



June 29, 2023

Ms. Susan Kunz, Administrator  
Housing and Community Development  
County of Hawai'i  
1990 Kino'ole Street, Suite 102  
Hilo, Hawai'i 96720

Aloha Ms. Kunz:

Subject: Notice to Providers of Professional Services Solicitation FY2023-2024

Townscape, Inc. would be pleased to be considered for any new planning projects that may be needed by the County of Hawai'i, Housing and Community Development for Fiscal Year 2023-2024. We are particularly interested in providing services for the following categories:

**OH.4) Community Planning (Environmental Assessment)**

**OH.5) Community Planning (Community Engagement, Strategic Planning)**

Please find enclosed Townscape's submittal and our company brochure.

Should there be a need for additional information about our company, please feel free to contact me at [sherri@townscapeinc.com](mailto:sherri@townscapeinc.com). Mahalo for your time and consideration!

Me ke aloha,

Sherri Hiraoka  
Vice President

Enclosures:

1. Townscape's Submittal
2. Company Brochure



## **Response to Notice to Providers of Professional Services** **COMMUNITY PLANNING**

Fiscal Year 2024  
Prepared for: County of Hawai'i, Housing and Community Development

 **TOWNSCAPE, INC.**  
Environmental & Community Planning  
900 Fort Street Mall, Suite 1160 Honolulu, Hawaii 96813

**TOWNSCAPE, INC.** is an environmental and community planning company that was established in **1991** with offices in downtown Honolulu.

We are a small company with an average staff size of about **five planners** over the past five years. We do not subscribe to the American business model of "BIGGER IS BETTER." We believe that for the kind of environmental and community work that we do, "smaller is better."

Our **Guiding Principles** include the following:

- Plan to Act; don't just plan to plan;
- Consult with diverse stakeholders early and often;
- Plan holistically: understand and integrate the many dimensions of the planning puzzle – people, politics, customs, cultures, economics, finance, rules, regulations, environment, ecology, and the natural processes of water and land;
- Tell the client and the community what they need to hear; not just what they want to hear;
- Communication is key! Communicate clearly and succinctly.

Our mission is to shape plans that enhance the social, cultural, economic, and environmental health of Hawai'i's communities.

**Age of Firm**  
**32 Years**



## Principals

Bruce Tsuchida  
Sherri Hiraoka

## Associate

Gabrielle Sham

## Staff

Rachel Kapule

S-Corporation  
Federal ID No. 99-0285932

## Technical Experts & Collaborators

### Archaeology Surveys

ASM Affiliates  
Cultural Surveys Hawai'i

### Architecture

Urban Works

### Botany/Biology

AECOS, Inc.  
Geometrician Associates, LLC

### Civil Engineering

Okahara & Associates, Inc.

### Cultural Assessment

Kumu Pono Associates, LLC

### Geotechnical Studies

Geolabs, Inc.

### Hydrology

INTERA Inc.

### Landscape Architect

Lester Inouye & Associates

### Market Analysis

SMS Research, Inc.

### Ocean Engineering

Oceanit Laboratories  
Sea Engineering, Inc.

### Transportation Planning

Fehr & Peers

### Topographic Survey

Dudek



## OVER THE LAST 10 YEARS

**90**

projects completed

**17**

present projects

**7**

projects completed  
as a sub-consultant

**4** AFFORDABLE & WORKFORCE HOUSING

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## **Bruce Tsuchida, President**

Principal Planner

**Years of Experience:** 52

**With this Firm:** 32

### **Education:**

Harvard University, M.L.A. in Landscape Architecture & Regional Planning, 1971.

University of Pennsylvania, 1967-1969, Graduate School of Fine Arts, Department of Landscape Architecture and Regional Planning. Studies in Kyoto, Japan, 1965-1966, Japanese Language School, Japanese garden design, calligraphy. University of Paris, 1964, Studies in French literature and philosophy.

Amherst College, B.A. English Literature, 1965.

### **Responsibilities:**

As Founder and President of Townscape, Inc., Mr. Tsuchida is in charge of overall company planning, marketing, quality assurance, and management of staff and other company resources. He serves as principal in charge of several projects and has also assumed the role of overall project manager for some of the company's major projects.

### **Select Project Experience:**

- Moloka'i Water Use and Development Plan, County of Maui Department of Water
- Waiāhole Community Action Plan, Hawai'i Housing Finance and Development Corporation
- Primary Urban Center Watershed Management Plan, Board of Water Supply
- He'eia Master Plan and Rules, Hawai'i Community Development Authority
- Ahupua'a O Kahana Master Plan Scoping, DLNR Division of State Parks
- MA'O Pūnanue Master Development Plan, MA'O Organic Farms
- Mākaha Valley Flood Study, DLNR Engineering Division
- Mā'ili'ili Watershed Management Plan, DOH Clean Water Branch
- Punalu'u Ahupua'a Plan, Kamehameha Schools
- Housing Policy Study, Office of Hawaiian Affairs
- North and South Kohala Community Development Plans, Hawai'i County
- Wai'anae Watershed Management Plan, Board of Water Supply
- Kalaeloā Redevelopment Feasibility Study, Dept. of Hawaiian Home Lands
- Wai'anae Sustainable Communities Plan, City and County of Honolulu
- Fort DeRussy Master Plan, U.S. Army, Pacific
- Military Family Housing Master Plan, U.S. Army, Pacific
- Kukui'ula Master Plan for 1,000-acre planned community, A&B Properties, Inc.

### **Prior Professional Experience:**

R.M. Towill Corporation, Vice President and Manager of the Department of Planning and Land Development, 1984-1991.

Gardiner Associates, Land Planners, 1969-1975. Partner 1973-1975.

Schnadelbach Associates, Ecological/Design Consultants, Draftsman, 1969.

Waterloo Mills Ecological Research Station, Research Assistant, 1967-1968.

Guest Critic and Lecturer: Harvard Graduate School of Design, Radcliffe College, Boston Architectural Center, University of Hawai'i Dept. of Urban & Regional Planning.





**Sherri Hiraoka, Vice-President**

Principal Planner

**Years Experience:** 24

**With this Firm:** 22

**Education:** University of California Irvine, B.S., 1996, Biological Sciences.  
UH Mānoa, Masters in Urban and Regional Planning, 2010, Environmental Planning.

