Araujo, Jaclyn

From: jsummers@planningconsultantshawaii.com
Sent: Tuesday, June 27, 2023 9:43 AM
To: Planning Internet Mail
Cc: Michael Summers
Subject: Planning Consultants Hawaii, LLC - Proposal to Provide Professional Services for Fiscal Year 2024
Attachments: Planning Consultants Hawaii_LOI_COH Planning (FY24).pdf

Dear Mr. Kern,

In response to the County of Hawaii's Notice to Providers of Professional Services for Fiscal Year 2024, Planning Consultants Hawaii, LLC is pleased to submit our Statement of Qualifications for your consideration (please see the attached).

Planning Consultants Hawaii, LLC was founded in May 2012 to provide urban and regional planning services throughout Hawaii and the Pacific. The Firm's principals together have more than 50 years of professional planning experience in Hawaii addressing complex land use, community planning, and environmental issues.

Thank you for the opportunity to submit our Statement of Qualifications. We look forward to working with the County of Hawai'i on upcoming projects. If you need further clarification or information, I can be reached via phone at 808-268-4059 or through email at jsummers@planningconsultantshawaii.com.

Mahalo, John Summers
Vice President
Planning Consultants Hawaii, LLC
jsummers@planningconsultantshawaii.com
808-268-4059

PLANNING
CONSULTANTS
HAWAII, LLC
URBAN & REGIONAL PLANNING

Land Use Planning • Sustainability Services • Community Planning • Development Permits

June 27, 2023

Mr. Zendo Kern
Planning Director
Planning Department
County of Hawai‘i
101 Pauahi Street, Suite 3
Hilo, Hawai‘i 96720

Re: County of Hawai‘i Notice to Providers of Professional Services for Fiscal Year 2023-2024

Dear Mr. Kern:

Responding to the above referenced Notice to Providers of Professional Services, Planning Consultants Hawaii, LLC, is pleased to submit our statement of qualification for your consideration.

The Firm's principals together have over 50 years of professional planning experience in Hawai‘i addressing complex land use, community planning, and environmental planning issues. The following addresses the request for firm profile/background information:

1. The name of the firm or person, contact information including email address, the principal place of business, and location of all its offices;	Planning Consultants Hawaii, LLC Principal Place of Business: Maui Office Address: 75 Wailani Street Wailuku, HI 96793 Email: msummers@planningconsultantshawaii.com
2. The age of the firm and its average number of employees over the past five years;	The firm was founded in May 2012 and has averaged two employees over the past five years
3. The education, training, and qualifications of key members of the firm;	See Company Profile; Resumes
4. A list of recent projects and the names of up to five clients who may be contacted, including at least two for whom services were rendered during the preceding year; and	See page 16 of the Company Profile, References
5. Any promotional or descriptive literature which the individual or firm desires to submit.	See Company Profile; Resumes

The following is a list of disciplines in which Planning Consultants Hawaii, LLC is qualified to provide professional services to the Planning Department:

- PL.3) Community Planning (Community Planning Assistant: project management support, community organizing, public participation, meeting facilitation)
- PL.4) Community Planning (Community/Regional Plans, General Plan, Climate Adaptation)
- PL.5) Community Planning (Environmental Planning, Environmental Assessments, Environmental Impact Statements)
- PL.6) Community Planning (Land Use Codes/Studies, Form Based Codes)
- PL.7) Community Planning (Public Access Planning)
- PL.8) Community Planning (Writer, Grant Writer)
- PL.9) Economist/Social Science (Socio-Economic and Housing Studies)

Thank you for the opportunity to submit our statement of qualifications. We look forward to working with the County of Hawai'i, Planning Department on upcoming projects. If you need further clarification or information, please do not hesitate to call.

Sincerely yours,

Michael J. Summers
President

Enclosure
Company Profile
Resumes

75 Wailani Street, Wailuku, HI 96793 ▪ Ph. 808-244-6231
msummers@planningconsultantshawaii.com
www.planningconsultantshawaii.com

ENCLOSURE
Company Profile and Resumes



Master Planning • Development Permitting & EA/EIS • Community Planning and Public Policy

COMPANY PROFILE

Planning Consultants Hawaii, LLC (PCH) is a Maui, Hawaii-based planning consultancy with extensive experience in master planning, development permitting, environmental assessment (SMA/EA/EIS), community planning, and public policy.

PCH has worked on a range of projects, including master planning and permitting for a new country town proposed in Waikapū, Maui, assisting the Maui County Department of Parks and Recreation with the preparation of a master plan for Kanahā Beach Park, and conducting a scenic resource study to support the County of Hawaii in its General Plan update.

PCH's principals have a combined 50 years of planning experience having completed over 90 projects for private and public sector clients. PCH's principals have extensive professional planning experience working in both State and County governments and in the private sector.

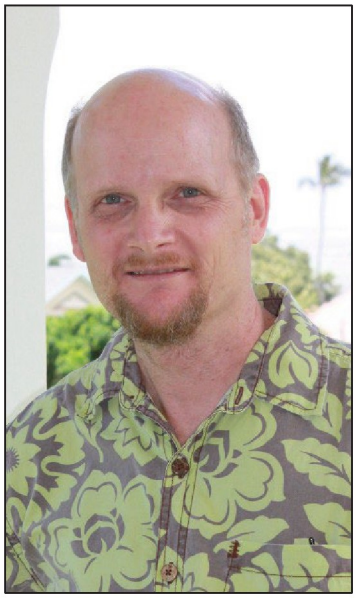
PCH strives to be responsive, reliable, and professional in all aspects of its business. PCH prides itself on using creative and innovative planning techniques to address complex issues. Our goal is to work closely with our clients to produce exceptional deliverables that exceed expectations and create positive change and more sustainable communities.

- Professional experience includes community planning, public policy, master planning, environmental assessment, development permits, land use entitlements, and special studies.
- Public and private sector planning experience.
- Management of large, complex projects involving local and national consultant teams and public sector clients.
- All PCH projects receive the personal attention and in-depth professional expertise of a firm principal.

