

## Araujo, Jaclyn

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**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](mailto:jsummers@planningconsultantshawaii.com).

Mahalo, John Summers  
Vice President  
Planning Consultants Hawaii, LLC  
[jsummers@planningconsultantshawaii.com](mailto:jsummers@planningconsultantshawaii.com)  
808-268-4059



*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

Mr. Zendo Kern  
Planning Director  
County of Hawai'i  
June 27, 2023  
Page 2

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,

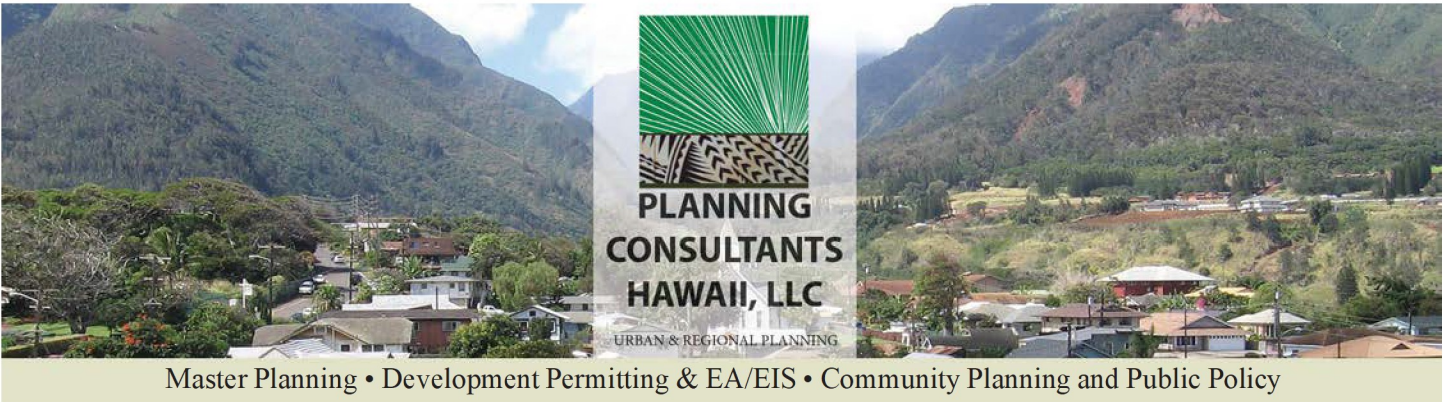


Michael J. Summers  
President

Enclosure  
Company Profile  
Resumes

**ENCLOSURE**

**Company Profile and Resumes**



## 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 Kahanā 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.

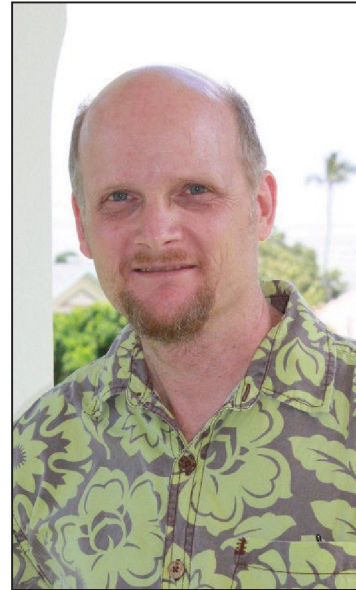
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Planning Consultants Hawaii, LLC  
75 Wailani Street  
Wailuku, Hawaii 96793  
808.244.6231  
msummers@planningconsultantshawaii.com  
Website: [planningconsultantshawaii.com](http://planningconsultantshawaii.com)

