

COUNTY OF HAWAII FY-2025-2026

**STATEMENT OF
QUALIFICATIONS**

JUNE 25, 2025

**PIONEER DESIGN GROUP – HAWAII, LLC.
711 KAPIOLANI BLVD., SUITE 1450, HONOLULU, HI 96813
P: 808-400-5959**



CIVIL ENGINEERING • PLANNING • CONSTRUCTION MANAGEMENT

p808.400.5959 www.pd-grp.com
711 Kapiolani Blvd., Suite 1450
Honolulu, HI 96813

June 25, 2025

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

RE: Letter of interest to provide professional services for the County of Hawai'i for FY-2025-2026.

Aloha Ms. Costa,

Pioneer Design Group – Hawai'i, LLC is pleased to submit this letter of interest and our qualifications for potential projects with the County of Hawai'i for fiscal year 2025-2026 for the following disciplines:

OH.1) Community Planning (Community Engagement, Strategic Planning)

Pioneer Design Group – Hawai'i, LLC is a native Hawaiian owned and operated Oahu based Limited Liability Company (LLC) that was founded in 2023. The principals of the firm have over 30 years of land use planning, civil engineering design and construction management experience for residential, commercial, mixed-use, industrial, and agricultural projects. The company has been operating and designing projects in Hawai'i since 2019 under our sister firm, Pioneer Design Group, Inc., a full-service design firm based in Portland, Oregon. PDG-Hawai'i is confident that we can meet and exceed your expectations.

The attached information highlights Pioneer Design Group – Hawai'i's experience with various projects related to the RFQ. A complete submittal including information for Tabs 1-5 are attached.

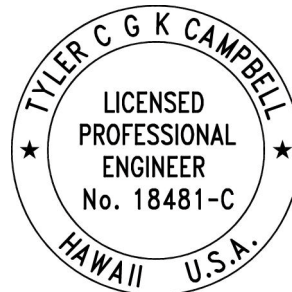
We thank you for your consideration and look forward to starting a successful working relationship with the County of Hawai'i.

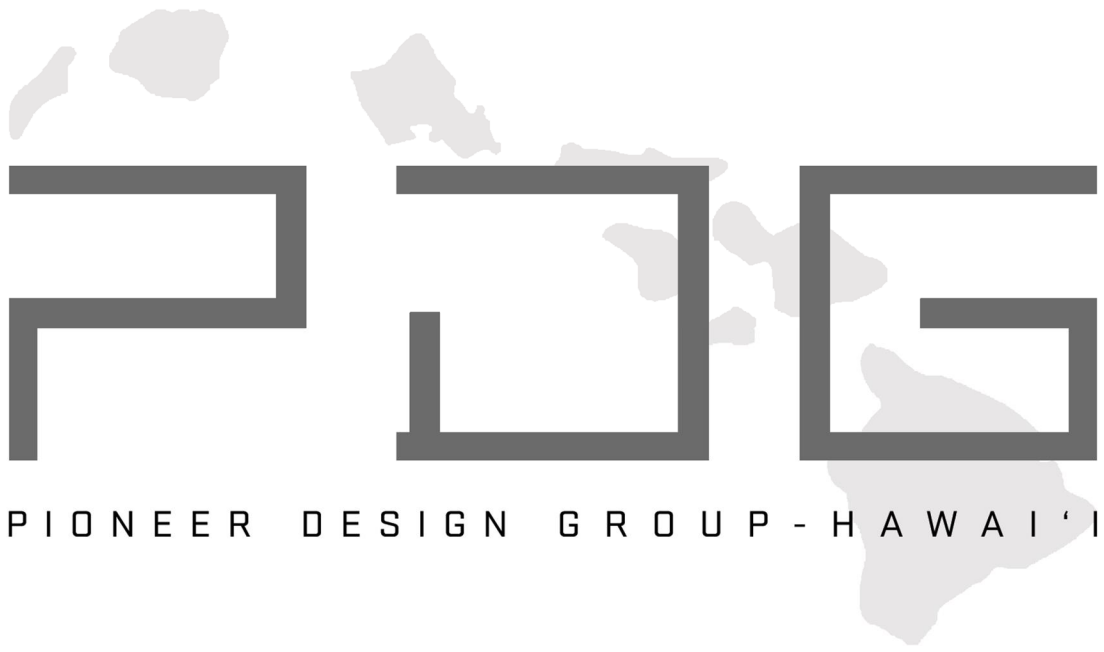
If you have any questions or require additional information, please feel free to contact us at 808-400-5959 or tccampbell@pdg-hawaii.com.

Sincerely,
Pioneer Design Group – Hawai'i LLC.

Tyler Christian Campbell

T.C. Campbell, PE
President





TAB 2:
DPW FORM 120

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

QUESTIONNAIRE FOR ARCHITECTS, ENGINEERS AND OTHER PROFESSIONAL SERVICES

| | | |
|--|--|---|
| QUESTIONNAIRE FOR: (LIST DISCIPLINE) Community Planning | OTHER QUESTIONNAIRES SUBMITTED: (LIST DISCIPLINES) Civil Engineering & Construction Management | DATE 06/25/2025 |
| FIRM NAME Pioneer Design Group - Hawaii, LLC | ESTABLISHED YEAR STATE 2023 HI | TYPE OF ORGANIZATION (Underline) Limited Liability Company INDIVIDUAL PARTNERSHIP CORPORATION JOINT VENTURE <u>OTHER</u> |
| BUSINESS ADDRESS, TELEPHONE & FAX NO. OF HAWAII OFFICE 711 Kapiolani Blvd., Suite 1450, Honolulu, HI 96813 / 808-400-5959 | AGE OF FIRM 2 years | FEDERAL ID NO. 92-2067065 |
| PRINCIPALS OF FIRM: (NAMES) Tyler Christian Campbell, Brent Fitch, and Matthew Sprague | ASSOCIATE MEMBERS OF FIRM: (NAMES) NA | |
| PRESENT BRANCH OFFICE(S): (ADDRESS, TELEPHONE & FAX NO.) 711 Kapiolani Blvd., Suite 1450, Honolulu, HI 96813 / 808-400-5959 | PERSON IN CHARGE: (NAMES) Tyler Christian Campbell | |

NUMBER OF PERSONNEL IN YOUR PRESENT ORGANIZATION

| LOCATED AT | PRINCIPALS & KEY PERSONNEL | | | OTHER PERSONNEL | | | | | | | | | | TOTAL | |
|-----------------------------|----------------------------|----------|--------|--|-----------|---------|-------|--------|---|--------------|-----------|-----------|----------|-------|---------|
| | Architect | Engineer | Others | Architect | Engineers | | | | Draftsmen | Spec. Writer | Estimator | Inspector | Surveyor | | Balance |
| | | | | | Mech. | Electri | Civil | Others | | | | | | | |
| HOME OFFICE | | 2 | 1 | | | | 1 | | | | | | | | 5 |
| BRANCH IN | | | | | | | | | | | | | | | |
| TOTAL | | 2 | 1 | | | | 1 | | | | | | | | 5 |
| TECHNICAL PERSONNEL: | | | | NUMBER OF PERSONNEL WITH HAWAII LICENSES 3 PE with Hawaii licenses | | | | | NUMBER OF PERSONNEL WITHOUT HAWAII LICENSES 1 Principal Planner | | | | | | |

