a deadline of December 21.
- HCDA is reviewing a 65-year lease for the Kewalo Keiki Fishing Conservancy’s operations on 15,000 square feet of the former GRG site, where the ice chute was located. The lease is being drafted and will be signed by HCDA.
- The Kewalo Basin harbor advisory group will be meeting on December 16, from 5:30 to 7:30 pm at the HCDA’s new office at 461 Cooke Street, where a consultant will discuss the pier and slip repairs, and CPAC representatives and members are strongly encouraged to attend. This will be a public meeting and discussion will be on the development of the harbor waters. This goes hand-in-hand with the development of the fast lands, which are part of the Kaka’ako Makai master plan, and the harbor waters also need to be incorporated into the master plan.
- In response to a question about the state lands exchanged with Kamehameha Schools, the Kamehameha Schools block on Ala Moana Boulevard which is now the entrance to Gateway Park, and ¼-acre of He’eia wetland in Kaneohe, the State conveyed to Kamehameha Schools a block with a car lot adjacent to the Gateway Park parcel, together with a public infrastructure credit and a payment.
- In response to a question about a reply from the HCDA concerning the question of eminent domain action on the PBRC Kewalo Marine Lab site, eminent domain is typically when government takes private property for public use, and the HCDA owns the PBRC Kewalo Marine Lab site so this would not apply.
- The HCDA has replied to the CPAC’s letter inquiring about any eminent domain action on the PBRC Kewalo Marine Lab site. This reply will be posted on the HCDA CPAC link, and states in part as follows:
 - HCDA and its staff has not considered eminent domain to evict the marine lab from its current location.
 - The Kewalo Marine Lab is an existing public use, so eminent domain or condemnation authority of this use would not apply.
 - The Kewalo Marine Lab has a contract for occupation of the property until 2030. While UH, as the lease holder, may choose to voluntarily vacate the property, their right to occupy the property as described in the lease contract is clear and acknowledged by HCDA.

CPAC Letter to Ocean Investments and HCDA

Acting Chair Iwami reported that the Steering Committee had discussed writing a letter directly to Ocean Investments LLC requesting them to postpone their project and work with the CPAC in the master planning process as lessees in Kaka’ako Makai. He noted that the HCDA’s answer had been communicated, and added that one of Ocean Investments LLC’s representatives had indicated to Secretary Matson that they would be willing to work with the community.

It was moved and seconded that the CPAC approve sending the letter. The motion was adopted by consensus.

It was agreed that Secretary Matson would draft the letter to be sent with cc’s.

Master Plan Process

The master plan’s lead consultant, Geoff Miasnik of MVE, congratulated the CPAC for being at the point of considering physical ideas for the master plan based on the Vision and Guiding Principles. Replying to a question about a future weekend public workshop in relationship to the Superbowl, he noted that this would be important to consider for optimum attendance at the public workshop.

Pending CPAC questions were addressed by the consultant relating to where the CPAC will be in relationship to the HCDA's scope of services for the planning consultants:

- Q. Why is the consultant stated in the HCDA scope of services as developing
- programming components,
 - alternative concepts
 - a preferred preliminary concept
- instead of the community and CPAC?
- A. The distinction to be made is that the consultant is responsible for the product deliverable to HCDA, and the consultant will be taking the community's ideas and putting them on paper.
- C. Such meanings within the HCDA's writings are often unclear, and the CPAC has to feel comfortable that the input generated by the community and translated to paper will come back to the community for reaffirmation and endorsement.
- A. What distinguishes this effort from those in the past for this property is that the assignment is not about another group of professionals coming in to create another plan, but about the consultants assisting the community by providing the planning tools to work with, and facilitating the process in which the CPAC and broader community have a plan to confidently take before the HCDA board. This plan would include a series of ideas that meet the tests of alignment with the Vision and Guiding Principles, cultural benefits, implementation feasibility, and community backing that keeps them moving.