**Responsibilities:** Ms. Hiraoka is a Principal Planner who assists with overall company planning, marketing, quality assurance, and management of staff and other resources. She serves as principal in charge and project manager of several projects and engages in project development including data analysis, community and government agency outreach, public meetings, plan formulation, and report writing.

**Select Project Experience:**

- Waipā Master Site Plan Update, Waipā Foundation
- Regional Plan Updates, Dept. of Hawaiian Home Lands
- Water Resource Protection Plan, State Commission on Water Resource Management
- Honomū Subsistence Agricultural Homestead Community Conceptual Plan and EA, Dept. of Hawaiian Home Lands
- He'eia Wetlands Restoration Strategic Plan, Kāko'o 'Ōiwi
- Pūpūkea Paumalū Long Range Resources Management Plan, North Shore Community Land Trust
- Mānoa Watershed Project, Natural Resources Conservation Service
- Waikoloa Curbside Rubbish and Recycle Pick Up Program Feasibility Study
- Ala Wai Watershed Analysis, U.S. Army Corps of Engineers/State DLNR
- Wai'anae Coast Emergency Access Road, City Dept. of Transportation Services

**Prior Professional Experience:**

University of Hawai'i at Mānoa Department of Urban and Regional Planning. Honolulu, Hawai'i, 2000-2001. Graduate Assistant on the City and County of Honolulu's Traffic Calming Project. Responsible for data collection, GIS map generation, charrette coordination, and report write-up.

University of Hawai'i Environmental Center. Honolulu, Hawai'i, 1999-2000. Environmental Reviewer: reviewed environmental documents, coordinated comments from UH experts, and compiled and submitted comments to the State Office of Environmental Quality Control. U.S. EPA Pollution Prevention (P2) Center for Islands program staffer: responsible for research, seminar coordination, information dissemination, and database organization and maintenance.

East-West Center. Honolulu, Hawai'i, 1997-1998. GIS Technician. Provided Geographic Information System mapping support for the Center on the Environment Vietnam research programs.

U.S. Geological Surveys Biology Research Division, Hawai'i Volcanoes National Park, Hawai'i, 1996-1997. Monitored, collected, identified, and quantified various taxa of plants and invertebrates. Surveyed for *Drosophila spp.* and pig damage in the field.





**Gabrielle Sham, Associate**

Senior Planner

**Years of Experience:** 11

**With this Firm:** 10

**Education:** Tulane University, B.S.M., 2008, Finance and Economics.

UH Mānoa, Masters in Urban and Regional Planning, 2012, Environmental Planning.

**Responsibilities:** Ms. Sham is a Senior Planner assisting with marketing and overall company planning and management. She works on a variety of projects with tasks including project management; planning research; fieldwork; mapping and graphics production; report writing; community outreach; and interaction with clients, partners, and regulatory agencies.

**Select Project Experience:**

- Pololū Trailhead Planning, DLNR DOFAW
- Waikapuna Resource Management Plan, County of Hawai'i
- Hohohononui Makai Master Plan, Kamehameha Schools
- Mākaha Valley Flood Study, DLNR Engineering Division
- Maunaloa-Makapuu Scenic Byways Corridor Management Plan, Livable Hawai'i Kai Hui
- South Point Resources Management Plan, Dept. of Hawaiian Home Lands
- Moloka'i Regional Plan Update, Dept. of Hawaiian Home Lands
- Cultural Education Learning Center Conceptual Plan, Hui Mālama o Ke Kai Foundation
- Kalaeloa Heritage Park Conceptual Plan & EA, Kalaeloa Heritage and Legacy Foundation/HCDA
- MA'O Pūnanue Master Development Plan, MA'O Organic Farms

**Prior Professional Experience:**

University of Hawai'i at Mānoa, National Disaster Preparedness Training Center, Honolulu, Hawai'i, 2009-2012. Graduate Research Assistant for the National Disaster Preparedness Training Center at the University of Hawai'i. Developed a FEMA certified 8-hour course "Social Media for Disaster Response and Recovery." Managed a team to gather and analyze data for Waikiki Benchmarking Study to assess environmental and sidewalk conditions; developed maps using GIS.

Smart Sustainability Consulting, Honolulu, Hawai'i, Jan. 2012-2013. Collaborated with Hawai'i Energy to empower Hawai'i's students, organizations, and the Department of Defense through sustainability and energy conservation education. Managed a team of five LEED accredited employees in the Farrington High School Modernization Plan to conduct field work on energy and health conditions at Farrington High School, analyze data, and summarize findings. Helped to facilitate meetings, workshops, and provide recommendations to stakeholders.

PBR Hawai'i & Associates, Honolulu, Hawai'i, Jan-May 2012. Assisted in field work for a study for the City & County of Honolulu on recreational experiences at Kapi'olani Park.





**Rachel Kapule**  
Staff Planner

**Years of Experience:** 1

**With this Firm:** 1

**Education** UH Mānoa, B.A., 2019, Hawaiian Studies.

UH Mānoa, Masters of Environmental Management, 2022.

**Responsibilities:** Ms. Kapule assists with with planning research, report writing, data collection and analysis, GIS mapping, graphics production, and community outreach.

