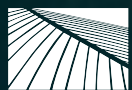


Response to Notice to Providers of  
Professional Services  
Fiscal Year 2026

# Community Planning (Community Engagement, Strategic Planning)

Submitted to:  
Office of Housing and Community Development  
County of Hawai'i

Submitted by:



**PBR HAWAII**  
& ASSOCIATES, INC.

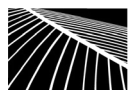
**June 30, 2025**

Response to Notice to Providers of  
Professional Services  
Fiscal Year 2026

# Community Planning (Community Engagement, Strategic Planning)

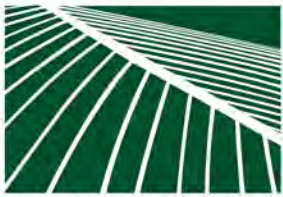
Submitted to:  
Office of Housing and Community Development  
County of Hawai'i

Submitted by:



**PBR HAWAII**  
& ASSOCIATES, INC.

**June 30, 2025**



**PBR HAWAII**  
**& ASSOCIATES, INC.**

June 30, 2025

Via Email: [ohcdprofserv@hawaiicounty.gov](mailto:ohcdprofserv@hawaiicounty.gov)

KIMI MIKAMI YUEN, LEED® AP BD+C  
*President / Chairperson*

VINCENT SHIGEKUNI  
*Executive Vice-President / Principal*

GRANT T. MURAKAMI, AICP, LEED® AP BD+C  
*Executive Vice-President / Principal*

CATIE CULLISON, AICP  
*Senior Vice-President / Principal*

TOM SCHNELL, AICP  
*Vice-President / Principal*

MARC SHIMATSU, PLA, ASLA  
*Vice-President / Principal*

RAYMOND T. HIGA, PLA, ASLA  
*Associate Principal*

DACHENG DONG, LEED® AP  
*Associate Principal*

NATHALIE RAZO  
*Associate Principal*

ANN MIKIKO BOUSLOG, PhD  
*Director of Land Economics & Real Estate*

RAMSAY R. M. TAUM  
*Cultural Sustainability Planner*

ETSUYO KILA  
*Senior Associate*

GREG NAKAI  
*Senior Associate*

BRADLEY FURUYA, AICP  
*Associate*

C.R. 'IMIPONO WICHMAN  
*Associate*

THERESA DEAN  
*Associate*

R. STAN DUNCAN, PLA, ASLA  
*Chairman Emeritus*

RUSSELL Y. J. CHUNG, PLA, FASLA  
*Principal Emeritus*

THOMAS S. WITTEN, FASLA  
*Principal Emeritus*

W. FRANK BRANDT, FASLA  
*Founding Partner*

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

**SUBJECT: LETTER OF INTEREST FOR COMMUNITY PLANNING (COMMUNITY ENGAGEMENT, STRATEGIC PLANNING) SERVICES FOR FISCAL YEAR 2026**

Dear Ms. Costa:

In response to the "Notice to Providers of Professional Services for FY2025," PBR HAWAII is pleased to present the attached Statement of Qualifications for the following services:

**CH.1) Community Planning (Community Engagement, Strategic Planning)**

Based on the description provided and PBR HAWAII's extensive experience in community planning, master planning, physical planning, and conceptual subdivision design, we believe that we are well qualified to undertake community engagement and strategic planning projects on behalf of the County and be able to perform these activities in a timely and cost-efficient manner.

We appreciate the opportunity to submit our qualifications to you and look forward to working with the County of Hawai'i, Housing and Community Development. We are confident that PBR HAWAII can successfully implement and complete a wide range of community engagement and strategic planning projects for the County of Hawai'i.

Sincerely,

Vincent Shigekuni  
Executive Vice President

Attachment

1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813-3484  
Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-mail: [sysadmin@pbrhawaii.com](mailto:sysadmin@pbrhawaii.com)

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# Firm Background

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## ***Name of Firm or Individual, Principal Place of Business and Location of All of Its Offices***

**PBR HAWAII & Associates, Inc.** is a multi-disciplinary consulting firm founded and based in Hawai'i for 55 years. We have a staff of 40 dedicated individuals, most of whom are accredited by professional organizations in their respective fields. PBR HAWAII has five certified planners (AICP), three licensed landscape architects, and three LEED Accredited Professionals (two LEED AP BD+C), and one Ph.D. Over the years, we have worked with nearly all county and state agencies that impact land use, and most of Hawai'i's prominent landowners.

PBR HAWAII has the capabilities to provide consulting services in the following disciplines:

- **Land planning and urban design**, including master planning, GIS modeling and data development and management for geographic analysis in both rural and urban contexts for: transit-oriented mixed-use developments, educational and campus facilities, resort and residential communities, commercial and industrial facilities, parks and recreational facilities, and natural and cultural resources;
- **Regional and community planning**, including long-range regional analysis and planning, GIS modeling and graphic development, community outreach and engagement (including in-person and virtual meeting facilitation and interactive input), and sustainable design and resiliency concepts;
- **Environmental planning and entitlements**, including Hawai'i State Chapter 343, HRS and National Environmental Policy Act (NEPA) environmental assessments/environmental impact statements, and State and County permits and land use entitlements;
- **Landscape architecture**, including hardscape, irrigation, and landscape design, 3-D modeling, consultation on the use of Native Hawaiian plants, cultural landscapes, sustainable landscape design, and LEED Certification;
- **Graphic design**, including project branding, web design, interpretive displays and signage, educational material, and infographics;
- **Market, fiscal, and economic analyses**, for critical insights to market context and costs and benefits of a project in terms of local expenditures, employment and earnings for residents, and impacts to State and county government revenues and expenditures; and
- **Hawaiian cultural sustainable design concepts**, including place-based sustainable design and cultural advising, providing guidance on how to honor and incorporate Hawaiian culture into projects, and orienting clients new to Hawai'i with an introduction to Hawaiian culture.

PBR HAWAII  
1001 Bishop Street, Suite 650  
Honolulu, Hawai'i 96813

Tel: (808) 521-5631  
Fax: (808) 523-1402  
E-Mail: [sysadmin@pbrhawaii.com](mailto:sysadmin@pbrhawaii.com)

## ***Community Planning (Community Engagement, Strategic Planning)***

PBR HAWAII has worked with various State and County agencies, private developers and landowners on projects that involve extensive community engagement to develop community-based solutions that move beyond planning into sustainable actions. We employ various public engagement tools, including social media, infographics, stakeholder meetings and one-on-one interviews, interactive displays, online and paper-based surveys, live polling (using smartphones or dedicated polling devices), community charrettes and pop-up events, online document commenting, and ArcGIS StoryMap.

PBR HAWAII's outreach efforts include web-based meetings. Zoom meetings including breakout rooms and polling are now standard practice. We can also stream meetings online live for remote participation and digital recordings of the meetings can be posted for post-event viewing.

For each project, these tools are designed and catered specifically to the audiences our clients serve or seek to reach. Place-based cultural sustainability is also woven throughout our practice. Cultural sustainability and respect for individual communities ground our work and are the foundation of our plans. We seek to find synergies and multi-layered solutions that support a community's vision for its future and move plans from vision to implementation.

PBR HAWAII strives to follow these guiding principles when engaging with the community.

- Relationships. Acknowledgement that successful agencies and their agents must establish and maintain meaningful working relationships with communities to achieve their respective goals and objectives.
- Respect. Respect should be shown and given to the relationship between a community and the resources and people that they care for by valuing local knowledge.
- Reciprocity. All parties participating in a planning process should consider the benefits of "giving" as much as they "receive" from their interactions, with the intent of leaving people and places whole and not wanting.
- Relevance. Acknowledgement that not all communication styles fit all conditions, locales or practices, especially those governed by natural time and cultural and environmental conditions.
- Reflexivity, Reflectivity & Responsive(ness). Tailor conversations with the recognition that changing ecological, social, and economic conditions do not adhere to accounting or administrative practices that are either fixed or inflexible.
- Reverence rather than Reference. Reverence should be shown for community and ecological resources and those whose kuleana, responsibility, it is to care for them, rather than treating either as reference data in the interest of satisfying programmatic mandates.

## ***The Age of Firm and its Average Number of Employees over the Past Five Years***

Based in Hawai'i for 55 years, PBR HAWAII's average number of employees over the past year has been approximately 38 which breaks down into the following categories:

Principals	6 - 8
Planning Associates	4 - 5
Landscape Architect/Associate	6 - 7
Land Planners	7 - 8
Landscape Designers/Draftsmen	5 - 6
Graphic Designers	1 - 2
Business/Administration	5 - 6
Total Employees:	34 - 42

## ***Capacity to Complete the Work in the Required Time***

PBR HAWAII's staff is capable of immediate start and timely completion of projects. Our current workload projections conclude that we have well-trained and experienced staff to accomplish assignments. With our 40 employees, PBR HAWAII is one of the largest planning and landscape architectural firms in the state. PBR HAWAII has the capability and experience of responding to client demands on moment's notice. As a service business, it is our goal to maintain satisfied clients from project start to finish. Repeat clientele represents approximately 80% of our work and is evidence of PBR HAWAII's ability to provide timely service and quality products year after year.

It is our goal to respond to each assignment effectively and rapidly, while ensuring the successful implementation of project requirements. PBR HAWAII is also committed to immediate start-up on projects for Client emergencies or unexpected needs. A principal will be assigned to every project to see that project schedules are met. The process we propose consists of following administrative procedures:

1. Meet with Client and determine/identify critical project components and other logistical or coordination project needs.
2. Visit project site.
3. Evaluate the project scope, budgets, scheduling constraints/requirements and logistical considerations such as travel, work sequencing, equipment acquisition, etc.
4. Make key project assignments based on Client needs and schedule.
5. Initiate appropriate project controls, methodology to monitor progress reports, and final delivery schedules.

Tools such as Microsoft Teams, SharePoint, and Project are often helpful to develop a workflow that integrates project planning, design, and construction tasks. A PBR HAWAII project manager for a specific project would use such a tool to determine opportunities for concurrent work tasks, as well as monitor critical path tasks that affect overall project delivery. The project schedule would evolve in detail and approach and will be updated regularly. Regular team meetings provide a means to ensure assignments get accomplished in a timely manner and to anticipate and come up with solutions for new issues. Concise meeting notes will be timely disseminated to document decisions and next steps, as well as to guide accountability. A controlled-access Internet site for team members (e.g., Basecamp) is useful to share files, exchange messages, assign tasks, and manage a calendar.

PBR HAWAII has established a system for internal communication in which the project manager constantly coordinates, and reviews staff work products and relays this information to the principal-in-charge of the project. A system for critiques has been established to allow staff input and to take advantage of individual talents and experiences. Points of contact within the firm are established for coordination with consultants and with project team members. Project managers are required to keep consultants and other project team members abreast of project status through weekly or bi-weekly (depending on project requirements) coordination meetings and memorandums. Communication with other consultants is not a problem as PBR HAWAII utilizes state of the art technology and software to keep these consultants abreast on the project status. A coordination check list along with standard process charts, schedules, and timelines are established to complete projects on schedule and within budget. The related projects listed are examples of projects completed on time and on budget.



# Resumes

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## ***Education, Training and Qualifications of Key Members of the Firm***

Following are the resumes of the education, training, qualifications and licensure of the following key members of the PBR HAWAII.

Kimi Yuen, LEED AP® BD+C	President
Vincent Shigekuni	Executive Vice President
Grant Murakami, AICP, LEED AP® BD+C	Executive Vice President
Catie Cullison, AICP	Senior Vice President
Tom Schnell, AICP	Vice President
Dacheng Dong, LEED AP®	Associate Principal
Nathalie Razo	Associate Principal
Ann Bouslog, PhD	Director of Land Economics & Real Estate
Ramsay Taum	Cultural Sustainability Planner
Etsuyo Kila	Senior Associate
Greg Nakai	Senior Associate
Bradley Furuya, AICP	Associate
Theresa Dean	Associate
Natalie Hanson	Project Manager / Planner
David Simpson	Planner
Mahshid Bagheri	Physical Planner
Emerson Goo	Planner
Matthew Nakamoto, AICP	Planner
Laurel Pikcunas	Planner
Makena Bassett	Planner
Kirra Lindman	Planner
Sharlene Pennington	Graphic Designer

**KIMI MIKAMI YUEN | LEED AP® BD+C**  
**PRESIDENT | PLANNER**

With 25 years of experience at PBR HAWAII, Ms. Yuen manages a variety of planning and design projects as well as the successful preparation of land use permits, environmental assessments, and environmental impact statements. Her work includes a diverse range of regional and long-range land plans, master planned communities, public and private sector projects, community engagement and meeting facilitation, urban design, educational facilities, and park master plans.

She has coordinated and led extensive community engagement efforts, testified in front of various boards, commissions, and councils, and spoken at various seminars and educational programs for The Seminar Group, Hawai‘i State Bar Association, National Association of Industrial and Office Properties (NAIOP) Hawai‘i Chapter Developing Leaders Group, the Institute of Transportation Engineers Hawai‘i Section, and the University of Hawai‘i at Mānoa Shidler College of Business.

Ms. Yuen has served on the Board of Directors for the Hawai‘i Tourism Authority (HTA) as Second Vice Chair of the Board and Chair of the Ho‘okahua Hawai‘i Standing Committee. She also chaired the HTA’s Strategic Plan Investigative Committee that oversaw the 2020 update and worked closely with the HTA leadership team on the development of the Destination Management Action Plans for each island. She is also actively involved in several professional organizations including the Urban Land Institute for which she is on the Management Committee and cochairs the Women’s Leadership Initiative Committee, the American Planning Association Hawai‘i Chapter, for which she has served as President, Vice President, and the APA/UH DURP Liaison. She is currently the President of the Lambda Alpha International Aloha Chapter, a land economics honor society, and serves on the Hawai‘i Architectural Foundation Board of Directors.



