

# County of Hawai'i

## Housing and Community Development

NOTICE TO PROVIDERS OF PROFESSIONAL SERVICES  
for fiscal year 2023-2024, beginning July 1, 2023

### Letter of Interest and Statements of Qualifications for OH.4) Community Planning (*Environmental Assessment*)

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

June 30, 2023



*letter of interest*



111 S. King Street  
Suite 170  
Honolulu, HI 96813  
808.523.5866  
www.g70.design

June 30, 2023

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

**Subject: Statement of Qualifications & Letter of Interest  
Housing and Community Development, County of Hawai'i  
for Fiscal Year 2023-2024**

Dear Ms. Kunz:

G70 is pleased to express interest in providing professional services for Housing and Community Development, County of Hawai'i for the Fiscal Year 2023-2024 in the following categories:

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

Established in 1971, G70 is Hawai'i's largest full service multi-discipline design firm providing integrated services for sustainable development in architecture, civil engineering, planning and environment, geographic information systems, technology, and interior design. Our team brings a collective high level of talent unique in our approach and broad thinking from typical firms. G70's team will:

- ✓ **Create Value** – understanding our client, culture and community to design innovative solutions that deliver a successful project on time, and on budget.
- ✓ **Provide a “One Stop Shop” of Skilled Professionals** - collaborative and multidiscipline team of professionals including engineers, planners, architects, interior designers, information technologists, cultural specialists, software engineers, GIS technicians, graphic designers, asset managers, and communications personnel.
- ✓ **Be Culturally Relevant in Design and Project Management** – years of experience and involvement with the local culture, community and government agencies allow us to deliver successful projects.
- ✓ **Promote Sustainable Principles** – delivering solutions that consider the context of the project using a cross discipline, life cycle perspective to integrate and protect resources and the community.
- ✓ **Leverage Technology** – knowledge and ability to utilize technological tools to provide efficient and valued added service.

**1. The name of the firm or person, contact information including email address, the principal place of business, and location of all of its offices;**

Name of firm: Group 70 International dba G70  
Firm Address: 111 S. King Street, Suite 170  
Honolulu, HI 96813

Contact Person: Kāwika McKeague, AICP, Principal Planner  
Email Address: [kawikam@g70.design](mailto:kawikam@g70.design)  
Phone number: (808) 523-5866

**2. The age of the firm and its average number of employees over the past five years:**

G70 was founded in 1971. We have averaged 100 employees over the past five years and we currently have 107 employees.

**3. The education, training, and qualifications of the individual, or if a firm, its key employees in accordance with HRS 103D-304 and/or the professional and scientific occupation series contained in the United States Office of Personnel Managements' Qualifications Standards Handbook:**

Please see Resumes of Key Personnel

**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:**

- BWS Ha'ikū Stairs EIS
- BWS Waihe'e Riparian Learning Center EA
- KS Keauhou Bay Management Plan
- DOT, Hilo Harbor, Multiple Improvements
- Awake'e/Manini'owali Land Exchange, EA
- Hale Pohaku Mid-Elevation Facilities, Master Plan & EIS
- Hiluhilu/UH West Hawai'i, EIS & Permits
- Kea'au High School, Site Evaluation Study/EIS
- Kea'au II Elementary School, Site Evaluation Study/EIS
- Board of Water Supply Haiku Stairs, EIS
- Hilo Judiciary Site Selection/EIS
- Kona Judiciary Complex, Site Selection/EIS
- Lā'īpa la Heights, EA & Permits
- Palamanui – A Hiluhilu Development, Master Plan, EIS
- Pelekane Bay Ecosystem Restoration, EA (NEPA)
- UH Hilo Student Life & Events Center, Master Plan, EA
- Kamakana Villages at Keahuolu
- Kekaha Kai State Park Master Plan/EIS
- Mauna Kea Master Plan/EIS
- Kawaihae Harbor EIS Improvements
- 'Ewa/Central Development Plan
- CNMI State Standard Mitigation Plan
- Lā'ie Community – Master Plan, EIS, Permits, and Wetland Studies
- Kamehameha Schools North Shore Plan
- Wailua Town Master Plan
- DHHL Holomau Lands, EA
- DHHL Kahikinui Regional Plan
- DHHL Waimea Nui Regional Community Development, EA
- Kalaeloa Harbor 2040 Master Plan/EIS

Client References		
Name	Organization	Phone Number
Mr. Dean Uchida	City and County of Honolulu, Department of Planning and Permitting	(808) 768-8053
Mr. Carter Luke	Department of Transportation – Harbors Division	(808) 587-1860
Mr. Andrew Choy	Hawai'i State Department of Hawaiian Home Lands, Hawaiian Homes Commission, Planning Office	(808) 620-9279
Ms. Hilarie Alomar	Kamehameha Schools, Planning & Development Division	(808) 523-6223
Mr. Barry Usagawa	City and County of Honolulu – Board of Water Supply	(808) 748-5900

**5. Any promotional or descriptive literature which the individual or firm desires to submit.**

We have provided supporting data for G70 to include:

- Company Profile
- Key Personnel Resumes
- Project Profiles

We appreciate your consideration of our firm for the above listed category. Should you have any questions, please contact me at (808) 523-5866 or by email at [kawikam@g70.design](mailto:kawikam@g70.design).

Sincerely,



Kāwika McKeague, AICP  
Po'o Lelehua (Planning Principal)

*company profile*

# about g70

## FULL SERVICE

Established in 1971, G70 is Hawai'i's largest full service multi-disciplined design firm providing integrated services for sustainable development in architecture, interior design, civil engineering, and planning & environmental services. We have specific expertise in design for resort communities, residential projects, educational and medical facilities, mixed-use commercial ventures, utilities and roadway infrastructures, and all phases of master planning for major land holdings.

## CREATING VALUE

Based in Honolulu, G70 is staffed with over 100 full-time professionals, including: licensed architects, interior designers, civil engineers, planners, technical specialists, and other support personnel. The firm is on the forefront of sustainable design practices with 33 LEED (Leadership in Energy and Environmental Design) accredited professionals in all areas of service.

## CULTURALLY RELEVANT

G70 is about stewardship. Our work begins with understanding our client, the host culture of each project, and the surrounding community. We work with communities to create designs that not only best serve the people, but also incorporate the cultural, historical and environmental aspects of the land.

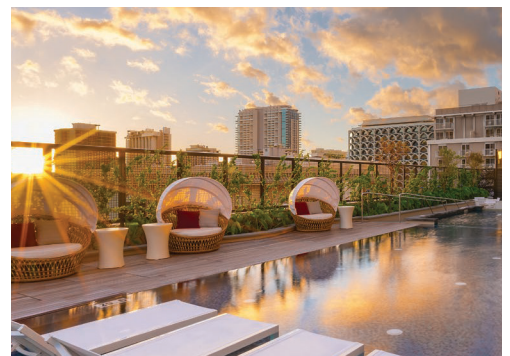
## SUSTAINABLE DESIGNS

Sustainable principles cross all disciplines in project development from planning to design, integrating land resource management and cultural heritage with cutting edge sustainable technology. G70 offers sustainable design methods and tools to plan, build, and monitor the utilities and infrastructure of a project site. We provide asset management resources to maintain, secure, and optimize operating costs for land owners and developers.

## TECHNOLOGY

G70 is progressive in its use and application of design software to enhance visualization and bring efficiency to the design process. Our current list of software being utilized is:

- Revit 2018, 2020
- Dynamo Revit
- AutoCad 2018, 2020
- SketchUp Pro 8
- Photoshop
- Illustrator
- InDesign
- Rhino 5 5
- BIM 360
- Google Earth Pro
- Grasshopper Arc GIS
- Lumion 6.0
- Civil 3D 2018, 2020
- Arc GIS
- Infracore
- Formlabs



# *G70 services*

## ARCHITECTURE

G70 designs architecture that represent the lifestyles of communities and respect the natural landscape surrounding each project. Our emphasis on cultural context, honoring traditional values, combined with contemporary innovation and planning of sustainable environments creates harmonious, memorable designs for our future.



## CIVIL ENGINEERING

Civil Engineering Consulting Services include the full range of services for a civil consulting firm. Our capabilities are broadened significantly with the overlapping services and abilities of G70, including Planning and Environmental Services, Land-Use Permitting, Architecture, Sustainable Development, GIS and Geospatial Services, and Asset Management.



## INTERIOR DESIGN

We believe that interior spaces should have a timeless quality and compliment the architectural style of its environment. Our team includes architects specializing in interior design. We offer custom designed finishes, furniture and architectural elements that offer signature details to enhance our client's individual style.



## PLANNING & ENVIRONMENT

G70 provides comprehensive services to meet the challenges in the planning of communities, regions and the preservation of land resources. We engage the community in the process, assess the land, and prepare the necessary documents to expedite the due diligence process in a timely manner.



# planning and environment

## Services Overview

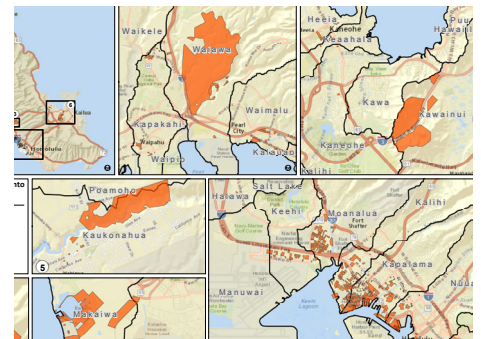
G70 provides a variety of services to meet the complex challenges of planning land resources and diverse communities with a sustainable future. Our extensive experience in all phases of the development process includes Master Planning, Community Building and Land Use Entitlements. We are staffed to manage large-scale Environmental and Physical Planning with architecture to create appealing, sustainable settings.

Our urban and environmental planners collaborate with in-house cultural experts, as well as solicit community input to incorporate historical and cultural elements in our planning process. Before proceeding with any project, we ensure that our environmental studies and land use plans are accepted by the community and the approving agencies.

G70 provides landowners and government agencies with the full range of land use permitting and entitlement services at both the State and County levels.

G70 planning services include:

- Community Master Plans
- Resort Master Plans
- Educational Campus Plans
- Regional, General and Specific Plans
- Urban Design Plan / Design Guidelines
- Park and Open Space Plans
- Community Involvement and Facilitation
- Feasibility Studies and Alternatives Analysis
- Land Use Permits
- Development Constraints Analysis (regulatory, environmental, technical)
- Regional and Area-wide Land Use Planning
- Detailed Property and Site Assessments, and Due Diligence Reporting
- Environmental Assessments and Environmental Impact Statements
- Cultural & Historic Resource Management





*resumes*

# MARK KĀWIKĀ MCKEAGUE

AICP  
Principal Planner  
Director of Cultural Planning



Kāwika's background, experience, and passion provides a unique and knowledgeable approach to land use planning and cultural resource management. Kāwika effectively administers and advocates a Native Hawaiian perspective in environmental and land use planning, and architectural design and space programming. He brings over 25 years of experience in facilitating local and national level planning efforts for private, public, and non-profit sector clients. His work includes the preparation of Master Plans, Cultural Resource Management Programs, Environmental Impact Studies, and facilitating community dialogue.