**Select Project  
Experience:**

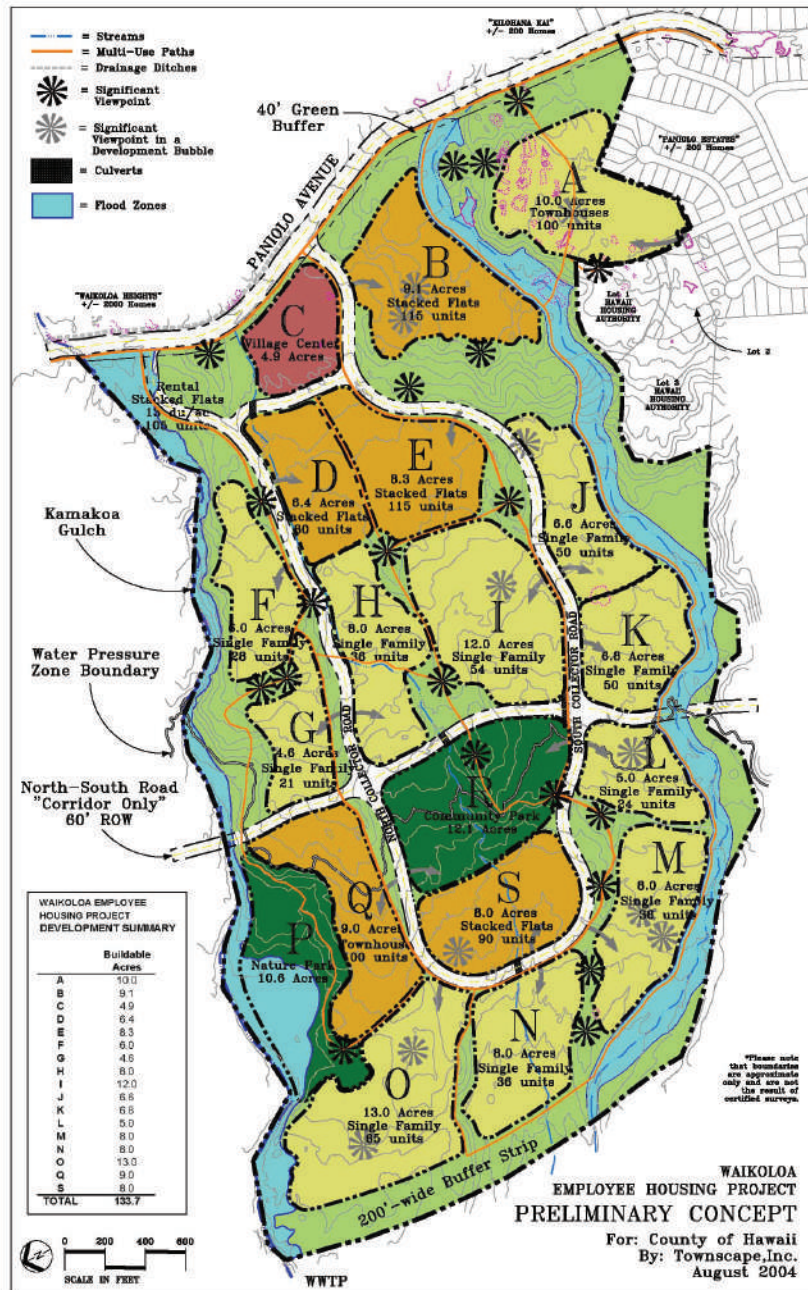
- Diamond Head Facilities Renovations Project Environmental Assessment and Special Management Area Use Permit, subconsultants to Okahara & Associates, Inc. for DLNR State Parks
- Planning Services for Requests for Proposals, Dept. of Hawaiian Home Lands
- Puna Historic Trail Stakeholder Action Plan, DLNR DOFAW
- Pololū Trailhead Planning, DLNR DOFAW
- La'ī'Ōpua 2020's Stakeholder Outreach, L2020
- Planning Assistance for State Grant-in-Aid Application, Livable Hawai'i Kai Hui
- MA'O Mākaha Environmental and Land Use Review, MA'O Organic Farms

**Prior Professional  
Experience:**

Prior to Townscape, she spent six years as a farm manager with the non-profit Ho'okua'āina, leading the production over 30,000 pounds of kalo each year.



# AFFORDABLE & WORKFORCE HOUSING



## SELECTED PROJECTS

### Planning Services for Requests for Proposals

Statewide  
Dept. of Hawaiian Home Lands  
Current

### Waipā Master Site Plan Implementation

Hanalei, Kauaʻi  
Waipā Foundation  
Current

### Honomū Subsistence Agricultural Homestead Community Conceptual Plan and Environmental Assessment

South Hilo, Hawaiʻi Island  
Dept. of Hawaiian Home Lands  
2019

### Waikoloa Workforce Housing Master Plan and Request for Proposals

Waikoloa, Hawaiʻi Island  
County of Hawaiʻi, Office of Housing and Community Development  
2010



# COMMUNITY & REGIONAL PLANS

## **Pololū Trailhead Planning**

North Kohala, Hawai'i Island  
Department of Land and Natural Resources,  
Division of Forestry and Wildlife  
Current