Planning Consultants Hawaii, LLC
75 Wailani Street
Wailuku, Hawaii 96793
808.244.6231
msummers@planningconsultantshawaii.com
Website: planningconsultantshawaii.com

PRINCIPALS

Michael J. Summers
President

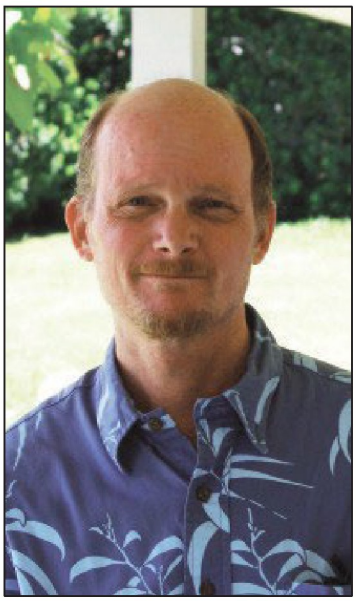


Michael J. Summers has 25 years of land use planning experience. His areas of expertise are land use, environmental, and community planning. In May of 2012 Mike founded PCH to offer urban and regional planning services throughout Hawaii and the Pacific. In this capacity, Mike helped to prepare a master plan for 2,000 acres in Central Maui. The plan involves a mixed-use redevelopment of the existing Maui Tropical Plantation into a small country town with over 1,500 homes. At PCH, Mike has also served as a principal planner on projects ranging from development of post-disaster reconstruction guidelines and protocols for the County of Maui's Department of Planning, to the preparation and processing of an Environmental Assessment for Lokahi Pacific's Mokuhau Affordable Housing Project, to conducting a scenic resources inventory and mapping project and policy study to support the County of Hawaii's General Plan update.

Mike has also worked in the public sector as a Planner V for the County of Maui's Department of Planning and as a Planning and Policy Analyst for the State of Hawaii's Office of State Planning. Mike has a thorough understanding of State and County land use planning and regulatory processes and he is intimately familiar with the unique environmental, cultural, and socio-economic environments that must be carefully considered to produce successful projects in Hawaii. He has a Bachelor's Degree in Business Economics and a Master's Degree in Urban and Regional Planning.

PRINCIPALS

John F. Summers
Vice President



John F. Summers is a principal consultant in PCH and has had extensive experience in a wide array of planning and zoning projects throughout his career. John's experience includes the preparation of general and community plans, the update of zoning ordinances, the preparation of master plans, and community revitalization.

Specifically, John has served as the project manager and/or principal author for a number of complex planning projects, such as the Maui Island Plan; Maui County Countywide Policy Plan; Wailuku Redevelopment Plan; Wailuku Small Town Zoning and Development Code; Agricultural, Rural and Open Space Zoning Ordinances; Honolua to Honokōhau Management Plan; Kanahā Beach Park Master Plan; and the Market Street Beautification Project.

John is familiar with the planning issues affecting Hawaii's social, economic, and environmental systems. John brings a creative and thoughtful approach to the full range of planning issues. Prior to becoming a private planning consultant, John served for over 10 years as the Chief of Long Range Planning for Maui County. John has a Master's Degree in Urban and Regional Planning and a B.S. in Business Economics.

SERVICES

PCH specializes in developing creative solutions to difficult land use, design, and development issues. We represent both private and public-sector clients on a variety of planning and development matters.

Master Planning



Master planning requires an understanding of how land use, design, demographics, infrastructure, transportation systems, and market forces interact to shape the built environment and the livability of communities. PCH's principals have years of experience managing complicated master planning projects.

Example projects include:

- Waikapū Country Town Master Plan
- Kanahā Beach Park Master Plan
- Honolua to Honokōhau Management Plan

Development Permitting and EA/EIS

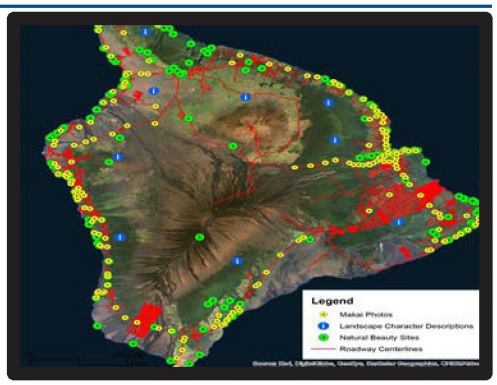


Development permitting requires an in-depth understanding of Federal, State, and County land use and environmental laws and the development process. It also requires the ability to recognize and meet the needs of both clients and regulators. PCH has years of experience working on complicated private and public sector projects.

Example projects include:

- Pāʻia Shoreline Erosion Mitigation
- Mokuhau Road Affordable Housing EA
- HNu-Energy – Vehicle Recharging Stations

Community Planning & Public Policy



Preparing a plan often requires a team with multi-disciplinary expertise in land use, economics, transportation, environmental systems, urban design, public involvement, and GIS. PCH's principals have years of experience managing such teams.

Example projects include:

- Maui Island Plan²
- Maui County Countywide Policy Plan²
- Hawaii County Scenic Resources Inventory & Mapping Project and Policy Analysis

PORTFOLIO

Select Experience of PCH Hawaii's Principals:

Master Planning



Project: **Honolua to Honokōhau Management Plan and EA**

Location: Honolua Bay, Maui, Hawaii

Client: State of Hawaii Department of Land and Natural Resources

Description: PCH is preparing a management plan and EA for 244 acres of coastal and shoreline land that stretches from Honolua Valley to Honokōhau, including Līpoa Point. Honolua Bay is located along the northwestern coast of Maui, approximately 10 miles north of Lahaina. The area is part of the Honolua ahupua'a. The area is rich in natural, cultural, and scenic resources and is a world-renowned surfing and snorkeling destination.