| PERSONAL HISTORY STATEMENT OF PRINCIPALS AND ASSOCIATES WITHIN YOUR FIRM | | | | | | | |
|--|--------------------------------------|---|-----------------------------------|---|--------------------------------------|---|---------------------------------|
| NAME Tyler Christian Campbell, P.E. | | | RESIDENT OF O'ahu, Hawai'i | | NAME Brent Fitch, P.E. | | RESIDENT Oregon |
| TITLE President/Principal Engineer/Project Manager | | | | TITLE Member, Principal Engineer | | | |
| YEARS OF EXPERIENCE 10.5 years | AS PRINCIPAL IN THIS FIRM 2 years | AS PRINCIPAL IN OTHER FIRMS NA | OTHER THAN PRINCIPAL 8.5 years | YEARS OF EXPERIENCE 28 years | AS PRINCIPAL IN THIS FIRM 2 years | AS PRINCIPAL IN OTHER FIRMS 21 years | OTHER THAN PRINCIPAL 7 years |
| EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Pacific University, B.S. Physics, 2014, Minor Mathematics University of Portland, MEng., 2016, Civil Engineering | | | | EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Oregon Institute of Technology, B.S., 1996, Civil Engineering | | | |
| MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS ASCE Hawai'i, ACECH, Native Hawaiian Chamber of Commerce, Urban Land Institute | | | | MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS ASCE Oregon | | | |
| REGISTRATION (TYPE, YEAR, STATE) Professional Engineer, 2019-Present, Hawai'i Professional Engineer, 2018-Present, Oregon | | | | REGISTRATION (TYPE, YEAR, STATE) Professional Engineer, 2024-Present, Hawai'i Professional Engineer, 2002-Present, Oregon | | | |
| NAME Matthew Sprague | | | RESIDENT OF Oregon | | NAME | | RESIDENT OF |
| TITLE Member/Principal Planner | | | | TITLE | | | |
| YEARS OF EXPERIENCE 31 years | AS PRINCIPAL IN THIS FIRM 2 years | AS PRINCIPAL IN OTHER FIRMS 21 years | OTHER THAN PRINCIPAL 10 years | YEARS OF EXPERIENCE | AS PRINCIPAL IN THIS FIRM | AS PRINCIPAL IN OTHER FIRMS | OTHER THAN PRINCIPAL |
| EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Oregon State University, B.S. Geography, 1992, Cartography & GIS | | | | EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) | | | |
| MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS NA | | | | MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS | | | |
| REGISTRATION (TYPE, YEAR, STATE) NA | | | | REGISTRATION (TYPE, YEAR, STATE) | | | |

PERSONAL HISTORY STATEMENT OF TECHNICAL PERSONNEL WITHIN YOUR FIRM

| | | | | | | | |
|--|--|--|--|---|---|--|--|
| NAME Emily Luke | | STATUS (Underline) <u>Full-Time</u> Part-Time | | NAME | | STATUS (Underline) <u>Full-Time</u> Part-Time | |
| TITLE OR POSITION Project Civil Engineer | | YEARS OF EXPERIENCE 7.5 years | | TITLE OR POSITION | | YEARS OF EXPERIENCE | |
| WITH THIS FIRM 1 year | WITH LAST FIRM (NAME & NO. OF YEARS) Mitsunaga & Associates, 6.5 years | WITH OTHER FIRMS NA | | WITH THIS FIRM | WITH LAST FIRM (NAME & NO. OF YEARS) | WITH OTHER FIRMS | |
| EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Oregon State University, BS-Civil Engineering, 2017 | | | | EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) | | | |
| REGISTRATION (TYPE, YEAR, STATE) Professional Engineer – Civil, 2023-Present, Hawaii | | | | REGISTRATION (TYPE, YEAR, STATE) | | | |
| NAME | | STATUS (Underline) <u>Full-Time</u> Part-Time | | NAME | | STATUS (Underline) <u>Full-Time</u> Part-Time | |
| TITLE OR POSITION | | YEARS OF EXPERIENCE | | TITLE OR POSITION | | YEARS OF EXPERIENCE | |
| WITH THIS FIRM | WITH LAST FIRM (NAME & NO. OF YEARS) | WITH OTHER FIRMS | | WITH THIS FIRM | WITH LAST FIRM (NAME & NO. OF YEARS) | WITH OTHER FIRMS | |
| EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) | | | | EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) | | | |
| REGISTRATION (TYPE, YEAR, STATE) | | | | REGISTRATION (TYPE, YEAR, STATE) | | | |
| NAME | | STATUS (Underline) <u>Full-Time</u> Part-Time | | NAME | | STATUS (Underline) <u>Full-Time</u> Part-Time | |
| TITLE OR POSITION | | YEARS OF EXPERIENCE | | TITLE OR POSITION | | YEARS OF EXPERIENCE | |
| WITH THIS FIRM | WITH LAST FIRM (NAME & NO. OF YEARS) | WITH OTHER FIRMS | | WITH THIS FIRM | WITH LAST FIRM (NAME & NO. OF YEARS) | WITH OTHER FIRMS | |
| EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) | | | | EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) | | | |
| REGISTRATION (TYPE, YEAR, STATE) | | | | REGISTRATION (TYPE, YEAR, STATE) | | | |

OUTSIDE ASSOCIATES AND CONSULTANTS USUALLY EMPLOYED

| DISCIPLINE | NAME OF FIRM OR INDIVIDUAL | DISCIPLINE | NAME OF FIRM OR INDIVIDUAL |
|--|----------------------------|------------|----------------------------|
| Land use planning & Civil Engineering | Pioneer Design Group Inc. | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

ERRORS AND OMISSIONS INSURANCE

| DOES YOUR FIRM HAVE ERRORS & OMISSION (E&O) INSURANCE? (Underline) | | AMOUNT OF COVERAGE PER CLAIM | AMOUNT OF DEDUCTIBLE |
|--|----|------------------------------|----------------------|
| <u>YES</u> | NO | PROJECT INSURANCE | \$2,000,000 |
| | | | \$5,000 |

Submit proof of insurance or insurability from your insurance carrier with this form.

**SUMMARY OF YOUR FIRM'S COMPLETED AND PRESENT PROJECTS DURING THE LAST TEN YEARS
AS A PRIME A/E CONSULTANT**

| | |
|---|-----------|
| TOTAL NUMBER OF COMPLETED PROJECTS | 8 |
| TOTAL ESTIMATED CONSTRUCTION COST OF COMPLETED PROJECTS | \$2.5 mil |
| TOTAL NUMBER OF PRESENT PROJECTS | 17 |
| TOTAL ESTIMATED CONSTRUCTION COST OF PRESENT PROJECTS | \$575 mil |

AS AN ASSOCIATE WITH OTHER A/E CONSULTANTS

| | |
|--|-----------|
| TOTAL NUMBER OF COMPLETED PROJECTS | 0 |
| TOTAL ESTIMATED CONSTRUCTION COST OF COMPLETED PROJECTS (ONLY THE PORTION OF WORK FOR WHICH YOUR FIRM WAS RESPONSIBLE) | \$0 |
| TOTAL NUMBER OF PRESENT PROJECTS | 2 |
| TOTAL ESTIMATED CONSTRUCTION COST OF PRESENT PROJECTS (ONLY THE PORTION OF WORK FOR WHICH YOUR FIRM IS RESPONSIBLE) | \$2.5 mil |

CLASS OF WORK AND PROJECT TYPE SPECIALIZATION

| TYPE OF PROJECT | TOTAL NO. OF COMPLETED PROJECTS | TOTAL ESTIMATED CONSTRUCTION COST | TOTAL ESTIMATED PROJECT SIZE (G.S.F.) |
|---|---------------------------------|-----------------------------------|---------------------------------------|
| Residential - Civil site work | 4 (13 active) | +/- 63 mil | NA |
| Commercial/Agricultural - Civil site work | 2 (2 active) | +/- 1.5 mil | NA |
| Planning - Civil site work | 2 (2 active) | +/- 515 mil | NA |
| | | | |
| | | | |
| | | | |

Categorize your firm's class for work during the last ten years by project type. Examples of project types include Educational, Commercial, Industrial, Residential, Health Care, Correctional and Judicial Facilities. Work may also be categorized as planning, civil sitework, renovation/alteration, architectural barrier removal, fire alarm system, etc.