## SELECTED PROJECTS:

**Kamehameha Schools - He'eia Master Plan**  
He'eia, O'ahu

**Kamehameha Schools - Cultural Resource Management Plan**  
State of Hawai'i

**Kamehameha Schools - North Shore Plan**  
Island of O'ahu

**Kamehameha Schools - Natural Resource Management Plan Update**  
State of Hawai'i

**Kamehameha Schools - Keauhou Bay Management Plan**  
Keauhou, Hawai'i

**Board of Water Supply - Ko'olau Loa Watershed Management Plan**  
Windward O'ahu

**Board of Water Supply Ha'ikū Stairs**  
He'eia, O'ahu

**Office of Hawaiian Affairs - Strategic Management Framework for Kaka'ako Makai**  
Honolulu, O'ahu

**Department of Hawaiian Home Lands & Papakōlea Community Development Corporation - Native Hawaiian Education Cultural Center & Kūpuna Assisted Living Center Master Plan**  
Puowaina, O'ahu

**Department of Hawaiian Home Lands - Ho'olehua Veteran Center - EA, Master Plan, CRM**  
Ho'olehua, Moloka'i

**Department of Hawaiian Home Lands - Moloka'i Island Plan**  
Island of Moloka'i

**Department of Hawaiian Home Lands - Waimea Nui Master Plan**  
Honolulu, O'ahu

**Department of Hawaiian Home Lands - Wai'anae Coast Emergency Access Road/ Parallel Secondary Access Road**  
Wai'anae, O'ahu

**Department of Hawaiian Home Lands - Pu'u Opae Special Area & Settlement Plan**  
Kekaha, Kaua'i

**University of Hawai'i at Mānoa - Hawai'i Institute of Marine Biology (Coconut Island), Master Plan, LRDP, EIS, CIA**  
Kāne'ohe, O'ahu

**Pelekane Bay - EA, Ecological Restoration Assessment**  
North Kohala, Hawai'i

**Kalaupapa Memorial**  
Kalaupapa, Moloka'i

**Mokuhinia and Moku'ula - Cultural Landscape & Ecological Restoration Plan**  
Lāhainā, Maui

**Department of Emergency Management O'ahu Coastal Communities Evacuation Planning Phase I**  
Island of O'ahu

**CNMI State Standard Mitigation Plan**  
Commonwealth of the Northern Mariana Islands (CNMI)

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

American Planning Association, Hawai'i Chapter (APA-HI), Member

Omidyar Fellow, 2019-2020

Hula Mamo Hawaiian Civic Club, 2012-2013

Lamda Alpha International Aloha Chapter, Member

Historic Hawai'i Foundation, Board of Trustees

Hawai'i Leeward Planning Conference (HLPC), Member

Native Hawaiian Chamber of Commerce, Member

PA'I Foundation, Board of Director 2001-2003; President, 2003-Present

O'ahu Island Burial Council, Chair; Vice-Chair; 'Ewa Moku Representative, 2005-2012

## EDUCATION:

NAGPRA, ARPA Application & Requirement National Preservation Institute

**Hawai'i State Foundation on Culture and the Arts, Folk and Traditional Arts Apprentice Program**  
Cyril Lani Pahinui

**Section 106: A Review for Experienced Practitioners**  
National Preservation Institute

**Consultation and Protection of Native American Sacred Lands**  
National Preservation Institute

**Master of Urban and Regional Planning**  
University of Hawai'i at Mānoa, HI

**Historic Preservation Graduate Certificate**  
University of Hawai'i at Mānoa, HI

**Identification & Management of Traditional Cultural Places**  
National Preservation Institute

**B.A. Political Science**  
University of Hawai'i at Mānoa, HI

**FEMA Certified HURRIPLAN Resilient Building Design Coursework**  
National Disaster Preparedness Training Center

**DeVos Institute of Arts Management at the Kennedy Center for Performing Arts**

**Leveraging Investments in Creativity Artography Cohort**

# JEFFREY H. OVERTON

AICP, LEED AP  
Principal Planner



As Principal Planner, Mr. Overton leads the preparation of Master Plans, environmental impact documents, land use permitting, and community involvement for private developments, military installations, and government projects. His experience spans over 35 years of Environmental Impact Statements and permitting for residential communities, infrastructure and utilities, renewable energy projects, government facilities, scientific installations, schools, resorts, commercial/mixed-use centers, and recreational facilities. Mr. Overton directs community and area-wide Master Plans, site selection studies and urban design plans, and provides expert testimony before State and County land use authorities.

## SELECTED PROJECTS:

**Kamehameha Schools - Kapālama Strategic Implementation Plan & Master Plan**  
Kapālama, O'ahu

**Kamehameha Schools - Kohou TOD Residential Development**  
Honolulu, O'ahu

**Kamehameha Schools - North Shore Lands Master Plan**  
North Shore, O'ahu

**Kamehameha Schools - Keauhou Bay Management Master Plan**  
Keauhou, Hawai'i

**Kamehameha Schools - Hale'iwa Store Lots Master Plan, Zone Change, Environmental Assessment**  
Hale'iwa, O'ahu

**Kamehameha Schools - Waipahu TOD Residential Development**  
Waipahu, O'ahu

**Kualoa Ranch - Master Plan, EA, Permits**  
Kualoa, O'ahu

**Kualoa Regional Park Wastewater Systems - EA, SMA Permit**  
Kualoa, O'ahu

**Koko Head District Park & Hanauma Bay Preserve - Master Plan, EIS, SMA, CDUP**  
Honolulu, O'ahu

**DTS Pearl Ridge Bus Terminal/TOD Master Plan, EA, Permits**  
Aiea, Oahu

**Ho'opili Community - Master Plan, Zone Change, Urban Design Plan**  
Kapolei, O'ahu

**Le Jardin Academy New Campus - Master Plan, EA, DP, Zone Change, SMA**  
Kailua, O'ahu

**HHFDC Affordable Housing - Master Plan, EA, SMA, 201H**  
Kahului, Maui

**Kamakana Villages at Keahuolu - Master Plan, EA, 201H**  
Kona, Hawai'i

**Kapolei Harborside Center - Master Plan, EIS, State Land Use, Zone Change**  
Kalaeloa, O'ahu

**Kapolei West Community - Master Plan, State Land Use, Zone Change**  
Kapolei, O'ahu

**Makaīwa Hills Residential Community - Master Plan, EIS, State Land Use, Zone Change**  
'Ewa, O'ahu

**Department of Education - Pu'u Kukui Elementary School - Master Plan, EA, Project District Application**  
Wailuku, Maui

**Moku'ula/Mokuhinea Historic Fishpond - Ecosystem Restoration Plan**  
Lahaina, Maui

**Manini'Ōwali Residential Community - Master Plan, EIS, State Land Use**  
Kona, Hawai'i

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

American Institute of Certified Planners (AICP), Member

Urban Land Institute (ULI), Member

O'ahu Economic Development Board, Chair

U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

## EDUCATION:

**M. S. Marine Environmental Science**  
State University of New York, NY

**B. S. Zoology/Biology Oceanography**  
Duke University, NC

## PROJECT HONORS & AWARDS:

**Hale'iwa Store Lots - APA Hawai'i Environment/Preservation Award, 2015**

**Kamakana Villages at Keahuolu - APA Hawai'i Chapter Outstanding Planning Award, 2011**

**Kamehameha Schools North Shore Plan - APA National Planning Excellence Award, 2008**

**Waialua Town Master Plan - APA Hawai'i Chapter Community-based Planning Award, 2005**

**Mauna Kea Science Reserve Master Plan - APA Hawai'i Chapter Outstanding Planning Award, 2000**

# TRACY CAMUSO

AICP  
Principal Planner



As an environmental and land use planner, Tracy brings more than 15 years of experience working on projects ranging from renewable energy, biofuels, agricultural developments, educational facilities, industrial parks, scientific research institutions, residential communities, and resort master plans. Through her experience working on public relations and policy issues in the Office of U.S. Senator Daniel K. Inouye and the Hawai'i State Legislature, Tracy utilizes her specialized knowledge of public policy and implementation to assist in the coordination with both community and government organizations. In her new role as Principal, she will continue to work closely with G70's management team to provide sustainable and holistic solutions for the local community.