**EDUCATION**

Master in Urban and Regional Planning, 1999  
University of Hawai‘i at Mānoa  
BA in Architecture, with Highest Honors,  
1995  
University of California, Berkeley  
Minor in Asian American Studies, 1995  
University of California, Berkeley

**ACCREDITATIONS**

LEED AP® Building Design + Construction;  
U.S. Green Building Council®

**PROFESSIONAL AFFILIATIONS**

American Planning Association, Hawai‘i  
Chapter President, 2015-2017, Vice  
President, 2011–2015; APA/DURP Liaison  
Hawai‘i Architectural Foundation  
Board of Directors  
Lambda Alpha International-Aloha Chapter  
President 2023-2024, Vice President 2021-  
2022; Membership Chair 2020-2021  
UH DURP Professional Council  
Urban Land Institute Hawai‘i District Council  
Management Committee; Women’s  
Leadership Initiative  
USGBC® Hawai‘i Chapter - Member, LEED  
Regionalization Task Force

**BOARDS & COMMISSIONS**

Hawai‘i Tourism Authority  
Board of Directors, 2019-2022; Ho‘okahua  
Hawai‘i Standing Committee Chair  
City & County of Honolulu Salary  
Commission, 2016–2020

**AWARDS & RECOGNITIONS**

UH DURP Dinell Outstanding Alumni Award,  
2020  
Pacific Century Fellows, Class of 2016  
Pacific Business News Forty under 40, Class  
of 2011  
SMEI & Hawai‘i Business Magazine  
Distinguished Sales & Marketing Awards  
Green Services, Finalist 2012

## VINCENT SHIGEKUNI

### EXECUTIVE VICE PRESIDENT | PRINCIPAL

With 44 years of professional planning experience, Mr. Shigekuni has been involved with many master planning projects requiring extensive community outreach across the State. He has worked on policy plans and land use projects ranging in scale and complexity from statewide and island-wide to towns, campuses and parks. He has broad experience in community outreach and engagement, utilizing participatory techniques (such as visioning workshops, charrettes, open houses, and presentations) and tools (such as keypad polling and 3D models) to secure input and build consensus in the preparation of master plans.

Mr. Shigekuni has been involved with many site selection and land planning processes in communities across the State. He is experienced in analyzing current landholdings, analyzing and identifying physical opportunities and constraints, and providing a summary analysis for landowner decisions on the disposition and future use of properties, yielding greater values for the landowner.

Mr. Shigekuni also has extensive experience in the preparation of entitlements and environmental assessments for public and private sector clients in Hawai'i. He is involved in many of PBR HAWAII's environmental assessments (EAs) and environmental impact statements (EISs), including the O'ahu Community Correctional Center Replacement FEIS, the Hawai'i Public Housing Authority Administrative Offices Redevelopment FEIS.

Recent EAs include: the Wai'anāe High School – Girls Athletic Locker Room Final EA/Finding of No Significant Impact (FONSI) (May 2022) (and Special Management Area Permit, November 2022); the Wey Private Residence (126 South Kalāheo Avenue) Final EA/ FONSI (June 2022) and the 10 Kamani Kai Place Final EA/FONSI (October 2022).



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#### **EDUCATION**

Graduate Studies, 1982  
University of Hawai'i at Mānoa, Department  
of Urban and Regional Planning

BA in Environmental Studies, 1980  
University of Hawai'i at Mānoa

#### **PROFESSIONAL AFFILIATIONS**

American Planning Association Hawai'i  
Chapter  
Member, Past President

Historic Hawai'i Foundation  
Board Member

Land Use Research Foundation  
Subscriber

**GRANT MURAKAMI** | AICP, LEED AP® BD+C  
**EXECUTIVE VICE PRESIDENT** | **PLANNER**

Mr. Murakami has 34 years of planning experience, specializing in master planning, urban design, sustainability, and community outreach and engagement.

He has extensive experience in leading complex policy-related and land use studies for State and county agencies, including the City and County of Honolulu, Department of Planning and Permitting, the Hawai‘i Office of Planning and Sustainable Development (OPSD, formerly Office of Planning), the Hawai‘i Public Housing Authority, the Hawai‘i Housing Finance and Development Corporation, the Department of Accounting and General Services, the University of Hawai‘i (UH), and the Department of Hawaiian Home Lands.

Mr. Murakami has also led several transit-oriented development (TOD) projects for both public and private sector clients along the Honolulu Rail Transit Project’s corridor. Current and recently completed projects include an O‘ahu TOD Planning and Implementation study for OPSD; TOD Planning studies for Kapolei, Waipahu, Iwilei/Kapālama, Downtown and Chinatown for the City and County of Honolulu’s Department of Planning and Permitting; a property assessment for Transit Oriented Development on Department of Hawaiian Home Lands’ (DHHL) properties; and planning for the University of Hawai‘i-West O‘ahu (UHWO) Campus and University District Lands near the Keonea‘e Rail Station. Specific projects that address sustainability and climate change, include both State OPSD and City projects for Iwilei/Kapālama area, the UHWO Long Range Development Plan, DHHL property assessments, and a Sustainability Plan for the State Department of Land and Natural Resources properties in East Kapolei lands.

Mr. Murakami is a LEED Accredited Professional and member of the American Institute of Certified Planners. He has served as President for the Hawai‘i Chapter of the American Planning Association, a Director for the Hawai‘i Chapter of the US Green Building Council, as the Chair of the Urban Land Institute Hawai‘i’s Land Use and Sustainability Committee. He has also served as a lecturer at the University of Hawai‘i, Department of Urban and Regional Planning, and juror at the University of Hawai‘i, School of Architecture.



**EDUCATION**

Master in Urban Planning, 1990  
University of Washington

Certificate in Urban Design, 1990  
University of Washington

Bachelor of Arts in Geography, 1986  
University of Hawai‘i, Mānoa

Marine Option Program Certificate, 1986  
University of Hawai‘i, Mānoa

Special Program - Techniques of Traditional Town Planning, Urban Housing and Mixed-Use Development, Campus Planning  
Graduate School of Design, Harvard University

**ACCREDITATIONS**

American Institute of Certified Planners

LEED AP® Building Design + Construction;  
U.S. Green Building Council

**PROFESSIONAL AFFILIATIONS AND RECOGNITIONS**

American Planning Association, Hawai‘i Chapter

Member and Past President, Vice President, Director-at-Large

Urban Land Institute

Member, Past Sustainable Land Use Committee Chair and Land Use and Transportation Committee Co-Chair

US Green Building Council, Hawai‘i Chapter Board of Directors - Past Director, Past Education Committee Member and Past Green Schools Committee Member

**CATIE CULLISON | AICP**  
**SENIOR VICE PRESIDENT | PLANNER**

At PBR HAWAII, Ms. Cullison supports public-sector clients with project management, community engagement, and environmental entitlements. Her responsibilities include preparing resource management plans, seeking ways to meaningfully consult with community, and assisting clients with documenting compliance with state and federal environmental requirements.

Her current projects include community engagement and environmental compliance documentation for the Department of Hawaiian Home Lands use of HUD-Native Hawaiian Housing Block Grant (NHHBG) funds, NEPA documentation for “Ka Lei Momi”, a suite of affordable housing rehabilitation projects for the Hawai‘i Public Housing Authority, and NEPA compliance documentation for an affordable housing community in Waikoloa, Hawai‘i Island. Ms. Cullison has recently completed HRS 343 and NEPA compliance for a new roundabout Bayfront Highway in Hilo, HRS 343 FONSI for a community in upcountry Maui, and community engagement and environmental documentation for Honolulu’s Complete Streets program and projects in Mānoa, Kalihi, and Waikīkī.

Ms. Cullison has strong experience leading HRS 343 and NEPA environmental documentation projects and managing community engagement teams. Her approach to managing community engagement is to encourage team members’ creativity and thoughtfulness in reaching out to a wide variety of people and connect them in a meaningful way to the planning process.



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**EDUCATION**

BA in Local and Urban Affairs, 1994  
St. Cloud State University, Minnesota

**ACCREDITATIONS**

American Institute of Certified Planners,  
2011

**PROFESSIONAL AFFILIATIONS**

American Planning Association  
Member

Society of Outdoor Recreational Professionals  
Member

YWCA O‘ahu  
Board Vice-Chair

**TOM SCHNELL** | AICP  
VICE-PRESIDENT | PLANNER

Mr. Schnell has experience in both the public and private sectors with expertise in the areas of land planning and analysis, environmental planning, and governmental permit processing and entitlements.

As Principal at PBR HAWAII, his responsibilities include the processing of land use related governmental permit documents such as Environmental Impact Statements (EIS), Environmental Assessments (EA), HRS Section 201H-38 applications, State Special Permit applications, State Land Use District Boundary Amendment petitions, Zone Changes, Community Plan Amendments, Special Management Area (SMA) permit applications, and Conservation District Use Applications (CDUA).

His projects include: 1) facilitating community participation, participating in master planning, and preparing and processing an EIS for the Hawai'i Community Development Authority's (HCDA) Kaka'ako Makai parks in Honolulu; 2) preparing and processing an EIS and Change of Zoning for the high-profile, "Live, Work, Play 'Aiea" project, which will be a new mixed-use community on the former Kamehameha Drive In Theater in 'Aiea; 3) preparing a master plan and preparing an application pursuant to HRS Section 201H-38 for Makila Farms, a workforce housing community in West Maui; and 4) HRS Section 201H-38 applications for Ho'omalulu in Waikoloa, Halewiliikō Highlands in 'Aiea, Keahumoa Place in East Kapolei, and Kahoapili in Salt Lake. Some of his past major EIS projects include: Kapalua Mauka, and Pulelehua, both of which involved State Land Use District Boundary Amendments.



**EDUCATION**

Master of Urban and Regional Planning, 1994  
University of Hawai'i at Mānoa

Bachelor of Arts with High Honors, 1991  
University of Hawai'i at Mānoa

**ACCREDITATIONS**

American Institute of Certified Planners, 1998

**PROFESSIONAL AFFILIATIONS**

American Planning Association, Hawai'i Chapter  
Member

Urban Land Institute  
Member

Lambda Alpha International, Aloha Chapter  
Member

**DACHENG DONG | LEED® AP**  
**ASSOCIATE PRINCIPAL | PLANNER/GIS ANALYST**

As an Associate Principal at PBR HAWAII, Mr. Dong participates on a diverse range of land use planning and urban design projects. His architectural design background gives him various physical planning and site design skills that contribute to all levels of planning projects. In addition, his sketch and rendering skills are a unique addition to the planning and design team. His experience with ESRI GIS, including ArcMap, ArcGIS 3D analysis, ArcGIS Spatial Analyst, aids the multi-disciplinary team in preparation of maps, land use analysis, and planning document. Mr. Dong's experience of working on a wide range of projects and his ability to integrate a variety of components into cohesive, forward-thinking planning projects makes him a valuable member of any project team.

His experiences include preparing University of Hawai'i West O'ahu university village urban design plan, developing the Lāna'i City expansion and the 201H housing project master plan; conducting GIS analysis and mapping for the O'ahu Flood Vulnerability Study and exploring the site development capacity for several urban parcels via the zoning code study and site planning exercise.



---

**EDUCATION**

Master in Urban and Regional Planning,  
2004

University of Hawai'i at Mānoa

Bachelor of Architecture, 1999  
Beijing Polytechnic University

**ACCREDITATION**

LEED® Accredited Professional; U.S. Green  
Building Council

**PROFESSIONAL AFFILIATIONS**

American Planning Association, Hawai'i  
Chapter  
Member

## NATHALIE RAZO

### ASSOCIATE PRINCIPAL | PLANNER

At PBR HAWAII, Ms. Razo has managed and coordinated numerous projects ranging from regional infrastructure planning, site selection and land capacity assessments, to detailed site assessments and land use master plans. She specializes in complex data management, community engagement and facilitation, master planning, and site planning.

Ms. Razo has managed several studies related to land use and infrastructure master planning for State of Hawai'i, including the TOD Planning and Implementation study for the State of Hawai'i Office of Planning and Sustainable Development (OPSD, formerly Office of Planning); property analysis and assessments for various Queen Emma Land Company properties and for Transit Oriented Development on Department of Hawaiian Home Lands' properties. These studies have incorporated assessment of the impacts of sea level rise on public facilities, infrastructure and development plans. She also has extensive experience in facilitating public agency stakeholder meetings and community outreach and engagement efforts such as for OPSD, for the Hawai'i Public Housing Authority Mayor Wright Homes redevelopment project, and for the City and County of Honolulu Transit Oriented Development action plans.

Prior to joining PBR HAWAII, Ms. Razo's graduate work at the University of Hawai'i focused on community planning with an emphasis in community and building resilience addressing social vulnerabilities, hazard response and recovery policies, and the value of incorporating community capacity building. Ms. Razo also worked at the National Disaster Preparedness Training Center, where she assisted in the development of the FEMA certified PER-306 HURRIPLAN Resilient Building Design for Coastal Communities training course for hurricane preparedness, mitigation strategies, and disaster recovery.



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#### EDUCATION

Master in Urban and Regional Planning,  
Resiliency Planning, 2013  
University of Hawai'i at Mānoa

Certificate in Disaster Management and  
Humanitarian Assistance, 2013  
University of Hawai'i at Mānoa

Public Policy and Administration Graduate  
Program, 2011  
Northwestern University

Bachelor of Arts in Architecture, 2009  
Yale University

FEMA Certified Natural Disaster Awareness  
for Community Leaders Training (AWR-  
310)

National Disaster Preparedness Training  
Center (NDPTC)

FEMA Certified Community Resilience  
Training (AWR-228)

National Disaster Preparedness Training  
Center (NDPTC)

#### PROFESSIONAL AFFILIATIONS

American Planning Association, Hawai'i  
Chapter

Member and Past Director-at-Large

Urban Land Institute

Member and Past Young Leader Co-Chair

**ANN MIKIKO BOUSLOG | PHD**  
**DIRECTOR OF LAND ECONOMICS & REAL ESTATE**

Dr. Bouslog has over 30 years of experience in market assessment, economic and fiscal impact analysis, entitlement, and strategic planning for large or complex initiatives throughout Hawai'i and around the Pacific.