PRESENT/COMPLETED PROJECTS IN WHICH YOUR FIRM IS/WAS DESIGNATED THE PRIME CONSULTANT (BY TYPE)

(LIST A MAXIMUM OF 10 PROJECTS FOR EACH DISCIPLINE/TYPE OF WORK BEING APPLIED FOR. LIST PROJECTS THAT REFLECT YOUR ABILITY TO PROVIDE QUALITY WORK FOR YOUR REQUESTED PROJECTS.)

| TYPE: | | | | | | | |
|-------|---|-----------------------|--|----------------------------|------------------------------|-------------|--------|
| YEAR | NAME AND LOCATION OF THE PROJECT | NAME OF LEAD DESIGNER | NAME, ADDRESS, PHONE & FAX NO. OF THE OWNER | ESTIMATED CONST. COST (\$) | DURATION FOR DESIGN (MONTHS) | % COMPLETED | |
| | | | | | | DESIGN | CONST. |
| 2021 | Haliimaile Res. Subdivision – Haliimaile, Maui County | T.C. Campbell, PE | Aina Lani Pacific / Howie Kihune Jr. 360 Papa Place Kahului, HI 96732 808-357-0514 | \$48 mil. | 1.5 years | 100% | 70% |
| 2021 | Kilohana Makai – Kihei, Maui County | T.C. Campbell, PE | Aiana Lani Pacific / Howie Kihune Jr. 360 Papa Place Kahului, HI 96732 808-357-0514 | \$6.3 mil. | 1 year | 90% | 25% |
| 2020 | Kahuku Medical Center Parking Lot Improvements Kahuku, Oahu | T.C. Campbell, PE | Kahuku Medical Center / Matt Mamizuka 56-117 Pualalea St., Kahuku, HI 96731 808-293-6273 | \$500k | 6 months | 100% | 100% |
| 2021 | Poamoho Camp Water System Improvements Wahiawa, Oahu | T.C. Campbell, PE | Nakamoto Realty 96-615 Kupuophi St., #205 Waipahu, HI 96797 808-688-9878 | \$2 mil. | 6 months | 100% | 90% |
| 2024 | Fairways at Maui Lani, Kahului, Maui County | T.C. Campbell, PE | Lehua Builders, Inc. 395 Dairy Road, Unit E Kahului, HI 96732 | \$200k | 6 months | 100% | 25% |
| 2024 | Poamoho Camp USDA PER Wahiawa, Oahu | T.C. Campbell, PE | Nakamoto Realty 96-615 Kupuophi St., #205 Waipahu, HI 96797 808-688-9878 | \$15 mil. | 8 months | 30% | 0% |

PRESENT/COMPLETED PROJECTS IN WHICH YOUR FIRM IS/WAS DESIGNATED THE PRIME CONSULTANT (BY TYPE)

(LIST A MAXIMUM OF 10 PROJECTS FOR EACH DISCIPLINE/TYPE OF WORK BEING APPLIED FOR. LIST PROJECTS THAT REFLECT YOUR ABILITY TO PROVIDE QUALITY WORK FOR YOUR REQUESTED PROJECTS.)

| TYPE: | | | | | | | |
|-------|--|-----------------------|--|----------------------------|------------------------------|-------------|--------|
| YEAR | NAME AND LOCATION OF THE PROJECT | NAME OF LEAD DESIGNER | NAME, ADDRESS, PHONE & FAX NO. OF THE OWNER | ESTIMATED CONST. COST (\$) | DURATION FOR DESIGN (MONTHS) | % COMPLETED | |
| | | | | | | DESIGN | CONST. |
| 2024 | Ho'onani Village Mixed Use Development – EIS Kahului, Maui County | T.C. Campbell, PE | Ho'onani Development, LLC 21 Hansen Road Kahului, Hawaii 96732 808-873-3883 | \$500 mil. | 2 years | 25% | 0% |
| 2024 | Ka'ala Ranch. IWS | Emily Luke, PE | Mike Pietsch Ka'ala Ranch 2, LLC Honolulu, HI 96805 | \$50k | 1 month | 100% | 100% |
| 2025 | Haliimaile Res. Subdivision – Reservoir Decommissioning Haliimaile, Maui County | T.C. Campbell, PE | Aina Lani Pacific / Howie Kihune Jr. 360 Papa Place Kahului, HI 96732 808-357-0514 | \$5 mil. | 6 months | 40% | 0% |
| 2025 | Pilina at Makena Makena, Maui | T.C. Campbell, PE | Makena Golf & Beach Club 5415 Makena Alanui Road Wailea-Makena, HI 96753 808-344-0743 | \$50 mil. | 24 months | 15% | 0% |

PRESENT/COMPLETED PROJECTS THAT YOUR FIRM IS/WAS ASSOCIATED WITH OTHERS (BY TYPE)


(LIST A MAXIMUM OF 10 PROJECTS FOR EACH DISCIPLINE/TYPE OF WORK BEING APPLIED FOR. LIST PROJECTS THAT REFLECT YOUR ABILITY TO PROVIDE QUALITY WORK FOR YOUR REQUESTED PROJECTS.)

| TYPE: | | | | | | | | |
|-------|--|---|-----------------------------|------------------|------------------------------|--|-------------|--------|
| YEAR | NAME AND LOCATION OF THE PROJECT | NAME, ADDRESS, PHONE & FAX NO. OF THE OWNER | ESTIMATED CONSTRUCTION COST | | DURATION FOR DESIGN (MONTHS) | PRIME FIRM ASSOCIATED WITH | % COMPLETED | |
| | | | ENTIRE PROJECT | YOUR FIRM'S WORK | | | DESIGN | CONST. |
| 2022 | Maui Art Ranch – Utility Buildings Kula, Maui County | Art Ranch, LLC 225 Georgina Ave. Santa Monica, CA 90402 415-981-7878 | \$5 mil. | \$1 mil. | 8 months | Quezada Architects 639 Front St., 1 st Floor San Francisco, CA 94111 415-331-5133 | 80% | 25% |
| 2022 | Maui Art Ranch Utility – Water Tank Site Improvements Kula, Maui County | Art Ranch, LLC 225 Georgina Ave. Santa Monica, CA 90402 415-981-7878 | \$1 mil. | \$200k | 6 months | Quezada Architects 639 Front St., 1 st Floor San Francisco, CA 94111 415-331-5133 | 50% | 0% |
| 2025 | Western Shade Subdivision Portland, Oregon | Curtis Rystadt Origami CT. Portland, OR 97229 | \$4 mil. | \$1.5 mil. | 6 months | Pioneer Design Group, Inc. Washington SQ RD., Suite 170 Portland, OR 97223 503-643-8286 | 60% | 0% |
| 2025 | Kilauea Namahana Kilauea, Kauai | County of Kauai, County Housing Agency 4444 Rice Street Lihue, HI 96766 | \$200 mil. | \$50 mil. | 24 months | Bow Engineering & Development, Inc. 1953 South Beretania Street, PH-A Honolulu, HI 96826 808-941-8853 | 20% | 0% |

Explain firm's individual project assignment, project management structure, project execution (work flow and responsibilities) and quality control process. In the event the spaces provided on this form are not sufficient for entries, or if you wish to furnish additional information, it may be inserted here or on separate sheets, with appropriate references.

SEE ATTACHED.

As of this date 06/25/25 the foregoing is a true statement of facts.

| NAME OF FIRM OR INDIVIDUAL SUBMITTING QUESTIONNAIRE | TYPE NAME AND TITLE OF PERSON SIGNING | SIGNATURE |
|---|---|---|
| Pioneer Design Group -Hawaii, LLC | Tyler Christian Campbell, PE / President |  |

NOTE: It is to a firm's advantage to maintain its experience record on a current basis. This may be accomplished by periodically forwarding current data to DAGS.



Explain firm's individual project assignment, project management structure, project execution (work flow and responsibilities) and quality control process.

Pioneer Design Group – Hawai‘i is a Native Hawaiian owned and operated private consulting firm located in Honolulu, Hawaii. Founded in 2023, PDG-Hawai‘i provides civil engineering design, land use planning and construction management services throughout the state. PDG-Hawai‘i serves the project developer or contractor as the lead design consultant for site development work. As the lead consultant we coordinate the collaboration of the final designs and work with all the project sub-consultants to complete the final construction plans and reports. We work closely with our civil contractor to ensure that our designs are both innovative and financially responsible. As a new and growing local firm, we are fully supported by the design team at our sister firm in Portland, Oregon, Pioneer Design Group, Inc., an important benefit additional team members are needed to deliver the project on time.