## SELECTED PROJECTS:

**Aloha Solar Energy - Four 5MW Facilities - EA, Permits**

Island of O'ahu

**Aloha Solar Energy Fund I, Lualualei**

Lualualei, O'ahu

**Aloha Solar Energy Fund II, Kalaeloa**

Kalaeloa, O'ahu

**AES Waiawa Solar Farm - LUC/Entitlement Support**

Waiawa, O'ahu

**Clearway Waiawa Solar (36MW) - SLUBA, CUP, Waiver**

Waiawa, O'ahu

**Clearway Mililani Solar (65MW) - CUP, Waiver**

Mililani, O'ahu

**Department of Education - Wai'anae Elementary School Administration/ Student Center, EA**

Wai'anae, O'ahu

**Department of Education - James Campbell High School Classroom Building, EA, Waiver**

'Ewa, O'ahu

**Department of Land Management - Hale Mauiola, EA**

Honolulu, O'ahu

**East Kapolei Solar Farm - Environmental Studies, CUP**

Kapolei, O'ahu

**The Element by Westin Kapolei Hotel - CUP**

Kapolei, O'ahu

**Embassy Suites Hotel - CUP Limited Service Hotel**

Kapolei, O'ahu

**Farrington Highway Improvements - EA, Pre-Design**

East Kapolei, O'ahu

**First Assembly of God Windward Church Redevelopment Expansion - EA, SMA, CUP**

Kāne'ohe, O'ahu

**Halekua - Royal Kunia Phase II, PDH, Zoning Adjustment, UA**

Kunia, O'ahu

**Hawaii Baptist Academy Elementary School Improvements - CUP, SDD**

Nu'uuanu, O'ahu

**Hawai'i BioEnergy Kaua'i Algae Farm - Permitting Strategy, State/County Permits**

Līhu'e, Kaua'i

**Hawai'i Film Studio - EA, SDD, Variance**

Honolulu, O'ahu

**Hawai'i State Hospital - New Patient Facility, PRU Modifications**

Kāne'ohe, O'ahu

**Hilton Hawaiian Village AMB Tower - SEIS, SMA, PDR, WSD**

Honolulu, O'ahu

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

American Planning Association (APA), Member

American Institute of Certified Planners (AICP), Member

American Red Cross, Board Member

Waikīkī Improvement Association, Member

NAIOP Commercial Real Estate Development Association, Member

Urban Land Institute (ULI), Member; Urban Plan Participant

Women in Renewable Energy (WiRE), Member

Chamber of Commerce of Hawai'i, Member

Business Industry Association (BIA), Member

Hawaii Society of Business Professionals, Board Member

Patsy T. Mink Leadership Alliance Inaugural Cohort, 2016-2017

Pacific Century Fellows, Fellow 2019-2020

## EDUCATION:

Masters in Public Administration  
University of Hawai'i at Mānoa, HI

B. A. Political Science  
University of Hawai'i at Mānoa, HI

## HONORS & AWARDS:

Pacific Business News - Women Who Mean Business Awardee, 2019

Pacific Business News - Forty Under 40 Awardee, 2019

# TRACY CAMUSO

AICP  
Principal Planner

## SELECTED PROJECTS:

**Hilton Hawaiian Village Master Plan -  
EIS, SMA, PDR, WSD**  
Honolulu, O'ahu

**Hilton Hawaiian Village Sea Level Rise -  
SLR Assessment**  
Honolulu, O'ahu

**Ho'opili Community - Zone Change**  
Kapolei, O'ahu

**Ho'ohana Solar Farm (52MW) - EA, CUP**  
Kunia, O'ahu

**Hyatt Hotel at Ho'opili - CUP**  
Kapolei, O'ahu

**Hyatt Regency Retail Redevelopment -  
EA, SMA, SDD**  
Honolulu, O'ahu

**Hyatt Regency Waikiki Beach Resort -  
EA, SMA, SDD**  
Honolulu, O'ahu

**Iolani School - CUP, JDA**  
Honolulu, O'ahu

**Kaena Point Tracking Station -  
NEPA, EA**  
Wai'anae, O'ahu

**Kapolei Energy Storage Park -  
Entitlement Modifications**  
Kapolei, O'ahu

**Kapolei Haborside Center -  
EIS, Zone Change**  
Kalaeloa, O'ahu

**Kapolei West Community -  
EIS Zone Change**  
Kapolei, O'ahu

**Kalia Wastewater Improvements -  
NEPA, EA**  
Honolulu, O'ahu

**Lā'ie Inn Redevelopment -  
EA, SMA Permit**  
Lā'ie, O'ahu

**Lā'īapala Makai & Heights, Zone Change**  
Kalaeloa, O'ahu

**Leihano Senior Village CCRC - CUP,  
UA Status Updates**  
Kapolei, O'ahu

**LRE Mahi Solar (120 MW) -  
SUP, CUP, Waiver**  
Kunia, O'ahu

**Marrriott Residence Inn -  
CUP Limited Service Hotel**  
Kapolei, O'ahu

**Maka'iwa Hills - EIS, Zone Change**  
Kapolei, O'ahu

**Outrigger Reef Waikiki Beach Resort -  
SEIS, SMA, SSV**  
Honolulu, O'ahu

**Outrigger Waikiki Beach Walk -  
EIS, SMA, County Permits**  
Honolulu, O'ahu

**Prince Waikiki - SMA, WSD**  
Honolulu, O'ahu

**PAR Petroleum Expansion -  
CUP, Height Variance**  
Kapolei, O'ahu

**Phycal Algae Pilot Project -State/NEPA EA**  
Wahiawa, O'ahu

**Pūlama Lāna'i Farm Labor Dwellings -  
CUP**  
Kaumālapa'u Highway, Lāna'i

**Queen's Medical Center - West O'ahu, PRU  
Modifications**  
'Ewa Beach, O'ahu

**State Film and Digital Media Center -  
EA, SMA Permit**  
Honolulu, O'ahu

**Salvation Army Residence Facilities -  
Land Use Permitting**  
Honolulu, O'ahu

**TopGolf Hawai'i -  
EA, Special District Permit**  
Honolulu, O'ahu

**University of Hawai'i at Mānoa -  
C-MORE Hale, EA**  
Honolulu, O'ahu

**UOP Integrated Biorefinery - Permitting  
Strategy, State/County Permits**  
Kalaeloa, O'ahu

**U.S. Army Training Areas O'ahu -  
Environmental Condition of  
Properties (ECoP)**  
Central, O'ahu/North Shore, O'ahu

**Waikiki Beachcomber - SSD**  
Honolulu, O'ahu

**Westin Maui Resorts & Spa -  
Adult Pool and Landscaping SMA (m)**  
Kā'anapali, Maui

# STEPHEN H. YUEN

AIA  
Principal



Steve is an architect, urban designer and artist by training. For over 35 years, he has brought his experience and ability to bear on a variety of significant planning and architectural projects in Hawai'i and the Pacific. His approach is environmentally, culturally and economically holistic and contextual, and is based deeply on values related to community and the importance of civilized social engagement in any context.

His work includes the development of master plans and conceptual design for large resorts, residential communities, urban expansion and mixed-use development and redevelopment, commercial and retail projects, and a range of educational facilities, including UH Mānoa Student Housing Study in 2015, as well as the UHWO which won Master Development in 2016. He is also involved in the planning and design of significant and unique interpretive and visitor facilities in the natural and cultural landscape. Recent work has involved the developing of partnerships with Palm Springs hotels to create a community and environmental resource center guided by native Hawaiian Values and surfing.

## SELECTED PROJECTS:

**Victoria Ward, Ltd. Master Plan. Ward Entertainment Center, Theater & Retail**  
Honolulu, O'ahu

**Outrigger Waikīkī Beach Walk**  
Honolulu, O'ahu

**Kamehameha Schools - Hale'iwa Community Master Plan**  
Hale'iwa, O'ahu

**Kamehameha Schools Kaka'ako Master Plan**  
Kaka'ako, O'ahu

**Kamehameha Schools - Kapālama Strategic Implementation Plan, Master Plan**  
Kapālama, O'ahu

**Kamehameha Schools - Kohou TOD Residential Development**  
Honolulu, O'ahu

**Keauhou Bay Management Master Plan**  
Keauhou, Hawai'i

**Hunt Development - OCC Kalihi Residential and Mixed-Use Redevelopment**  
Honolulu, O'ahu

**Kualoa Ranch Master Plan**

Kualoa, O'ahu

**Hanauma Bay Nature Preserve/ Koko Head Master Plan**  
Honolulu, O'ahu

**Office of Hawaiian Affairs - Kaka'ako Makai Master Plan**  
Honolulu, O'ahu

**Hunt Development - Kalaeloa Residential Strategic Implementation Plan**  
Kalaeloa, O'ahu

**Coconut Plantation Resort/Residential Community Master Plan**  
Kapa'a, Kaua'i

**Na'alehu Tea Agritourism Ranch Long Range Capacity Plan**  
Ka'ū, Hawai'i

**Ka Milo Residential Development - Master Plan**  
Kona, Hawai'i

**Ka'awaloa Village Restoration and Captain Cook Visitor Center**  
Captain Cook, Hawai'i

**La'ipala Heights Residential Development Master Plan**  
Kona, Hawai'i

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

American Institute of Architects (AIA), Member

Licensed Architect, State of Hawai'i

Licensed Architect, Commonwealth of Massachusetts

Sustainable Tourism Association of Hawai'i (formerly Hawai'i Ecotourism Association) - Board of Directors, Past President

Waipahu Cultural Garden Park - Hawai'i's Plantation Village Board of Directors, Budget Committee Officer

## EDUCATION:

**Master of Architecture**  
Harvard University, MA

**Bachelor of Arts**  
Harvard College, MA

# CAMI KLOSTER

AICP, LEED AP  
Senior Associate  
Senior Planner



Cami serves as project manager for major assignments. She is responsible for the effective preparation of land use master plans, watershed planning studies, and environmental impact documents for government, institutional, and private sector clients. She has over 20 years of professional experience and specialized knowledge and experience in the watershed environments of Hawai'i and facilitation of local planning efforts with community groups.

## SELECTED PROJECTS:

**City & County of Honolulu - NPDES Storm Water Permit Education & Outreach**  
Island of O'ahu

**City & County of Honolulu - Storm Water Utility Communication & Outreach**  
Island of O'ahu

**Board of Water Supply - Watershed Management Plans**  
North Shore & Windward O'ahu

**Kamehameha Schools North Shore Plan and Community Outreach**  
North Shore, O'ahu

**U.S. Army Corps of Engineers - West Maui Watershed Plan**  
Island of Maui

**Kamehameha Schools - Food Initiatives & Trends**  
North Shore, Central O'ahu, 'Ewa, O'ahu

**Kamehameha Schools - Cultural Resource Management Plan**  
State of Hawai'i

**Waialua Town - Master Plan**  
Waialua, O'ahu

**County of Kaua'i - Impact Fee Study**  
Island of Kaua'i

**COMANVREG Hawaii Overview and Regional Interaction Plans**  
Pearl Harbor, O'ahu; Sasebo, Yokosuka, and Atsugi, Japan

**U.S. Navy - Base Exterior Architecture Plans**  
Pearl Harbor, O'ahu; Sasebo, Yokosuka, and Atsugi, Japan

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

American Institute of Certified Planners (AICP), Member

American Planners Association (APA), Member

U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

## EDUCATION:

**M.S. Environmental Studies**  
Yale University, CT

**B.S. Environmental Science**  
Washington State University, WA

# BARRIE FOX MORGAN

AICP  
Associate  
Senior Environmental Planner



Barrie is an environmental planner specializing in terrestrial and marine resources with nearly 30 years of experience in Hawai'i and the Pacific. She prepares environmental impact statements and environmental assessments for county, state, federal and private clients. Skilled in collecting and analyzing data, Barrie excels in presenting technical data in clear, understandable language for decision-makers. Previously, she managed remote natural areas in Hawai'i and a marine field research station in the Pacific, and was the technical writer for a renewable energy research institute.

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

American Institute of Certified Planners  
(AICP), Member

American Planning Association (APA),  
Members

## EDUCATION:

B.A. Environmental Conservation  
University of Hawai'i at Mānoa, HI

## SELECTED PROJECTS:

### Adventist Health Castle - Master Plan, EIS

Kailua, O'ahu

### Board of Water Supply - North Shore O'ahu Watershed Master Plan

Mokulē'ia to Waiale'e, O'ahu

### DBEDT Creative Media Film Production Facility - Site Evaluation

O'ahu

### Hawai'i Dairy Farms - Environmental Impact Statement

Mahaulepu, Kaua'i

### Hawai'i Natural Energy Institute - Technical Report Preparation\*

Honolulu, O'ahu

### Honolulu International Airport - CatEx and Declaration of Exemptions\*

Honolulu, O'ahu

### Department of Transportation, Harbors Division - Kala'eloā Barbers Point Harbor - 2040 Master Plan, Fuel Pier Design, EIS

Kala'eloā, O'ahu

### Kanapu'u Drive Estate Residence - Environmental Assessment, CDUP, Permits

Kona, Hawai'i

### Kona Bali Kai Seawall Repairs - SMAA

Kailua, O'ahu

### Pupukea Rural Center - EIS & SMA

North Shore, O'ahu

### U.S. Army Corps of Engineers - West Maui Watershed Plan

Island of Maui

### U.S. Army Garrison Hawai'i - Pohakuloa Training Area, NEPA/HEPA EIS

Pohakuloa, Hawai'i

### Management Plans for Watershed and Unique Private Lands\*

Statewide

### Palmyra Atoll - Remedial Action for Hospital Landfill\*

Palmyra Atoll, USA

### Palmyra Atoll - Spill Prevention, Control, Countermeasure Plan\*

Palmyra Atoll, USA

### Tesla EV Charging Stations - SMA

Multiple Locations, O'ahu

\*Project Work Prior to G70

# STEPHANIE YING SAEPHAN

GISP  
GIS Manager



Ms. Saephan holds a Masters degree in Botany from the University of Hawai'i at Mānoa, and a Bachelor of Arts in Geography from Clark University. She has been working in the GIS field for over 20 years, providing GIS services, including web-based mapping applications, spatial analyses and modeling, training, and needs-assessment for various projects ranging from ecological/conservation to renewable energy and housing/mortgage studies in the research/ academic, government, and corporate environments. Prior to joining G70, Ms. Saephan headed the joint, Botany and the Pacific Cooperatives Studies Unit GIS research lab at UH Mānoa.

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

Certified Geographic Information  
Systems Professional (GISP)

## EDUCATION:

Masters of Science in Botany  
University of Hawai'i at Mānoa, HI

Bachelor of Arts in Geography  
Clark University, Worcester, MA

## SELECTED PROJECTS:

**O'ahu Coastal Communities  
Evacuation Planning**  
Island of O'ahu

**County of Kaua'i - Community Plan GIS**  
Island of Kaua'i

**City and County of Honolulu  
NPDES Storm Water Public  
Education Project**  
Island of O'ahu

**NAVFAC Hawai'i Natural Resources  
and Cultural Resources GIS**  
State of Hawai'i

**U.S. Army Corps of Engineers -  
West Maui Watershed Study**  
Island of Maui

**Interisland Cable Web Mapping  
Application\***  
Islands of Lāna'i, Moloka'i, and O'ahu

**University of Hawai'i at Mānoa, School of  
Architecture - Building Information  
Modeling Project\***  
Honolulu, O'ahu

**Biocomplexity of Avian Malaria on  
Hawai'i Island\***  
Island of Hawai'i

**University of Hawai'i at Mānoa, Botany  
Dept. and Pacific Cooperative Studies  
Unit - 3D Modeling of Algal N<sub>15</sub> Plume  
(Nitrogen-enriched Effluent) Off the West  
Coast of Maui\***  
Island of Maui

**GIS-Based Model to Aid Management of  
O'ahu's Wetlands\***  
Island of O'ahu

**Joint Center for Housing Studies at  
Harvard University\***  
United States

**U.S. Department of Housing and Urban  
Development Funded Project\***  
United States

**Hilo Harbor Improvements -  
HRS 343 Compliance**  
Hilo, Hawai'i

# CODY WINCHESTER

DMHA, AICP  
Environmental & Land Use Planner



Cody has 6 years of professional experience in Hawai'i, and specializes in Disaster Management and Community-Based Resiliency Planning. He prepares environmental impact documents, applications for various land use permits, master plans, design guidelines and technical assessments of climate change factors. Cody excels in presenting technical data in clear, understandable language for decision-makers. He is certified through FEMA with Community Planning for Disaster Recovery, Volcano Crisis Awareness, and Decision Making. He has also trained with the American Red Cross in Disaster Assessment and Sheltering Services and is a board member of the Hawai'i Wildfire Management Organization. Prior to joining G70, Cody worked on coastal hazard adaptation research and training programs at the National Disaster Preparedness Training Center (NDPTC).