Role Played: Prime Consultant; Principal Planner



Project: **Master Plan for the Old Maui High School**[1]

Location: Hāmākuapoko, Maui, Hawaii

Client: Friends of Old Maui High School

Description: Worked with the client, project architect, and landscape architect to prepare a master plan for the reuse of the Old Maui High School. The plan received an APA Planning Award for Excellence.

Role Played: Project Manager; Senior Planner

PORTFOLIO, *continued*

Project: **Central Maui Pedestrian & Bicycle Master Plan to 2030**[1]

Location: Wailuku-Kahului, Maui, Hawaii

Client: State Department of Health, Healthy Hawaii Initiative

Description: Worked with the client, project subconsultants and the project's steering committee to prepare a master plan for pedestrian and bicycle facility improvements for Central Maui.

Role Played: Project Manager; Senior Planner



Project: **Kanahā Beach Park Master Plan**

Location: Kahului, Maui, Hawaii

Client: Parks & Recreation, County of Maui

Description: Prepared a master plan for Kanahā Beach Park. The 84-acre park is a world-renowned ocean recreation destination and is popular with local residents for picnicking and passive recreation. PCH's work included managing the consultant team, conducting stakeholder outreach, and drafting the preliminary and final master plan.

Role Played: Prime Consultant; Principal Planner



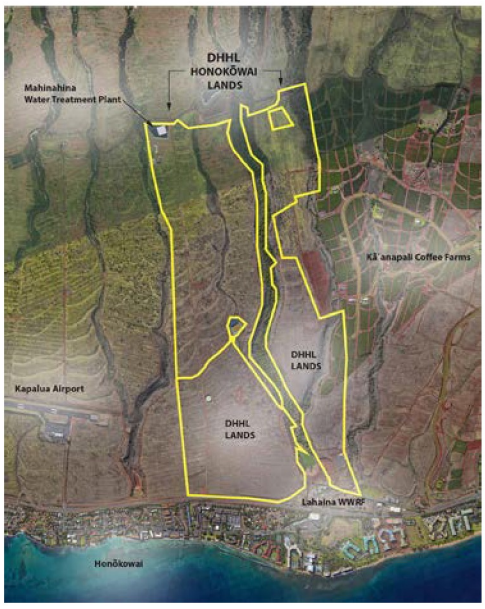
Project: **Honokōwai Subsistence Agricultural Homestead Community**

Location: Honokōwai, Maui, Hawaii

Client: State Department of Hawaiian Homelands (DHHL)

Description: PCH, and its subconsultant team, prepared a master plan for 800 acres of DHHL land that is in Honokōwai, West Maui. Working closely with the client, PCH and its subconsultant team prepared a land suitability analysis, formulated alternative land use scenarios, developed conceptual master plan alternatives, and prepared the draft and final illustrative master plan report.

Role Played: Prime Consultant; Principal Planner



PORTFOLIO, *continued*

Project: **Waikapū Country Town**

Location: Waikapū, Maui, Hawaii

Client: Waikapū Properties, LLC

Description: Prepared, together with the project landscape architect, a master plan for 2,000 acres in Central Maui. The plan involves a mixed-use redevelopment of the existing Maui Tropical Plantation into a small country town with approximately six miles of internal trails and bikeways, parks, schools, and supporting neighborhood commercial uses for 1,500 homes. The remaining acres will be designated as an agricultural preserve.





PCH's scope of work includes master planning, preparing the zoning ordinance, HRS Chapter 343 EIS, District Boundary Amendment, Community Plan Amendment, and Change in Zoning. PCH also prepared the Agricultural Impact Assessment and Sustainability Plan.

Role Played: Prime Consultant; Principal Planner

Project: **Maui Research & Technology Park Master Plan Update**[1]

Location: Kīhei, Maui, Hawaii

Client: Maui R&T Partners, LLC

Description: Worked with the client and internationally renowned urban designer Peter Calthorpe to prepare a master plan for the 414-acre Maui Research & Technology Park. Prepared a Draft HRS Chapter 343 EIS, State Land Use District Boundary Amendment, Change in Zoning, and Community Plan Amendment Application.



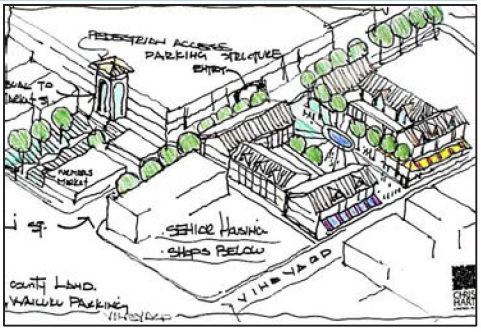
Role Played: Project Manager; Senior Planner

Project: **Wailuku Municipal Parking Lot Master Plan**[1]

Location: Wailuku, Maui, Hawaii

Client: County of Maui, Department of Planning

Description: Prepared a master plan for redevelopment of the Wailuku Municipal Parking Lot into a multi-level parking structure with supporting mixed-use development.



Role Played: Project Manager; Senior Planner

PORTFOLIO, *continued*

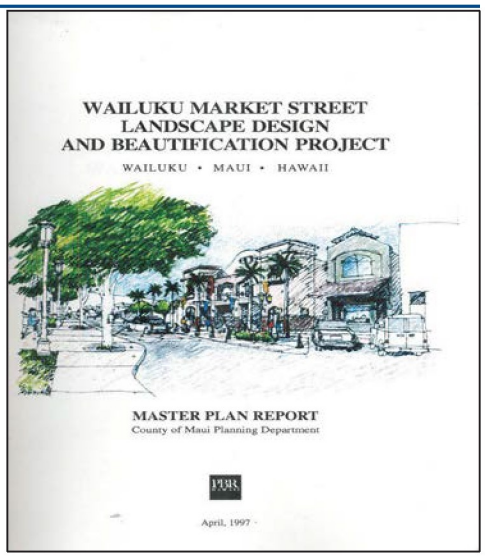
Project: **Market Street Beautification Plan**[2]

Location: Wailuku, Maui, Hawaii

Client: County of Maui, Department of Planning

Description: Managed the consultant team tasked with preparing an illustrative conceptual master plan for the beautification of Market Street from Main Street to Vineyard Street. The plan has been implemented with landscape planting, traffic calming, and street furniture improvements being made for Market Street, from Wells Street to Piʻihana Road.