## **Waiāhole Strategic Community Plan**

Ko'olaupoko, O'ahu  
Hawai'i Housing Finance and Development Corporation  
2023

## **He'eia Community Development District Plan and Rules**

Ko'olaupoko, O'ahu  
Hawai'i Community Development Authority  
2021

## **Kapolei Regional Plan Update**

Kapolei, O'ahu  
Dept. of Hawaiian Home Lands  
2019



# COMMUNITY FACILITATION & STRATEGIC PLANNING

## SELECTED PROJECTS

### **Pūpūkea Marine Life Conservation District Management Plan Outreach Strategy**

North Shore, O'ahu  
Mālama Pūpūkea Waimea  
2021

### **Kōkua Hawai'i Foundation Learning Farm**

North Shore, O'ahu  
Kōkua Hawai'i Foundation  
2020

### **Waiale'e Community Visioning**

North Shore, O'ahu  
North Shore Community Land Trust  
2019

### **Wai'anae Alliance Huaka'i**

Wai'anae, O'ahu  
Kamehameha Schools  
2017



Land Use Visioning & Charrette

# ENVIRONMENTAL ASSESSMENTS

## SELECTED PROJECTS

### **South Point Resources Management Plan EA**

Ka'ū, Hawai'i Island  
Dept. of Hawaiian Home Lands  
2018

### **Waimea Valley (Pu'ukua) Baseline Documentation**

North Shore, O'ahu  
North Shore Community Land Trust  
2018

### **Ala Moana Pump Station EA and SMA Permit (Major)**

Primary Urban Center, O'ahu  
Hawai'i Community Development Authority  
2015

### **Wai'anae Valley Ranch EA**

Wai'anae, O'ahu  
Office of Hawaiian Affairs  
2013

# NATIVE HAWAIIAN COMMUNITY PROJECTS

## SELECTED PROJECTS

### **Kailapa Community Resource Center**

North Kohala, Hawai'i Island  
Kailapa Community Association  
2021

### **Honohononui Makai Master Plan**

South Hilo, Hawai'i Island  
Kamehameha Schools  
2020

### **Ahupua'a o Kahana State Park Phase 1A Planning**

Ko'olauloa, O'ahu  
Department of Land and Natural Resources, State Parks  
2018

### **Kalaeloa Heritage Park Plan and EA**

'Ewa, O'ahu  
Kalaeloa Heritage Park Legacy Foundation/HCDA  
2014



Kalaeloa Heritage Park



# NATURAL RESOURCES/CONSERVATION LAND USE PLANS

## SELECTED PROJECTS

### **Kahuku Coastal Resources Management Plan**

Ka'ū, Hawai'i Island

County of Hawai'i, Finance Department

2022

### **South Point Resources Management Plan**

Ka'ū, Hawai'i Island

Dept. of Hawaiian Home Lands

2016

### **Kāwā Resources Management Plan**

Ka'ū, Hawai'i Island

County of Hawai'i, Finance Department

2017

### **Honohonou Management Plan**

South Hilo, Hawai'i Island

Kamehameha Schools

2013

Mount Ka'ala, O'ahu



# SITE PLANNING/PERMITS

## SELECTED PROJECTS

**MA'O Pūnanue Master Development Plan**  
North Shore, O'ahu  
MA'O Organic Farms  
2015

**Hui Mālama o Ke Kai Conceptual Site Plan**  
Ko'olaupoko, O'ahu  
Hui Mālama o Ke Kai  
2019

**Hawai'i Youth Correctional Facility**  
Ko'olaupoko, O'ahu  
Office of Youth Services  
2016

**Ōhulehule Residence EA & CDUA**  
Ko'olaupoko, O'ahu  
2012



# WATER RESOURCES/WATERSHED/AHUPUA'A PLANNING

## SELECTED PROJECTS

### **Water Resource Protection Plan**

Statewide

State Commission on Water Resource  
Management

2019

### **Kaiaka Bay Watershed-Based Plan**

North Shore, O'ahu

City Department of Facility Maintenance

2018

### **Mākaha Valley Flood Mitigation Study**

State Department of Land and Natural Resources, Engineering

Wai'anae, O'ahu

2014

### **Mā'ili'i Watershed Management Plan**

Wai'anae, O'ahu

State Department of Health, Clean Water Branch

2014



## Our Past Record of Performance on contracts with respect to cost control, quality of work, and ability to meet schedules

Our mission is “to shape plans that enhance the social, cultural, economic, and environmental health of Hawai’i communities.” With this as our key focus, Townscape, Inc. has established the following guiding principles:

- Plan to act; don’t just plan to plan;
- Consult with diverse stakeholders early and often;
- Plan holistically: understand and integrate the many dimensions of the planning puzzle – people, politics, customs, cultures, economics, finance, rules, regulations, environment and ecology, and the natural processes of water and land;
- Tell the client and the community what they need to hear; not just what they want to hear; and
- Communication is key! Communicate clearly and succinctly.

We use these principles to maintain planning integrity in complex situations and work with our clients to develop paths forward. Much of this is informed by **our strong experience in community-based planning**. Staff has organized, facilitated, and participated in public meetings, workshops, and community “speak-outs” to gather information and to understand relevant issues in order to shape a workable plan that is beneficial for both the client and the community. One-on-one meetings with key community members or groups are important for building trust and creating well-received community-based plans. Online meeting formats have also been successfully incorporated to our in-person methods of outreach.

Townscape, Inc. has demonstrated a high level of technical competence in a variety of planning assignments for both public and private clients. Many of our projects involve coordination with Federal, State, and City agencies, and with community leaders, organizations, and groups. This variety of clientele and working relations provides us with experience in assessing situations from different points of view.

We believe that our clients will attest to our skills as planners and project managers. Quality Control is achieved at Townscape, Inc. through a number of project management tools and techniques, including:

- In-house project reviews at critical points
- Pre-printing review of all major reports for format consistency
- Post-printing review of all major reports prior to submitting to ensure that all copies are complete and properly collated.

Townscape believes that “smaller is better” for the type of planning that we do. This allows us to **work collaboratively** as a team and to efficiently communicate with each other, our clients, and the community. Our emphasis on community and stakeholder outreach has sometimes led to unanticipated efforts to understand and/or resolve specific issues that arise. This is the nature of community-based planning and we often absorb some of this additional effort. We also try to address both anticipated and unanticipated strains on capacity and cost through:

- Overall Work Plan and Work Schedule for all major projects
- Weekly staff meeting to schedule the week’s work on all projects
- Monthly (or more frequent, as needed) coordination meetings with the project team.

Planning is a VOYAGE OF DISCOVERY. We work closely with our clients throughout the planning process to address any issues that arise. Overall, we believe that our company has demonstrated **a strong commitment to providing quality planning products in a reasonable time and budget.**



# CLIENT REFERENCES

Mr. Barry Usagawa  
Water Resources Executive  
Board of Water Supply  
City and County of Honolulu  
(808) 748-5901  
busagawa@hbws.org

Ms. Maxine Cutler  
Property Management Technician  
Department of Finance  
County of Hawai'i  
(808) 961-8069  
Maxine.Cutler@hawaiicounty.gov

Ms. Stacy Sproat  
Executive Director  
Waipā Foundation  
(808) 826-9969  
stacy@waipafoundation.org

Mr. Allen Salāvea  
Land Planning and Entitlements Manager  
Kamehameha Schools  
(808) 756-5267  
alsalave@ksbe.edu

Mr. Andrew Choy  
Planning Program Manager  
Dept. of Hawaiian Home Lands  
(808) 620-9279  
andrew.h.choy@hawaii.gov

## RANGE OF PROFESSIONAL FEES

Principal	\$165.00 - \$235.00 per hour
Associate	\$125.00 - \$135.00 per hour
Planner	\$ 70.00 - \$ 90.00 per hour