At PDG-Hawai‘i, all projects are assigned to one of our project managers/principal civil engineers. The project manager works directly with the client or specifically for a design build project, the general contractor, to fully implement the goals of the design and the full scope of the project. Additionally, should the client not have a complete design team in place already, the project manager works with the client to put together the design team of sub-consultants such as electrical engineers, lighting designers, and geotechnical engineers etc. The project is managed entirely through PDG-Hawai‘i while the sub-consultants are in contract with the client. When it comes to project execution, the project manager oversees both the in-house design team, and the sub-consultants. It is his or her job to create the initial project timeline to give the entire project team the timeline for submitting all deliverables. The project manager is responsible for keeping the entire project design team on schedule, and for communicating with all parties. The project manager works directly with the client or contractor to set deadlines and to keep the client updated with all project progress.

At PDG-Hawai‘i the project manager is also the lead civil designer. The project manager may delegate some design items and drafting to other members of the design team, when necessary, but will be a collaborative member for all civil design items. Once the civil design has reached substantial completion, the design plans are reviewed for quality control and value engineering by both the project manager, a Principal Civil Engineer, and the general contractor. We find that a collaborative review by both the designers and contractors results in the most efficient and cost-effective construction process with complete understanding why the project was designed the way that it was. The sub-consultants are responsible for the quality control of their design plans, however the project manager from PDG-Hawai‘i reviews their design to ensure that there are no conflicts in the designs. Once the construction plans are updated through the quality control process, the project is submitted.

Once the project goes under construction the PDG-Hawai‘i team stays in constant contact with the client, contractor and other professional subconsultants. Weekly progress meetings are encouraged to keep everyone moving in the same direction. The PDG-Hawai‘i team stays engaged on the project until the project is accepted and completed.

PRINCIPALS ONLY - ADDITIONAL INFORMATION

| | | |
|---|---|-----------------------------------|
| NAME Tyler Christian Campbell, PE | TITLE AND POSITION President / Principal Civil Engineer | YEARS WITH FIRM 2 years |
|---|---|-----------------------------------|

MAJOR RESPONSIBILITIES WITH THIS FIRM
Lead civil engineering design, project management, procurement future projects, client relations, administrative duties & manage office

PRIOR EMPLOYMENT

(START WITH LATEST EMPLOYMENT PRIOR TO JOINING THIS FIRM AND PROVIDE SIMILAR INFORMATION FOR EACH SEPARATE EMPLOYMENT OR MAJOR CHANGES IN DUTIES WITH THE SAME EMPLOYER.)

| | | | |
|--|---|--------------|---------------------------------|
| FIRM: Pioneer Design Group, Inc. | DATE FROM: TO: June 2014 May 2023 | FIRM: | DATE FROM: TO: |
| ADDRESS: 9020 SW Washington Square Road, Ste. 170, Portland, OR 97223 | ADDRESS: | | |
| JOB TITLE: Project Manager / Project Engineer | JOB TITLE: | | |
| SUPERVISOR'S NAME AND TITLE: Brent Fitch, PE, Principal Civil Engineer | SUPERVISOR'S NAME AND TITLE: | | |
| MAJOR DUTIES: Civil engineering design, project management | MAJOR DUTIES: | | |

| | | | |
|-------------------------------------|-------------------------------------|--------------|---------------------------------|
| FIRM: | DATE FROM: TO: | FIRM: | DATE FROM: TO: |
| ADDRESS: | ADDRESS: | | |
| JOB TITLE: | JOB TITLE: | | |
| SUPERVISOR'S NAME AND TITLE: | SUPERVISOR'S NAME AND TITLE: | | |
| MAJOR DUTIES: | MAJOR DUTIES: | | |

PRINCIPALS ONLY - ADDITIONAL INFORMATION

| | | |
|---|--|-----------------------------------|
| NAME Brent Fitch | TITLE AND POSITION Member / Principal Civil Engineer | YEARS WITH FIRM 2 years |
| MAJOR RESPONSIBILITIES WITH THIS FIRM Providing Civil Engineering Expertise | | |

PRIOR EMPLOYMENT

(START WITH LATEST EMPLOYMENT PRIOR TO JOINING THIS FIRM AND PROVIDE SIMILAR INFORMATION FOR EACH SEPARATE EMPLOYMENT OR MAJOR CHANGES IN DUTIES WITH THE SAME EMPLOYER.)

| | | | |
|--|---|---|--|
| FIRM: Pioneer Design Group, Inc. (Current) | DATE FROM: 2003 TO: Present | FIRM: Alpha Engineering, Inc. | DATE FROM: 1997 TO: 2003 |
| ADDRESS: 9020 SW Washington Square Road, Ste. 170, Portland, OR 97223 | ADDRESS: No longer in Business, Tigard, Oregon | | |
| JOB TITLE: President | JOB TITLE: Civil Project Engineer | | |
| SUPERVISOR'S NAME AND TITLE: NA | SUPERVISOR'S NAME AND TITLE: Jerry Palmer, Owner | | |
| MAJOR DUTIES: Management of company, providing Civil Engineering expertise | MAJOR DUTIES: Providing Civil Engineering Expertise | | |

| | | | |
|-------------------------------------|--|--------------|--|
| FIRM: | DATE FROM: TO: | FIRM: | DATE FROM: TO: |
| ADDRESS: | ADDRESS: | | |
| JOB TITLE: | JOB TITLE: | | |
| SUPERVISOR'S NAME AND TITLE: | SUPERVISOR'S NAME AND TITLE: | | |
| MAJOR DUTIES: | MAJOR DUTIES: | | |

PRINCIPALS ONLY - ADDITIONAL INFORMATION

| | | |
|-----------------------------------|--|-----------------------------------|
| NAME Matthew L. Sprague | TITLE AND POSITION Principal Planner | YEARS WITH FIRM 2 years |
|-----------------------------------|--|-----------------------------------|

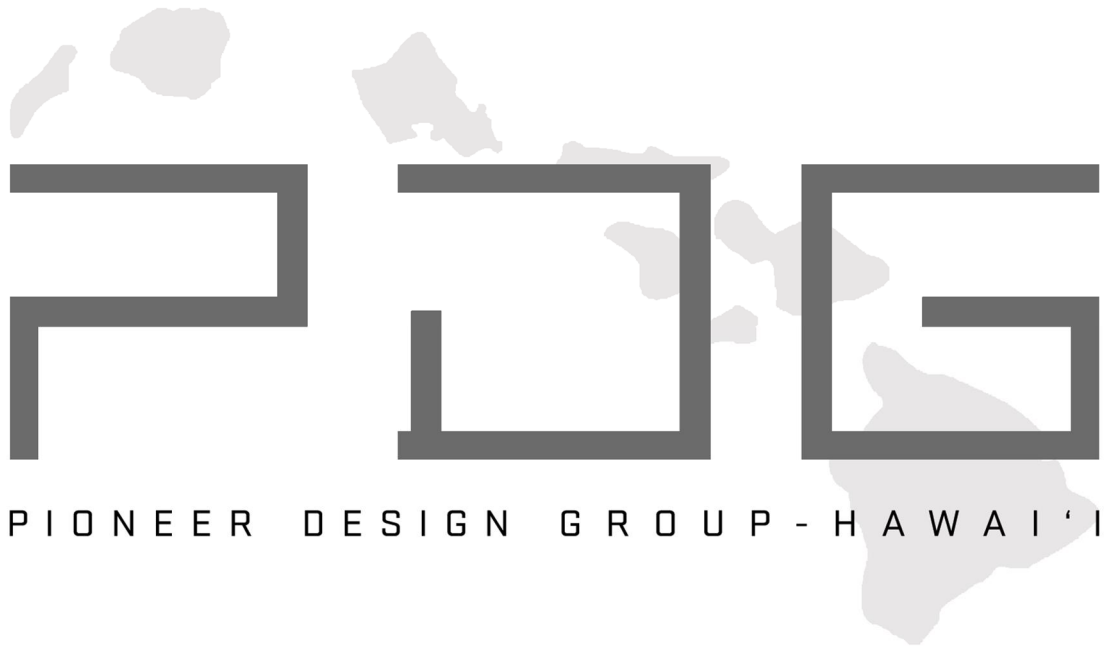
MAJOR RESPONSIBILITIES WITH THIS FIRM
 Planning expertise, concept plans, application preparation, advise clientele, project coordination

PRIOR EMPLOYMENT

(START WITH LATEST EMPLOYMENT PRIOR TO JOINING THIS FIRM AND PROVIDE SIMILAR INFORMATION FOR EACH SEPARATE EMPLOYMENT OR MAJOR CHANGES IN DUTIES WITH THE SAME EMPLOYER.)