Role Played: Project Manager



Development Permitting and EA/EIS

Project: **Vehicle Recharging Stations**

Location: Maui County

Client: HNu-Energy

Description: In support of JUMPSmartMaui, a collaborative project between the County of Maui and Japan, PCH prepared Special Management Area (SMA) Assessments for vehicle recharging stations at Queen Kaʻahumanu Shopping Center, Kāʻanapali Beach Hotel, Maui Tropical Plantation, Māʻalaea Triangle and the Piʻilani Village Shopping Center. Additional HNu renewable energy projects include University of Hawaii Maui College, Azeka Shopping Center, and Hope Chapel.

Role Played: Principal Planner



Project: **Pāʻia Shoreline Erosion Mitigation**

Location: Kūʻau, Maui, Hawaii

Client: West Coast Investors

Description: PCH prepared a HRS Chapter 343 Environmental Assessment, SMA Permit, Shoreline Setback Variance, USACE Jurisdictional Determination and Conservation District Use Permit for a proposed hybrid revetment/seawall on a severely eroding parcel in Kūʻau, Maui.

Role Played: Principal Planner



PORTFOLIO, *continued*



Project: **Kamali'i Alayna**[1]

Location: Kīhei, Maui, Hawaii

Client: Betsill Brothers Construction, Inc.

Description: Prepared a consolidated Special Management Area (SMA) Permit and HRS Chapter 343 Environmental Assessment for a 96-unit single-family residential development and neighborhood park on 20 acres in Kīhei, Maui, Hawaii.

Role Played: Project Planner



Project: **Mokuhau Road Affordable Housing**

Location: Wailuku, Maui, Hawaii

Client: Lokahi Pacific

Description: PCH prepared an Environmental Assessment for a sixteen-unit affordable housing project in Wailuku. The accepting authority was the County of Maui's Department of Housing & Human Concerns.

Role Played: Principal Planner



Project: **Kahului Town Center**[1]

Location: Kahului, Maui, Hawaii

Client: A&B Properties

Description: Prepared and processed an Environmental Assessment and Special Management Area Permit for the mixed-use redevelopment of the Old Kahului Shopping Center to include 450 residential units, 350,000 square feet of commercial space, a farmers' market, and a park.

Role Played: Project Manager & Senior Planner

PORTFOLIO, *continued*



Project: **South Maui Regional Park**[1]

Location: Kīhei, Maui, Hawaii

Client: County of Maui, Department of Parks and Recreation

Description: Prepared and processed an Environmental Assessment and Special Management Area Permit for the 44-acre South Maui Regional Park.

Role Played: Project Manager & Senior Planner



Project: **Kai Makani**[1]

Location: Kīhei, Maui, Hawaii

Client: Western Skies Commercial Real Estate

Description: Prepared and processed an Environmental Assessment and Special Management Area Permit for a 120-unit condominium development and associated improvements to the Kai Moina Lau Beach Park in Kīhei, Maui.

Role Played: Project Manager & Planner



Project: **Kane Street Commercial Mixed-Use**[1]

Location: Kahului, Maui, Hawaii

Client: A&B Properties

Description: Prepared a Special Management Area Permit (SMA) for a mixed-use residential and commercial development comprising 103 multi-family residential units and 22,000 square feet of commercial space within the commercial core of Kahului.

Role Played: Project Manager & Senior Planner

PORTFOLIO, *continued*

Community Planning & Public Policy

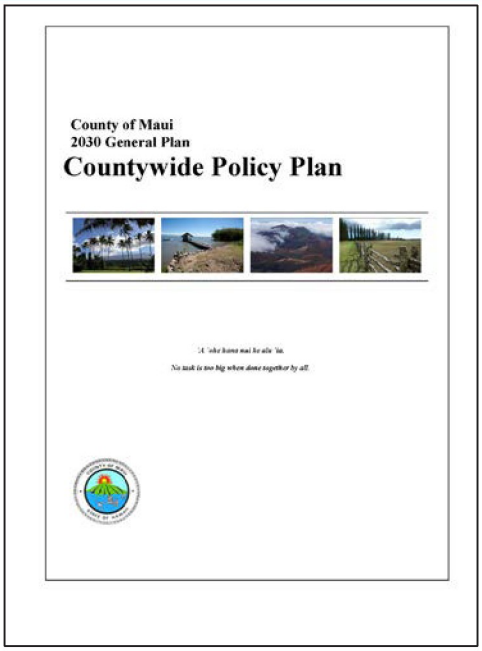
Project: **County of Maui, General Plan 2030, Countywide Policy Plan[2]**

Location: Wailuku, Maui

Employer: Department of Planning, County of Maui

Description: Oversaw the County of Maui Long Range Division update of the Countywide Policy Plan (CWPP), and its adoption before the Maui County Council. Drafted major sections of the CWPP. The CWPP is the overarching policy plan document for Maui County.