**TOWNSCAPE, INC.**

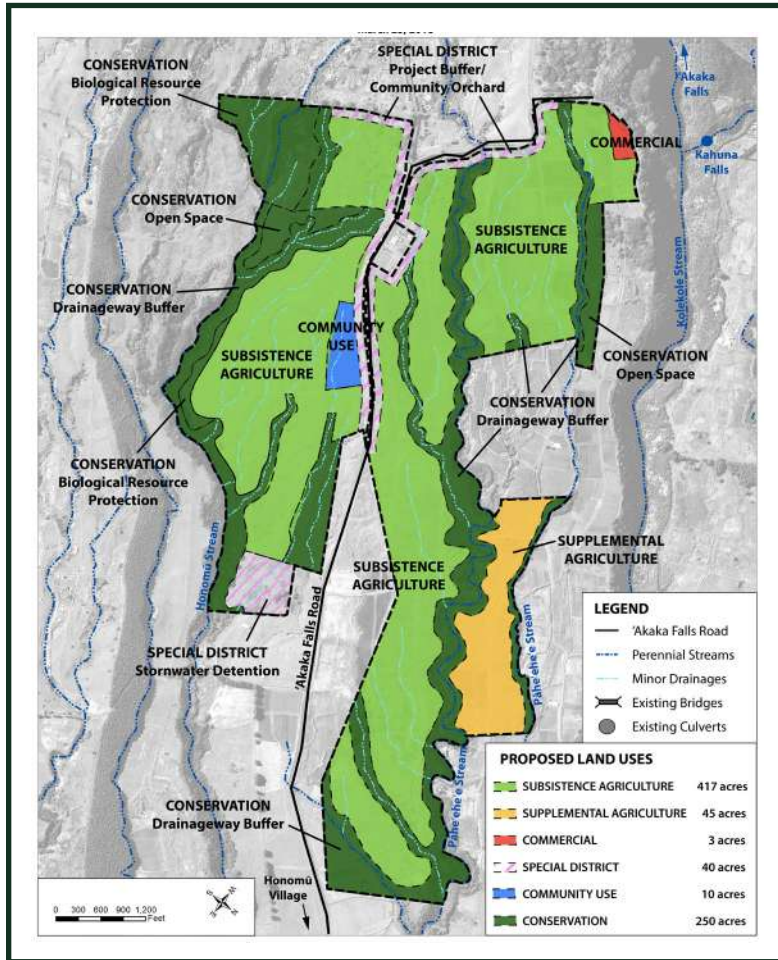
**Environmental & Community Planning**

Honolulu, Hawai'i

[www.townscapeinc.com](http://www.townscapeinc.com)

Project Description Sheets

# HONOMŪ SUBSISTENCE AGRICULTURAL HOMESTEAD COMMUNITY



## GOALS

*To develop a new subsistence agricultural community in Honomū that provides native Hawaiians with an opportunity to return to the land and promote self-sufficiency through farming opportunities.*

## SCOPE

- Community outreach with DHHL beneficiaries, the Honomū community, and government agencies
- Oversee subconsultants in archaeology, biology, LiDAR survey, civil engineering/infrastructure, and traffic to understand the project site
- Create a conceptual site plan
- Complete an Environmental Assessment



**Client:** Department of Hawaiian Home Lands

**Location:** South Hilo, Hawai'i

**Size:** 766 acres

**Status:** Completed (2019)



## GOALS

*To develop a plan for Kahuku that will protect the resources along the coast so that current and future generations may continue their way of life that makes Ka'ū, Ka'ū, and to perpetuate cultural practices that have been passed down for generations.*

## SCOPE

- Coordinate with subconsultants for archaeological and flora/fauna studies
- Review background reports, maps, grants, studies, and other data relevant to the project site
- Talk story with community leaders and organizations about resources, uses, and management issues
- Schedule and conduct a community meeting to discuss site resources, issues, and goals, and to gather input on preliminary ideas for strategies
- Collaborate with key public agency personnel and community members as well as archaeologists and biologists to develop resources management strategies
- Develop a Draft Plan and host a community meeting to gather community feedback
- Finalize the Resource Management Plan

**Client:** County of Hawai'i, Dept. of Finance

**Location:** Ka'ū, Hawai'i

**Size:** 3,128 acres

**Status:** Completed (2022)





## SCOPE

- Coordinate with the County of Maui Department of Water Supply (DWS) throughout the duration of the project
- Review and analyze water resource data relating to potable water sources and systems, water uses, water use analysis, and future water demand projections
- Research and review relevant plans and policy documents
- Develop maps to display data on coastal waters and nearshore biota, ground water and surface water, flooding and drainage, land ownership, land use, land development trends, and urban infrastructure
- Research and analyze available information on Moloka'i Hawaiian pre-contact and contemporary culture, customs, wahi pana, ahupua'a, agriculture, fishponds and fisheries, and community groups and organizations
- Consult the community through individual meetings and general community meetings
- Develop a Ka Pa 'akai Analysis through collaboration with Maui DWS and Moloka'i's cultural leaders
- Identify water infrastructure options and costs
- Develop a draft Water Use and Development Plan for review and comment
- Finalize the Moloka'i Water Use and Development Plan and present to Maui DWS, CWRM, and the Maui County Council

## GOALS

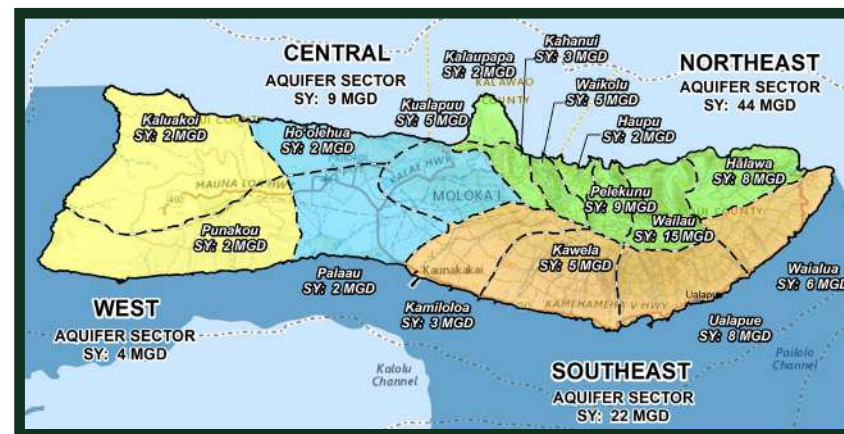
To update the Moloka'i Water Use and Development Plan through a process that seeks to understand the land and water resources, involves the community, and shows respect for native Hawaiian culture, traditions, and practices.