| | | | |
|--|--|---|------------------------------------|
| FIRM: Pioneer Design Group, Inc. (Current) | DATE FROM: 2003 TO: Present | FIRM: Alpha Engineering, Inc. | DATE FROM: 1998 TO: 2003 |
| ADDRESS: 9020 SW Washington Square Road, Ste. 170, Portland, OR 97223 | ADDRESS: No longer in Business, Tigard, Oregon | | |
| JOB TITLE: CEO / Principal Planner | JOB TITLE: Project Planner, Project manager | | |
| SUPERVISOR'S NAME AND TITLE: NA | SUPERVISOR'S NAME AND TITLE: Jerry Palmer, Owner | | |
| MAJOR DUTIES: Manage Company, provide planning expertise, concept & detail plans, applications, client representation, coordinate management of survey dept. | MAJOR DUTIES: Design subdivision, commercial, industrial and mixed use projects, prepare applications, coordinate with client & jurisdictional staff | | |

| | | | |
|--|-------------------------------------|--------------|--------------------------|
| FIRM: Waker Associates | DATE FROM: 1993 TO: 1998 | FIRM: | DATE FROM: TO: |
| ADDRESS: No longer in Business, Beaverton, Oregon | ADDRESS: | | |
| JOB TITLE: Land use planner & planning manager | JOB TITLE: | | |
| SUPERVISOR'S NAME AND TITLE: Kirsten Van Loo, Planning Manager | SUPERVISOR'S NAME AND TITLE: | | |
| MAJOR DUTIES: Site Design, Application preparation & processing, client representation | MAJOR DUTIES: | | |



TAB 3:
COMPANY PROFILE



Pioneer Design Group - Hawai'i is a native Hawaiian owned and operated consulting firm located in Honolulu, Hawai'i. At PDG-Hawai'i we strive to build strong and impactful relationships with our clients, with the local jurisdictions, and within our firm. Balancing innovative development and preservation, it is our mission to improve our Hawai'i respectfully and responsibly. We believe that it is our kuleana (responsibility) to practice mālama 'āina (caring for the land) and aloha 'āina (loving the land) on every project to best steward this precious land. We look back to our cultural roots and look forward to the future of our islands to bring your projects to life.

PDG-Hawai'i is a multidisciplinary firm that provides: Civil Engineering, Land Use Planning and Construction Management services throughout all the islands of Hawai'i. Lead by a team of principals with over 30 years of experience, PDG-Hawai'i specializes in all phases of land development from concept to construction. We strive to offer site specific and innovative solutions to create our client's vision and to meet our community's needs.

PDG-Hawai'i has a diverse portfolio enabling the firm to deliver full services for all types and sizes of private/public land development and preservation projects including those that are residential, commercial, agricultural, industrial and mixed use in nature.

Working with PDG-Hawai'i you become part of our 'ohana. Let's work together to create a better Hawai'i for the future generations.



T.C. Campbell, P.E. **President / Project Manager**

Education:

- University of Portland, M. Eng Civil Engineering, 2016
- Pacific University, B.S. Physics, 2014
- Kamehameha Schools Kapālama, 2010

Registration:

- Hawai'i, 18481-C
- Oregon, 91400PE

Affiliations:

- ASCE Member - Hawai'i
- Urban Land Institute Member
- AWWA Member
- Native Hawaiian Chamber of Commerce Member
- ACEC Hawaii Member

Professional Background:

Mr. Campbell is the President and one of the principals at Pioneer Design Group – Hawai'i. A proud Native Hawaiian, he returned home to O'ahu in 2019 with the goal to work on projects that help preserve and improve the land in Hawai'i to create a better future for the next generations. Mr. Campbell has over 10 years of diverse experience in land development, civil engineering, master planning, land use planning and project management, including stormwater management, utilities and roadway design, grading and erosion control. His wide skill set has allowed him to be involved in completing a variety of land use applications in different jurisdictions and completing the civil engineering design for residential, commercial, agricultural and industrial projects. Mr. Campbell thrives in a team environment where collaborating with others is vital in accomplishing the final goal. This plays a crucial role in managing the many pieces that must come together in completing a project. He is a licensed professional civil engineer in the State of Hawai'i and Oregon.

Key Example Projects:

- Hoku'ula Subdivision – 210-lot workforce housing subdivision, Hali'imaile, Maui, HI
- Kilohana Makai Subdivision – 28-lot workforce housing subdivision, Kihei, Maui, HI
- Fox Hollow – 461-unit planned development, Beaverton, OR
- Vineyard at Cooper Mountain – 297-unit planned development, Beaverton, OR
- Scholls Valley Heights – 245-unit planned development, Beaverton, OR
- Morgan Farm – 82-lot subdivision, City of Wilsonville, OR
- North Bethany Development Area – 900+ lots & 1,000+ Units, Washington County, OR



Brent Fitch, P.E. **Principal Engineer**

Education:

- Oregon Institute of Technology, B.S. Civil Engineering, 1996

Registration:

- Hawai'i, 20936-C
- Oregon, 54627PE

Affiliations:

- ASCE Member
- Principal at Pioneer Design Group, Inc.

Professional Background:

Mr. Fitch has been working in the Civil Engineering field for over 28 years and serves as a principal civil engineer at Pioneer Design Group - Hawai'i. Throughout his career he has managed, designed, and completed an array of site development projects including public improvements, mixed-use residential and commercial, big box commercial site development, retirement centers, and residential subdivisions. Each project is unique but has common elements that Mr. Fitch focuses on such as site planning, mass earthworks, fine grading, public and private storm water, sanitary sewer and water system design and construction management throughout the project. Mr. Fitch's vast experience provides a broad base as well as specialty designs to draw from. Mr. Fitch is licensed in Hawai'i and Oregon.

Key Example Projects:

- Hoku'ula Subdivision – 210-lot workforce housing subdivision, Hali'imaile, Maui, HI
- Fox Hollow – 461-unit planned development, Beaverton, OR
- Vineyard at Cooper Mountain – 297-unit planned development, Beaverton, OR
- Scholls Valley Heights – 245-unit planned development, Beaverton, OR
- 45 Central (Murray Village) – 360-Unit Mixed Use Community – Beaverton, OR
- North Bethany Development Area – 900+ lots & 1,000+ Units, Washington County, OR
- Kilohana Makai Subdivision – 28-lot workforce housing subdivision, Kihei, Maui, HI



Matthew Sprague **Principal Planner**

Education:

- Oregon State University, B.S. Geography, Cartography & GIS, 1992

Registration:

- NA

Affiliations:

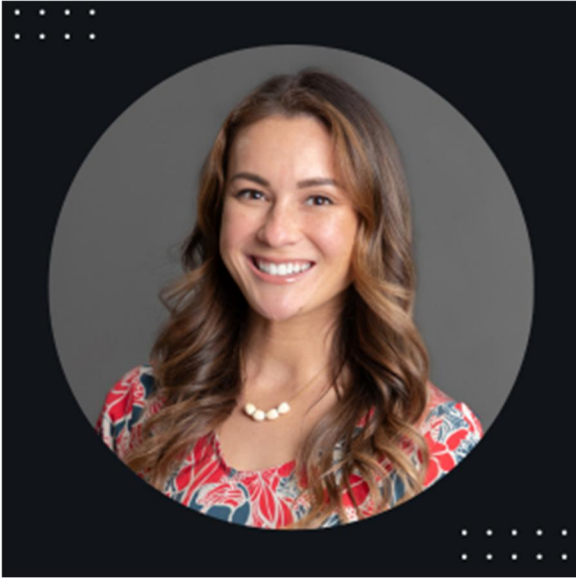
- Principal at Pioneer Design Group, Inc.