Role Played: Long Range Division Chief, Team Leader



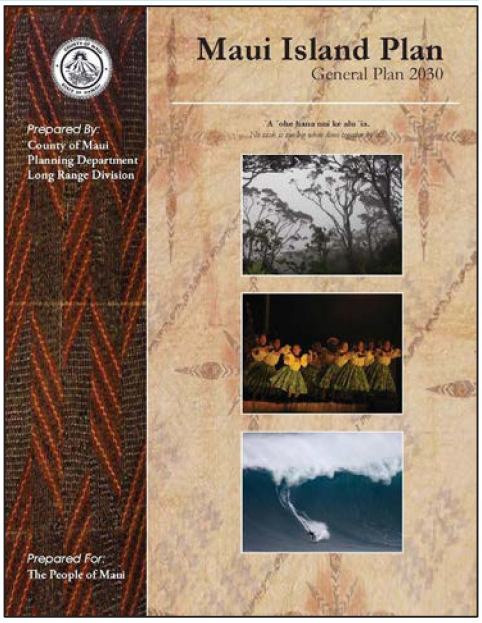
Project: **County of Maui, General Plan 2030, Maui Island Plan (MIP)[2]**

Location: Wailuku, Maui

Employer: Department of Planning, County of Maui

Description: Led the development of the first comprehensive plan for the island of Maui. The MIP looks comprehensively at many factors that influence the physical, social, and economic development of Maui Island. The most notable characteristic of the plan is the establishment of Maui's first directed growth strategy, including urban, small town, and rural growth boundaries. Prepared several elements of the MIP. Facilitated the adoption of the MIP before the General Plan Advisory Committee, Maui Planning Commission, and County Council.

Role Played: Long Range Division Chief, Team Leader



PORTFOLIO, *continued*

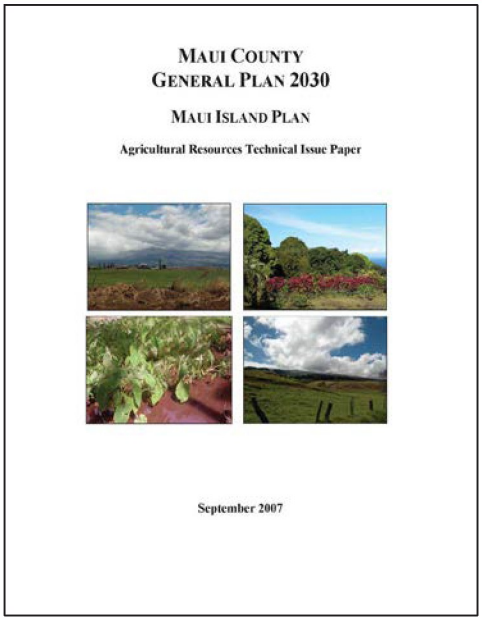
Project: **County of Maui, General Plan**
2030 General Plan Technical Studies[1]

Location: Wailuku, Maui

Client: Department of Planning, County of Maui

Description: Prepared several supporting technical studies, including Heritage Resources, Infrastructure and Public Facilities, Agricultural Resources, Scenic Resources, Transfer and Purchase of Development Rights, Rural Lands Technical Issue Papers, Historic Settlement Pattern Analysis, and GIS Mapping.

Role Played: Project Manager, Senior Planner



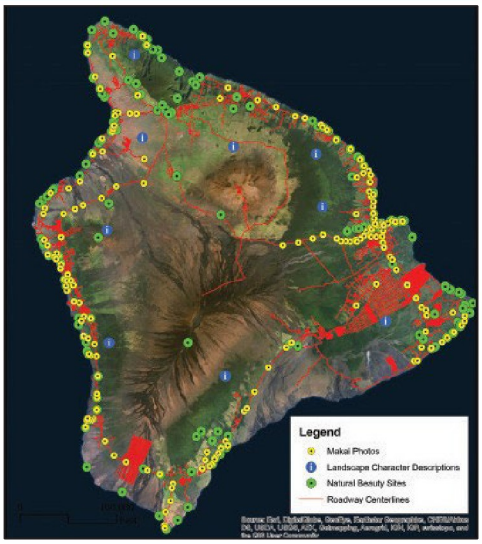
Project: **Hawaii County Scenic Resources**
Inventory and Mapping Project

Location: County of Hawaii

Employer: Planning Department, County of Hawaii

Description: PCH prepared a scenic resources inventory and mapping project and policy study to support the County of Hawaii's General Plan update. The scope of work included identifying and inventorying Hawaii County's scenic resources using digital photography and Geographic Positioning Systems (GPS), mapping the resources using Geographic Information Systems (GIS), and rating the resources using prescribed practices and procedures. PCH also produced a report summarizing national and international scenic resource protection best practices and made recommendations to assist Hawaii County in the development of its own scenic resource protection program.

Role Played: Prime Consultant; Principal Planner



PORTFOLIO, *continued*



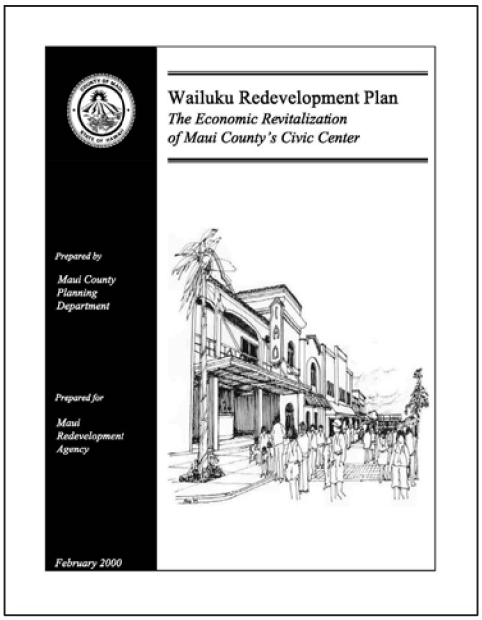
Project: **Maui County Post-Disaster Reconstruction Guidelines and Protocols (RGP's)**

Location: County of Maui

Client: County of Maui, Department of Planning

Description: PCH was contracted by Cardno/TEC to work with a diverse consultant team and the County of Maui's Department of Planning to develop post-disaster reconstruction guidelines and protocols (RGP's). The purpose of the RGP's is to streamline post-disaster permitting time and costs, while protecting the public's health, safety, and valuable shoreline resources. PCH assisted with community outreach, helped to manage the work of a project advisory group, and draft the RGP's.