## 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.

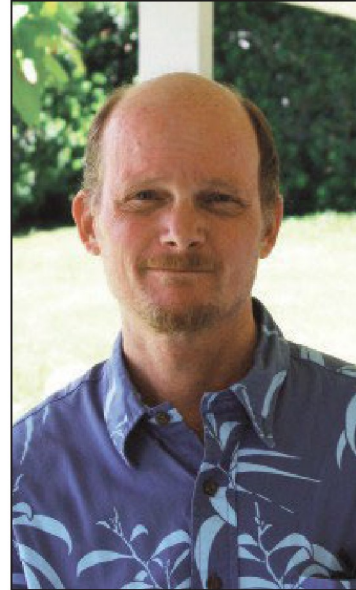
## PRINCIPALS

### **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:

- Pā'ia Shoreline Erosion Mitigation
- Mokuahau Road Affordable Housing EA
- HNu-Energy – Vehicle Recharging Stations

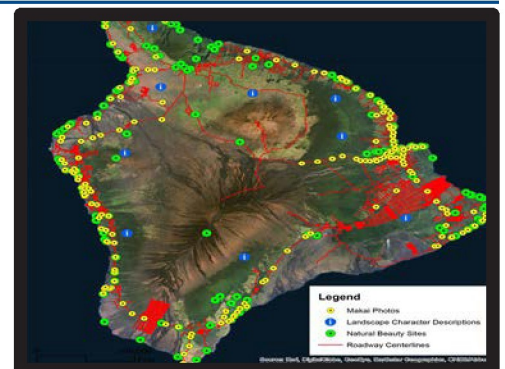


### Community Planning & Public Policy

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 Plan<sup>2</sup>
- Maui County Countywide Policy Plan<sup>2</sup>
- Hawaii County Scenic Resources Inventory & Mapping Project and Policy Analysis



## PORTFOLIO

Select Experience of PCH Hawaii's Principals:

### Master Planning

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*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<sup>1</sup>**

*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<sup>1</sup>**

*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



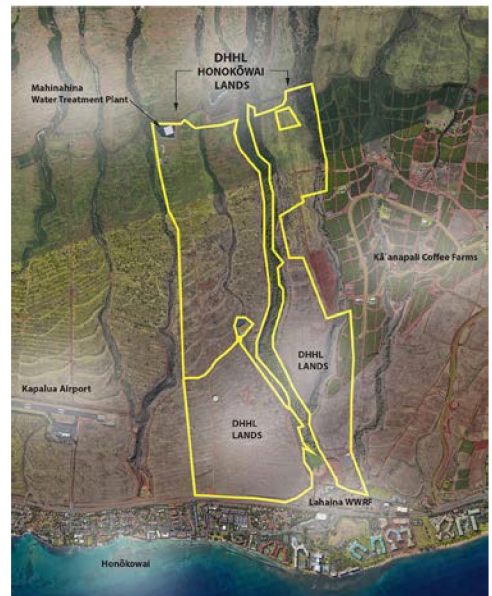
**Project: Honokōwai Subsistence Agricultural Homestead Community**

*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*

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**Project: Waikapū Country Town**

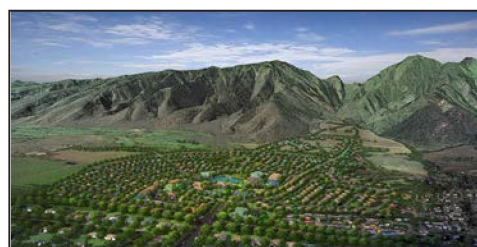
*Location:* Waikapū, Maui, Hawaii

*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



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**Project: Maui Research & Technology Park Master Plan Update<sup>1</sup>**

*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



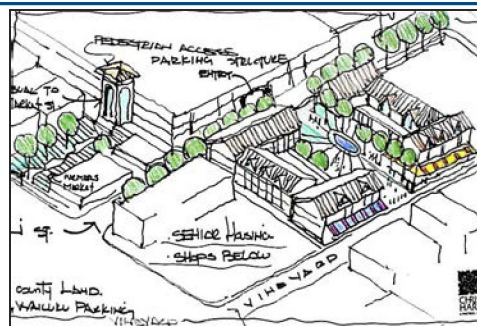
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**Project: Wailuku Municipal Parking Lot Master Plan<sup>1</sup>**