## SELECTED PROJECTS:

**1 Hotel SMA Permit**  
Princeville, Kaua'i

**AES - West Kaua'i Renewable Energy**  
Kekaha, Kaua'i

**Board of Water Supply - Ha'ikū Stairs EIS**  
Kāne'ohe, O'ahu

**City and County of Honolulu - Emergency Operations Center EA**  
Honolulu, O'ahu

**Department of Hawaiian Home Lands - Pu'u 'Ōpae Special Area Plan**  
Waimea, Kaua'i

**Department of Hawaiian Home Lands - Anahola Kuleana Settlement Plan**  
Anahola, Kaua'i

**Department of Hawaiian Home Lands- Malama Cultural Park Special Area Plan**  
Kaunakakai, Moloka'i

**Department of Hawaiian Home Lands- Wai'anae Coast Emergency Access Road**  
Wai'anae, O'ahu

**Department of Transportation - Hilo Harbor Improvements**  
Hilo, Hawai'i Island

**Department of Transportation - Hawai'i Seat Belt Use Study**  
Honolulu, O'ahu

**Department of Transportation - Kahului Harbor Improvements**  
Kahului, Maui

**Hilton Hawaiian Village Sea Level Rise Adaptation Study**  
Honolulu, O'ahu

**HoKua Place Climate Change Analysis**  
Kapa'a, Kaua'i

**Kamāmalu Park Improvements**  
Honolulu, O'ahu

**Ko'olauloa Resilience Hub EA**  
Hau'ula, O'ahu

**Kamehameha Schools - Keauhou Bay Management Plan EIS**  
Kailua-Kona, Hawai'i Island

**Keaukaha Panaewa Resilience Hub**  
Hilo, Hawai'i Island

**LRE Pūlehu Solar Climate Change Analysis**  
Kula, Maui

**LRE Mahi Solar GHG Analysis**  
Kunia, O'ahu

**National Park Service & Ka O'hana O Kalaupapa Memorial**  
Kalawao, Kalaupapa

**Park Hotels Ala Moana EIS, SMA**  
Waikīkī, O'ahu

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

American Institute of Certified Planners (AICP), Member

American Institute of Certified Planners (AICP), Committee Chair

Toastmasters

Hawai'i Wildfire Management Organization, Board Member

## EDUCATION:

**Master of Urban and Regional Planning**  
University of Hawai'i at Mānoa, HI

**Disaster Management and Humanitarian Assistance (DMHA) Certificate**  
University of Hawai'i at Mānoa, HI

**B. S. Geology**  
Oklahoma State University, OK

*\*Project Work Prior to G70*

# CODY WINCHESTER

DMHA, AICP  
Environmental & Land Use Planner

## SELECTED PROJECTS:

**Punalu'u Shoreline Protection Project**  
Honolulu, O'ahu

**United States Air Force - Kaena Point  
Satellite Tracking Station Helipad NEPA  
EA**  
Wai'anae, O'ahu

**Island Community Resilience Initiative:  
Incorporating Lessons from Hurricane  
Maria into the O'ahu Resilience Strategy\***  
Honolulu, O'ahu

**Risk Perception Analysis of Homeless  
Individuals in Waikiki\***  
Honolulu, O'ahu

**Coastal Hazard Adaptation Research and  
Training Program\***  
Honolulu, O'ahu

**Testing Alternative Ground-Based Cloud  
Liquid Water Content Measurement  
Methods for Estimating Cloud Water  
Interception in Tropical Montane Cloud  
Forests\***  
Honolulu, O'ahu

**Coastal Hazard Awareness Training  
Program - National Disaster  
Preparedness Training Center (NDPTC) \***  
Honolulu, O'ahu

**Coastal Hazard Assessment and  
Planning Tools - National Disaster  
Preparedness Training Center (NDPTC)  
Training Program\***  
Honolulu, O'ahu

**Waikiki Pre-Disaster Recovery Planning  
Project Recommendations for Future  
Planning\***  
Honolulu, O'ahu

**Analysis of Impediments to Disaster  
Recovery Following the 2006 Mud  
Volcano Eruption in Sidorajo, Indonesia\***  
Honolulu, O'ahu

**Waikiki Point-in-Time Homeless Count  
Study\***  
Honolulu, O'ahu

**Hawai'i Island Hydrolic Evaluation,  
Resource Mapping and Exploratory  
Drilling Program\***  
Hilo, Hawai'i Island

**National Aeronautics and Space  
Administration - Analysis of African  
Biomass Burning Over the South  
East Atlantic and its Interaction with  
Stratocumulus Clouds\***  
Washington, DC

**Geophysical Characterization of the  
Okavango Rift Zone - NW Botswana\***  
Stillwater, Oklahoma

*\*Project Work Prior to G70*

*project profiles*

# ea/eis & permitting experience

## Department of Hawaiian Home Lands Kaua'i Island Plan

The Kaua'i Island Plan provides recommendations for the future use of 25,565 acres of land. The plan identified priority development areas and preliminary lotting schemes for residential homestead parcels. Work included the development of a Geographic Information System (GIS) tool that formulated a baseline of the environmental, cultural, and socioeconomic features of the land with scenarios for potential land uses. These alternative developments were presented and thoroughly discussed at a series of community meetings before finalizing the Master Plan.

## Kaua'i Technology Center

G7o prepared an Environmental Assessment for Phase 2 of the Kaua'i Technology Center. The 10,000 SF office facility sitting on 1.2 acres located near the center of Waimea, was built as an economic development tool to stimulate the economy of West Kaua'i. G7o's environmental services included the coordination and filing of an Environmental Assessment, leading to a finding of no significant impact.

## Puna State Library

Architecture and Planning services for a new State library in the Puna District of Hawai'i Island. The planned new library in Puna is the first new library on Hawai'i Island since 2011. The project will serve the fastest growing district in the state that currently relies on a mix of Department of Education School Libraries and the Hilo Public Library located 20 miles to the north east.

## Honolulu Board of Water Supply Ha'ikū Stairs Study

G7o completed an assessment of the current condition and potential future alternatives for the existing stair structure and underlying lands. The parcel on which Ha'ikū Stairs lies is currently protected as watershed lands. Board of Water Supply (BWS) spends approximately \$160,000 of water rate funds annually for security at Ha'ikū Stairs that should otherwise be used to deliver water to its customers. Additionally, neighbors that reside near unauthorized accesses to Ha'ikū Stairs have experienced years of property damage, some property theft, and in some cases, physical harm or threats of harm by trespassers crossing through their property. It is estimated that almost 4,000 people illegally access the stairs annually.

## DHHL Pu'u 'Ōpae Special Area Master Plan and Settlement Plan

Planning towards developing a comprehensive strategy of kuleana homesteading for approximately 140 .5-acre subsistence agricultural and pastoral lots on approximately 1,440 acres of land in Kekaha, Waimea, Kaua'i. Also includes community use and economic development targeted to larger scale agricultural opportunities, i.e. orchards, and restoration of native ecosystem and continuance of subsistence hunting practices. Work include community outreach with beneficiaries with technical support on natural and cultural resource management, conservation practices, wildfire management, and community economic development.

## Kamakana Villages at Keahuolu

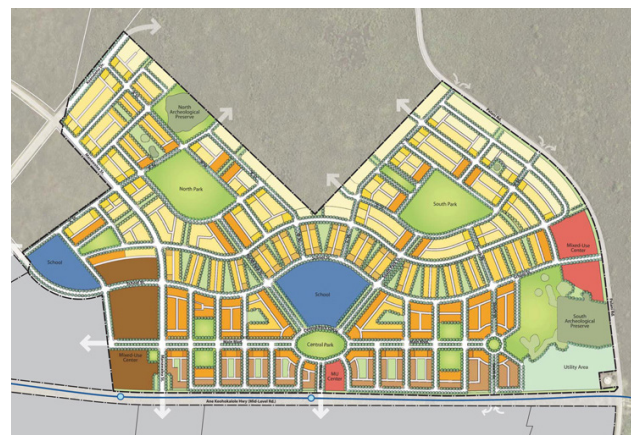
The project represents the first major transit-oriented development (TOD) under the KMA Development Plan. Forest City was selected by the State of Hawai'i Housing Finance & Development Corporation (HHFDC) to develop approximately 2,300 homes on 272 acres for Kamakana Villages, Keahuolu, North Kona. As a 201(H) project, half of the homes will be sold or rented as



Honolulu Board of Water Supply Ha'ikū Stairs Study



Makaiwa Hills



Kamakana Villages at Keahuolu

# ea/eis & permitting experience

"affordable." The balance of the homes will be sold or rented at market value. In collaboration with Calthorpe Associates, G70 completed a Master Plan, Environmental Report, Stainability Plan, and Entitlements. The plan provides for 190,000 sf of commercial community facilities, two elementary school sites, a community/civic center, and various parks and open spaces.

## Kamehameha Schools Kaka'ako Lands Strategic Plan and Design

The Kaka'ako Strategic Plan (KSP) is a longterm development strategy for the Kamehameha Schools' holdings of approximately 51.3 acres in Kaka'ako, O'ahu. The vision of the projects is to create a live, work, and play environment with a Hawaiian sense of place in Honolulu's urban core.

Kaiāulu 'O Kaka'ako Master Plan now coming to life as *Our Kaka'ako*, a mixed use village and progressive, 21st century living community as the catalyst for innovation and nurturing the evolution of a vibrant urban-island culture in a beautiful, healthy and sustainable neighborhood.

## County of Kaua'i Infrastructure & Public Facilities Needs Assessment Study

Impact fees require developers of residential and commercial projects to pay a pro-rata share of the cost of new infrastructure facilities required to serve those developments. An Impact Fee Needs Assessment Study is required by Hawai'i Revised Statutes Chapter 46 as a precursor to county adoption and implementation of impact fee ordinances. The study calculates maximum impact fees for transportation, parks, fire, police, and solid waste and wastewater facilities. The assessment also provides policy recommendations on collection timing, assessment and benefit districts, pre-ordinance credits, post-ordinance reimbursements, phase-in period, maximum fees, affordable housing, and smart growth areas.

## Kamehameha Schools Hale'iwa Store Lots

KS redeveloped its commercial properties in historic Hale'iwa town. The project revitalizes 5 historic buildings and all new retail additions. Designed with a strong community oriented approach, featured two open air courtyards perfect for community gatherings, concerts, and outdoor relaxation. This allowing the natural breeze and year round sunny weather while providing natural shade and shelter through preserved historic existing vegetation.

## University of Hawai'i at Mānoa Long Range Development Plan

G70 completed the Long Range Development Plan (LRDP) for the Mānoa Campus in 1987, and also conducted updates in 1994 and 2007. The LRDP provides an orderly timeline and set of design principles to guide the campus' physical development over a 20-year horizon. It established a sustainable network of gateways, paths, malls, plazas, buildings and open spaces identifying the Mānoa Campus as the premier center for higher education, research, and service. G70 is currently guiding the LRDP through the Land Use Entitlement process.