**Client:** County of Maui

**Location:** Islandwide, Moloka'i

**Size:** 166,400 acres

**Status:** Active



# NORTH AND SOUTH KOHALA COMMUNITY DEVELOPMENT PLAN



## ***SCOPE***

- *Conduct monthly working meetings with the CDP advisory committees, appointed by the Hawai'i County Council*
- *Host general public meetings for interested community members*
- *Facilitate focused meetings for critical areas of the larger districts, including the coastal lands of North Kohala, Waimea Town, and Waikoloa Village of South Kohala*
- *Develop both district-wide and community-specific policies, plans, and programs that address issues including growth management, public access, affordable housing, and infrastructure*

## ***GOALS***

*To identify the Kohala community's priority issues and to develop Policies and Action Programs to address those issues. The North Kohala Community Development Plan (CDP) and South Kohala CDP were completed simultaneously in 12 months.*

**Client:** Hawai'i County Planning Department

**Location:** Kohala, Hawai'i

**Size:** 256,850 acres

**Status:** Completed (2008)





## SCOPE

- Review existing plans, reports, studies, and publicly available data on the history and existing conditions of Pololū
- Research sites across Hawai‘i implementing visitor control methods
- Schedule and conduct one-on-one talk stories with members of the community to discuss issues and potential solutions for the trailhead
- Host a general community meeting to gather input on the vision, issues, and potential solutions for the trailhead
- Develop a draft plan with management solutions and host a second community meeting to present the plan to the community and gather feedback
- Prepare a final plan that incorporates input from the community
- Prepare a Chapter 343 Environmental Review for the actions proposed in the final plan

## GOALS

*To engage with kūpuna, lineal descendants, cultural practitioners, nearby residents, as well as the broader community to develop a plan for the Pololū Trailhead. This plan will propose management solutions to address the issues and concerns from overuse at the Trailhead.*

**Client:** State DLNR Division of Forestry and Wildlife

**Location:** North Kohala, Hawai‘i Island

**Size:** 4,500 square feet

**Status:** Active





## GOALS

*To develop a Stakeholder Action Plan that identifies near- and long-term steps for educating public trail users and enforcing responsible public use of the Puna Historic Trail.*

## SCOPE

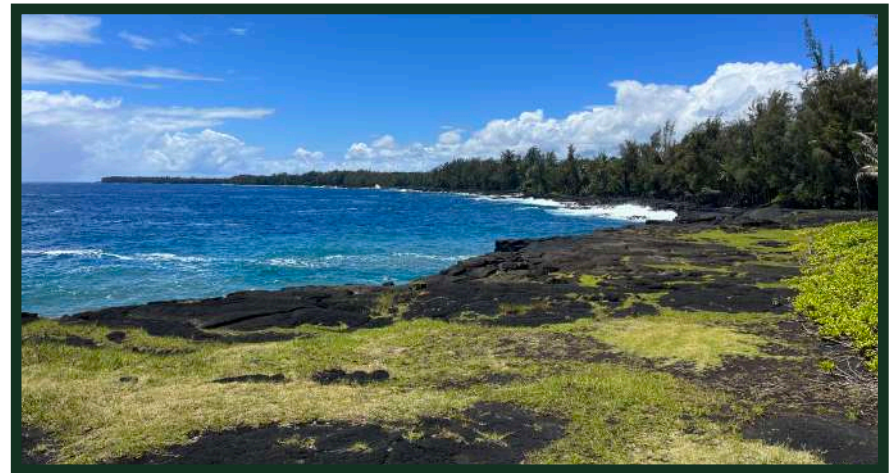
- *Conduct talk stories with lineal descendants of Kea 'au, cultural practitioners, fishers and gatherers, and neighboring landowners to understand the historic/cultural significance of the trail and its vicinity*
- *Consult with state and county agencies to understand ongoing resilience efforts in Puna*
- *Conduct five community engagement activities to address vehicle use on the trail, trail/beach overuse, and to help identify projects for the Stakeholder Action Plan*

**Client:** DLNR Nā Ala Hele Trail and Access

**Location:** Puna, Hawai'i

**Size:** 3 miles

**Status:** Active



# PŪPŪKEA-PAUMALŪ LONG-RANGE RESOURCES MANAGEMENT PLAN



## GOALS

*To articulate the community's vision for Pūpūkea Paumalū; identify needed and desired projects, programs and initiatives; begin to address issues and manage the property; identify and provide support to "Project Champions" that will implement plan components; and engage the community to facilitate responsible use and stewardship.*

**Client:** North Shore Community Land Trust

**Location:** North Shore, O'ahu

**Size:** 1,144 acres

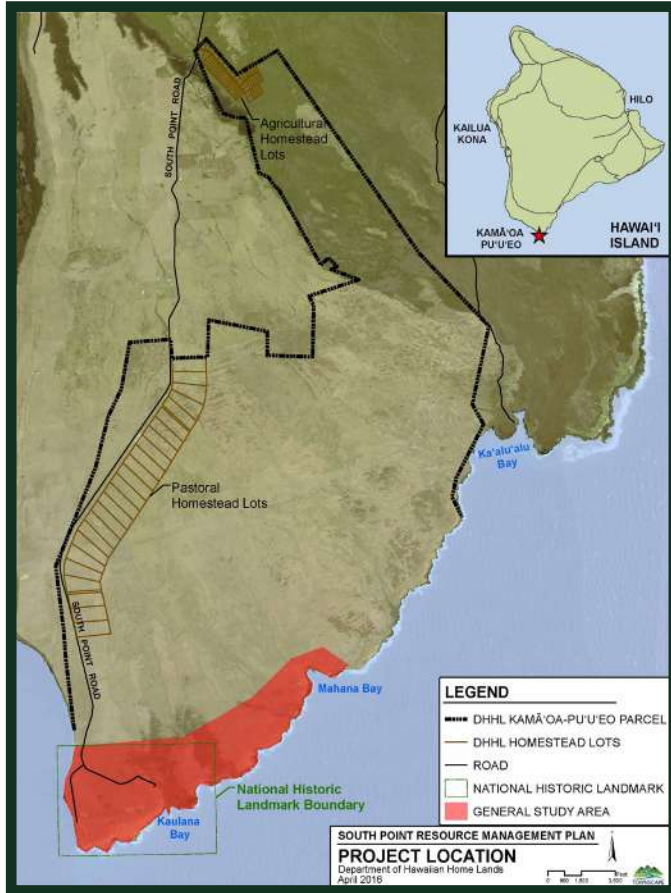
**Status:** Completed (2010)