The planning process was summarized by the consultant as entailing four major phases, or tasks:

- I. Information Gathering
- This present phase includes collecting physical information about the property from HCDA archives and other sources by reviewing past and existing planning studies; technical information from surveys, SMA reports, and traffic studies; an HCDA business plan for the district and current rules, and other written and photo documentation.
 - The collected information will be logged on an online file transfer protocol (FTP) web site on the company server that can be publicly accessible, and this set of directories can be safely downloaded for the CPAC's use.
- II. Individual and Small Group Stakeholder Interviews
- These interviews are for those who have a stake in what happens in Kaka'ako Makai in the future. The interviews are presently being conducted by sub-consultant Townscape, Inc., and will continue through January or February until the first of several public workshops.
 - The interview workshops are smaller than the public workshops in order to generate more intimate and candid ideas, such as tonight's CPAC interview workshop. Other interviews will include neighborhood boards, and state, city and county agencies with infrastructure and zoning jurisdiction over the property, such as the State Department of Agriculture, Department of Health, Office of Planning, etc.
 - The informal interview conversations will include any concerns and ideas, as well as the invitation to participate in the public workshops.
 - The CPAC is invited to do the same by keeping in touch with the consultants to be informed on the public events, and informing others. The more people who contribute to this process, the more successful it will be.

Discussion followed:

- C. There is a common concern that if people enter this process at this point without knowing its history and work to date, meeting the objectives will be extremely time-consuming and repetitive through an entire learning curve to get them up to speed.
- C. An orientation meeting to review the Vision and Guiding Principles and the previous background would be beneficial, so people can feel fully informed to move ahead in a timely manner.

- A. The consultants could develop a briefing book to be published in advance as homework for the invitation list, and this participatory primer can be offered as people walk in the door.

III. Public Workshops and Consultants' Work

- The first public session will be an open-forum conversation about all the ideas gathered during the interview process. It will be a consecutive session over two to three days to develop a good sense of ideas and priorities, e.g., what is crucially important, what is supportive in nature, what may be of tertiary support to the ideas and priorities.
- The consultant team will then take about eight to ten weeks to evaluate the ideas and periodically check in with the CPAC for feedback and ideas prior to the second workshop.
- The consultants will develop several alternatives and iterations of what is possible as a translation of what was heard, and these will be presented at the second public session as the consultants' facilitated arrangements of the ideas.
- The ideas will be debated for merit, and some will rise to the top for an outcome of at least a sense of a preferred alternative plan or preferred amalgam of the various alternative concepts.
- The consultant team will then retreat to develop a financial analysis of the different ideas.

IV. Master Plan

- The consultants will put the master plan together, including an illustrative site plan, heavy work on financial analysis, and, from the interpretive process of the ideas, a study of what the architectural character might be in one and three dimensions.

Comments, questions and answers:

- Q. Will sub-consultants Project for Public Spaces, with their heavy experience in protecting waterfront areas, be able to assist with resolving the Ocean Investments wedding chapel proposal for the John Dominis site?
 - A. Project for Public Spaces will be very integral in the planning process, but the John Dominis site is not presently part of the purview.
 - C. It may be fortunate that the wedding chapel proposal surfaced at this time because it demonstrates vulnerability. A good idea coming out of the illustrative site plan and the study on the appearance of buildings would be a required design review process apart from any FAR or building height compliance, and that these guidelines should be established during the master planning process.
 - A. This has been mentioned, but it is unknown if the HCDA feels there is a need to update the design guidelines in place for the district.
 - C. The HCDA's guidelines are vague on design and only relate to present rules that lack design standards.
 - A. If this is important to the stakeholders, it needs to come out in the conversation.
 - Q. Given the question of the consultants breaking for a couple of months to fabricate alternatives and put scenarios together as interpreted from the public conversation, would it not be better to include part of the community to share in this growth process?
 - A. It is fully expected that there will be periodic meetings with the CPAC at least monthly, as may be decided by the CPAC.
 - Q. At this meeting the consultants' deliverable has been referred to as a final master plan, but the HCDA's scope of services refers only to a preferred plan, which is not a final plan because it lacks adoption or final approval. Many preferred plans have surfaced for Kaka'ako Makai over the years, but none have survived. A preferred plan remains merely a draft plan until endorsed by the stakeholders and approved as final. Therefore, how are we ensured that this will be the final plan to be approved and adopted for implementation?
 - A. One of the first questions we asked about this project is whether this would be just another study and plan to put on the shelf without any funding, and it was communicated

that the desire by everyone involved is for implementation, so this is the goal. The key for its success is being community-based with community backing and a solid foundation for feasibility from both a time and economic standpoint, with all the tests and filters being discussed, so when this is presented to the HCDA board they are inspired to implement it because it is full of good ideas with community support.