Role Played: Senior Planner



Project: **Wailuku Redevelopment Area Plan[2]**

Location: Wailuku, Maui

Employer: Department of Planning, County of Maui

Description: Authored and facilitated Maui Redevelopment Agency and County Council approval of the Wailuku Redevelopment Plan. The plan provides a clear, defined strategy to encourage new investment and job creation within Wailuku Town's commercial core. Responsible for directing the implementation of the plan through the Maui Redevelopment Agency.

Role Played: Project Manager, Senior Planner

PORTFOLIO, *continued*

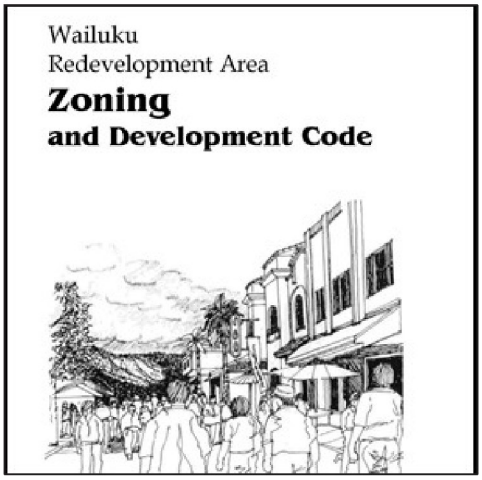
Project: **Wailuku Redevelopment Area Zoning & Development Code**[2]

Location: Wailuku, Maui

Employer: Department of Planning, County of Maui

Description: Conducted a zoning code audit to identify zoning and building code impediments to redevelopment within the Wailuku Redevelopment Area. Prepared the Wailuku Redevelopment Area Zoning & Development Code.

Role Played: Project Manager & Planner



Project: **Maui County Agricultural Development Plan**[1]

Location: Maui, Hawaii

Client: Maui County Farm Bureau

Description: Worked with the Maui County Farm Bureau to prepare an agricultural development plan for the island of Maui. The plan addresses land, water, transportation, marketing, education, and labor issues.

Role Played: Project Manager, Senior Planner



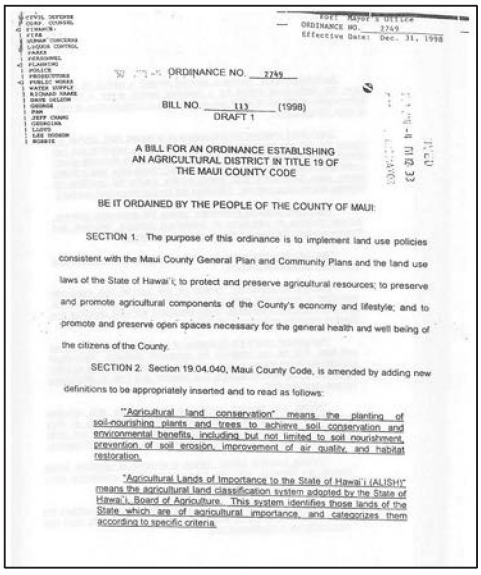
Project: **Agricultural and Rural Zoning Ordinances**[2]

Location: Wailuku, Maui

Employer: Department of Planning, County of Maui

Description: Prepared legislation to update rural and agricultural zoning districts in Maui County. Facilitated the review of the legislation by the Planning Commissions and the County Council. The law provided the first comprehensive set of permitted uses and development standards to promote agriculture and protect agricultural land and rural character in Maui County. The law provided agricultural protection zoning to over 400,000 acres of agricultural land.

Role Played: Project Manager, Senior Planner


ORDINANCE NO. 2749

BILL NO. 113 (1998)
DRAFT 1

A BILL FOR AN ORDINANCE ESTABLISHING AN AGRICULTURAL DISTRICT IN TITLE 19 OF THE MAUI COUNTY CODE

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. The purpose of this ordinance is to implement land use policies consistent with the Maui County General Plan and Community Plans and the land use laws of the State of Hawai'i; to protect and preserve agricultural resources; to preserve and promote agricultural components of the County's economy and lifestyle; and to promote and preserve open spaces necessary for the general health and well being of the citizens of the County.

SECTION 2. Section 19.04.040, Maui County Code, is amended by adding new definitions to be appropriately inserted and to read as follows:

"Agricultural land conservation" means the planting of soil-nourishing plants and trees to achieve soil conservation and environmental benefits, including but not limited to soil nourishment, prevention of soil erosion, improvement of air quality, and habitat restoration.

"Agricultural Lands of Importance to the State of Hawai'i (ALISH)" means the agricultural land classification system adopted by the State of Hawai'i, Board of Agriculture. This system identifies those lands of the State which are of agricultural importance, and categorizes them according to specific criteria.

PORTFOLIO, *continued*

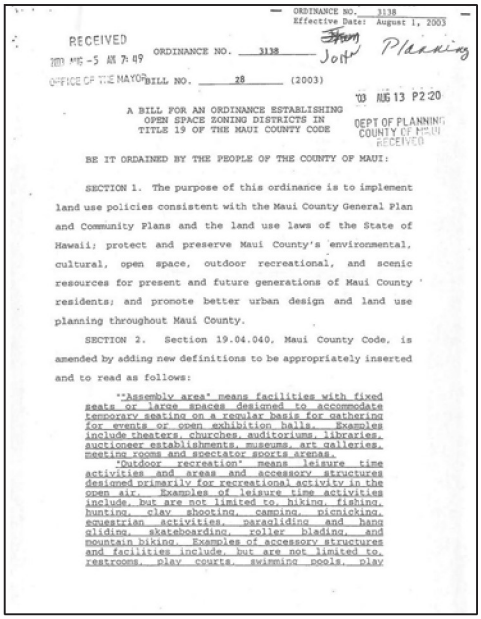
Project: **Open Space Zoning Ordinance**[2]

Location: Wailuku, Maui

Employer: Department of Planning, County of Maui

Description: Prepared the first open space zoning legislation in Maui County. Facilitated the review of the draft legislation for the planning commissions and the County Council. The law provides the first comprehensive set of permitted uses and development standards to protect lands designated for open space protection in Maui County's community plans.