At PBR HAWAII since 2015, Dr. Bouslog has led multiple engagements related to infrastructure finance, market and economic aspects of TOD and other initiatives on O'ahu; strategic and business planning for community and conservation-oriented plans; and resort and visitor industry consultations. She has also directed numerous studies in support of affordable housing initiatives throughout the state, encompassing market studies, economic and fiscal impact assessments, 201H applications, infrastructure impediment analyses, and processing of rezoning or Interim Planned Development-Transit (IPD-T) permits. She enjoys balancing efforts between public and private sector interests, and has extensive work experience with State and county agencies in Hawai'i.

Prior to joining PBR HAWAII, Dr. Bouslog served as Forest City Hawaii's development manager for the \$770 million Kamakana Villages, a 2,200-home master planned community in partnership with the State of Hawai'i, Housing Finance and Development Corporation. At Forest City, she also supported entitlement initiatives for a 19-megawatt solar farm in Kunia, O'ahu.

Prior professional ventures include founding and operating Mikiko Corporation, a real estate and economic advisory firm, and serving as Director of KPMG's Hawai'i Real Estate and Hospitality Consulting practice. In these capacities, Dr. Bouslog directed services for prominent government, resort, and community developments such as the U.S. Navy (Ford Island and bulk dispositions), U.S. Army (Residential Communities Initiative), Department of Hawaiian Home Lands, Mauna Lani Resort, Waikoloa Beach Resort, Hualālai, Kukui'ula, Kō'ele and Mānele, Hilton Hawaiian Village and Ho'opili, as well as projects in Japan, South Korea, Malaysia, Saipan, Guam, and Palau. In 2013-14, she helped organize a 10+ party mediation to address a proposed critical habitat designation in West Hawai'i, resulting in beneficial agreements between area landowners and the U.S. Fish and Wildlife Service.

Dr. Bouslog has acted as expert witness numerous times before State and County agencies as well as in Circuit Court. In April 2016, her testimony before the Hawai'i State Land Use Commission regarding Koa Ridge was cited in the Hawai'i Supreme Court decision that upheld the project's LUC redistricting.



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**EDUCATION**

Ph.D. in Demography/Sociology, 1985  
Cornell University

MA in Sociology with minor in City &  
Regional Planning, 1981  
Cornell University

BA in Urban Studies, 1977  
Stanford University

**PROFESSIONAL AFFILIATIONS**

Lambda Alpha International, Western U.S.  
Assistant Vice President; Former President,  
Aloha Chapter

Rate Commission, City and County of  
Honolulu  
Former Commissioner

East-West Center Foundation  
Former Board Member

Community Housing Fund at Hawai'i  
Community Foundation  
Former Director

Urban Land Institute, Hawai'i Chapter  
Former UrbanPlan Chair & Mgt. Committee

Kamehameha Schools' for-profit  
subsidiaries including Bishop Holdings  
Corporation, Kamehameha Investment  
Corporation, KUKUI, Inc. and Pauahi  
Management Corporation  
Former Director on each entity

## **RAMSAY R. M. TAUM**

### **CULTURAL SUSTAINABILITY PLANNER**

Ramsay R. M. Taum is a Cultural Sustainability Planner at PBR HAWAII. His eclectic background and experience in business, government and community service make him a valuable asset in both public and private sectors as well as in for-profit and non-profit business.

Mentored and trained by respected kūpuna (elders), he is a practitioner and instructor of several Native Hawaiian practices including ho‘oponopono (stress release and mediation), lomi haha (body alignment) and Kaihewalu Lua (Hawaiian combat/battle art). His work in promoting sustainable place based, and Hawaiian cultural stewardship principles and practices is acknowledged locally, nationally, and internationally. Mr. Taum is a recognized cultural resource and sought after as a keynote speaker, lecturer, trainer and facilitator. Trained by respected Hawaiian elders, he effectively integrates place based, cultural based, indigenous and Native Hawaiian cultural values and principles into contemporary business.

Ramsay was awarded the 2013 Peace Day Hawai‘i, Peace Maker of the Year in recognition of his lifetime career advocating the spirit of Aloha around the world, in fields of ecology, business, communications, economic development and Hawaiian culture. His work in promoting sustainable place based, and Hawaiian cultural stewardship principles and practices is acknowledged locally, nationally and internationally. Ramsay was awarded the 2008 East West Center’s Leadership Certificate Program’s Transformational Leadership in Sustainability, and in that same year was Hawai‘i Home + Remodeling, HONOLULU & Hawai‘i Business magazines’ “Who’s Keeping Hawai‘i Green” 2008 Individual Educator Honoree.



#### **EDUCATION**

Undergraduate Studies, 1980  
United States Air Force Academy

Bachelor of Science in Public  
Administration, 1981  
University of Southern California

#### **PROFESSIONAL AFFILIATIONS**

Pacific Risk Management ‘Ohana - IKE  
(Indigenous Knowledge & the Environment)  
Hui - Steersperson

Indigenous Peoples Climate Change  
Working Group - Member/Facilitator

Global Breadfruit Heritage Council -  
Advisor

Olohana Foundation, focused on building  
community capacity and cohesiveness  
around systems of food, energy, and  
knowledge - Advisor (Present)

Sustain Hawai‘i - Vice President

Royal Order of Kamehameha, Hawai‘i  
Chapter - Member

National Disaster Preparedness Training  
Center - Subject Matter Expert

NCAR/UCAR Rising Voices Climate  
Resilience through Indigenous and Earth  
Sciences - Member/Facilitator

E Ola Pono, LLC - Managing Member

## ETSUYO KILA

### SENIOR ASSOCIATE | GIS ANALYST

As a Senior Associate at PBR HAWAII, Ms. Kila participates on a diverse range of regional and land planning studies and analyses. Her planning and cartographic skills provide a valuable contribution to all levels of planning projects.

In particular, Ms. Kila's extensive experience with GIS, including ArcGIS Pro and ArcGIS Online, is invaluable to the firm's multi-disciplinary team in preparation of maps, planning documents, and quantitative analyses.

Ms. Kila's current projects address environmental and sustainability considerations as well as general planning goals. These include a land suitability analysis for the Hawai'i Island Plan update and on-going need-based GIS services for State Department of Hawaiian Home Lands (DHHL), an urban design plan update and a long range development plan update for the University of Hawai'i West O'ahu, and online interactive map and StoryMap design support for various projects as a part of community outreach and engagement efforts. Past projects of note include: GIS data development and land and license inventories for the DHHL, the Flood Vulnerability Assessment for the State Department of Land and Natural Resources, and the Internal GIS Database Support for Kamehameha Schools.



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#### **EDUCATION**

Master in Urban and Regional Planning,  
2005

University of Hawai'i at Mānoa

BA in International Relations, 1995  
Kobe City University of Foreign Studies

#### **PROFESSIONAL AFFILIATIONS**

American Planning Association, Hawai'i  
Chapter  
Member

## GREG NAKAI

### SENIOR ASSOCIATE | PLANNER

Greg Nakai is involved in many types of planning projects with an emphasis on environmental planning and land use entitlements. He has managed or assisted with a wide range of projects, including a Chapter 343, HRS Environmental Impact Statement (EIS), Chapter 201H, HRS exemptions, and a Conditional Use Permit for Joint Development (CUP-JDA) for the proposed Hawai'i Public Housing Authority (HPHA) School Street Senior Affordable Housing Development, a mixed-use development featuring up to 800 affordable rental apartments for seniors; Chapter 201H, HRS exemptions and a National Environmental Policy Act (NEPA) Environmental Assessment (EA) for the Kūhiō Park Terrace Low-Rises and Kūhiō Homes Redevelopment, a development featuring 650 affordable rental and public housing apartments; Chapter 201H, HRS exemptions for Keahumoa Place, an affordable housing development in East Kapolei; a Chapter 343, HRS EA and Special Management Area Use Permit (SMP) for the Wai'anāe High School Girls' Athletic Locker Room; a Chapter 343, HRS EA and SMP for the Ted Makalena Golf Course National Pollutant Discharge Elimination System (NPDES) Improvements; Chapter 343, HRS EAs for the Board of Water Supply Hālau Wai Mānoa, the Sand Island Business Association, and new classroom facilities at Waipahu High School and Kealakehe Elementary School. As project manager, he helped to obtain a SMP, Zoning Waiver Permit, and CUP-JDA for the Sand Island Wastewater Treatment Plant Secondary Treatment Improvements. He has also assisted with obtaining a Minor Modification to a Plan Review Use (PRU) Permit for the Mixed-Use Housing Project at the University of Hawai'i at Mānoa Campus, as well as various land use entitlements for parks, church facilities and university campuses on O'ahu, Maui, and Kaua'i, including a recent Zoning Amendment for Kaua'i Community College.

Mr. Nakai transitioned from a career in language education, and received his master's degree in Urban and Regional Planning at the University of Hawai'i at Mānoa, with a focus on issues of equitable and sustainable food systems policy and planning.



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#### EDUCATION

Master in Urban and Regional Planning, 2018  
University of Hawai'i at Mānoa

MA in Second Language Studies, 2007  
University of Hawai'i at Mānoa

BA in International Studies, 1998  
University of Washington

BS in Psychology, 1998  
University of Washington

#### PROFESSIONAL AFFILIATIONS

American Planning Association Hawai'i  
Chapter

Vice-President (2024-present); Programs  
Committee Co-Chair (2017-2023); and  
Executive Committee Member (2017-present)

**BRADLEY FURUYA | AICP**  
**ASSOCIATE | PLANNER**

Mr. Furuya grew up on O‘ahu before moving to Los Angeles to attend school at the University of Southern California. During his studies, Bradley discovered urban planning while taking an environmental studies elective course. He graduated with a Bachelor of Science in Public Policy, Management, and Planning and subsequently received a Master of Planning degree, also from the University of Southern California.

Prior to joining PBR HAWAII, Mr. Furuya worked as a Planner for the City of Los Angeles Department of City Planning where he processed land use entitlements and Environmental Impact Reports as required under the California Environmental Quality Act. Most recently, Bradley supervised the Department of City Planning’s Historic Preservation Overlay Zone (HPOZ) unit, which included the City’s 35 historic districts and 22 HPOZ boards.

For Bradley, one of the great joys of being a planner is the ability to work with people of a community to shape the built environment in a way that brings positive change to their everyday lives. When presented with the opportunity to work with the people of Hawai‘i, Bradley moved home to pursue his passion of creating healthy places that are designed for everyone.

At PBR HAWAII, Mr. Furuya has prepared Environmental Assessments (EAs) for private residences in Kailua and the Pearl City Public Library; performed public outreach and engagement for wastewater Master Plans in Puna and South Kohala; and prepared Hawai‘i Community Development Authority (HCDA) Development Permit applications for mixed-use projects in the Ward Village Master Plan, including Kalae, The Launiu, Mahana Ward Village, Block D, and Block E.

Bradley has also assisted on Chapter 201H, Hawai‘i Revised Statutes (HRS) exemption applications, State Special District Permit applications, Special Management Area (SMA) permit applications, and Conservation District Use Applications (CDUA).



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**EDUCATION**

Master of Planning, Economic Development, 2014  
University of Southern California

BS in Public Policy, Management, and Planning, Urban Planning, 2013  
University of Southern California

**ACCREDITATIONS**

American Institute of Certified Planners, 2019

**PROFESSIONAL AFFILIATIONS**

American Planning Association  
Member

Historic Hawai‘i Foundation  
Member

## THERESA DEAN

### ASSOCIATE | PLANNER

Ms. Dean has several years of consulting and agency experience with environmental, housing, and infrastructure planning projects. Her background includes the development of outdoor resource management plans, environmental assessments, and other permit and entitlement documents. She has experience in agency contracting processes and affordable housing developments. To date, her work focuses on community engagement methods that inform planning efforts across the State. Currently, she is working on a variety of projects including an environmental assessment and accompanying management plan for the Department of Land and Natural Resources Ka'iwa Ridge Trail, the City and County of Honolulu's update to the Wai'anae Sustainable Communities Plan, and as an engagement advisor on the O'ahu Vision Zero Action Plan.

Recently, Ms. Dean has accepted a volunteer leadership position as the Co-Chair of the Transportation Equity Hui, a grassroots organization dedicated to elevating the lived experiences of marginalized communities in transportation decision-making processes.



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#### **EDUCATION**

Master in Urban and Regional Planning,  
Environmental Planning, 2017  
University of Hawai'i at Mānoa

BS in Business Administration and  
Management, 2010  
Syracuse University – Martin J. Whitman  
School of Management

#### **PROFESSIONAL AFFILIATION**

Transportation Equity Hui  
Co-Chair

**NATALIE HANSON | LEED® AP ID+C**  
**PROJECT MANAGER | PLANNER**

At PBR HAWAII, Ms. Hanson's responsibilities include preparation of environmental assessments and special district permits for government projects, GIS mapping and analysis, community engagement through website content management and web-based outreach tools (such as MailChimp, StoryMaps and SurveyMonkey), and preparation of federal and state environmental documents including documentation of compliance with the National Environmental Protection Act (NEPA).

Her recent projects include community engagement and environmental compliance documentation for the Department of Hawaiian Home Lands use of HUD-Native Hawaiian Housing Block Grant (NHHBG) funds, preparation of NEPA environmental review reports for DHHL and the County of Hawai'i, and the development of programmatic agreements and MOUs between state and federal agencies toward developing more efficient compliance processes. Her past projects include the recent update of the Ocean Resource Management Plan with the Hawai'i State Office of Planning, flood map update reporting for the Department of Land and Natural Resources, updates to the City and County of Honolulu's TOD website, and community engagement for the City and County of Honolulu's Complete Streets, Pedestrian Plan, and Ala Pono projects.