Professional Background:

Mr. Sprague, one of the principals at Pioneer Design Group – Hawai'i, has 32 years of experience in the field of land use planning with involvement in both the public and private arena managing a team of multi-disciplinary personnel focusing on residential, commercial, industrial and mixed-use development. Besides daily business duties, Mr. Sprague is responsible for collecting and interpreting project background information and then determining which information and materials are necessary for public review and processing. Guiding projects through all aspects of the land use process are critical. His specific expertise includes: site feasibility analysis; project design and site planning; preparing written statements addressing compliance with applicable development regulations; preparing supporting graphic materials; assembling and submitting development application packages; representing the client at public hearings and neighborhood meetings, coordinating his services with those of other consulting firms participating in the project and project management. He continuously navigates the changing public approval process to allow our firm to provide fruitful outcomes for clients and the community.

Key Example Projects:

- Hoku'ula Subdivision – 210-lot workforce housing subdivision, Hali'imaile, Maui, HI
- Fox Hollow – 461-unit planned development, Beaverton, OR
- Vineyard at Cooper Mountain – 297-unit planned development, Beaverton, OR
- Scholls Valley Heights – 245-unit planned development, Beaverton, OR
- 45 Central (Murray Village) – 360-Unit Mixed Use Community – Beaverton, OR
- North Bethany Development Area – 900+ lots & 1,000+ Units, Washington County, OR
- Kilohana Makai Subdivision – 28-lot workforce housing subdivision, Kihei, Maui, HI



Emily Luke, P.E. **Project Engineer**

Education:

- Oregon State University, B.S.- Civil, 2017
- Kamehameha Schools Kapālama, 2013

Registration:

- Hawai'i, 20680-C

Affiliations:

- ASCE Member - Hawai'i

Professional Background:

Ms. Luke is a Project Engineer at Pioneer Design Group – Hawai'i. After receiving her B.S. in Civil Engineering from Oregon State University in 2017, she returned home to her roots in Honolulu, Hawai'i. Ms. Luke has over 6.5 years of experience serving private, County, State and Federal clients on various civil engineering, agricultural and site development projects. Her skillsets include site and utility design/relocation, grading, stormwater management, erosion control, traffic control design, permitting, and construction administration. Ms. Luke believes effective communication and collaboration with all stakeholders plays a significant role in achieving project goals and delivering successful completion. As a Native Hawaiian, she is passionate on projects that benefit the community and strives to balance preservation and developing responsibly so that Hawai'i's resources can continually be available for future generations. Ms. Luke is a licensed professional civil engineer in the State of Hawai'i.

Key Example Projects:

- Hoku'ula Subdivision – 210-lot workforce housing subdivision, Hali'imaile, Maui, HI
- Kilohana Makai Subdivision – 28-lot workforce housing subdivision, Kihei, Maui, HI
- Poamoho Camp Waterline Extension – Private water system design, Wahiawa, Oahu, HI
- Kamehameha Schools Kalanihookaha Community Learning Center, Nanakuli, Oahu, HI
- Kaala Kino Agricultural Subdivision, 21-lot agricultural preliminary subdivision, Waialua, Oahu, HI
- DLNR-DOBOR Lahaina Small Boat Harbor Ferry Pier Improvements – Lahaina, Maui, HI
- DLNR-DOBOR Maunaloa Bay Boat Ramp Repair – Maunaloa, Oahu, HI
- HNL CONRAC Rental Car Facility Phase 2B – Civil design & CM, Honolulu, Oahu, HI

STATE OF HAWAII

DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS



BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS

This is to Certify that
TYLER C G K CHRISTIAN GUMBAOJUH N KEOUA CAMPBELL
was duly licensed as a

PROFESSIONAL ENGINEER

In the State of Hawaii.

and is therefore authorized to practice this Profession within the State of Hawaii. In witness whereof, this License has been issued and the Seal of the Board affixed hereto, this 1st Day of May, A.D 2019

No. 18481



Chairperson

STATE OF HAWAII

DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS



BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS

*This is to Certify that
Brent E Fitch
was duly licensed as a*

PROFESSIONAL ENGINEER

In the State of Hawaii.

and is therefore authorized to practice this Profession within the State of Hawaii. In witness whereof, this License has been issued and the Seal of the Board affixed hereto, this 28th Day of May, A.D 2024

No. 20936



Chairperson

STATE OF HAWAII

DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS



BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS

This is to Certify that
EMILY NAPUALANI LUKE
was duly licensed as a
PROFESSIONAL ENGINEER

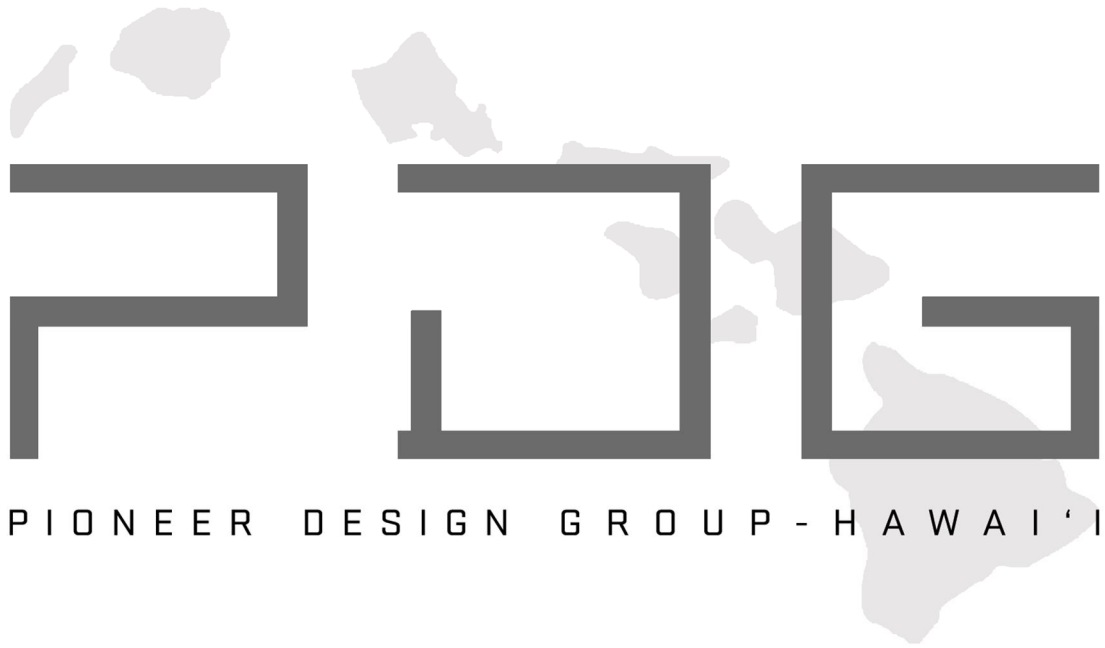
In the State of Hawaii.

and is therefore authorized to practice this Profession within the State of Hawaii. In witness whereof, this License has been issued and the Seal of the Board affixed hereto, this 18th Day of December, A.D 2023

No. 20680



Chairperson



TAB 4:
COMPANY REFERENCES



CIVIL ENGINEERING • PLANNING • CONSTRUCTION MANAGEMENT

711 Kapiolani Blvd., Suite 1450
Honolulu, HI 96813
808.400.5959 www.pdg-hawaii.com

CLIENT REFERENCES

To: County of Hawai'i

From: T.C. Campbell, PE
Pioneer Design Group - Hawai'i, LLC.

RE: **RFQ-FY-2025-2026**

Below is the list of the five (5) client references as requested. Services have been provided to all listed clients within the last year.