## Waipahu Senior Care Village

G70 provided the Master Plan and conceptual design and construction documents for a senior community in the plantation heritage style of Waipahu, a suburb of Honolulu. The site provides a continuum of care on 13 acres with 104 general assisted care beds, 64 Alzheimer's assisted care beds, and 109 skilled nursing beds. The village included living facilities, a meeting hall, an adult day care facility, a chapel, multipurpose art areas, with garden and lath houses with raised beds for gardening.



Waipahu Senior Care Village



University of Hawai'i at Mānoa Long Range Development Plan

# ea/eis & permitting experience

**1711 Kanapu'u Drive Residence, EA & Permits**

Kailua, O'ahu

**2424 Kalakaua, EA /SMA & Permits**

Honolulu, O'ahu

**4607 Kahala Avenue, EA /SMA**

Honolulu, O'ahu

**'Aiea Town Center, Master Plan & EA**

'Aiea, O'ahu

**Adventist Health Castle, EIS**

Kāne'ohe, O'ahu

**Alapa'i Traffic Management Center, EA**

Honolulu, O'ahu

**Aloha Tower Redevelopment, EIS**

Honolulu, O'ahu

**Amjadi Property Seawall Restoration, EA & Permit**

La'ie, O'ahu

**Awakee/Manini'Ōwali Land Exchange, EA**

Kailua-Kona, Hawai'i

**Board of Water Supply Ha'ikū Stairs, EIS**

Kāne'ohe, O'ahu

**Cal Tech 10.4m Telescope, EIS & Permits**

Mauna Kea, Hawai'i

**Campbell High School, EA**

'Ewa Beach, O'ahu

**CNMI Energy Operations Center, Design & EA (NEPA)**

Saipan, CNMI

**DHHL Holomau Lands, EA**

Holomau, Hawai'i

**DHHL Kanakaloloa Cemetery Project, EA**

Ho'olehua, Moloka'i

**DHHL Waimea Nui Regional Community Development, EA**

Waimea, Hawai'i

**Digital Media Center, EA & Permits**

Honolulu, O'ahu

**Farrington Highway Improvements, Predesign, EA**

East Kapolei, O'ahu

**First Assembly of God Windward, EA/SMA**

Kāne'ohe, O'ahu

**Hale Pohaku Mid-Elevation Facilities, Master Plan & EIS**

Mauna Kea, Hawai'i

**Hale'iwa Store Lots, EA & Permits**

Hale'iwa, O'ahu

**Hanalei Plantations, Master Plan, EIS, Wetlands Study**

Kea'au, Kaua'i

**Hanauma Bay Nature Preserve, Master Plan, EIS & Permits**

Hawai'i Kai, O'ahu

**Harold L. Lyon Arboretum, EA/CDU**

Mānoa, O'ahu

**Hawai'i Dairy Farm, Waste Management Plan & EIS**

Māhā'ulepū, Kaua'i

**Hawaiian Memorial Park, Expansion Plan & EA**

Kāne'ohe, O'ahu

**Hawea Point Residence/USCG Light Relocate, EA & Permits**

Kapalua, Maui

**Hilo Judiciary Complex, Site Selection/ EIS**

Hilo, Hawai'i

**Hilton Hawaiian Village Master Plan, EIS, & Permits**

Waikīkī, O'ahu

**Hiluhilu/UH West Hawai'i, EIS & Permits**

Kailua-Kona, Hawai'i

**Kalaeloa Barber's Point Harbor, Master Plan & EIS**

Kalaeloa, O'ahu

**Kalia - Fort DeRussy Wastewater System, EA (NEPA)**

Waikīkī, O'ahu

**Kamakana Villages, Forest City, Environmental Report**

Keahuolu, Hawai'i

**Kamake'e Street Realignment, EA**

Honolulu, O'ahu

**Kamehameha Schools Hale'iwa Store Lots, EA & Permits**

Hale'iwa, O'ahu

**Kamehameha Schools Kapaeloa Cultural Learning Project, EA & Permits**

North Shore, O'ahu

**Kanu O Ka 'Āina Charter School, EA**

Waimea, Hawai'i

**Kapolei Harborside Center, EIS & Permits**

Kapolei, O'ahu

**Kapolei Senior Village, County Environmental Permits**

Kapolei, O'ahu

**Kaua'i Algae Farm, County/State Environmental Permits**

Kapaia, Kaua'i

**Kaua'i Technology Center, EA**

Waimea, Kaua'i

**Kawaihae Deep Draft Harbor, EIS (NEPA)**

Kawaihae, Hawai'i

**Kawailoa Transfer Station, Greenwaste Processing, EA & Permits**

Hale'iwa, O'ahu

**Kawela Bay Desilting, EIS/CDUA (NEPA)**

Kahuku, O'ahu

**Kea'au High School, Site Evaluation Study/EIS**

Kea'au, Hawai'i

**Kea'au II Elementary School, Site Evaluation Study/EIS**

Kea'au, Hawai'i

**Kekaha Kai Regional Park (State), Master Plan, EIS**

Kailua-Kona, Hawai'i

**Kīhei High School, Master Plan, EIS & Permits**

Kīhei, Maui

**Koko Head District Park & Shooting Complex, EIS & Permits**

Hawai'i Kai, O'ahu

**Kona Judiciary Complex, Site Selection, EIS**

Kailua-Kona, Hawai'i

**Kualoa Ranch & Activity Club, Master Plan, EA, Permits**

Kualoa, O'ahu

**Kualoa Regional Park, EA & Permits**

Kualoa, O'ahu

**Kuilima Resort, Master Plan, EIS, Permits & Wetlands Studies**

Honolulu, O'ahu

**Kuilima Wedding Pavillion, EA & Permit**

Kahalu'u, O'ahu

**Lee Residence & Shoreline Revetment, EA & Permits**

Kahala, O'ahu

**Lā'ie Community Master Plan, EIS, Permits**

Lā'ie, O'ahu

# ea/eis & permitting experience

## **Lā'ie Inn Redevelopment, EA /SMA**

Lā'ie, O'ahu

## **Lā'ie Water Reclamation Facility, Master Plan, EIS & Permits**

Lā'ie, O'ahu

## **Lā'īpa la Heights, EA & Permits**

Kailua-Kona, Hawai'i

## **Lani Properties, EA & Permits**

'Aiea, O'ahu

## **Lanihau Shopping Center Phase II/Henry Street, EA**

Kailua-Kona, Hawai'i

## **Le Jardin Academy, Master Plan, EA & Permits**

Kailua, O'ahu

## **Leeward Community College, Master Plan, EA & Permits**

Waipahu, O'ahu

## **McKinley High School Athletic Complex, Master Plan & EA**

Honolulu, O'ahu

## **Makaha Valley Golf Course Expansion, EA & Permits**

Makaha, O'ahu

## **Maka'īwa Hills Residential Community, EIS & Permits**

Kapolei, O'ahu

## **Mālaekahana Golf Course, Master Plan, EIS & Permits**

Lā'ie, O'ahu

## **Maluhia at Wailea, EA & Permits**

Wailea, Maui

## **Maniowali Community Master Plan/EIS**

North Kona, Hawai'i

## **Mauna Kea Science Reserve, Complex Development Plan, EIS**

Mauna Kea, Hawai'i

## **Maui County Service Center, EA**

Wailuku, Maui

## **Maui County Office Building 1, EA**

Wailuku, Maui

## **Moku'ula-Mokuhina Ecosystem Restoration**

Lahaina, Maui

## **Mokulē'ia Shoreline Structures, 5 EAs & Permits**

Mokulē'ia, O'ahu

## **NAVMAG L.L.L. 46KV Relocate / Categorical Exclusion (NEPA)**

Waikele, O'ahu

## **New Hope Agricultural Village, EA & Permits**

Kunia, O'ahu

## **NOAA Weather Forecast Office, UH Mānoa, EA (NEPA)**

Honolulu, O'ahu

## **No. 1 Capitol District Building, EA & Permits**

Honolulu, O'ahu

## **Ocean Bay Plantation at Hanamā'ulu, EIS & Permits**

Līhu'e, Kaua'i

## **Palamanui - A Hiluhilu Development, Master Plan, EIS**

Kailua-Kona, Hawai'i

## **Pan-STARRS/UH -2.2m Observatory Redevelopment, EIS (NEPA)**

Mauna, Kea, Hawai'i

## **Pau Hana Hale Elderly Housing, EA & Permits**

'Ewa Beach, O'ahu

## **Pelekane Bay Ecosystem Restoration, EA (NEPA)**

Kawaihae, Hawai'i

## **Phycal Algae Farm, EA (State/NEPA) & Permits**

Wahiawa, O'ahu

## **Princeville Resort Expansion, Master Plan, EA/EIS & Permits**

Princeville, Kaua'i

## **Puako Planned Community, Master Plan/EA**

Waikoloa, Hawai'i

## **Punamano Golf Courses, EIS & Permits**

Kahuku, O'ahu

## **Pu'u Kukui Elementary School, EA**

Wailuku, O'ahu

## **Research & Education (C-MORE), EA**

Honolulu, O'ahu

## **Shoreline Structures at 68-521 & 68-527 Crozier Drive, EA & Permits**

Mokuleia, O'ahu

## **Sea Mountain at Punalu'u, EIS & Permits**

Punalu'u, Hawai'i

## **Sazole Black Sands Resort, Master Plan, EA, Permits**

Ka'u, Hawai'i

## **Sunset Beach Recreation Center, EA & Permits**

Sunset Beach, O'ahu

## **Upcountry Town Center, Master Plan, EIS & Permits**

Pukalani, Maui

## **UH Bencorp Project, EA & Permits**

Hawai'i

## **UH Center for Microbial Ocean Research & Education (C-MORE), EA**

Mānoa, O'ahu

## **UH Coconut Island Master Plan, EA/EIS & Permits**

Kāne'ohe, O'ahu

## **UH Mānoa College of Education, Master Plan, EA**

Mānoa, O'ahu

## **UH Hilo Student Life & Events Center, Master Plan, EA**

Hilo, Hawai'i

## **UH Long Range Development Plan, EA & Permits**

Honolulu, O'ahu

## **UH Mānoa Electrical Substation, EA**

Honolulu, O'ahu

## **UH William Richardson School of Law Project Development Report, EA**

Honolulu, O'ahu

## **Wai'anae Elementary School, EA**

Wai'anae, O'ahu

## **Waikane Golf Course, Development Plan/ EIS**

Kahalu'u, O'ahu

## **Waimalu Heights Golf Course, EIS**

Waimalu, O'ahu

## **Waikīkī Beach Walk (Outrigger) Complex, Master Plan, EIS & Permits**

Waikīkī, O'ahu

## **Waiono Medows Ranch, Master Plan, EA**

South Kona, Hawai'i

## **Waipahu Senior Care Village, EA /Due Diligence**

Waipahu, O'ahu

# Commander Navy Region Hawai'i Regional Integration Plan

STATE OF HAWAI'I

G70, along with NAVFAC Hawaii planners, has prepared the Commander Navy Region Hawai'i (CNRH) Regional Integration Plan (RIP), providing the framework for guiding land use decisions of the Region and its installations, Joint Base Pearl Harbor-Hickam and Pacific Missile Range Facility. The RIP supports long range planning in the Region by providing local commander guidance, establishing 2035 Land Use Plans, identifying excess lands for immediate and long term disposal, compiling capability gaps and proposed solutions, and recommending policy changes and process improvements.