While earning her Master's in Urban and Regional Planning at the University of Hawai'i, Ms. Hanson re-designed the department's website and social media platforms, assisted in the launch of the department's first alumni association, and received funding from the J. Watumull Scholarship for conducting field research on sea level rise adaptation in Kolkata, India.

Ms. Hanson also brings to her role as planner a bachelor's degree in sociology, anthropology, and Asian studies; both quantitative and qualitative data collection and analytical skills; and seven years of experience in work/study throughout Asia. This background has fostered a firm grounding in the importance of inclusion when conducting community outreach as part of planning processes and decision making.



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### **EDUCATION**

Master in Urban and Regional Planning,  
2016

University of Hawai'i at Mānoa

Graduate Certificate in Disaster  
Management and Humanitarian Assistance,  
2016

University of Hawai'i at Mānoa

BA in Sociology/Anthropology, Asian  
Studies, 2007

St. Olaf College, Northfield MN

Native Hawaiian Organizations in the  
Section 106 Process  
Seminar co-hosted by Historic Hawai'i  
Foundation, The Advisory Council on  
Historic Preservation, and the U.S.

Department of the Interior Office of Native  
Hawaiian Relations

Foundations in Environmental Review:  
NEPA and 24 CFR Part 58 Environmental  
Review Procedures – Technical Assistance  
Workshop hosted by Department of  
Hawaiian Home Lands and U.S. Department  
of Housing and Urban Development

### **ACCREDITATIONS**

LEED® AP Interior Design + Construction  
U.S. Green Building Council

### **PROFESSIONAL AFFILIATIONS**

American Planning Association  
Hawai'i Chapter  
Member

Lambda Alpha National Collegiate Honors  
Society for Anthropology

DURP Ohana

University Students of Urban and Regional  
Planning

## DAVE SIMPSON

### PLANNER

At PBR HAWAII, Mr. Simpson works in a supportive role on various projects to assist principals and associates in the firm. In his previous role, Mr. Simpson served as the coordinator for the Smart Sustainable Communities initiative for Hawai'i Green Growth. His responsibilities included primary coordination, research, logistics, and technical support for the Smart Sustainable Communities (SSC) Roundtable and corresponding working groups.

Dave's experience in this role involved engagement with a diverse array of key leaders, partner organizations, and technical experts to achieve SSC objectives that promote joint action, accountability, collaboration, information exchange, resource leverage and consensus building. The project deliverables included managing a multi-sector process to develop recommendations on targets, indicators and metrics for the Aloha+ Challenge Smart Sustainable Communities 2030 statewide goal. Membership among the working groups managed in this process included state and county representatives, locally-based private sector companies, academic and technical experts, and community-based organizations. Additional project deliverables involved development of the Smart Sustainable Communities Business Roundtable as a private sector platform for collaboration on joint actions to support sustainability initiatives. Dave's experience also includes a background in hospitality management on the Island of Lāna'i and grass-roots political advocacy.



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#### EDUCATION

Master of Urban and Regional Planning,  
2016

University of Hawai'i at Mānoa

Bachelor of Arts – Political Science &  
History, 2004

Emory University

Emory British Studies Program, 2002  
Oxford University, University College

## MAHSHID BAGHERI

### PHYSICAL PLANNER

Mahshid holds a master's degree in Urban and Regional Planning. Her motivation is to be part of creating a sustainable planet through effective participatory processes and cross-sector collaboration. She brings experience in urban designing, physical planning, and mapping.

During her studies, Ms. Bagheri worked as a graduate research assistant in National Disaster Preparedness Training Center (NDPTC) and focused on disaster management and humanitarian assistance planning. Through this period, she was part of a wide variety of projects; She assisted in a GIS analysis project to investigate the impact of flight restriction relaxation on the number of COVID cases on the Island of Oahu in Spring 2020. She also helped with the preparation of COVID-19 contact tracing and social distancing surveys, and GIS analysis of the obtained data.

During her studies, Mahshid also contributed to conducting a research project for the State of Hawai'i Department of Land and Natural Resources – Division of Boating and Ocean Recreation (DOBOR) with the purpose of creating a conceptual development plan to guide the potential future development of the Ala Wai Small Boat Harbor. In this project she helped with conducting a site inventory and site analysis, conducting community and stakeholders' engagement surveys and interviews, and assessing prior stakeholder engagement results. She also developed resilient design guidelines including several strategies for addressing sea level rise and flooding in the Ala Wai Small Boat Harbor.

Some other projects that Mahshid assisted with are: 1) developing an infrastructure plan for Waipahu TOD area by analyzing various infrastructure considerations including multi-modal transportation, parking, stormwater and green infrastructure, 2) finding links between demography and resource dependency on Merizo residents' attitudes and perceptions towards coastal and marine resources in the Achang Reef Flat Marin Preserve, Guam by analyzing a survey data employing IBM SPSS Software, and 3) a SPSS analysis of a survey conducted one year after 2017 earthquake in middle east to investigate the relationship between people's awareness about their significant role in response and recovery activities after one year of a disaster, and the improvement of their quality of life in the post-disaster process.



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#### **EDUCATION**

Master of Urban and Regional Planning,  
2021

University of Hawai'i at Mānoa

Bachelor of Architecture Engineering, 2018  
Iran University of Science and Technology

Bachelor of Physics, Atomic and Molecular  
Physics, 2009

Shahid Beheshiti University

#### **PROFESSIONAL AFFILIATIONS**

American Planning Association  
Member

## EMERSON GOO PLANNER

Mr. Goo was born and raised in Honolulu, Hawai‘i and joined PBR HAWAII in 2023. He assists with physical planning, writing entitlements and permits, and projects which leverage his skills as an experienced writer with a design and planning background.

Mr. Goo holds a BLA in Landscape Architecture from Cal Poly, San Luis Obispo. Courses in environmental law and policy encouraged him to deepen his knowledge of planning, and he received minors in City and Regional Planning as well as Land Rehabilitation and Restoration Ecology. In 2021, he received the Hawai‘i Chapter ASLA/David T. Woolsey Scholarship and was a runner-up for the Daniel Zwier/Permaloc Innovation Scholarship. Being deaf, Mr. Goo is a strong advocate for disabled inclusion in built environment professions and the importance of universal design.

Outside of PBR HAWAII, Emerson is a freelance writer covering art, film, and design for a range of nationally and internationally recognized publications, including Film Comment, Cinema Scope, Design Museum Everywhere, and the New York Review of Architecture. He has worked in an independent capacity with the Honolulu Museum of Art and the Hawai‘i International Film Festival. He is a member of the Hawai‘i Film Critics Society.



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### EDUCATION

Bachelor of Landscape Architecture with minors in City and Regional Planning and Land Rehabilitation and Restoration Ecology, 2023  
California Polytechnic State University, San Luis Obispo

## MATTHEW NAKAMOTO | AICP PLANNER

Mr. Nakamoto grew up on O‘ahu before moving to the East Coast to attend school at Bowdoin College and Cornell University. Upon moving home, Matt joined PBR HAWAII, where he is experienced in land planning and economic analysis. He is assisting in multiple efforts to support affordable housing initiatives throughout the state, preparing market studies and infrastructure assessments, supporting entitlement and permitting processes, environmental review documents, and developing long-range planning and policy documents. Recent and ongoing projects include Act 305 YIMBY Housing Study, Kāneaka Keauhou Market Assessment, the Samuel Mahelona Memorial Hospital Transit Oriented Development (TOD) EIS and land use permits, Waimea 400 Affordable Housing Master Plan, Market Study, and land use entitlements, Ledcor South Maui Properties and Improvements EIS, and Waikoloa Workforce Rental Housing Market Overview.

Prior to joining PBR HAWAII, Mr. Nakamoto worked on a variety of affordable housing and climate resilience projects in New York, Washington, and Maine, focused on pre- and post-disaster resilience, including a project funded by The Nature Conservancy to assess ecological and social outcomes of State Property Buyout Programs.



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### EDUCATION

Master of Regional Planning, 2023  
Cornell University

Bachelor of Arts, Environmental Studies and  
Economics, Minor in Urban Studies, 2021  
Bowdoin College

### ACCREDITATIONS

American Institute of Certified Planners,  
2024

### PROFESSIONAL AFFILIATIONS

American Planning Association, Hawai‘i  
Chapter  
Member

Urban Land Institute  
Member, Young Leaders Executive  
Committee

## LAUREL PIKCUNAS PLANNER

Ms. Pikcunas joined PBR HAWAII in 2024 and is assisting with a variety of projects including federal and state environmental assessments and environmental impact statements to support Hawai‘i’s sustainable development, transit-oriented development, and affordable housing goals.

Prior to joining PBR HAWAII, Ms. Pikcunas was involved in sustainability planning. She assisted with the strategic planning efforts for the 2016 IUCN World Conservation Congress; supported Hawai‘i Green Growth’s Aloha + Challenge sustainability measures project and think tank; and compiled the inaugural submission of AASHE STARS sustainability metrics for the University of Hawai‘i at Mānoa.

Ms. Pikcunas graduated from the University of Hawai‘i at Mānoa with her MA in Urban and Regional Planning and BA in Psychology. During her degrees she focused on the connection between our psychological well-being and the natural environment, and designing cities where people and nature can both flourish.



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### EDUCATION

MA in Urban and Regional Planning, 2019  
University of Hawai‘i at Mānoa

Graduate Affiliate Scholar, 2014  
East-West Center

BA in Psychology, 2012  
University of Hawai‘i at Mānoa

### PROFESSIONAL AFFILIATIONS

American Planning Association, Hawai‘i  
Chapter  
Member

## **MAKENA BASSETT**

### **PLANNER**

After graduating from Kamehameha Schools, Makena Bassett attended college in Florida at Rollins College, where she achieved her Bachelor of Arts in Environmental Studies with a minor in English in three years. After graduation, Makena joined PBR HAWAII as a planner. She is assisting in efforts to create long term plans that serve as a guiding framework for projects aiming to ensure the proper stewardship and utilization of ‘āina and identify needs and opportunities to uplift the Hawai‘i community. She also assists in preparing environmental review documents and facilitating engaging and productive community outreach meetings. Recent and ongoing projects include the Department of Hawaiian Home Lands Hawai‘i Island Plan Update, Department of Hawaiian Home Lands environmental reviews for various projects and undertakings, Ala Kahakai National Historic Trail Interpretive Plan, Nā Ala Hele Trail & Access Program Plan Update, Ka‘iwa Ridge Trail Improvements, and the Moloka‘i Education Center. Makena takes pride in contributing to projects that strive to benefit her Native Hawaiian community as well as the environment that she grew up in.

Prior to joining PBR HAWAII, Makena worked on a variety of planning projects in Florida during her time at Rollins College. These projects focused on the integration and preservation of the environment in the built space. Projects included the creation of a management plan for the Genius Preserve in Winter Park, a schematic design for the proposed Olmsted Heritage Park in Lake Wales, an economic analysis on the benefits of transitioning Rollins College lawn spaces to native flora, and a research study on Orlando’s history of redlining.



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#### **EDUCATION**

Bachelor of Arts, Environmental Studies,  
Minor in English, 2024  
Rollins College

#### **PROFESSIONAL AFFILIATIONS**

American Planning Association, Hawai‘i  
Chapter  
Member

Urban Land Institute  
Member

Historic Hawai‘i Foundation  
Member

## **KIRRA LINDMAN**

### **PLANNER**

Kirra Lindman grew up on Kaua‘i and studied Architecture at the University of California at Berkeley. During her time at Berkeley, Kirra enjoyed taking courses with topics in urban planning history, theory, and community-based planning.

Kirra’s experience lies in physical and community planning, including master plans and subdivision plans, and facilitating community workshops and activities. In her time at PBR HAWAII, Kirra has been involved in various efforts, including the Hawai‘i Health Systems Corporation Samuel Mahelona Memorial Hospital Master Plan TOD Update and EIS, and the Kaua‘i County Housing Agency’s Kīlauea Town Expansion Affordable Housing Master Plan and Waimea 400 Affordable Housing Master Plan. Kirra brings experience with Adobe Suite programs such as Illustrator and Photoshop, 3D modeling in RHINO and AutoCAD, and mapping and analysis in ArcPro (GIS).

Prior to joining PBR HAWAII, Kirra was involved with various projects at the Kaua‘i County Housing Agency, furthering affordable housing projects that use CDBG-DR funds. Kirra also worked with the Kaua‘i Community Agricultural Center in Kīlauea on Kaua‘i and enjoys being involved in land stewardship and community-based programs focused on establishing local food production.



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#### **EDUCATION**

Bachelor of Arts in Architecture, 2024  
University of California, Berkeley

#### **PROFESSIONAL AFFILIATIONS**

American Planning Association, Hawai‘i  
Chapter  
Member

Urban Land Institute  
Member

## SHARLENE PENNINGTON

### GRAPHIC DESIGNER

With five years of graphic design and digital illustration experience, Ms. Pennington is passionate about creating visually stunning designs that help brands grow. Her focus areas include logo and brand identity, website design, editorial design, minimalist icon graphics, and presentation graphics.

At PBR HAWAII, Ms. Pennington produces architectural illustrations, graphic planning-based reports, and displays for physical and online presentation materials. Recent and ongoing projects include design work for 1 Hotel Hanalei, He'eia National Estuarine Research Reserve System, and Samuel Mahelona Hospital.

Before joining PBR HAWAII, Ms. Pennington was a graphic designer for MoDo Hawaii where she maintained the brand identity by managing and creating content for the brand from packaging design, social media management, merchandise design, photography, to marketing collateral. She also worked as a freelance graphic and web designer in Los Angeles and Honolulu and has worked on website designs and brand identity projects for various clients.

Ms. Pennington's internship experiences within the New Media Arts Program at Kapi'olani Community College, and her years of graphic design experience as a freelancer and in-house head graphic designer complement her background in the graphic design field. Her work as a graphic designer and freelancer entailed working closely with companies and design studios such as Nella Media Group, 1013 Integrated, Urban Pacific Communications, Hawaii Pacific Photo and Pepperblack Studios.