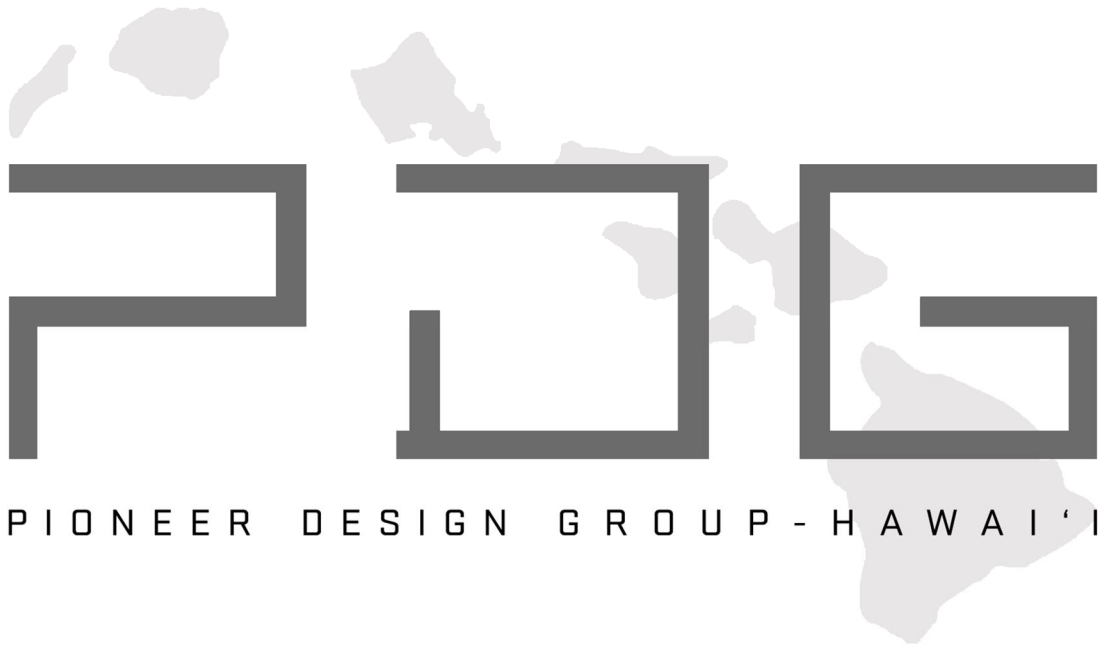
Howard Kihune Jr. – Aina Lani Pacific – howie@ainalanipacific.com / 808-357-0514

Greg Sado – Alpha Inc. – greg@alphahawaii.com / 808-873-3883

Sandy Duvauchelle – Lehua Builders, Inc. – sandy@lehuabuilders.com / 808-870-9860

Kevin Keller – CDG Maui – kevin@cdgmaui.com / 808-368-4089

Jet Qi – Jinshi Hawaii Development LTD. – jet@jinshihawaii.com / 808-388-3096



TAB 5:
REFERENCE PROJECTS

Hoku'ula Subdivision

210-Lot Subdivision

Hali'imaile, Maui, HI

Brief Project Description:

The Hoku'ula Residential Subdivision is a 210-lot subdivision in Maui County with 196 new single-family homes. Pioneer Design Group – Hawai'i served as the lead consultant, land use planner and civil engineer for the site development improvements. The project is over 60 acres in size and included all elements of subdivision design including grading, drainage, sanitary sewer, water system, horizontal and vertical street design, and traffic etc. The project included a private water system with two wells, two water tanks, a reverse osmosis filtration system, and intricate pump system for the domestic and fire distribution systems. A private wastewater treatment plant was designed for the project to treat the wastewater, and the resultant R-1 water was used for irrigation of adjacent agricultural lands. The storm drainage for the site was detained and treated on site in various open space areas and in a detention basin off-site. The project included public features such as multiple large parks, and a pedestrian path around the site.



Kilohana Makai

31-Lot Subdivision

Kihei, Maui, HI

Brief Project Description:

Kilohana Makai is a 31-lot subdivision in Maui County with 28 new single-family homes. This project was a 100% workforce housing project for our local community. Pioneer Design Group – Hawai'i served as the lead consultant, land use planner and civil engineer for the site development improvements. The project is over 6 acres in size and included all elements of subdivision design including grading, drainage, sanitary sewer, water system, horizontal and vertical street design, and traffic etc. The project included a public water system for domestic and fire service, a private sanitary sewer system to serve the new houses, and storm drainage for the site was detained and treated on site in an infiltration basin with sub-surface storage. PDG-Hawaii also lead the land use planning work and entitlements by coordinating and getting approval for the SMA Use Permit, the subdivision application permit, and a variance application for a reduced ROW width on the internal private street. The project is estimated to be fully permitted for construction in June 2024, with construction estimated to be completed in 2025.



Maui Art Ranch

A Multi-phased Agricultural Development Kula, Maui, HI

Brief Project Description:

The Maui Art Ranch is located in Kula on the island of Maui and includes over 52 acres of farm & ranch land that is zoned Agricultural by the County of Maui. This site includes many different phases of development as the owners improve the site to serve the workers of the ranch, their friends and family, and the public. The various improvements to the site include a farm to table restaurant, a retail shop, a water tank and pump house site, various utility buildings and associated parking & street improvements for their workers, multiple septic systems & leach fields, and even additional farm dwellings. Pioneer Design Group – Hawai'i serves as the lead consultant, land use planner and civil engineer for the site development improvements. The various projects include civil design for elements including but not limited to mass & fine grading, erosion & sediment control, drainage analysis and conveyance design, sanitary sewer, water system, horizontal and vertical street design, and traffic etc. The site includes a private well as a water source for both domestic uses and fire protection. The first few phases including the two utility buildings, carport, restaurant, and retail shop have begun construction with additional phases to be added in the near future.



Ho'onani Village Mixed-Use Development Kahului, Maui, HI

Brief Project Description:

Ho'onani Village is located in Kahului on the island of Maui and includes over 166 acres in size and is zoned Agricultural by the County of Maui. This site includes many different phases of development as the owners improve the site to serve the community. The various improvements to the site include multifamily low-rise residential units, commercial office campus, commercial retail and restaurant space, light industrial park, and central commons. The project also created an area for a potential future school. Pioneer Design Group – Hawai'i serves as the land use planner and civil engineer for the site development improvements. The various projects include civil design for elements including but not limited to mass & fine grading, erosion control, drainage analysis and conveyance design, sanitary sewer, water system, horizontal and vertical street design, and traffic etc. The project includes a private well as a water source for both domestic uses and fire protection. The preliminary phasing plan is broken down into 6 phases with additional phases to be added in the near future.



Poamoho Camp

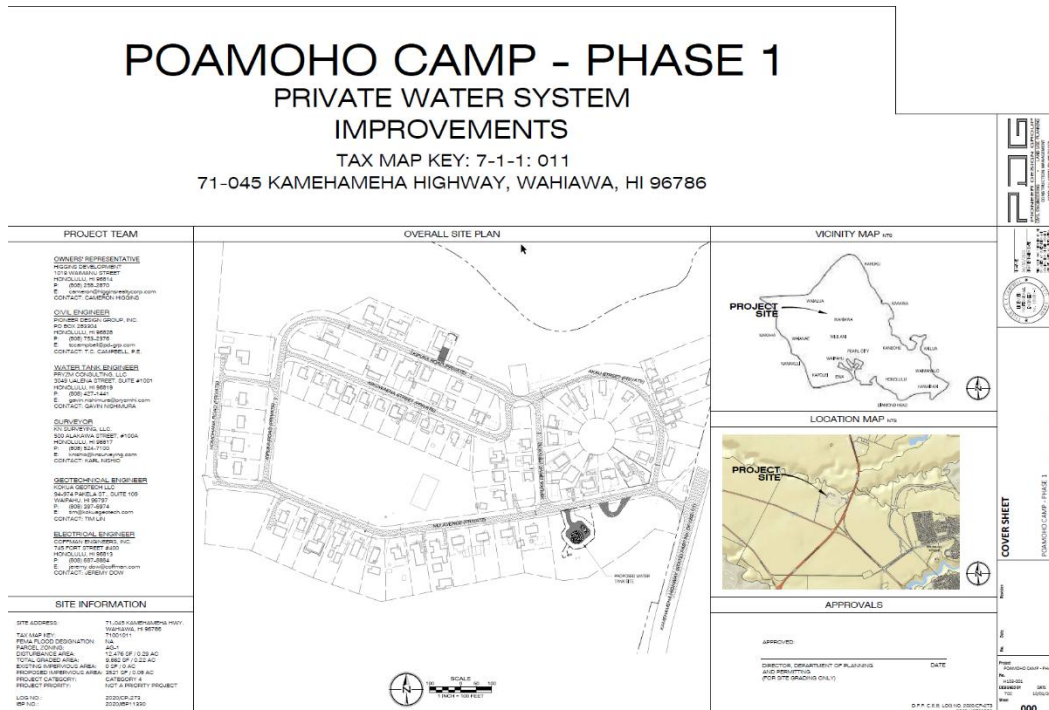
Private Water System Improvements & Waterline Extension

Wahiawa, Oahu, Hawaii

Brief Project Description:

The Poamoho Camp is an existing plantation subdivision along Kamehameha Highway with an existing water system that was installed in the mid-1900s. The project included the design and construction of a private water main system for the subdivision along with a water tank and pump house. The system services included over 4,800 LF of water line and 65 water services. The plans were reviewed and approved by the various departments within the City and County of Honolulu, BWS and DOH. PDG-HI served as the prime consultant and project civil engineer providing civil design and managing the sub-consultants on delivering their designs.