Role Played: Project Manager, Senior Planner



ORDINANCE NO. 3138
Effective Date: August 1, 2003

RECEIVED
2003 AUG -5 AM 7:49
OFFICE OF THE MAYOR

ORDINANCE NO. 3138
BILL NO. 28 (2003)

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DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

A BILL FOR AN ORDINANCE ESTABLISHING OPEN SPACE ZONING DISTRICTS IN TITLE 19 OF THE MAUI COUNTY CODE

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. The purpose of this ordinance is to implement land use policies consistent with the Maui County General Plan and Community Plans and the land use laws of the State of Hawaii; protect and preserve Maui County's environmental, cultural, open space, outdoor recreational, and scenic resources for present and future generations of Maui County residents; and promote better urban design and land use planning throughout Maui County.

SECTION 2. Section 19.04.040, Maui County Code, is amended by adding new definitions to be appropriately inserted and to read as follows:

"Assembly area" means facilities with fixed seats or large spaces designed to accommodate temporary seating on a regular basis for gathering for events or open exhibition halls. Examples include theaters, churches, auditoriums, libraries, auctioneer establishments, museums, art galleries, meeting rooms and spectator sports arenas.

"Outdoor recreation" means leisure time activities and areas and accessory structures designed primarily for recreational activity in the open air. Examples of leisure time activities include, but are not limited to, hiking, fishing, hunting, clay shooting, camping, picnicking, equestrian activities, paragliding and hang gliding, skateboarding, roller blading, and mountain biking. Examples of accessory structures and facilities include, but are not limited to, restrooms, play courts, swimming pools, play

Project: **South Shore Molokai Shoreline Erosion Management Plan**

Location: Kaunakakai, Molokaʻi

Employer: Department of Hawaiian Homelands (DHHL), State of Hawaii

Description: PCH co-authored a shoreline erosion management plan for the coastal homestead communities of Kalamaʻula, Kapaʻakea, Kamiloloa, and One Aliʻi along Molokaʻi's southern coast. The project's purpose is to develop a strategy to proactively manage shoreline resources that are vulnerable to erosion. PCH's work included managing the consultant team, conducting stakeholder outreach, and working with the client to draft the preliminary and final master plan.

Role Played: Prime Consultant; Principal Planner



[1] Professional experience attributed to Michael Summers while employed as a senior planner for Chris Hart and Partners.
[2] Professional experience attributed to John Summers while employed as a Planning Administrator for the County of Maui Planning Department.
[3] Professional experience attributed to Michael Summers while employed as a staff planner for the County of Maui Planning Department.
[4] Professional experience attributed to John Summers while employed as a staff planner for the State of Hawaii Office of Planning.

REFERENCES

- Mike Atherton, Waikapū Properties, LLC, (209) 601-4187, athertonisland@gmail.com
- Jim Buika, Department of Planning, County of Maui, (808) 270-8205, james.buika@mauicounty.gov
- Nancy McPherson, State of Hawaii, Department of Hawaiian Homelands, (808) 620-9519, nancy.m.mcpherson@hawaii.gov
- Barbara Long, Friends of Old Maui High School, (808) 878-8529
- Albert Boyce, Waikapū Properties, LLC, 209-239-4014, albertboyce@gmail.com



R é s u m é

MICHAEL J. SUMMERS
PRESIDENT
PLANNING CONSULTANTS HAWAII, LLC

EDUCATION

- Master of Urban and Regional Planning (MURP), 1995 – G.P.A. 3.72
  University of Hawaii at Manoa, Honolulu, Hawaii
  Area of Concentration: Land Use Planning – Planning Methods & Models

- Bachelor of Science Business Administration (B.S.B.A.) , 1988 – G.P.A. 3.71
  Hawaii Pacific University, Honolulu, Hawaii
  Major: Business Economics

EXPERIENCE

July 2012 – Present	**Planning Consultants Hawaii, LLC, Wailuku, Maui, Hawaii** President Founding Principal of an urban and regional planning practice specializing in land use planning, sustainability services, community planning and development permitting
1999 – June 2012	**Chris Hart & Partners, Inc., Wailuku, Maui, Hawaii** Senior Associate Land Use Planner Community planning, master planning, environmental assessment, development permitting, special projects
1997 – 1999	**County of Maui, Department of Planning, Wailuku, Maui** Planner IV and V
1994 – 1995	**State of Hawaii, Office of State Planning, Honolulu, HI** Planning and Policy Analyst
1993 – 1994	**University of Hawaii at Manoa, Honolulu, Hawaii** Graduate Teaching Assistant
1989 – 1992	**Nippon NCB Co., Fukuoka, Japan** English Language Instructor

PERSONAL

- Have lived in Japan and traveled extensively throughout the South Pacific and Asia.
- Enjoy surfing, camping, hiking, reading and foreign languages.
- Married; father of one.

JOHN F. SUMMERS

Maui, Hawaii • (808) 269-6220 • jsummers@planningconsultantshawaii.com

PROFESSIONAL OVERVIEW

John has 30 years of professional planning experience in the State of Hawaii. Prior to joining Planning Consultants Hawaii, John was the Chief of plan implementation and long range planning for the Maui County Planning Department. During his service with Maui County John was responsible for developing and managing the Long Range Division, updating the General Plan and community plans, preparing land use legislation, and administering the Maui Redevelopment Agency. John has a Master's Degree in Urban and Regional Planning and a B.S. in Business Economics. John has extensive experience in:

- Community Planning
- Zoning and Legislation
- Policy Analysis
- Natural Area Planning
- Redevelopment
- Administration and Program Management

EXPERIENCE

7/15 to Present	PLANNING CONSULTANTS HAWAII, LLC Vice President Wailuku, Hawaii
2/04 to 7/15	COUNTY OF MAUI, Planning Department Wailuku, Hawaii Division Chief, Plan Implementation Division Division Chief, Long Range Division
7/97 to 2/04	COUNTY OF MAUI, Planning Department Wailuku, Hawaii Administrative Planning Officer
2/96 to 7/97	COUNTY OF MAUI, Planning Department Wailuku, Hawaii Planner IV & V
1/92 to 11/95	OFFICE OF STATE PLANNING (OSP), State Plan Branch Honolulu, Hawaii Planning and Policy Analyst, Planner IV & V Graduate Intern (1/92 to 10/93)

CAREER HIGHLIGHTS

Community Planning

Countywide Policy Plan. Oversaw the Long Range Division update of the Countywide Policy Plan (CWPP), and its adoption before the Maui County Council. The CWPP is the overarching policy document that guides the Maui Island Plan and nine community plan updates. The CWPP includes a

statement of core principles and objectives that measure policy effectiveness.