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#### **EDUCATION**

AS in Interface Design, 2018  
Kapi'olani Community College, New Media  
Arts Program



# Client References

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***Names and Phone Numbers of up to  
Five Clients Who May Be Contacted, Including Two for Whom Services  
Were Rendered During the Preceding Year***

Ka'āina Hull  
County of Kaua'i  
Planning Department  
(808) 241-4050  
khull@kauai.gov

Alan Carpenter  
Department of Land and Natural Resources  
Division of State Parks  
(808) 587-0286  
alan.b.carpenter@hawaii.gov

Dean Minakami, AICP  
Hawai'i Housing Finance and Development Corporation  
(808) 587-0518  
dean.minakami@hawaii.gov

Erin Wade  
County of Maui  
Department of Management  
Phone: (808) 270-7855  
erin.wade@mauicounty.gov

Ka'iulani Sodaro  
The Howard Hughes Corporation  
(808) 829-4949  
kaiulani.sodaro@howardhughes.com



# Relevant Project Experience

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## ***Any Promotional or Descriptive Literature Which the Individual or Firm Desires to Submit***

Over the years, PBR HAWAII has been fortunate to have provided our services to federal agencies, State of Hawai'i agencies, county agencies on all islands, and most large land owners and developers throughout the state. The following projects provide an example of our diverse planning experience.

### **34 Rainbow Drive, Hawai'i**

Operated by the County of Hawai'i, the Old Hilo Memorial Hospital building at 34 Rainbow Drive is currently leased by HOPE Services for the Keolahou Shelter and Assessment Center, providing 48 emergency shelter beds for men, 18 units of supportive housing, case management and other resources. PBR HAWAII conducted community outreach to solicit feedback on potential uses for the Old Hilo Memorial Hospital building and surrounding vacant portions of the 24.9-acre property. Based on this feedback, PBR HAWAII created a Master Plan for the entire property. As the Project received federal funding, PBR HAWAII completed an Environmental Assessment (EA) under the National Environmental Policy Act (NEPA). PBR HAWAII also completed an EA to satisfy the requirements of Chapter 343, Hawai'i Revised Statutes (HRS) as the Project site is owned by the State of Hawai'i and operated by the County of Hawai'i.



### **Puna Wastewater Facility, Hawai'i**

The County of Hawai'i, Department of Environmental Management evaluated the feasibility of the addition of wastewater services and facilities for the Puna District and Town of Pāhoā in the context of the Kīlauea Eruption Recovery planning process. For the Wastewater Facility Plan for the Puna District, the County of Hawai'i prepared a Draft Programmatic Environmental Impact Statement (EIS) in April 2023, and accepted public comments on the Draft Programmatic EIS through June 2023. A Final Programmatic EIS was published in September 2023. The Wastewater Facility Plan for the Puna District and the Wastewater Feasibility Study for the Town of Pāhoā were both completed in October 2023.

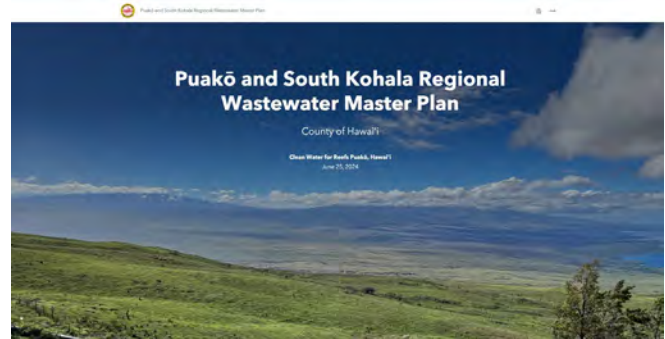
PBR HAWAII assisted the prime consultant, AECOM, with public outreach and engagement by developing and updating an ArcGIS StoryMap and managing the public comments received on the Programmatic EIS and the Wastewater Facility Plan. PBR HAWAII also assisted AECOM in soliciting feedback on the Wastewater Facility Plan evaluation criteria at various in-person and online community events.



## Puakō Wastewater Facility, Hawai'i

The County of Hawai'i, Department of Environmental Management prepared a Regional Wastewater Master Plan for Puakō and other communities within the South Kohala District. The regional area covers the South Kohala Community Development Plan's focused area plans for the communities of Puakō, Kawaihae, Waimea, and Waikōloa Village. A Project Definition Report was published in June 2023. Public comments on the Report were accepted through November 2023. Based on the Project Definition Report and submitted public comments, the County prepared a Draft Regional Wastewater Master Plan for Puakō and other communities within the South Kohala District in February 2024. Comments on the Draft Master Plan were accepted through April 2024.

PBR HAWAII assisted the prime consultant, AECOM, with public outreach and engagement by developing and updating an ArcGIS StoryMap and managing the public comments received on the Project Definition Report and the Draft Regional Wastewater Master Plan. PBR HAWAII also assisted AECOM in soliciting feedback on the Draft Regional Wastewater Master Plan evaluation criteria by hosting an online public workshop in March 2024, and an in-person workshop in April 2024. A Final Master Plan was completed in July 2024.



## Pāpa'aloa Park Master Plan, Hawai'i

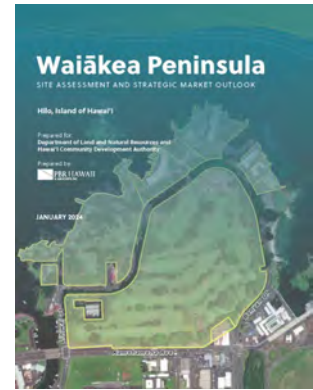
The County of Hawai'i Department of Parks & Recreation developed the Pāpa'aloa Park Master Plan, key elements of which include: a new covered play court facility (and its future expansion); a new community center building; a skate park; a playground; picnic pavilions; a perimeter walking path; and other park-related facilities to be determined; associated on-site and off-site infrastructure and utility improvements/modifications; replacement, improvement, and/or modification of existing park amenities and recreational features impacted by any new/required work; and related improvements necessary to connect all new and existing features of the park physically and with administrative functions in mind. PBR HAWAII assisted with community outreach efforts, including three meetings with community stakeholders to obtain their input during the master planning process. In addition, PBR HAWAII prepared and updated a project website to provide information about the project site, history and background about the Park Master Plan, a recap about the community input process and meetings, as well as online surveys. PBR HAWAII prepared and submitted a Final Environmental Assessment (EA) pursuant to Chapter 343, HRS. The Final EA/Finding of No Significant Impact (FONSI) was published on May 23, 2024.



Upon completion of the Final EA/FONSI, PBR HAWAII prepared and submitted a Special Management Area Use Permit – Major application, which was approved by the County of Hawai'i Windward Planning Commission in November 2024.

## Waiākea Peninsula Market & Site Plan, Hawai'i

PBR HAWAII prepared a preliminary site assessment and strategic market outlook for selected existing and potential future land uses on approximately 101.1 acres of land surrounding Banyan Drive on the Waiākea Peninsula, near downtown Hilo, on the island of Hawai'i. With caveats that the State of Hawai'i regain control of the 62.6-acre golf course lands in the center of the area, and that safety, security, and maintenance of common areas be improved, the study evaluated strategic outlooks for cultural and historical uses; a community center; mobility solutions; hotel, entertainment and retail uses; and appropriately located rental housing.



## HHFDC Act 305 Housing Study, Statewide

Act 305, Session Laws of Hawai'i 2022, also known as the "Yes in My Backyard Act," charged HHFDC to convene a statewide working group on affordable housing to foster increased inter-agency coordination, raise public awareness of ongoing State and county efforts to reduce barriers to affordable housing development, and propose related legislation. PBR HAWAII assisted HHFDC by conducting research, conducting outreach to stakeholders, and convening a third Working Group meeting based on priorities established in HHFDC's prior Working Group efforts. PBR HAWAII also assisted Working Group members in identifying high priority affordable housing projects with public nexus and near-term potential, and recommending infrastructure investments to facilitate these developments.

## Honua'ula Forest Reserve Visitor Use Management Plan, Kona, Hawai'i

PBR HAWAII conducted the Honua'ula Forest Reserve Public Use Study, on the Hawai'i Island, in support of a larger planning effort by the State of Hawai'i, Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) to develop the Honua'ula Forest Reserve Management Plan. The Honua'ula Forest Reserve, like many reserves within the DOFAW managed Forest Reserve System, was established as a public-private partnership to protect local forested lands.

Historically, the majority of the reserve was landlocked and public access was granted only to those who received permission to traverse neighboring private properties. Due to a recent land acquisition that now connects most of the reserve to a major State highway, the reserve is more accessible to the public. To support existing



demand for recreational space within the reserve and plan for the long-term sustainable management of uses into the future, DOFAW contracted PBR HAWAII to develop the Honua'ula Public Use Study which investigated publicly supported recreational opportunities and provided an analysis of the associated potential impacts to natural resources. The analysis was performed by integrating public use preference data into a natural resource planning framework developed by Federal agencies within the Interagency Visitor Use Management Council (IVUMC).

PBR HAWAII was responsible for engaging community members and key stakeholders in a manner that allowed for the integration of public use preference data into a federal planning framework that systematically addresses public uses within a sensitive ecological system. PBR HAWAII prepared this study as a component of the overall Honua'ula Forest Reserve Management Plan.

# Samuel Mahelona Memorial Hospital (SMMH) TOD Conceptual Master Plan Update and Programmatic EIS, Kaua'i (Master Planning, Environmental Impact Statement)

PBR HAWAII is revising the SMMH Conceptual Master Plan completed in 2020 to consider greater integration of adjacent State lands and community needs and desires in achieving the vision for a wellness/transit-oriented development (TOD) village. This effort involves wider stakeholder and community engagement as well as additional analyses to update the conceptual master plan, which is currently in the draft stage. Once the conceptual plan is finalized, PBR will prepare and process a Programmatic EIS for the plan.



**SAMUEL MAHELONA MEMORIAL HOSPITAL TOD MASTER PLAN UPDATE  
PREFERRED DRAFT CONCEPTUAL MASTER PLAN**

## Nā Ala Hele Ala Kahakai Interpretive Plan, Hawai'i (Master Planning)

PBR HAWAII is supporting the Nā Ala Hele Trails and Access Program with the development of an Interpretive Plan for the Ala Kahakai Trail Corridor, Hawai'i Island. The plan outlines interpretive storylines to follow for the corridor, identifies interpretive nodes, and provides recommendations for community-based stewardship and docent experiences. The Interpretive Plan incorporates wisdom shared by generational descendants, cultural practitioners, and trail advocates. Extending the length of the state's largest island, the Ala Kahakai is a National Historic Trail, administered by the National Parks Service. The plan builds on interpretive themes and community engagement established by the National Historic Trail team and blends both National Parks and Nā Ala Hele standards, missions, design motifs.

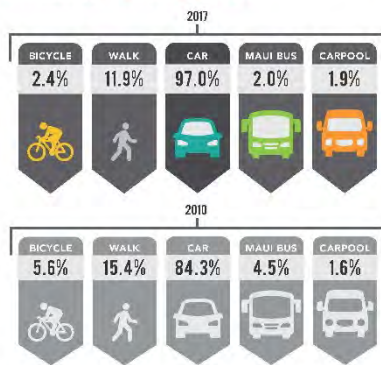


# Wailuku Civic Complex Master Plan and Environmental Assessment, Maui

PBR HAWAII was part of the Ferraro Choi team working with the Maui County Planning Department on the Wailuku Civic Complex Master Plan and EA. Building on the County's earlier reWailuku efforts, PBR HAWAII spearheaded the public outreach and also created the reWailuku website that was updated with information related to the Civic Complex and other County projects in Wailuku. PBR HAWAII also designed the outdoor spaces at the Civic Complex including improved pedestrian connections, streetscape improvements on Vineyard and Church Streets, and a new plaza that will be the pu'uwai, or heart, of Wailuku Town. PBR HAWAII also completed the EA/FONSI to support the project.

## PARKING BY THE NUMBERS

HIGHLIGHTS FROM THE 2010 & 2017 WAILUKU TOWN SURVEY



### HOW DO YOU GET TO WAILUKU TOWN?

When asked the to select up to two methods used to get to Wailuku Town, 77% answered that they use a personal vehicle.

There is a significant majority, and an increase from 2010, when 84.3% of survey respondents said they used a personal vehicle to go to Wailuku Town. Other methods of transportation to Wailuku Town have decreased since 2010, including walking which decreased from 15.4% in 2010 to 11.9% in 2017 and the Maui bus which decreased from 4.5% to 2.0%.

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### QUESTIONS or INQUIRIES?

Erin Wade  
Erin.Wade@co.maui.hi.us  
(808) 270 - 5517

**2,150**  
TOTAL PRIVATE/  
RESERVED/OFF-STREET  
PARKING STALLS

**689**  
TOTAL EXISTING STREET &  
SURFACE PARKING STALLS

### HOW FAR ARE YOU WILLING TO WALK FROM PARKING TO YOUR DESTINATION?



SURVEY AND MARKET DATA INDICATE THAT THE COMBINED SPENDING OF RESIDENTS, VISITORS AND EMPLOYEES CREATE OPPORTUNITIES FOR ADDITIONAL BUSINESSES AND USES.

THE TOP MARKET-BASED OPPORTUNITIES ARE REPRESENTED IN ORDER OF WHAT YOU MOST LIKE TO SEE ADDED IN WAILUKU TOWN.