*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*

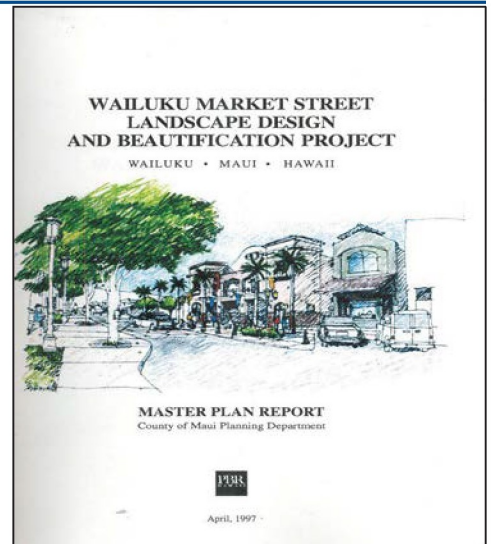
### **Project: Market Street Beautification Plan<sup>2</sup>**

*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 Pi‘ihana 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 Ka‘ahumanu Shopping Center, Kā‘anapali Beach Hotel, Maui Tropical Plantation, Mā‘alaea Triangle and the Pi‘ilani 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: Pā‘ia Shoreline Erosion Mitigation**

*Location:* Kū‘au, 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 Kū‘au, Maui.



*Role Played:* Principal Planner

## PORTFOLIO, *continued*

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*Project:* **Kamali‘i Alayna<sup>1</sup>**

*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<sup>1</sup>**

*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<sup>1</sup>**

*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<sup>1</sup>**

*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<sup>1</sup>**

*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

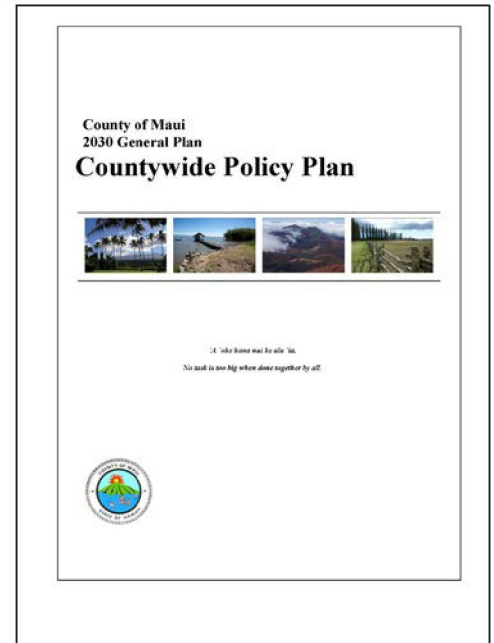
*Project:* County of Maui, General Plan 2030, Countywide Policy Plan<sup>2</sup>

*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



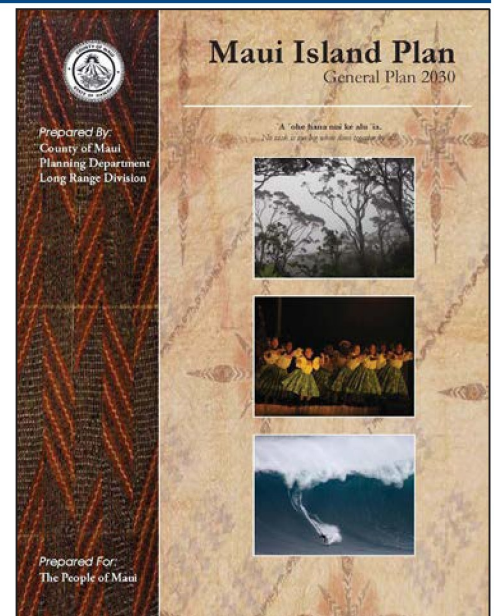
*Project:* County of Maui, General Plan 2030, Maui Island Plan (MIP)<sup>2</sup>