## SCOPE

- *Provide support for community work days in an effort to begin to steward the property and build the community's relationship with this land*
- *Conduct and process a community survey on important values that should inform the planning process.*
- *Provide support for community interviews to better understand the needs and desires for the property and identify Planning Committee members.*
- *Work closely with a planning committee to develop the management plan.*
- *Facilitate working groups within the Planning Committee that defined the goals and objectives of the management plan and developed project descriptions.*
- *Organize, train community volunteers, facilitate, and process data collected from a SpeakOut/Talk Story Day held to consult the community on their thoughts, ideas, and concerns for the property and begin to identify possible projects.*
- *Organize and facilitate talk story days to share and collect feedback on proposed projects and programs and the draft management plan.*
- *Develop and finalize the management plan report.*



# SOUTH POINT RESOURCE MANAGEMENT PLAN AND ENVIRONMENTAL ASSESSMENT



## GOALS

*To develop a management plan that guides future actions to steward the land and resources of South Point and to complete an environmental assessment for the proposed projects.*

## SCOPE

- Review DHHL plans, policies, and land use dispositions for the project area
- Identify the natural and cultural resources of the area as well as traditional and contemporary native Hawaiian uses
- Consult with DHHL beneficiaries and other stakeholders in the community through in-person one-on-one, small group, interactive speakouts, and large general community meetings
- Develop a Draft Resource Management Plan for community review
- Finalize the South Point Resource Management Plan
- Complete an environmental assessment for the actions proposed in the final plan

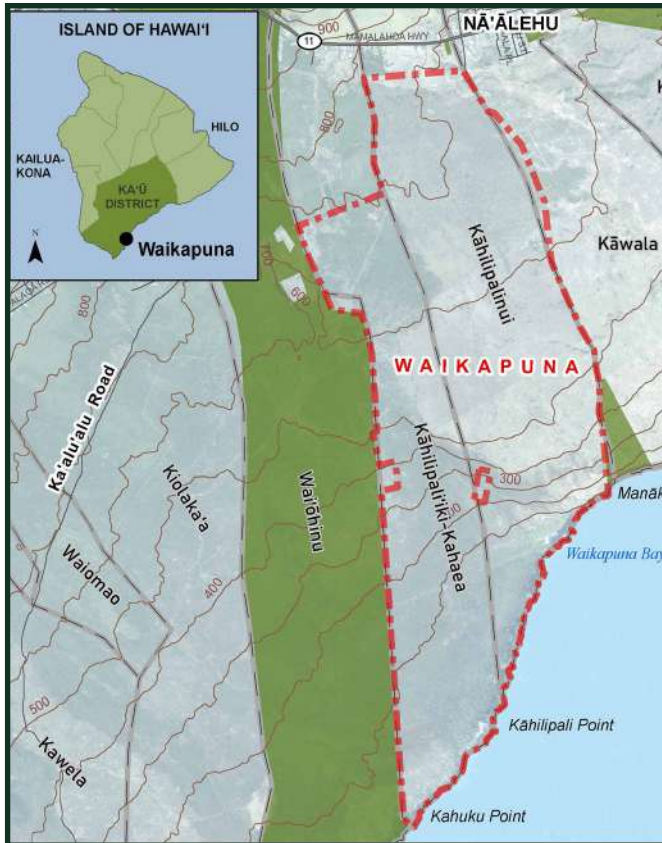


**Client:** Department of Hawaiian Home Lands

**Location:** Ka'ū, Hawai'i

**Size:** 11,266 acres

**Status:** Completed (2016, 2018)



## GOALS

*To develop a plan that guides stewardship actions and strategies to protect, preserve, and conserve the significant cultural, historical, and natural resources of Waikapuna for present and future generations, while allowing for community managed access.*

## SCOPE

- Review and analyze relevant background reports, maps, grants, studies, and other publicly available data
- Coordinate with biologists, archaeologists, and key federal, state, and county personnel
- Consult with lineal descendants, kūpuna, community leaders and organizations about resources, uses, and management issues
- Develop resource management strategies for Waikapuna in alignment with the Conservation Easement and State grant agreement
- Host a virtual community meeting to discuss site resources, related management issues, and gather input on preliminary ideas for management strategies
- Develop a Draft Resources Management Plan for public review
- Finalize the Waikapuna Resources Management Plan

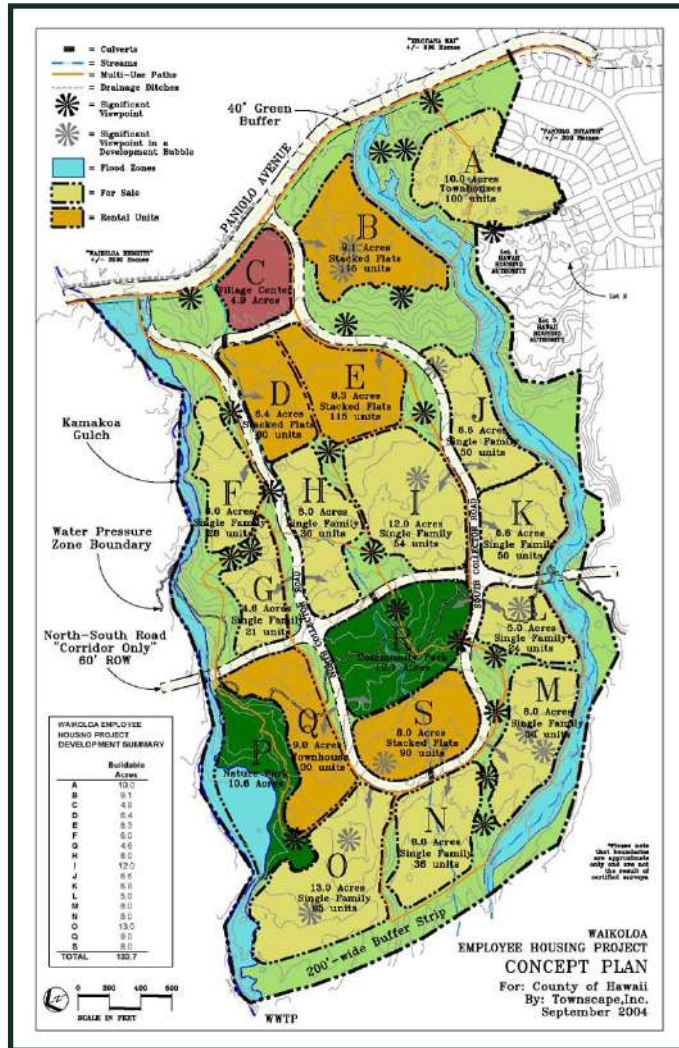
**Client:** County of Hawai'i, Dept of Finance

**Location:** Ka'ū, Hawai'i

**Size:** 2,317 acres

**Status:** Completed (2023)





## GOALS

To develop 1,000 to 1,200 for-sale and rental homes and apartments that will be affordable to working families with incomes in the range of 50 percent to 140 percent of the Hawai'i County median income.