\*Results based off of Wailuku Town Parking & Events Facility Survey



MARKET OPPORTUNITIES: FROM THE 2017 PUBLIC SURVEY

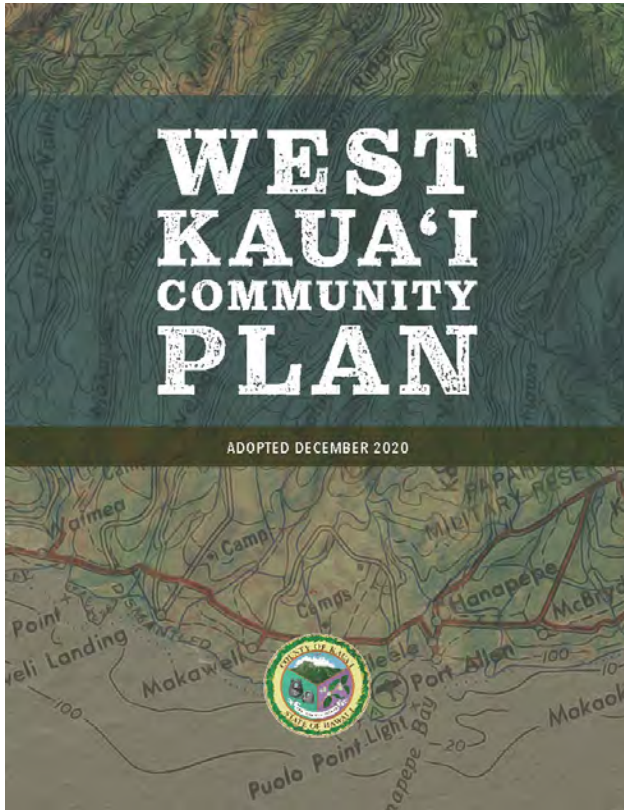
## Wai'anae Sustainable Community Plan Update, O'ahu

The City and County of Honolulu selected PBR HAWAII to lead a comprehensive review of the Wai'anae Sustainable Communities Plan. As part of the review PBR HAWAII is conducting an evaluation of the appropriateness of the Plan's regional vision, policies, and guidelines, and implementing actions, with the Wai'anae community's goals. PBR HAWAII also is assessing the Plan's consistency with the O'ahu General Plan.



## West Kaua'i Community Plan, Kaua'i

The County of Kaua'i Planning Department completed the long-range community plan for the West Kaua'i region to: 1) implement zoning and land use designations from the Kaua'i General Plan; 2) define design criteria to guide and regulate future development while protecting valued physical and social characteristics; and 3) anticipate the potential impacts to the area due to sea level rise and climate change. The County Planning Department was the primary writer of the plan and contracted PBR HAWAII to: 1) develop materials for the public review process including flyers, newspaper ads and display boards; 2) review and recommend revisions to the text and organization of the plan document; 3) design and prepare a high-quality community plan document; and 4) incorporate the amendments approved by the Planning Commission and County Council.



## Maui County Code Title 19 Zoning Rewrite, Maui

PBR HAWAII is supporting Orion Planning + Design (Orion) with rewriting the County of Maui's zoning ordinance, Title 19. Initial stakeholder meetings have been held and the project team is currently working on drafting the updates. PBR HAWAII is responsible for GIS mapping and updates to the environmental and cultural/historic sections of the code rewrite. PBR HAWAII will also be creating a project website to support community outreach and public review of drafts of the Title 19 revisions. Once the adopted, PBR HAWAII will support the Orion team with Maui County Staff and public trainings to introduce elements of the newly adopted zoning code.



## Waimea 400 Affordable Housing Master Plan/Land Use Entitlements, Kaua'i

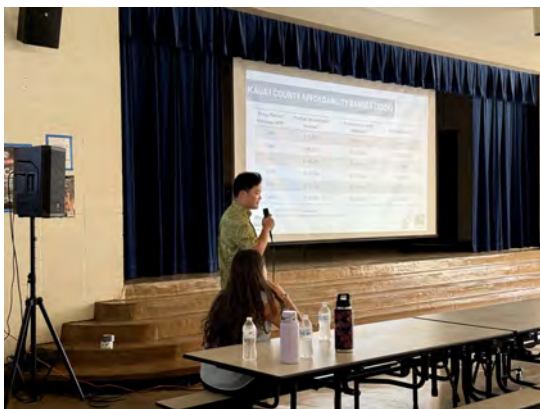
In 2019, the County of Kaua'i purchased a 417-acre property in West Kaua'i between Waimea and Kekaha referred to as "Waimea 400." With extensive input from the community, PBR HAWAII developed an adaptive conceptual master plan that can be adjusted over time based on the potential impacts of sea level rise, groundwater intrusion, and climate change. Permanent structures are located at higher elevations and areas not anticipated to be impacted by anticipated sea level rise exposure.

The project included an initial survey that received over 700 responses identifying the community's desired uses for the site; and a design challenge where area high school students learned about land use planning and developed their own master plans for the site. The plan envisions continuing the relationship with the schools and community in applying traditional ecological knowledge in the adaptive management of the site and becoming the learning grounds for incubator and innovative agriculture, wetland restoration, affordable and transitional housing, and community-based recreational spaces.

The project received the 2022 American Planning Association, Hawai'i Chapter Honorable Mention award in Outstanding Planning.

PBR HAWAII also completed a market assessment for housing within the Waimea 400 project, including up to 500 residential units to be provided as multifamily rentals as well as multi- and single-family leasehold for-sale units. The housing considered is intended to support West Kaua'i primary residents who may struggle to participate in the open real estate marketplace, with a mixed-income community serving households earning between 30% and 140% of the area median income. Market study conclusions address recommended target markets, development densities, bedroom mix, unit sizes and estimated absorption and supportable pricing over a 15-year assumed period.

In the next stages of implementation, PBR HAWAII has been further engaged to prepare a site plan for the roughly 60 acres dedicated to affordable housing and to process related land use entitlements including a State Land Use Boundary Amendment, an Section 201H-38, HRS Application, and a NEPA EA. Community engagement is also included and integral to developing the affordable housing site plan. Over 150 people attended the first kick-off community workshop. PBR HAWAII will also establish and maintain a project website for the affordable housing elements of Waimea 400.



## Whitmore Community Food Hub, O'ahu

With the decline of the sugar and pineapple industries on O'ahu, large agricultural farmsteads struggled to remain sustainable. The Galbraith Estate, which encompassed 1,723 acres north of Wahiawā, was one such impacted property. In 2004, their lessee Del Monte harvested their last crop on the property and subsequently the estate dissolved in 2007. As a result, local residents lost jobs, active farmlands became fallow, and the local economy suffered.

To prevent potential residential development of agricultural lands, the State of Hawai'i Department of Agriculture, Agribusiness Development Corporation (ADC) acquired approximately 1,207 acres of the estate in 2008. Recognizing the need to modernize existing processing facilities to further support small scale farmers, the ADC worked with community members and organizations to envision the Whitmore Food Hub. The project is a part of the overall strategic goals of ADC to revitalize agricultural production, boost the economy, and support small scale farmers.

In addition to preparing an environmental assessment for this project, PBR HAWAII used ArcGIS StoryMap to produce the Whitmore Food Hub webpage.



# Diamond Head State Monument Implementation Plan, O'ahu

Diamond Head (Lē'ahi) is one of Hawai'i's most iconic geological features and a significant natural, cultural, historical, and recreational resource. PBR HAWAII completed the Diamond Head Master Plan in 1999. Since then, visitation to Diamond Head has doubled, resulting in pedestrian and vehicular congestion. In 2018, DLNR State Parks contracted PBR HAWAII to assist in proposing improvements to the Diamond Head State Monument to enhance and diversify visitor experiences in and around the crater. As part of the work, PBR HAWAII prepared a public participation plan, which included use of social media to cost-effectively increase public engagement.

In addition, PBR HAWAII used ArcGIS StoryMap to produce a webpage to provide information about proposed improvements and obtain input. The StoryMap also included an on-line survey (SurveyMonkey). In total, more than 500 people responded to on-line survey, to provide both DLNR State Parks and legislators with feedback to support proposed improvements.

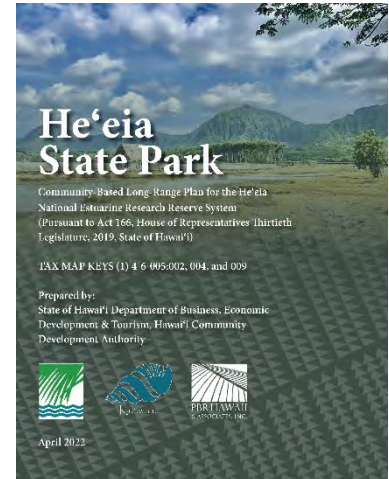


## He'eia State Park Community Based Long Range Plan for NERR, O'ahu

PBR HAWAII supported HCDA to prepare a community-based long-range plan for the He'eia National Estuarine Research Reserve (NERR) at He'eia State Park.

The planning process included working with a facilitator respected by the community to engage in one-on-one and small group stakeholder meetings to discuss a path forward for the NERR to integrate with the Park. An open public meeting (virtual) followed. The community engagement outcomes were paired with a review and analysis of the many overlapping management plans for He'eia to make long-term recommendations for integration of the NERR with He'eia State Park.

The recommendations in the final He'eia State Park Long-Range Plan are based on key values identified during the community engagement process and in the many land use and natural resource plans previously developed for the area and. The plan recommendations provide a framework for the planning of physical improvements, management of these improvements, and the planning of programs and activities.



## Vision Zero Action Plan, O'ahu

The City and County of Honolulu Department of Transportation Services seeks to develop a wholistic approach to engaging traditionally underrepresented community groups and effectively collaborate with City decisionmakers. It focuses on deep community engagement to find solutions to pedestrian, bike, and public transit user safety with the goal of eliminating traffic deaths on O'ahu.

PBR HAWAII shall lead or support in collaboration with Papa Ola Lōkahi and Nelson\Nygaard throughout the development of the Honolulu Vision Zero Action Plan for the City and County of Honolulu.



## Polihale State Park Outreach, Kaua'i

The State of Hawai'i Department of Land and Natural Resources (DLNR) Division of State Parks contracted PBR HAWAII to conduct initial community outreach for Polihale State Park in preparation of the development of a long-term management/master plan. PBR HAWAII designed a project logo, banner, flyers, Storymap, and website materials to be utilized by DLNR's Communications team for their department website and social media outlets. PBR also conducted an initial community survey that received over 1,300 responses and is currently conducting public open house events to gather additional community input.



# Ka'iwa Ridge (Lanikai Pillbox) Trail Improvements, Management Plan, Environmental Assessment, and Conservation District Use Permit Project, O'ahu

PBR HAWAII is assisting the DLNR, Division of Forestry and Wildlife Na Ala Hele Trails Program with a plan to make improvements to the Ka'iwa Ridge Trail (Lanikai Pillbox Trail).

The project involves developing a plan for physical improvements of the Ka'iwa Ridge Trail that reduces erosion and provides an improved hiker experience. The goal is to provide safer conditions while developing a management plan for the trail that: 1) upholds the right of public access to mauka lands; 2) is compliant with Chapter 198D, HRS and Title 13, Chapter 130, HAR; and 3) lays the groundwork for reduced community conflict.

Project tasks include: 1) better defining the legal trail corridor and trail management responsibilities; 2) a survey of existing natural and cultural resources; 3) identifying the points of community conflict; and 4) developing a plan for physical improvements and management.


PBR HAWAII is responsible for community engagement, trail drawings, and a comprehensive management plan. PBR HAWAII is working with a civil engineer/hydrologist to develop a physical plan for the trail that addresses chronic erosion. PBR HAWAII will also prepare an EA and Conservation District Use Application to ready the project for future design and construction.

## STORMWATER & EROSION CONTROL



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LINK TO MORE INFO  
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**Trail Rerouting:** The trail corridor is limited to the lotwide legal easement granted by EO 3601 and by a neighboring easement along the Bluestone Condominium development. Efforts to re-route portions of the trail have begun with the cooperation between the State of Hawai'i and the adjacent private property owners. These efforts have allowed for the improved implementation of the physical improvement options described below.

**Recommended Water Management:**



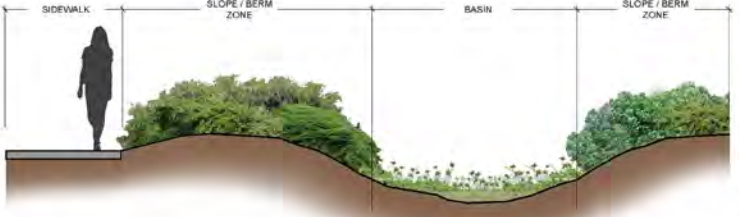
**Water Bars:** Commonly used on steeply sloped trails, water bars are essentially a channel angled across a trail to divert water runoff. Water bars should extend at least a foot from each side of a trail and should drain to rocks and vegetation to diffuse the energy of moving water and absorb runoff while filtering sediment.



**Coir Logs:** Coir logs are biodegradable rolls that consist of a thick mesh of coconut coir surrounded by an outer coir netting. This method is an environmentally friendly erosion control method that creates a natural control area and can establish vegetative growth.




**Retaining Walls:** Retaining walls are used in trail building to provide strength to edges and to support slopes. For erosion control purposes, they can be used to reduce or step steep slopes. Construction is typically rock or logs. Drainage behind the wall is critical to ensure the structure is not undermined.



**Bioswales:** Depressions cut into the earth (swales) can be used to convey water, often in conjunction with berms. They may be used in conjunction with water bars to accept flow of stormwater or on their own as the ground contour allows. Like water bars, swales should outlet to appropriate grade, rocks, and vegetation to slow the movement of water and filter sediment. Swales can be planted to further dissipate water energy and sediment. Vegetated buffers can be further contoured and planted to help mimic natural processes for stormwater conveyance and bio-filtration of pollutants.