## PROJECT FACTS

**Client:** NAVFAC Hawai'i

## SERVICES PROVIDED

Planning



# Department of Hawaiian Home Lands Anahola Regional Plan

## ANAHOLA, KAUA'I

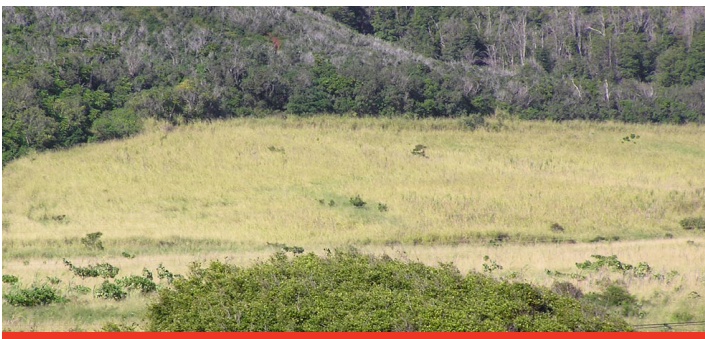
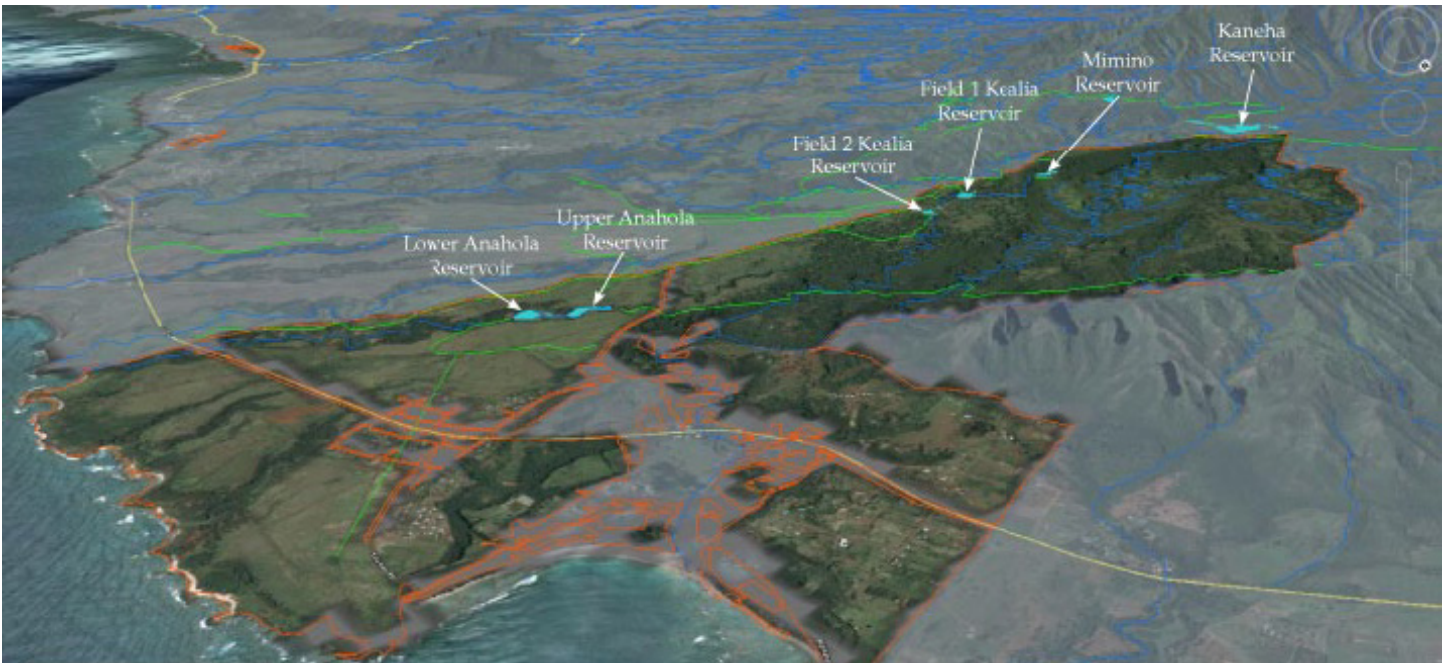
G70 provides integrated technical services for our clients which fully address their individual projects needs. One type of integration is using our Global Positioning Systems (GPS) equipment to collect data that will be used within a Geographic Information System (GIS). During the Regional Planning project for Anahola, Kaua'i the G70 Team completed a GPS data collection effort in conjunction with performing a visual field survey of the Makaha lands of the DHHL Anahola region. The data types collected were focused on unmapped roads, surface water resources, and significant community facilities and resources.

### PROJECTS FACTS

**Client:** Department of Hawaiian Home Lands

### SERVICES PROVIDED

Planning & Environment  
Community Facilitation  
Mixed-Use Planning



# Department of Hawaiian Home Lands Waimea Nui Regional Community Development

## PU'UKAPU, WAIMEA, HAWAI'I ISLAND

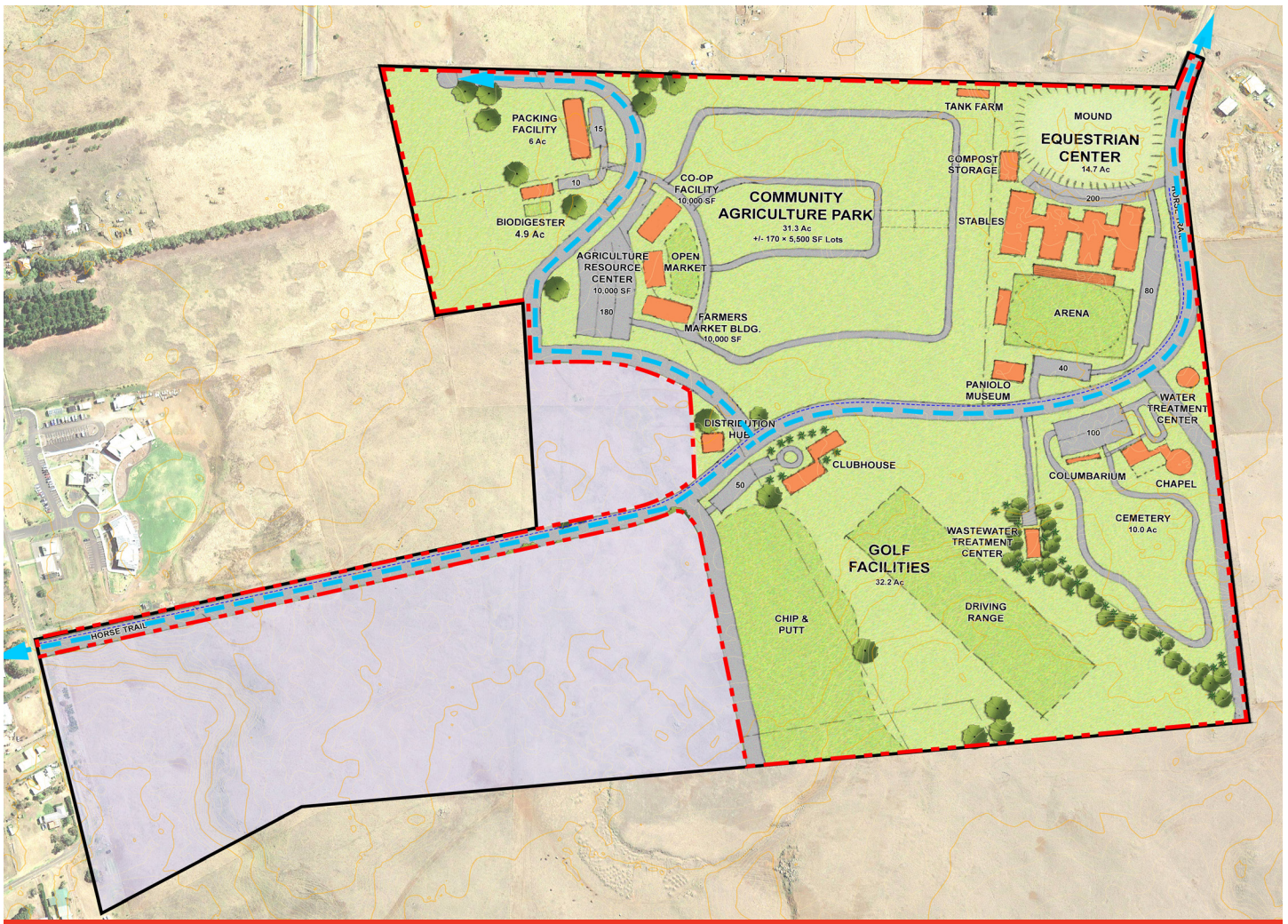
The Department of Hawaiian Home Lands is proposing to develop the Waimea Nui Regional Community Development initiative located in the Pu'ukapu Farm Lots Subdivision. The Community Development Initiative will enable the homestead community to meet their goals of self-sufficiency through a dedicated program of economic opportunities centered on agricultural, equestrian, and recreational activities while also ensuring a revered cemetery space for those individuals who wish to be buried on the homestead. G7o completed a conceptual Master Plan, a Development Plan, an Environmental Assessment, and performed civil engineering services for the project

### PROJECTS FACTS

**Client:** Department of Hawaiian Home Lands

### SERVICES PROVIDED

Planning & Environment  
Civil Engineering



# Kekaha Kai State Park

## NORTH KONA, HAWAI'I

G70 developed the long term plan for 2,000 acres of wilderness area along the Kona Coast of Hawai'i from Mahai'ula to Kuki'o. Assessment of the significant natural and cultural features, and areas of major outdoor recreational value were identified to determine the terms of preservation and active use of these resources. Part of the planning process involved the input and support of the surrounding community to determine appropriate park facilities for the conceptual plan. Detailed site plans and an Environmental Impact Statement were completed for the Mahai'ula - Phase I area of the park.

### PROJECTS FACTS

**Client:** State of Hawai'i,  
Department of Land Natural Resources

### SERVICES PROVIDED

Planning



# Kea'au High School

## KEA'AU, HAWAI'I

Site selection planning services involve evaluation of an approximately 100 acre candidate parcel for the construction of a new Kea'au High School. Detailed criteria were used to assess the development feasibility of the site in accordance with the Department of Education's standards. Site evaluation included analysis of existing physical, environmental, land use regulatory conditions, and compatibility with surrounding uses. The site was also evaluated under requirements of the State's EIS regulations and an EIS was prepared. The candidate site was rated on a point system according to its criteria evaluations and site development costs. The final ratings were forwarded to the DOE and the Governor for final site selection.

### PROJECTS FACTS

**Client:** State of Hawai'i,  
Department of Education

### SERVICES PROVIDED

Planning



# Kawaihae Deep Draft Harbor

## KAWAIHAE, HAWAI'I

G70 completed NEPA documents (EISPN, Draft EIS and Final EIS) to evaluate the potential impacts of the proposed Kawaihae Deep Draft Harbor Improvements project. The Army Corps of Engineers completed a reconnaissance study (2001) to evaluate the harbor's ability to meet the demand for cargo services to support the expanding economy in west Hawai'i. The current alignment of the harbor limits the movement and transport of cargo and freight due to wave surge and reflective wave energy. The conditions affect the efficient movement of goods and services by either creating delays or by inflicting damage to pier facilities or to the cargo vessel. The EIS evaluates several alternatives to reconfigure the design of the harbor to alleviate some of the impacts attributable to wave surge.

### PROJECTS FACTS

**Client:** State of Hawai'i, Department of Transportation, Harbors Division

### SERVICES PROVIDED

Planning



# Hilo Judiciary Complex

## HILO, HAWAI'I

Planning efforts involve evaluation of seven candidate sites for the construction of a new Judiciary Complex for the East Hawai'i Service Area of the Third Judicial Circuit. Detailed criteria were used to assess the development feasibility of the sites, including analysis of existing physical, environmental, land use regulatory conditions, and compatibility with surrounding uses.

Seven candidate sites were evaluated under requirements of the State's Environmental Impact Statement regulations. An EIS was completed in 1997. The candidate sites were rated on their site criteria evaluations and development costs. Final ratings were provided to the State Judiciary and the Governor for final site selection. Community input was solicited through a series of public meetings.

Subsequent to the EIS process, the preferred site was purchased by the County. An Environmental Assessment was completed in 2000 for the final selected site at Kaiko'o Mall.