CPAC Interview Workshop

Lead consultant Miasnik introduced the CPAC interview as an initial exercise with some questions for the CPAC's input on planning principles, concepts and ideas. He noted this could be expanded with a second interview workshop in mid-January. Later in the discussion he emphasized that things which are important need to be continually talked about in the open conversation.

Q/MVE. *What are the parts of Kaka'ako Makai that you like the best? What are the things that need to be saved? What are the great assets in this district?*

A/CPAC:

- **Point Panic** - for its open ocean views; Diamond Head and Waianae views; water recreation; a focal point, terminus and destination; a significant open space and place to experience, named from sharks following fishing boats through shoreline surfing waters; a public space without fees equating to development, sustained free shoreline access and inclusiveness that we fought to keep for every socio-economic group.
- **Kewalo Basin Peninsula** - for its centrally-located park and accessible, free parking lot close-by for ocean equipment; the Kewalo Point surf spot; open views of Diamond Head and Point Panic from a different perspective; fishing and passive recreation.
- **Park Space** – public space with free and open community access.
- **Lei of Green** - for the green belt connection leading from Ala Moana Park to the Kaka'ako Waterfront Park area without the interruption of condo high-rises; the lei of green connection from Aloha Tower to Diamond Head as advocated by the Honolulu development plan; the visual green belt connecting Kaka'ako Waterfront Park with Kewalo Basin Park and the physical green belt continuing the green linkage in the tight space between Kewalo Basin and Ala Moana Boulevard; an enviable asset spanning from Diamond Head to Ala Moana Park, Kaka'ako Makai/Waterfront Park and Sand Island, unlike any other city.
- **Pedestrian and Bicycle Use** – for recreation and low-tech transportation.
- **Kaka'ako/Ala Moana Pump Station** - an historic structure conveying a sense of the past and historic use of the area on Ala Moana Boulevard that can be carried to the future with adaptive reuse.
- **Kewalo Marine Lab** – an important marine research and education asset generating millions of dollars in key marine research grants; this site-dependent facility with dedicated infrastructure for high-quality seawater intake must stay in Kaka'ako Makai, whether or not remaining on its existing site.
- **Gateway Park** - for its welcoming greenway axis that can continue to Mother Waldron Park to connect mauka with makai; an open space statement providing a vista corridor to Waterfront Park and a sense of something much greater beyond the proposed crushing density of Ala Moana Boulevard; a flat, usable venue for cultural festivals and events; if needed public uses are provided, people will come.
- **Waterfront Park** – for its shoreline promenade and ocean views; passive picnic uses; but shade trees are needed, like Kapi'olani Park; public venues and amenities for events in the open, such as the amphitheater, but the afternoon sun is a problem and it could be better developed for multiple purposes and flexibility.
- **Shoreline Promenade** – for its special sense of walking on the reef and water - because much of it, including Magic Island and Kewalo Basin Park, is built on a reef shown on old maps with the original shoreline.

- **Children’s Discovery Center** – as a draw to the area that can be increased with reinforcing compatible cultural uses.
- **Cultural Uses** – for families and the public, as differentiated from one-time performance events that generate less family and public use of the area.
- **Traditional Uses of Kewalo Basin** – for retaining the traditional and historic fishing culture exemplified by the commercial tuna boats in addition to the surfers in the immediate sea; the connection to the history of loading and unloading the aku boats at the working harbor, the ice house, fish auction and the cannery near Fisherman’s Wharf.

Q/MVE. **What are the elements that need to be removed?**

A/CPAC:

- **HCDA?**
- **Honolulu Marine Dry Dock** – a necessary and valuable industrial facility but a major pollutant that can be relocated to a more compatible harbor industrial area.
- **Unacceptable Zoning Allowances** – considerably reduce current building height allowances such as 65 feet high on Kewalo Basin fast lands, and 100- feet high adjacent to park space; we have to keep reiterating the concerns about the present zoning heights in Kaka’ako Makai; once a master plan is completed the existing HCDA zoning rules must be revisited; strong community support for certain low density uses can be an avenue to pursue.
- **Commercial and Other Obstacles Reducing Usable Park Space** – such as on the piano lot, the Honolulu Marine site, and steep hills on Waterfront Park.