**Existing Conditions**




WHAT DO YOU FEEL IS THE MOST PRESSING ISSUE REGARDING THE TRAIL'S PHYSICAL CONDITION?  
SOURCE: COMMUNITY MEETING #1, JANUARY 2018

EROSION AND WATER RUNOFF	9%
TRASH/RUBBISH	7%
OTHER	9%
UNSAFE CONDITIONS FOR HIKERS	9%
IT IS NOT MARKED	67%



POTENTIAL SOURCES OF RUNOFF IN KA'IWA WATERSHED  
SOURCE: THE NATURE CONSERVANCY OF HAWAII, 2014

PILLBOX TRAIL	18%
UNIMPROVED SIDEWALKS	57%
SHORELINE EROSION	3%
HILLSLOPE EROSION	22%

**Vegetated Stabilization:** Areas prone to erosion can be seeded or planted with vegetation and mulch. Examples of seeded stabilization are often seen alongside roadways or highway interchanges upon completion of construction. Vegetated stabilization is useful in areas where permanent vegetative cover is desired. Vegetated stabilization, if seed, should be native mix and covered with a mulch so as to keep seed in place and to protect it from the drying effects of wind and sun. If out-plantings are used for soil stabilization, care should be taken to exclude invasive alien species with a preference for native plants.

## Hawai'i Ocean Resources Management Plan Update, State of Hawai'i

PBR HAWAII supported the State Office of Planning Coastal Zone Management Program (CZM) with an update Statewide Ocean Resource Management Plan (ORMP). The work involves statewide public and stakeholder information sharing sessions, incorporation of Traditional Ecological Knowledge (TEK), and enhanced graphics.

Updated every five years, the ORMP facilitates compliance with CZM objectives and policies by improving inter-agency collaboration across natural resources rather than jurisdictional boundaries. The goals for this update of the ORMP are to:

- Increase the plan's utility to state agencies, plan partners, and the community, recognizing the Plan's primary purpose is as a State Comprehensive Plan intended for use in inter-agency collaboration.
- Distill the number of focus areas to a few (1-3) that appear to be ripe for interagency collaboration for the greatest impact and unify future implementation efforts.
- Develop a project list that is focused and achievable.
- Integrate Traditional Ecological Knowledge (TEK) in the planning process, focus areas, and project list.
- Enhance readability of the document through streamlining and graphic enhancement.
- Capitalize on technology and one-on-one connections to reach a broad audience to capture and carry forward implementation.



# Complete Streets University/McCully/Metcalf, Kalihi and Ala Wai Boulevard, O'ahu

PBR HAWAII supported Nelson\Nygaard through the public engagement process as they apply design overlays to enhance the roadways for all modes of transportation for upcoming roadway rehabilitation projects in the University/McCully Streets, Kalihi neighborhood, and on Ala Wai Boulevard. The public engagement strategy included communications, education, stakeholder meetings and presentations, community events, and a means of collecting and documenting input. The strategy included efforts to reach traditionally underserved groups, including low-income, minorities, and non-English speaking populations.



## Hāna Greenway, Maui

The east Maui Hāna community has advocated for safer pedestrian pathways through their town core. Funds provided by the Maui Metropolitan Planning Organization to contract with PBR HAWAII has been used to initiate a planning study for the Hāna Community Pathway (Hāna Greenway Plan). This study will bring together Hāna residents, businesses, and land owners to envision a 5.5-mile multimodal greenway connecting Hāna's elementary and high schools, Hāna Health, the farmer's market and other community gathering spaces, services, and resources for residents and visitors of all ages and abilities to safely walk, bike, or roll. The Plan aims to not only enhance the current travel experience in Hāna, but also to allow users to safely connect with the inherently cultural and aesthetic aspects of the rural and historic highway.



# O'ahu Pedestrian Master Plan, O'ahu

As part of the City and County of Honolulu's Complete Streets Program, the Department of Transportation Services and their consultant Fehr & Peers developed the County's first Pedestrian Plan.

The O'ahu Pedestrian Plan is a long-term action plan to create vibrant, safe, and accessible streetscapes. Grounded in data, over 1,000 roadway miles will be evaluated for their pedestrian conditions. PBR HAWAII assisted the mainland consultant with ground-truthing roadway conditions.

PBR HAWAII further supported this effort with community engagement to assist DTS in gaining the best possible understanding of the issues roadway users face and to inform recommendations that reflect community needs and character. Community engagement deliverables included on-line surveys, web and social media materials, project fact sheets, and a community meeting.

**WHO:** City and County of Honolulu, Department of Transportation Services, Complete Streets Program (when conditions and the community). Community engagement is important to ensure that the City has the **best possible understanding** of the issues roadway users face and to ensure recommendations that reflect community needs and character. Opportunities for community input and review will be provided and regularly updated on the Complete Streets website: **O'ahu Pedestrian Plan** page: <http://www.honolulu.gov/completestreets/pedplan>

**WHAT:** The **O'ahu Pedestrian Plan** is expected to be a long-term action plan to create **vibrant, safe, and accessible** streetscapes that serve as a model for the nation. The Plan will begin with an **island-wide inventory** of existing roadway pedestrian facilities to document their conditions and functionality for all pedestrians. The inventory will be followed by **technical recommendations** for pedestrian improvement projects and programs that are consistent with the City and County of Honolulu's Complete Streets Ordinance.

**WHY:** A growing number of communities are discovering the value of their streets as important public spaces for many aspects of daily life. Crossing a street should be **safe, convenient, and comfortable** for pedestrians. The O'ahu Ped Plan uses these messages as a guide in framing the pedestrian network.

- Improve **safety**
- Protect and promote **accessibility and mobility** for all
- Encourage opportunities for **physical activity** and recognize the **health benefits** of an active lifestyle.

**WHEN:**

JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
AUGUST 2017 - FEBRUARY 2018 (and Ongoing)												NOVEMBER 2017 - DECEMBER 2018 (and Ongoing)					
AUGUST 2017 - FEBRUARY 2018 (and Ongoing)												NOVEMBER 2017 - DECEMBER 2018 (and Ongoing)					
AUGUST 2017 - FEBRUARY 2018 (and Ongoing)												NOVEMBER 2017 - DECEMBER 2018 (and Ongoing)					

**SAFETY**

- People walking are more than **2x** as likely to be struck by a vehicle in locations without sidewalks.<sup>1</sup>
- Between 2003 - 2012, **20.6%** of all traffic fatalities in Hawaii were pedestrian deaths.<sup>2</sup>
- Children and older adults are more vulnerable to traffic accidents.<sup>3</sup> **41.9%** of all pedestrian fatalities in the State of Hawaii between 2003 - 2010 were 65 years and older.<sup>4</sup>

**PUBLIC HEALTH**

- Obesity attributes approximately **1%** of all health care costs<sup>5</sup> (health care expenditure is **\$7,299** per person in Hawaii).<sup>6</sup>
- Physical activity can help prevent heart disease, obesity, high blood pressure, osteoporosis, depression, and Type 2 diabetes.<sup>7</sup>
- Walking boosts immune function. A study of over 1,000 men and women found that those who walked at least **20 mins**, at least 5 days a week, had **43%** fewer sick days than those who exercised once a week or less.<sup>8</sup>

**MOBILITY**

- Safer sidewalks help older adults and people with disabilities.<sup>9</sup> In 2012, **1 in 5** Americans had a disability.<sup>10</sup>
- Residents are **65%** more likely to walk in a neighborhood with sidewalks.<sup>11</sup>
- By 2030, **1 in 5** Americans will be over age 65.<sup>12</sup>
- Bus transit trips begin and end with pedestrians. Better connectivity will encourage greater transit use.<sup>13</sup>



# DOH Integrated Solid Waste Management Plan Update, Statewide

The State of Hawai'i Department of Health Hazardous and Solid Waste Branch have contracted with TetraTech and PBR HAWAII to update the State Integrated Solid Waste Management Plan. PBR HAWAII's role is focused on the organizing, convening, and managing a statewide Task Force to help inform the Plan's development. The Task Force meetings (in process at the time of this writing) will cover such topics as long standing waste streams such as tires and organics as well as emerging issues such as waste from photovoltaic panels. Task Force meetings are subject to Hawai'i's open meeting law, or "Sunshine Law" and the PBR team is responsible to meet these requirements while running in-person/virtual hybrid meetings.

**Integrated Solid Waste Management Plan Update: Tire Waste**

State of Hawai'i Solid and Hazardous Waste Branch (SHWB) Office of Solid Waste Management (OSWM): Lane Otsu and Michael Burke

Tetra Tech: Cesar Leon and Christian Ferguson

PBR HAWAII: Katie Cullison, Sunny Rosario, and Ramsey Tsam

May 25, 2021

Leading with Science®

# Ala Wai Canal Bridge Alternatives Analysis, O'ahu

PBR HAWAII provided planning and community engagement services to Nelson\Nygaard transportation consultants on a City and County of Honolulu Department of Transportation Services (DTS) project to identify, develop, and evaluate alternatives for additional access across the Ala Wai Canal. The Alternatives Analysis (conducted by Nelson\Nygaard) assessed options for new transportation infrastructure, including a pedestrian/bicycle bridge over the Ala Wai Canal that will provide an additional connection between the Waikīkī, Ala Moana, and McCully/Mō'ili'ili neighborhoods.

PBR HAWAII's primary tasks included community engagement and preliminary environmental documentation to support the analysis process and set a foundation for future phases of the design development. Community engagement tasks included: 1) supporting DTS with briefings to stakeholders such as community groups, funding agencies, educational institutions and elected officials; 2) organizing and staffing informational "pop-ups" for the general public; 3) organizing and facilitating public meetings to involve the public in consideration of alternatives; and 4) preparing supporting materials such as fact sheets, web content, social media posts, electronic presentations, and posters. As part of the community engagement work, unique community engagement partnerships were formed. PBR HAWAII staff presented the Ala Pono project and conducted a site visit with Jefferson Elementary students as part of their STEM curriculum. PBR HAWAII staff also used the alternatives analysis as a vehicle for a site planning class at UH Mānoa. The final public meeting to share outcomes of the analysis included boards prepared by the elementary students, with the aspiring engineers on hand to share their work with the public.

Preliminary environmental documentation tasks include conducting pre-assessment consultation consistent with Chapter 343, Hawai'i Revised Statutes, development of a report of potential impacts and mitigation measures for the alternatives, and identification of local, state, and federal permits required for regulatory clearance.

ALA PONO COMMUNITY MEETING #3  
APRIL 4, 2019  
ATTACHMENTS TO DRAFT MEETING SUMMARY

**ALA PONO**  
an Ala Wai crossing

Of the 38,000 communities in the Ala Pono area, 18% are within a reasonable walking and biking distance.

The purpose of the Ala Wai Canal Bridge Alternatives Analysis is to identify, develop, and evaluate alternatives whether and how to provide additional access over the Ala Wai Canal that will provide a connection between the Waikīkī, Ala Moana, and McCully/Mō'ili'ili neighborhoods. Alternatives that will be considered in the analysis include a road bridge, a pedestrian, bicycle, and emergency response, modifications or enhancements to one or more of the existing bridges, and consolidation of the bridge.

**REDUCE CAR BIKE COLLISIONS**  
Reduce crossing grade  
Improve bicycle safety  
Improve pedestrian safety

**BENEFIT COMMUNITIES**  
Improve bicycle safety  
Improve pedestrian safety

**SHORTEN TRAVEL DISTANCES**  
Improve bicycle safety  
Improve pedestrian safety

**ADDITIONAL ACCESS**  
Improve bicycle safety  
Improve pedestrian safety



**PROJECT GOALS**

- CONNECTIVITY, TIME SAVINGS, & ACCESSIBILITY**
  - Improve connectivity by providing a direct, safe, and accessible route across the Ala Wai Canal to the Ala Moana Center.
  - Improve connectivity between Ala Moana Center and Ala Moana Center.
  - Improve connectivity between Ala Moana Center and Ala Moana Center.
- BETTER PUBLIC HEALTH**
  - Improve connectivity and provide a safe, accessible route across the Ala Wai Canal to the Ala Moana Center.
  - Improve connectivity between Ala Moana Center and Ala Moana Center.
- EQUITY, SUSTAINABILITY, AND RESILIENCE**
  - Improve connectivity and provide a safe, accessible route across the Ala Wai Canal to the Ala Moana Center.
  - Improve connectivity between Ala Moana Center and Ala Moana Center.
- ENHANCE ECONOMIC DEVELOPMENT**
  - Improve connectivity and provide a safe, accessible route across the Ala Wai Canal to the Ala Moana Center.
  - Improve connectivity between Ala Moana Center and Ala Moana Center.
- ENHANCE EMERGENCY ACCESS**
  - Improve connectivity and provide a safe, accessible route across the Ala Wai Canal to the Ala Moana Center.
  - Improve connectivity between Ala Moana Center and Ala Moana Center.

**PROJECT TIMELINE**

2017: Project Start, Feasibility Study, Preliminary Design, Environmental Review, Final Design, Construction Start, Construction Complete, Bridge Opening.

2018: Feasibility Study, Preliminary Design, Environmental Review, Final Design, Construction Start, Construction Complete, Bridge Opening.

2019: Feasibility Study, Preliminary Design, Environmental Review, Final Design, Construction Start, Construction Complete, Bridge Opening.

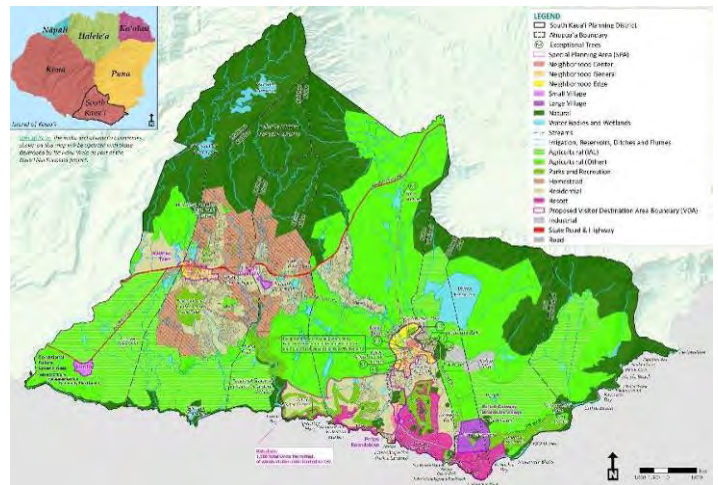


## South Kaua'i Community Plan, Kaua'i

PBR HAWAII worked closely with the County of Kaua'i Planning Department to update the South Kaua'i Community Plan (SKCP), which had not been updated since its enactment in 1978. The SKCP is the County's guiding document for the long-range growth and development of the southern sector of the island. Adopted by the County Council and signed into law by the Mayor in July 2015, it won two American Planning Association Hawai'i Chapter Awards later that year for Outstanding Planning and Best Practice.