### PROJECT FACTS

**Client:** State of Hawai'i Department of Accounting & General Services

### SERVICES PROVIDED

Planning



# Kamakana Villages at Keahuolu

## KONA, HAWAI'I ISLAND

The project represents the first major transit-oriented development (TOD) under the KMA Development Plan. Forest City was selected by the State of Hawai'i Housing Finance & Development Corporation (HHFDC) to develop approximately 2,300 homes on 272 acres for Kamakana Villages, Keahuolu, North Kona. As a 201(H) project, half of the homes will be sold or rented as "affordable." The balance of the homes will be sold or rented at market value. In collaboration with Calthorpe Associates, G70 completed a Master Plan, Environmental Report, Sustainability Plan, and Entitlements. The plan provides for 190,000 sf of commercial community facilities, two elementary school sites, a community/civic center, and various parks and open spaces. The project was awarded Outstanding Planning Project by the American Planning Association, Hawaii Chapter.

### PROJECT FACTS

**Client:** Forest City  
**Size:** 272 acres  
**Construction:** \$700 million  
**Completion:** 2010

### SERVICES PROVIDED

Planning & Environment  
Transit Oriented Development



# Keauhou Community Master Plan

## KEAUHOU, HAWAI'I ISLAND

The Keauhou Resort Community is comprised of 2,368 acres of land in the makai portions of the ahupua'a of Kahalu'u, on the Kona Coast of Hawai'i. The Resort was first developed more than 40 years ago, but did not adapt to remain competitive with other resort areas in Hawai'i. G70 facilitated the creation of conceptual and physical master plans for Keauhou based on new paradigms, presenting a vision of an integrated resort community focused on education, culture, the environment and resort activities.

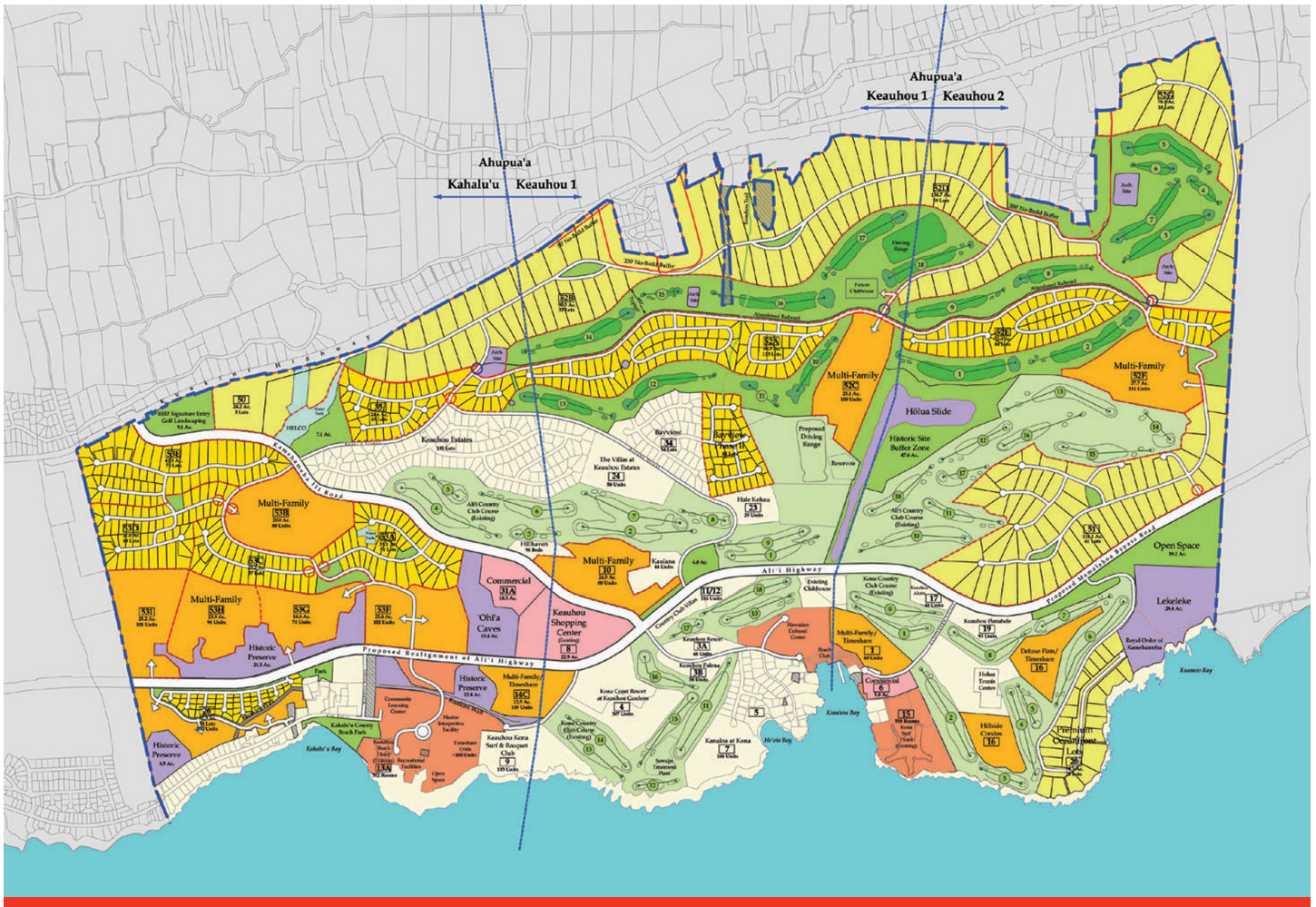
### PROJECT FACTS

**Client:** Kamehameha Investment Corporation

**Size:** 2,368 acres

### SERVICES PROVIDED

Planning



# Kona Judiciary Complex Site Selection

## KAILUA-KONA, HAWAI'I

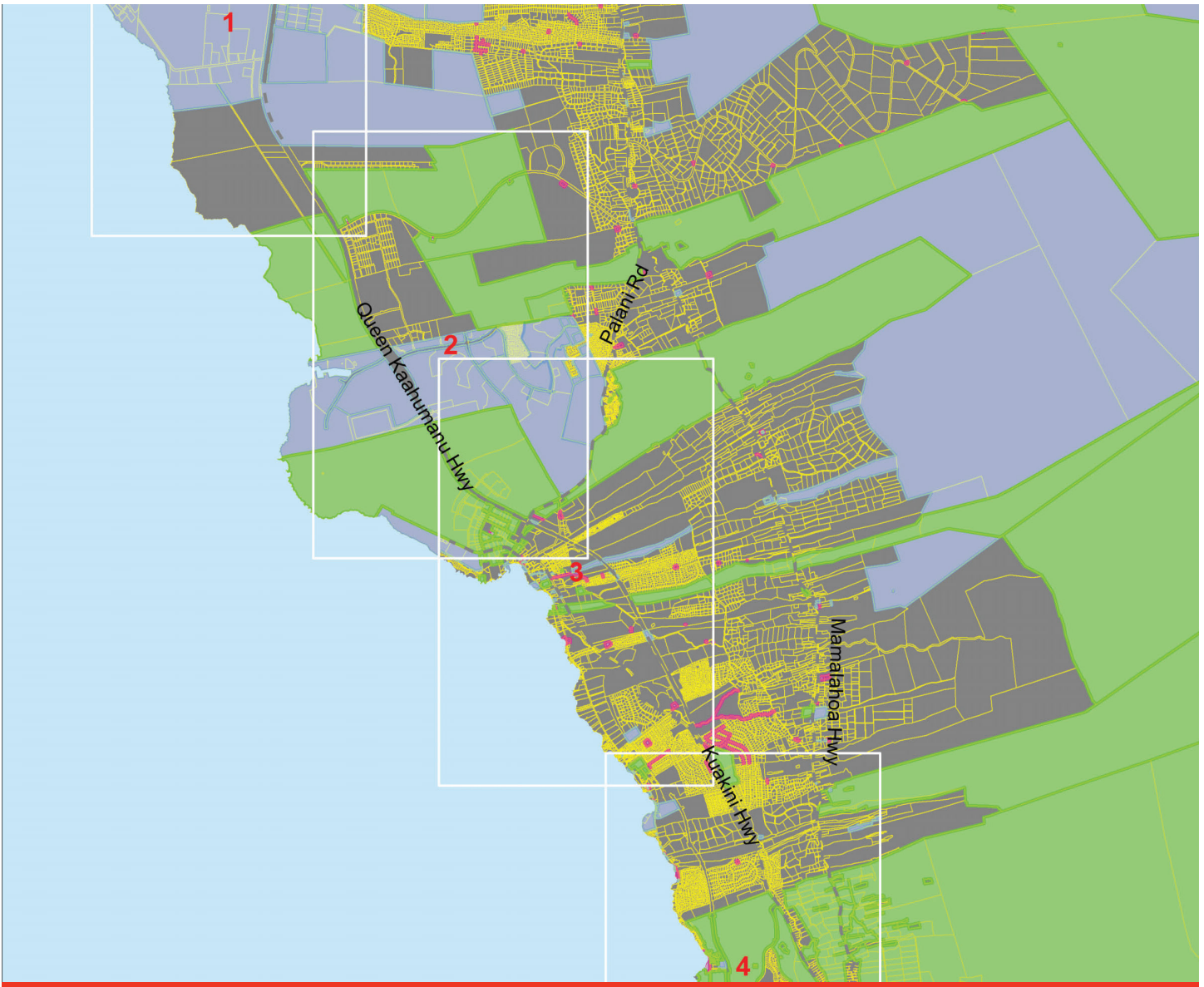
The objective of this Site Selection study is to identify the future site of the Kona Judiciary Complex to serve West Hawai'i region of the Third Circuit with modern facilities of approximately 130,000 square feet. A complete Environmental Impact Statement evaluates up to seven candidate sites in the Kona region, including State and County permitting requirements.

### PROJECT FACTS

**Client:** State of Hawai'i and County of Hawai'i

### SERVICES PROVIDED

Planning



# Kamehameha Schools North Shore Plan

## NORTH SHORE, O'AHU

G70 worked with Kamehameha Schools to develop a Plan for 26,000 acres on O'ahu's North Shore. The planning process engaged North Shore residents through small group sessions, workshops, survey, youth forums and a project website, which created a high level of community investment in the Plan. The extensive analysis and selection of projects utilized Kamehameha Schools Five Values and resulted in plans to pursue projects that support the restoration of key wahi pana as part of the Plan's vision of a sustainable future. A key component of the plan included a cultural asset inventory within the region. The plan won the American Planning Association Hawai'i Chapter 2008 Outstanding Planning Award and the 2011 National Planning Excellence Award for Innovation in Sustainable Places.