## SCOPE

- Revise the 1990 Master Plan to reflect updated information on:
  - Infrastructure
  - Market Conditions
  - Environmental Issues
  - Community Needs and Concerns
- Develop a Request for Proposals for the development of 1,000 to 1,200 homes
- Provide ongoing technical assistance for the implementation of the project



**Client:** Hawai'i County Office of Housing and Community Development  
**Location:** Kailua-Kona, Hawai'i  
**Size:** 134 acres  
**Status:** Completed (2005)



# TOWNSCAPE, INC.

Environmental & Community Planning

www.townscapeinc.com

“Our mission is to shape plans that enhance the social, cultural, economic, and environmental health of Hawai‘i’s communities.”



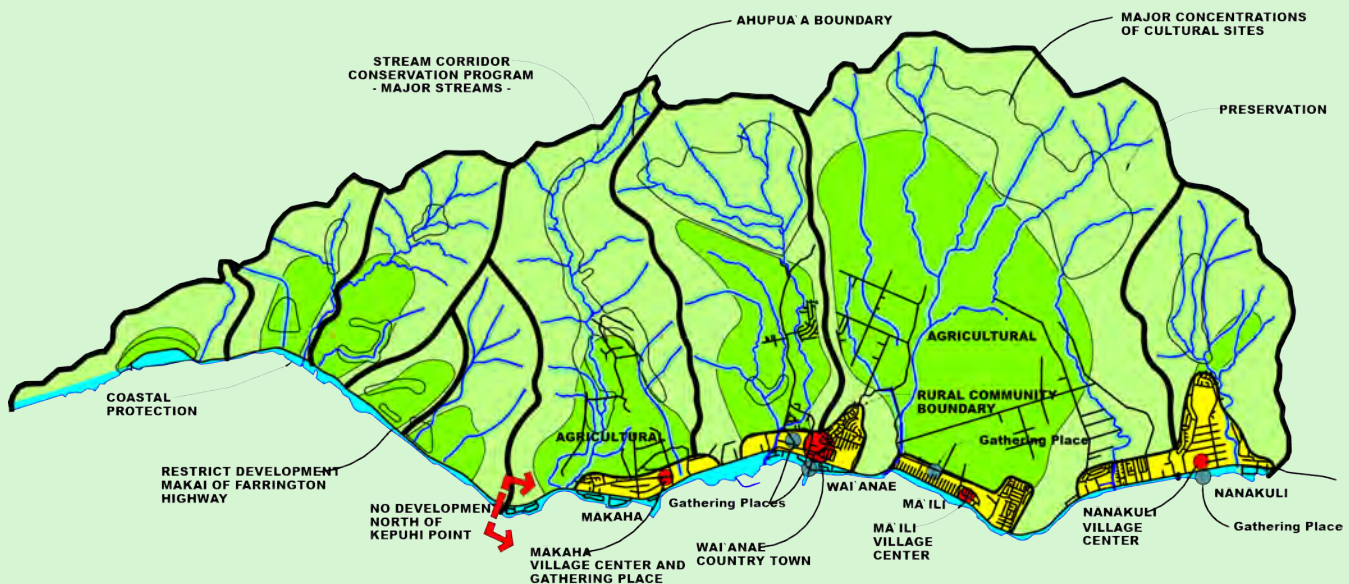
Waipā Master Site Plan



He'eia Wetlands Restoration: Māhuhua 'Ai o Hoi

Our Guiding Principles include the following:

- Plan to Act; don't just plan to plan;
- Consult with diverse stakeholders early and often;
- Plan holistically: understand and integrate the many dimensions of the planning puzzle – people, politics, customs, cultures, economics, finance, rules, regulations, environment, and ecology, and the natural processes of water and land;
- Tell the client and the community what they need to hear; not just what they want to hear;
- Communication is key! Communicate clearly and succinctly.



Wai'anae Sustainable Communities Plan



# TOWNSCAPE, INC.

Environmental & Community Planning

## - CLIENTS -

### COMMUNITY NON-PROFITS

- Ho‘omau Ke Ola
- Ho‘oulu Lāhui
- Hui Kako‘o ‘Āina Ho‘opulapula
- Ka‘ala Farm, Inc.
- Ka Huli O Hāloa
- Kāko‘o ‘Ōiwi
- Kalaeloa Heritage and Legacy Foundation
- Ko‘olau Foundation
- Loko I‘a
- Mālama Nānākuli Ahupua‘a
- MA‘O Farm
- Mohala i ka Wai
- North Shore Community Land Trust
- Pū‘ā Foundation
- ‘Ōiwi Lōkahi Mokupuni o Keawe
- Waipā Foundation
- The Outdoor Circle
- The Trust for Public Land

### PRIVATE SECTOR

- A&B Properties, Inc.
- AT&T Communications, Inc.
- Camp Mokulē‘ia
- Castle & Cooke Homes, Inc.
- Kamehameha Schools
- Kealakekua Development Company
- ‘Ōhulehule Forest Conservancy LLC
- Saint Elizabeth Catholic Church
- The Estate of James Campbell

### FEDERAL AGENCIES

- U.S. Army, Pacific (USARPAC)
- U.S. Army Garrison, Hawai‘i
- U.S. Army Engineer District, Honolulu

### STATE AGENCIES

- Commission on Water Resource Management
- Department of Accounting and General Services
- Department of Business, Economic Development & Tourism
- Department of Hawaiian Home Lands
- Department of Health
- Department of Land and Natural Resources
- Hawai‘i Community Development Authority
- Office of Hawaiian Affairs
- Office of Planning
- Research Corporation of the University of Hawai‘i

### COUNTY AGENCIES

- Hawai‘i County
  - Office of the Mayor
  - Finance Department
  - Planning Department
  - Office of Housing and Community Development
- City and County of Honolulu
  - Department of Design and Construction
  - Department of Environmental Services
  - Department of Parks and Recreation
  - Department of Planning and Permitting
  - Department of Transportation Services
- Honolulu Board of Water Supply



Kalaeloa Heritage Park  
Conceptual Plan