*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*

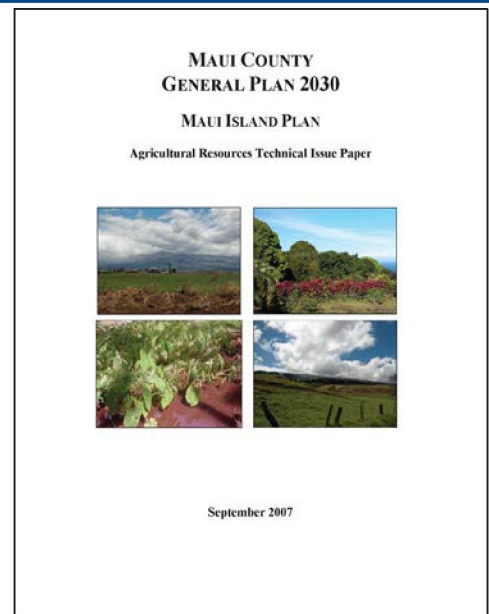
**Project: County of Maui, General Plan  
2030 General Plan Technical Studies<sup>1</sup>**

*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



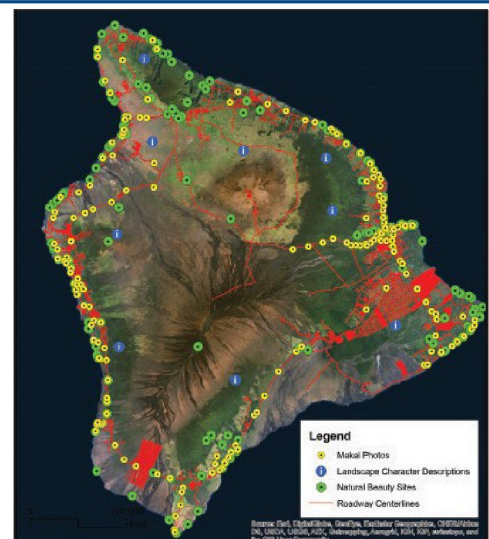
**Project: Hawaii County Scenic Resources  
Inventory and Mapping Project**

*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*

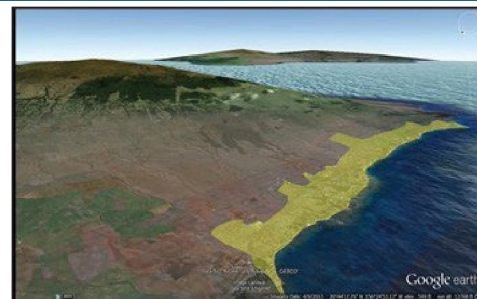
**Project: Maui County Post-Disaster Reconstruction Guidelines and Protocols (RGP's)**

*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



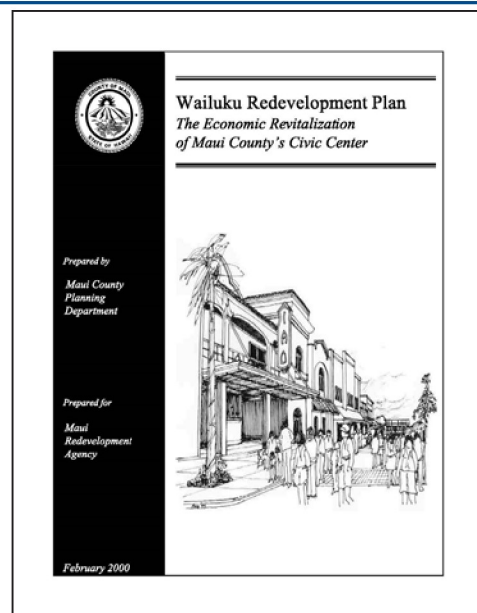
**Project: Wailuku Redevelopment Area Plan<sup>2</sup>**