Guided by extensive community outreach and a Mayor-appointed Citizen Advisory Committee, PBR HAWAII developed the plan to integrate projected population growth for the district with land use recommendations and a multimodal transportation network which prioritizes pedestrian, bicycle, and transit use to preserve South Kaua'i's rural two-lane roadways and lifestyle. Community surveys, workshops, charrettes, social media campaigns, a project website, and walk audits were used to inform alternative solutions for South Kaua'i's historic towns.

The SKCP also includes an innovative form-based code developed in partnership with Opticos Design, Inc. It is applied only in key town core locations and is calibrated to the existing communities to encourage future development that is in tune with its surroundings and best fulfills the community's vision for future growth. The SKCP identifies cultural, natural, and historic resources for protection as well as plans for climate change and natural and coastal hazards, social and economic change, infrastructure requirements, and parks and recreational needs. The SKCP concludes with a chapter on implementation and monitoring and an action plan for County agencies. Indicators are identified to help monitor the effectiveness of plan implementation over time. Cost estimates and financing and funding alternatives also provide the County with actionable items to include in their capital improvement budgets.



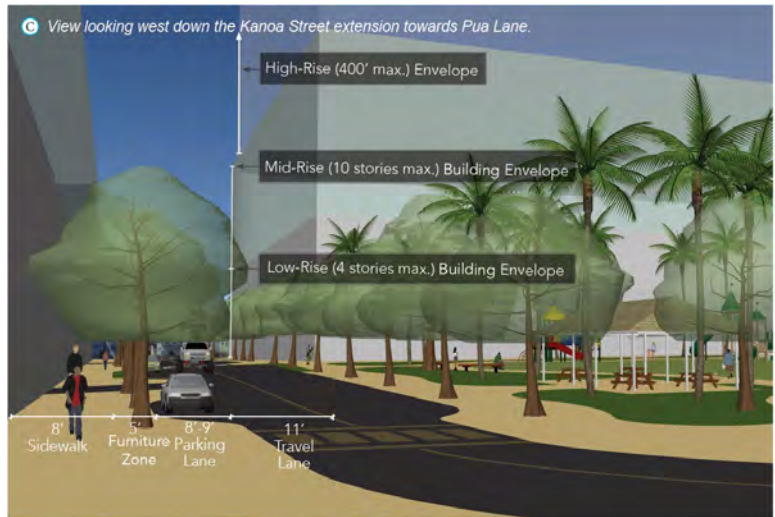
# 21st Century Kalihi Transformation Initiative Vision Plan, O'ahu

The 21st Century Kalihi Transformation Initiative Vision Plan was introduced in August 2016 by Governor David Ige and the State Office of Planning (OP) to produce a vision concept that reimagines the future of Kalihi in the event the O'ahu Community Correctional Center (OCCC) is relocated or replaced. The purpose of this effort was to: 1) understand community needs, concerns, and desires for the site and surrounding area; 2) explore how the site's redevelopment might transform surrounding social, physical, and economic conditions; and 3) articulate a vision informed and inspired by community aspirations that would serve as a catalyst for a preferred future for Kalihi in the 21st Century and other State-controlled properties in Kalihi. For this project PBR HAWAII prepared a vision report, synthesizing the ideas that emerged from a series of community meetings and several workshops with a Vision Committee comprised of area business leaders, community and social service providers, legislators, and landowners.



## Mayor Wright Homes Redevelopment, O'ahu

PBR HAWAII was the prime planning consultant for the Mayor Wright Homes (MWH) Redevelopment project. The project included: 1) redevelopment of the 15-acre property into a new mixed-income, mixed-use transit-oriented (TOD) community, mixed-finance neighborhood; 2) one-for-one replacement of the existing 364 public housing units with additional affordable/workforce and market rate housing. PBR HAWAII was responsible for: 1) developing and implementing the community engagement process; 2) coordinating the master planning process; 3) preparing and processing State and Federal environmental review documents; and 4) securing the entitlements for the project.



A key element of the planning effort is development and implementation of a robust community engagement process. In engaging the community, PBR HAWAII worked with the development and consultant team in identifying key representatives from Mayor Wright Homes and the surrounding community to serve on a Community Advisory Committee. (CAC). The CAC's task is to provide input and guide the community engagement process. Other community engagement techniques included stakeholder meetings (with community leaders, residents, business owners and service providers); resident meetings held at MWH; community meetings; and a weeklong charrette held onsite at MWH. The planning team also met with legislators, City Councilmembers, and governmental agencies to receive input and for coordination on the project.



The community engagement process deeply informed PBR HAWAII's coordination efforts around Mayor Wright Homes Preliminary Redevelopment Master Plan. The Draft Master Plan was developed during this week-long workshop was presented to the community on the last day of the charrette. The Master Plan included: site history, planning and regulatory context for the site; information from preliminary studies; the community-based vision and master plan; a conceptual landscape design; design guidelines; and a social capital plan.

PBR HAWAII prepared and processed an EIS for the MWH Redevelopment pursuant to Chapter 343, HRS based on the use of State funds and State lands. Governor David Ige accepted the Final EIS on April 24, 2018, with publication of the acceptance in the May 8, 2018 edition of The Environmental Notice. PBR HAWAII also prepared an EA for the project in compliance with the NEPA of 1969, as amended (42 U.S. Code 4321 et seq.) using HUD's online HEROS system. The Request for Release of Funds will be submitted to HUD when project proponents are ready.



## Liliha Civic Center Master Plan & Iwilei Infrastructure Master Plan, O'ahu

PBR HAWAII provided master planning services for the Liliha Civic Center and greater Iwilei area. The plan will provide space for State programs and affordable housing and support walkable Transit-Oriented Development (TOD) communities in the Iwilei area. As part of the planning process PBR HAWAII completed market studies for affordable housing at the site, and together with its subconsultants, is identifying infrastructure improvements needed to support future development. The master plan for the Liliha Civic Center site may include up to 600 housing units, offices for State workers, ground-level commercial/retail, outdoor space, and connection to the future HART rail station. This unique site also features two historic O'ahu Railway and Land Company buildings. PBR HAWAII also prepared and processed a programmatic EIS to support the master planning efforts.



## Board of Water Supply Hālau Wai Mānoa Chapter 343, HRS EA, O'ahu

The Honolulu Board of Water Supply (BWS) is exploring the possibility of creating a place-based, hands-on learning area to promote the goals of forest restoration, watershed protection, water conservation, and sustainable agriculture.

The BWS Hālau Wai Mānoa would provide an alternative outdoor learning facility for members of the public to learn about watersheds, forest health and watershed protection, water conservation, and sustainable resource management practices. Also, from this location, BWS would provide community volunteer opportunities/workdays for watershed restoration and sustainable agriculture.

The proposed learning center is conceptualized as:

- An education center for place-based education programs for schools (e.g., a hale/open-air structure for gathering out of the elements);
- A place for hands-on opportunities to learn about watershed protection, sustainable agriculture/living (e.g., establishing and working on lo'i, gardening/practicing regenerative agricultural methods to grow own food/materials); and
- A base for mauka restoration efforts in Mānoa (e.g., removal of invasive species including ungulate control, forest restoration with site appropriate native species, erosion control/soil stabilization to reduce polluted runoff and sediment loading of the streams).

PBR HAWAII completed an Chapter 343, HRS Final EA/FONSI to consider the impacts of the proposed action on the human and natural environment.

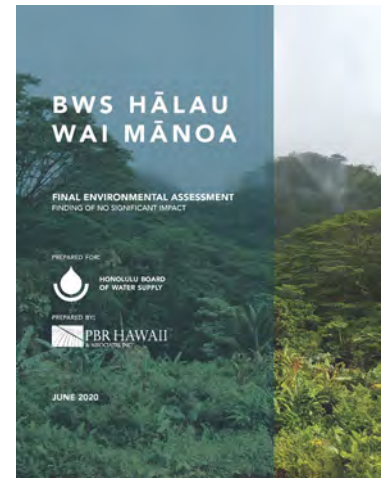
## Waimea District/Regional Park, Hawai'i

PBR HAWAII assisted the County of Hawai'i Department of Parks and Recreation in the planning the Waimea District/Regional Park in Waimea, South Kōhala district and was responsible for: 1) conducting background research and analysis; 2) conducting community outreach services; 3) developing the Master Plan; and 4) preparing an environmental assessment.

The first phase of the park (28 acres) was completed in 2016 and serves as district park. In the second phase, an additional 22+ acres will expand the district park into a regional park. The completed 50-acre park will offer diversified types of recreational activities including active play areas such as fields for soccer, baseball, and football; a community gymnasium; a multi-purpose community building; a multi-use walkway and trail system; and passive recreational areas.

The Waimea District/Regional Park addressed the deficiency of athletic and recreational opportunities for Waimea residents and other surrounding communities and provides a larger community gathering area to address existing and future demand.

The County of Hawai'i Department of Parks and Recreation and PBR HAWAII received the 2014 American Planning Association, Community-Based Planning Award for this project.



# Hā'ena State Park Master Plan and EIS, Kaua'i

Building on years of previous park planning efforts, PBR HAWAII worked with State Parks and the Hā'ena community to develop a park master plan that focuses on the importance of Hā'ena in Hawaiian culture and prioritizes the protection, rehabilitation, and restoration of the park's varied historic, cultural, and natural resources such as the extensive Hā'ena Agricultural Complex, the sand dunes and reefs, and the ancient Hula Complex encompassing Ka Ulu a Paoa Heiau and Ke Ahu a Laka.

The proposed improvements were minimal including a new entry path through the restored lo'i connecting a permeably-paved parking lot to Kē'ē Beach, directing visitors away from rockfall hazards along the highway, new restrooms, and the implementation of a new visitor limit, shuttle access, ongoing support from community and cultural advisory groups, and an online reservation system.

PBR HAWAII completed the master plan and Final EIS in 2018 and the result has been a highly improved experience where visitors are emersed in the restored cultural landscape and local residents feel welcome at the park again. The plan is being heralded as an example to help manage other cherished parks that are often overrun by visitors and has won several awards including:

- 2020 American Planning Association, Hawai'i Chapter Outstanding Planning Award
- 2021 American Society of Landscape Architects, Hawai'i Chapter Honor Award – Planning & Analysis
- 2021 Historic Hawai'i Foundation Historic Preservation Programmatic Award.



## Transit-Oriented Development Conceptual Master Plans for Kapālama and Moanalua Kai (Shafter Flats), O’ahu

The State of Hawai‘i, Department of Hawaiian Home Lands retained PBR HAWAII to assist in the preparation of conceptual master plans for Transit-Oriented Development (TOD) for DHHL properties in Kapālama and Moanalua Kai/Shafter Flats. The master plan process included: 1) site assessments, market studies, and preliminary financial assessments to identify the context and opportunities for potential TOD development and 2) a week-long charrette with representatives from DHHL. The project goal was to assist DHHL in determining the feasibility of potential development scenarios and land uses that can help the agency capitalize on the advantages of TOD and its related benefits, within the context of the agency’s mission, values, and land use regulations.

A major focus of the site assessments was to analyze the impacts that various sea level rise scenarios may have on long-term development opportunities and financial investments on the properties due to the proximity to waterways, low existing elevations, existing flooding in the Moanalua Kai area, and exposure to sea level rise conditions.

Multiple sea level rise scenarios were considered to identify uncertainties of timing and magnitude of impacts to the properties. Scenarios included: 1) maintaining existing facilities and providing lease extensions (limited reinvestment on the properties) 2) complete redevelopment of facilities including mitigation strategies (major investment on the properties) and 3) phased redevelopment of the properties that allows flexibility in decision making based on changing sea level rise conditions over time (flexible adaptation approach). The scenario analysis identified costs associated with various strategies, and opportunities for income generation to inform suggested TOD development on the properties.

The sea level rise projection graphic below represents sea level rise scenarios and anticipated building life spans based on the magnitude of sea level rise, development approach, and implementation of mitigation strategies. Overall, this approach allowed DHHL to comprehensively consider the potential magnitude of investment against uncertain futures of sea level rise to better understand opportunities for return on investment and associated limitations.



Moanalua Kai



Kapālama

# Statewide Comprehensive Outdoor Recreation Plan 2021 Update



PBR HAWAII supported the Department of Land and Natural Resources State Parks Division with preparation of the 2021 State of Hawai'i Statewide Comprehensive Outdoor Recreation Plan (SCORP). Generally, SCORP updates are done approximately every five years and PBR HAWAII also supported Hawai'i State Parks with the 2015, 2008, and 2003 updates.

As a technical reference, the SCORP report, maps and associated data are intended to guide federal, state, county, and private agencies in the planning, development, and management of Hawai'i's outdoor recreation resources. The 2015 SCORP update focused on identifying and addressing the shifting trends and challenges related to outdoor recreation including maintenance backlogs, user conflicts, and the effects of sea level rise.

The SCORP also includes the State Wetland Resource Plan which draws connections between recreation and wetlands while ensuring consistency between Hawai'i's recreation planning process and the National Wetlands Priority Conservation Plan.

The 2021 update was initiated just before the COVID-19 global pandemic. The team had to quickly revamp community engagement from statewide in person meetings to online engagements. The online engagement included techniques that have become standard practice, such as online polling.

The 2021 update is the eleventh update of the State Comprehensive Outdoor Recreation Plan, which was first prepared by the State in 1966. The federal Land and Water Conservation Fund (LWCF) Act of 1965, requires the preparation of a SCORP document from each state prior to consideration by the Secretary of the Interior for financial assistance. Since the inception of the program, the State of Hawai'i and the four counties have received more than \$36 million in federal grants for outdoor recreation acquisition and development projects.