### PROJECT FACTS

**Client:** Kamehameha Schools

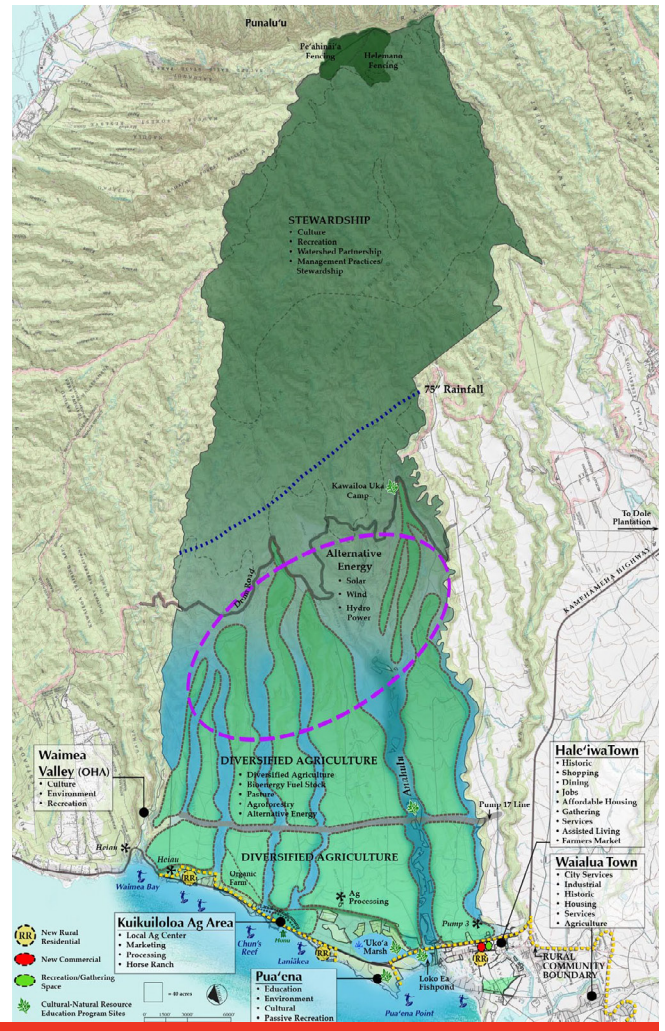
**Size:** 26,000 acres

**Construction:** N/A

**Completion:** 2008

### SERVICES PROVIDED

Planning



# Lā'ie Water Reclamation Facility

## LĀ'IE, O'AHU

G7o provided EIS documents and permits for Lā'ie's tertiary treatment Wastewater Reclamation Facility. Work included a Facility Plan, EIS and Supplemental EIS, wetlands delineation and management plans, water reuse plans and County permits. The LWRF is one of the first treatment facilities on O'ahu that has effectively implemented agricultural reuse disposal.

### PROJECT FACTS

**Client:** Hawaii Reserves Inc.

**Construction:** \$10 million

**Completion:** 1997



# Natural Energy Laboratory of Hawai'i Authority (NELHA) Master Plan

## NORTH KONA, HAWAII

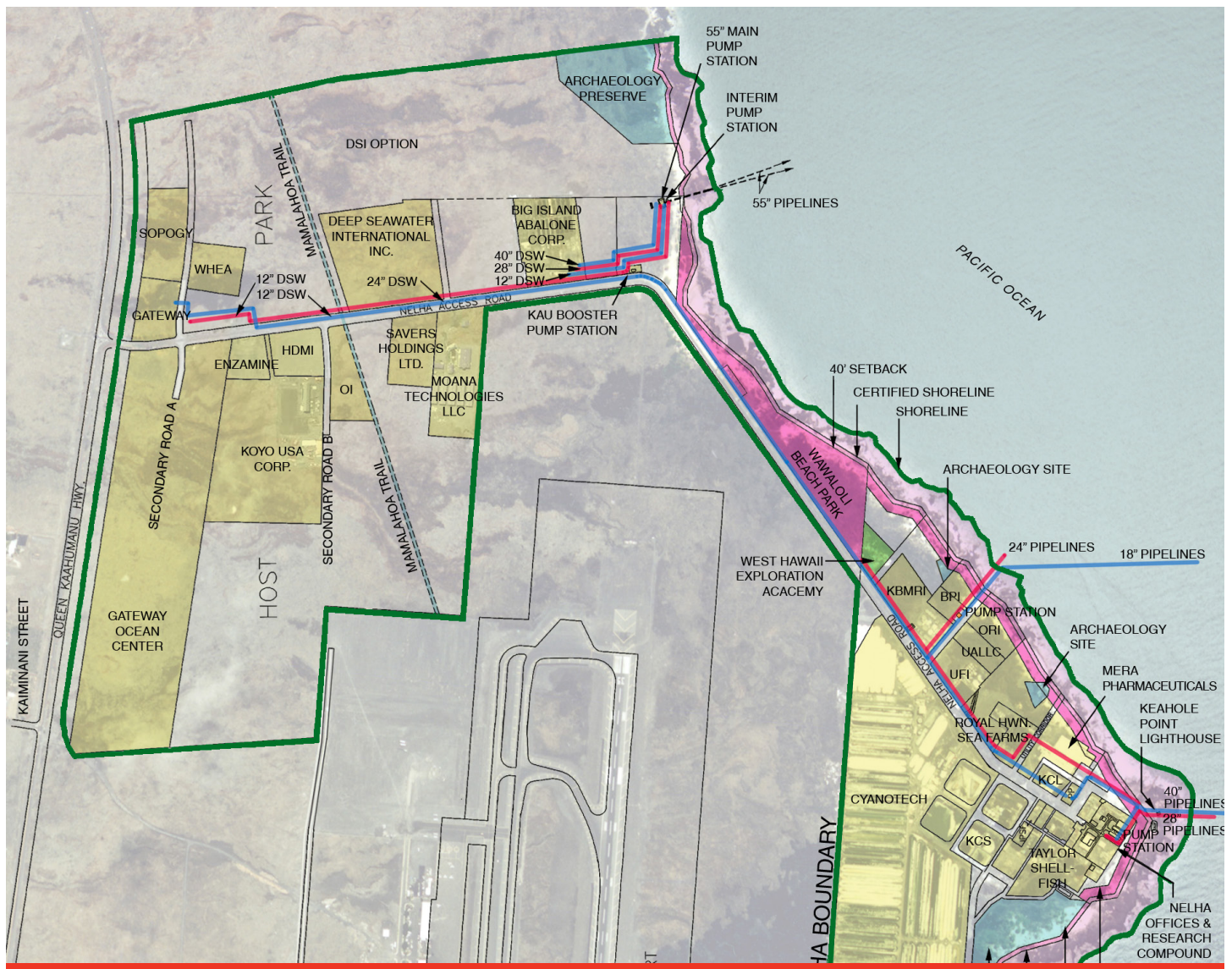
NELHA's mission is to develop and diversify Hawai'i's economy by providing resources and facilities for energy and ocean-related research, and educational and commercial activities in an environmentally sound, culturally sensitive manner. G70 is updating NELHA's strategic plan, which will result with a financial model assessing alternative development scenarios, and a land use Master Plan for all of NELHA's lands. Other tasks include updating existing design guidelines, proposing a subdivision layout, developing a drainage Master Plan, and creating an analysis of current traffic surveys.

### PROJECTS FACTS

Client: State of Hawai'i

### SERVICES PROVIDED

Planning



# Palamanui

## NORTH KONA, HAWAI'I

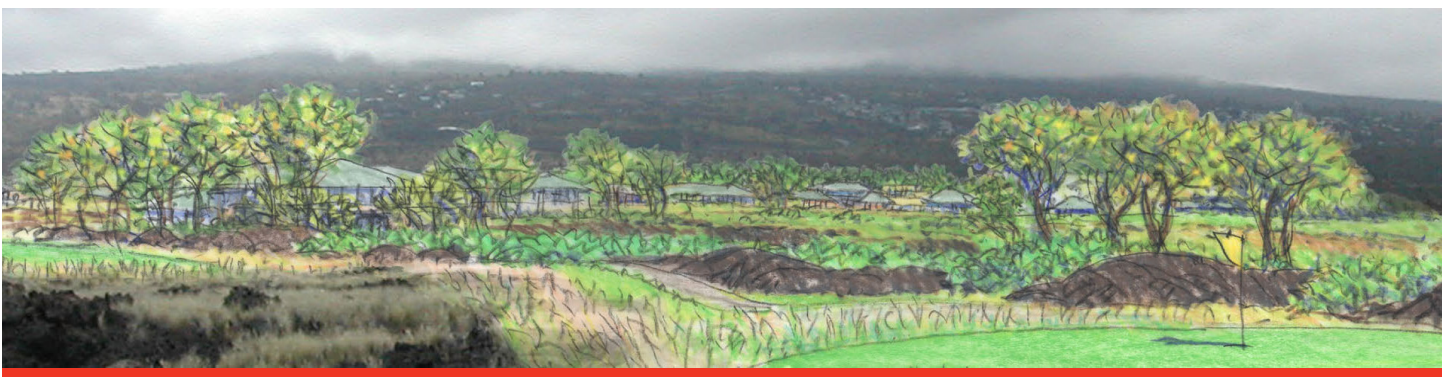
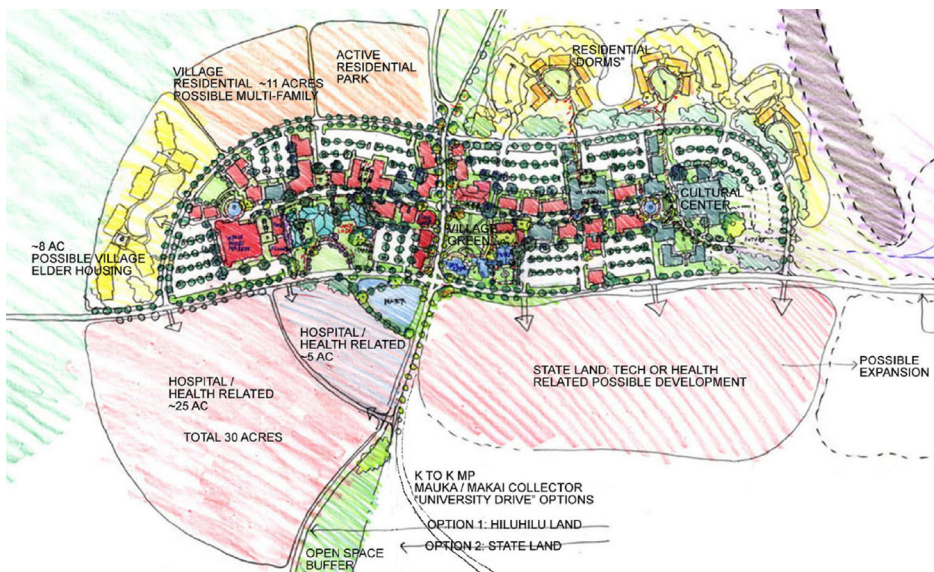
G70 provided an Environmental Impact Study as part of their planning services for Palamanui, a mixed use development in North Kona with 845 residential units, a dry land forest preserve, and a village center integrated with future University of Hawai'i facilities. Residential units will include single and multifamily units throughout the site. A 120-room University Inn is also planned along with a pedestrian friendly commercial core at the University Village. Planned with the adjacent University of Hawai'i Center at West Hawai'i, the project will have shared infrastructure and spaces reserved for university use. Buildings will follow principles of sustainable design and an integrated natural and cultural resources management plan will be implemented. VIC and wastewater treatment were issues addressed in the planning. Mauka/makai and mid-elevation roadway issues were important considerations.

### PROJECTS FACTS

Client: Hunt Companies

### SERVICES PROVIDED

Planning



# Parker Ranch Center

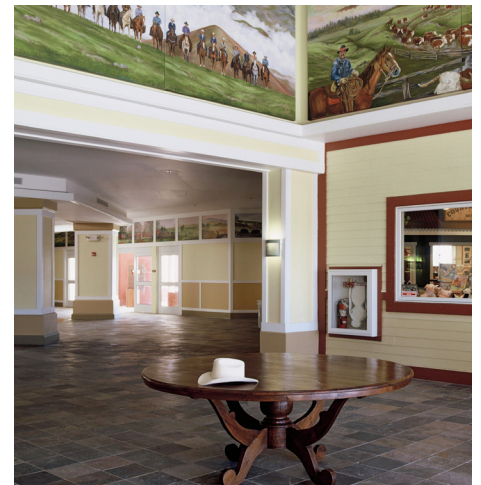
KAMUELA, HAWAI'I

Commercial retail center reflecting the paniolo traditions celebrated in the lifestyle of Waimea.

G70 designed a commercial retail center reflecting the paniolo traditions celebrated in the lifestyle of Waimea. A main ranch house style building is surrounded by a cluster of individual mixed use buildings that house restaurants, cultural boutiques, and retail shops. Parker Ranch Center has become the commercial, social, and cultural center of Kamuela, serving as a gathering place for residents and visitors alike.

## PROJECT FACTS

CLIENT: Parker Ranch





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