*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*

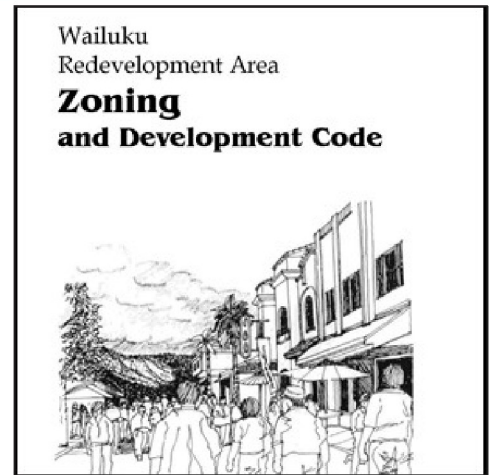
*Project:* **Wailuku Redevelopment Area Zoning & Development Code<sup>2</sup>**

*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<sup>1</sup>**

*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



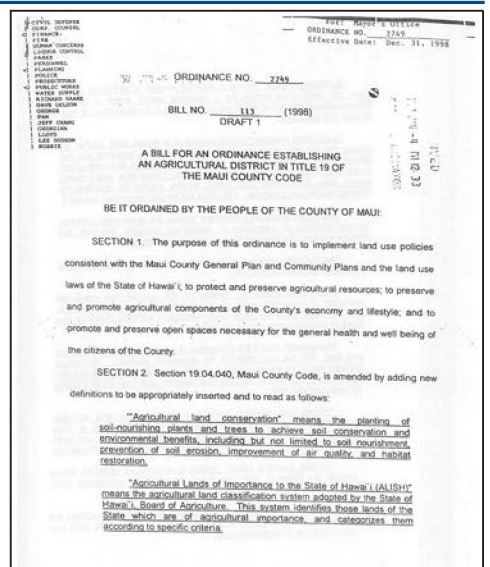
*Project:* **Agricultural and Rural Zoning Ordinances<sup>2</sup>**

*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



**PORTFOLIO**, *continued*

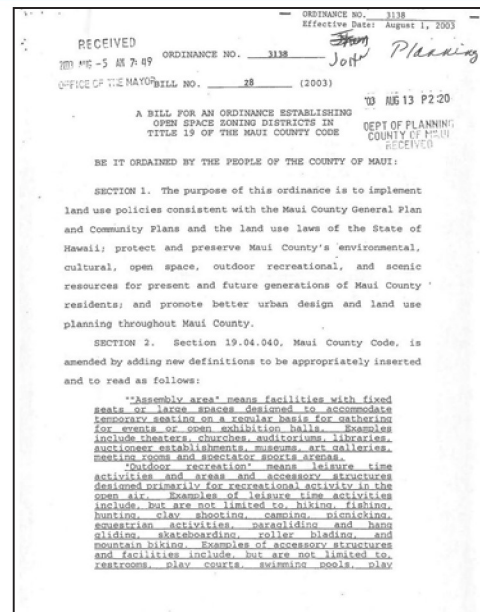
**Project: Open Space Zoning Ordinance<sup>2</sup>**

*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



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

*Location:* Kaunakakai, Moloka‘i

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

*Description:* PCH co-authored a shoreline erosion management plan for the coastal homestead communities of Kalama‘ula, Kapa‘akea, Kamiloloa, and One Ali‘i along Moloka‘i’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



<sup>1</sup> Professional experience attributed to Michael Summers while employed as a senior planner for Chris Hart and Partners.

<sup>2</sup> Professional experience attributed to John Summers while employed as a Planning Administrator for the County of Maui Planning Department.

<sup>3</sup> Professional experience attributed to Michael Summers while employed as a staff planner for the County of Maui Planning Department.

<sup>4</sup> Professional experience attributed to John Summers while employed as a staff planner for the State of Hawaii Office of Planning.

## REFERENCES

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- 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

Planning Consultants Hawaii, LLC

75 Wailani Street, Wailuku, Hawaii 96793

808.244.6231

msummers@planningconsultantshawaii.com

Website: [planningconsultantshawaii.com](http://planningconsultantshawaii.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

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

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# JOHN F. SUMMERS

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## 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

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