Earlier in the discussion it was noted that present leases with less than 50 years remaining would constitute planning opportunities for these sites, and permanent constraints would be the JABSOM campus, the Kamehameha Schools parcels, and Waterfront Park’s environmental berm cap.

Q/MVE. **What needs to be improved or added?**

A/CPAC:

- **Water Access for Children and Senior Citizens** – safe access for the public.
- **A Balance of Active and Passive Park Uses** – like other parks, i.e., Kapi’olani Park, San Francisco’s Golden Gate Park, and New York’s Central Park, which has roads below grade to reduce the visual obstructions of vehicles; facilities made part of and blended with the landscape conveying the culture, not the other way around; pathways for people; a recreation destination.

Q/MVE. **If Kaka’ako Makai is to be the community’s gathering place, what makes great gathering places for families today, here or elsewhere? What are the experiences and components that work, and make them attractive? What makes the Honolulu community, or each culture within the community, gather in a different way?**

A/CPAC:

- **Central Location and Easy Accessibility**- central to the urban population
- **Attraction to the Ocean** – with a beach, like Ala Moana Park
- **Level Spaces** – usable for group recreation and team sports
- **Multiple Recreation Options** – for swimmers, paddlers and runners, soccer and softball, i.e., a playground,
- **Attraction for Families and Young Children** – such as Ala Moana Park’s man-made lagoon, but building a lagoon requires a breakwater that will destroy surf spots
- **Surfing Contests** – like the long-board and body-surfing contests off Waterfront Park
- **Shoreline Vehicular and Parking Access** – like Ala Moana Park; but there is no shoreline access on the ‘ewa side of Waterfront Park
- **Shade Trees to Gather Around** – for family birthdays and special occasions
- **Barbeque Areas** – for family and group gatherings
- **Fireworks**– Ala Moana and Aloha Tower fireworks on Fridays and holidays

- **Opportunities to be Different** – *Ala Moana Park and Kapi 'olani Park are beach parks, and while Kaka'ako Makai is related visually to the water it is without a beach and more central to downtown, so it could have a different character as a gathering place.*

The lead consultant left the gathering place question for everyone to think about for the next CPAC meeting, as well as the questions of what new elements and activities should be programmed for the district, and what elements and activities would not be supported. He added that it would also be helpful to have suggestions of what other groups should be brought into the discussion.

Questions and answers:

- Q. How would all the good things be self-sufficiently funded and maintained, and would this require bringing in commercial business development as stated by the HCDA executive director?
- A. Alternate suggestions from CPAC participants included the following:
- Public/private partnerships.
 - Contributions and donations.
 - The list of options in the Guiding Principles
- Q. The list of so-called programming components in the HCDA's scope of services actually mirrors the Guiding Principles, so would the programming elements be the actual master plan elements within the realm of the Guiding Principles?
- A. Yes. For example, an amphitheater element could act in any number of different ways for any number of different functions, including family and cultural events, and this in turn is a component of what could help make the district a great gathering place. Thus the translation of the cultural facilities component (under Guiding Principle #10) is manifested into physical form.

Concluding comments:

- The CPAC meetings should continue to include this type of needed interaction and sharing of local knowledge and information.
- Having a break-out session at the public workshop to focus on portions of the district, such as Kewalo Basin or Waterfront Park based on the Guiding Principles and the ideas generated, or mixing it up and talking about it all together, could also be discussed at the next meeting.
- Some participants may want to be part of all the discussions.

The meeting was adjourned at 8:00 pm with the remainder of the agenda deferred.

December 8, 2009, CPAC Meeting Attendance
(and Meetings Attended)

Arakaki, Dwayne	(5)	Okada, Dexter	(25)
Crone, Bob	(26)	Omori, Gary	(1)
Furushima, Scott	(24)	Sakaguchi, Bill	(10)
Hamada, Jack	(3)	Szabo, Victor	(1)
Hilea, David	(1)	Takamine, Wayne	(29)
Iwami, Ron	(24)	Toma, Michael	(1)
Killeen, Kevin	(18)	Tamashiro, Elaine	(24)
Loy, Bob	(18)	White, Reg	(11)
Matson, Michelle	(33)	Wong, Donna	(1)
Morisato, Neal	(12)		

HCDA Staff
Neupane, Deepak

Master Plan Consultants
Miasnik, Geoff
Tsuchida, Bruce