Maui Island Plan (MIP). Led the development of the first comprehensive plan for the island of Maui. The MIP looks comprehensively at many factors that influence the physical, social, and economic development of Maui Island. The most notable characteristic of the Plan is the establishment of Maui's first directed growth strategy including urban, small town, and rural growth boundaries.

General Plan Technical Studies. As Long Range Division Chief, oversaw the preparation of over fifteen technical studies to support the general plan update including a socio-economic forecast, land use forecast, economic development issue paper, housing study, natural resource assessment, facility assessment, and other related studies.

Zoning and Legislation

Rural, Agricultural, and Open Space Zoning Districts. Prepared new legislation to establish rural, agricultural, and open space zoning districts in Maui County. Provided zoning to over 400,000 acres of agricultural and rural land.

Comprehensive update of Title 19, Maui County Code. Directed the comprehensive update of Title 19, Maui County Code. The proposed code includes new land use definitions, performance standards, and zoning districts to implement the Maui County General Plan and Community Plans.

Wailuku Small Town Zoning and Development Code (WRAZ&D). Worked with a consultant team to develop a model land use and development code for the Wailuku Redevelopment Area. The code provides special planning standards that are tailored for traditional neighborhood development patterns, promotes mixed use development, and encourages alternative parking strategies.

Natural Area Planning

South Shore Moloka'i Shoreline Erosion Management Plan. Co-authored a shoreline erosion management plan (SEMP) for the coastal Hawaiian homestead communities of Kalama'ula, Kapa'akea, Kamiloloa, and One Ali'i along Moloka'i's southern coast. The purpose of the SEMP is to provide the Department of Hawaiian Homelands with a comprehensive strategy to manage shoreline erosion in the project area. Specific objectives are to: 1. Identify the underlying causes of shoreline erosion and likely future progression; 2. Identify major threats to cultural, socioeconomic, infrastructure, and other resources arising from shoreline erosion; 3. Educate the community as to the causes of shoreline erosion and appropriate management responses; and 4. Identify effective and sustainable shoreline erosion management strategies that maintain natural processes and consider community needs.

Honolua to Honokōhau Management Plan (HHMP). Prepared a management plan for 242 acres of coastal and shoreline land that stretches from Honolua Bay to Honokōhau, including Līpoa Point. The HHMP Area is

located along the northwestern coast of Maui, approximately ten miles north of Lahaina. The HHMP will include a comprehensive strategy to protect the area's cultural, scenic, and recreational resources.

Kanahā Beach Park Master Plan. Prepared a master plan for Kanahā Beach Park. The 84-acre park is popular with local residents for picnicking, and active and passive recreation. The park is also recognized as a world-renowned ocean recreation destination. Primary responsibilities included managing the consultant team, conducting stakeholder outreach, and drafting the preliminary and final master plan.

Policy Analysis

State Land Use Regulation and Management Study (SLURM). Provided support for the evaluation of Hawaii's State and County land use system, identified the system's strengths and weaknesses, and proposed recommendations for improving the system. Submitted a report to the 1994 State Legislature.

Administrative Rules and Policies. Prepared administrative rules and policies for the Planning Director, Maui Redevelopment Agency, General Plan Advisory Committee and other boards and commissions to address various land use and planning issues.

State Program Evaluation and Assessment Report (SPEAR). Assisted in the development of a model methodology and process to enable the identification of core and non-core State government programs; the ranking of programs for funding priority; and the impacts of program elimination or streamlining. Submitted a report to the State Director of Budget and Finance.

Redevelopment

Wailuku Redevelopment Plan. Prepared an economic revitalization plan that provides a clear, defined strategy to encourage new investment and job creation within Wailuku Town's commercial core. Responsible for directing the implementation of the plan through the Maui Redevelopment Agency.

M-K Series Population Growth Working Paper. Responsible for fiscal impact modeling and the analysis of economic development and public infrastructure financing strategies.

Administration & Project Management

Administered and coordinated the overall activities of the Long Range Division for the Department of Planning. Administered, directed, and formulated long range planning activities. Represented the Planning Director before various boards, committees, and governmental agencies. Supervised a staff of sixteen including planners, geographic information system analysts, and administrative assistants. Assisted with the Division budget as it relates to operational costs, equipment, personnel, and special projects.

Administered the Maui Redevelopment Agency on behalf of the Planning Director. Prepared the agency's agendas, budgets, administrative rules, and provided other administrative services.

Provided administrative assistance to the Director and Deputy Director of the Department of Planning including the preparation of project proposals (RFPs), work programs, budgets, project status reports and CDBG applications for special planning projects. Prepared planning reports, speeches, business letters, memos, and other forms of written communication daily.

Delivered presentations to the Mayor, County Council, professional, and community organizations.

EDUCATION

UNIVERSITY OF HAWAII (MANOA), 1991-1993
Degree: Master of Urban & Regional Planning, G.P.A 3.91
Areas of Concentration: Land Use Planning - Economic Development and Tourism Planning

HAWAII PACIFIC UNIVERSITY, December 1988 – "Cum Laude"
B.S. in Business Administration, G.P.A. 3.85, Dean's List
Major: Business Economics

PERSONAL

Married with two daughters.
Overseas work experience in East Asia.