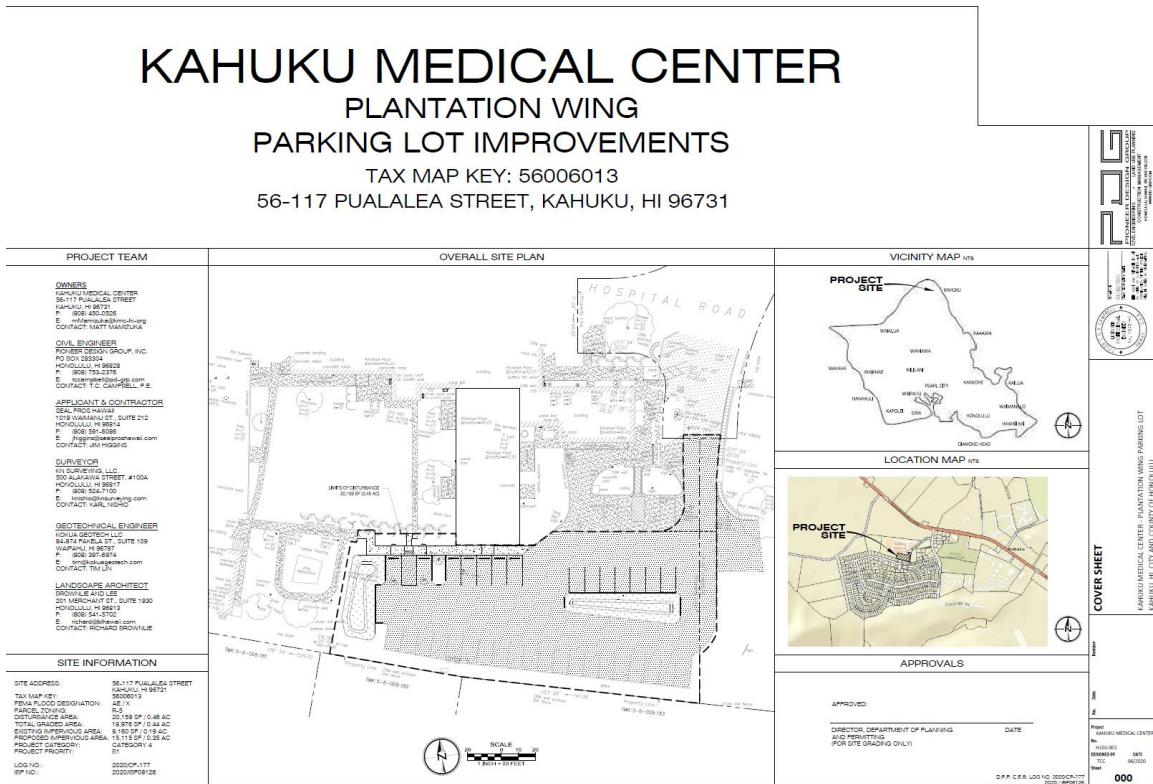
The Poamoho water line extension project proposes to replace the existing 4" line that was installed to serve the Poamoho Camp subdivision. The PDG-HI team completed the Preliminary Engineering Report for the review with the United States Department of Agriculture Rural Division, and the preliminary engineering design for the system. The project proposes to install over 17,000 LF of waterline that will stretch from Whitmore Ave. all the way up Kamehameha Hwy to O.R.I. The waterline is being designed to BWS standards, and the intent is for it to be turned over to BWS in the future. PDG-HI serves the project as the lead consultant and project civil engineer.



Kahuku Medical Center Parking Lot Improvements Kahuku, Oahu, Hawaii

Brief Project Description:

The Kahuku Medical Center expanded their parking lot that served their plantation wing in 2020. The project included the design of a parking lot area for 35 standard parking stalls, 3 ADA accessible parking stalls and the associated drive aisles. The project included the regrading and detailed grading of the parking lot along with the stormwater analysis to meet the regulations of the City and County of Honolulu. The parking lot and pedestrian accesses were designed to meet the regulations of the Americans with Disabilities Act. The stormwater management design included two rain garden infiltration basins that worked together to manage runoff in the parking lot. The upstream rain garden had an overflow weir that would direct runoff downstream to the next rain garden should it reach capacity. The rain gardens added a functional amenity to the parking lot that filtered the runoff and added an aesthetic element as well. The project was reviewed and approved for grading and building permits with the City & County of Honolulu. The project was designed and managed by the principal engineers of PDG-HI, who served as the lead consultant and project civil engineer.



Scholls Valley Heights 245-Unit Planned Development Beaverton, Oregon



Brief Project Description:

The project is a 245-Unit Planned Unit Development located at 18485 SW Scholls Ferry Rd, Beaverton, Oregon 97007. The subject site is approximately 36.54 acres. Scholls Valley Heights included multiple housing products, single-family townhouses, and single-family detached houses. The project included all elements of subdivision design such as grading, drainage, sanitary sewer, water system, horizontal and vertical street design, and traffic etc. The public water system design provided both domestic and fire supply to the development, as well as a non-potable irrigation water supply system. The drainage on site was treated and detained in two large detention basins with water quality swales at the bottom of the ponds. The project also created active open spaces including a trail system and basketball court. All company principals worked on the project as part of Pioneer Design Group, Inc. As the lead consultants we coordinated and managed the site development design and the sub-consultants. PDG Inc. managed the project from the land use planning process through civil design and construction.

45 Central (Murray Village)

360-Unit Mixed Use Community

Beaverton, Oregon

Brief Project Description:

45 Central (Murray Village) is a mixed use fully serviced community utilizing multiple housing styles, including Clustered Common Green Housing, Condominiums, Clubhouse and Pool, open spaces, an attractive pedestrian environment along with many other site features and amenities. The Design Review approvals authorized 220 units of Detached Clustered Housing and 140 attached residential units for a total of 360 units. The commercial component of the property was developed as a VillaSport facility. VillaSport is a recreational facility consisting of various indoor and outdoor amenities. Indoor amenities include 2 indoor pools (an adult-only lap pool and a kid's pool), indoor whirlpools, adult basketball/volleyball court, state-of-the-art exercise equipment, exercise studios, locker rooms for men, women and families, spa, and café. Outdoor amenities include the extensive outdoor pool area, an artificial turf area, two outdoor play structures that connect with the kid's indoor play areas, and outdoor seating for the café (including a fire pit). The project included all elements of a mixed-use community design such as grading, drainage, sanitary sewer, water system, horizontal and vertical street design, traffic, and parking lot design etc. Mr. Sprague and Mr. Fitch worked on the project as part of Pioneer Design Group, Inc. As the lead consultants they coordinated and managed the site development design and the sub-consultants. PDG Inc. managed the project from the land use planning process through civil design and construction.



Hosford Farms

245-lot Subdivision

North Bethany, Oregon

Brief Project Description:

Hosford Farms is a Planned Development consisting of 245 detached single family residential dwellings. There are 19 tracts on the site with various purposes including water quality, recreational spaces and natural resource protection. The site is bisected by a stream corridor with a man made pond. A complete trail system was designed for pedestrian/bicycle circulation throughout the subdivision, its natural resource areas and the local community. The subdivision is adjacent to a new elementary school in the North Bethany Planning Area. The project included all elements of subdivision design such as grading, drainage, sanitary sewer, water system, horizontal and vertical street design, and traffic etc. All company principals worked on the project as part of Pioneer Design Group, Inc. As the lead consultants we coordinated and managed the site development design and the sub-consultants. PDG Inc. managed the project from the land use planning process through civil design and construction.



North Bethany Development Area

Large Residential Planning District

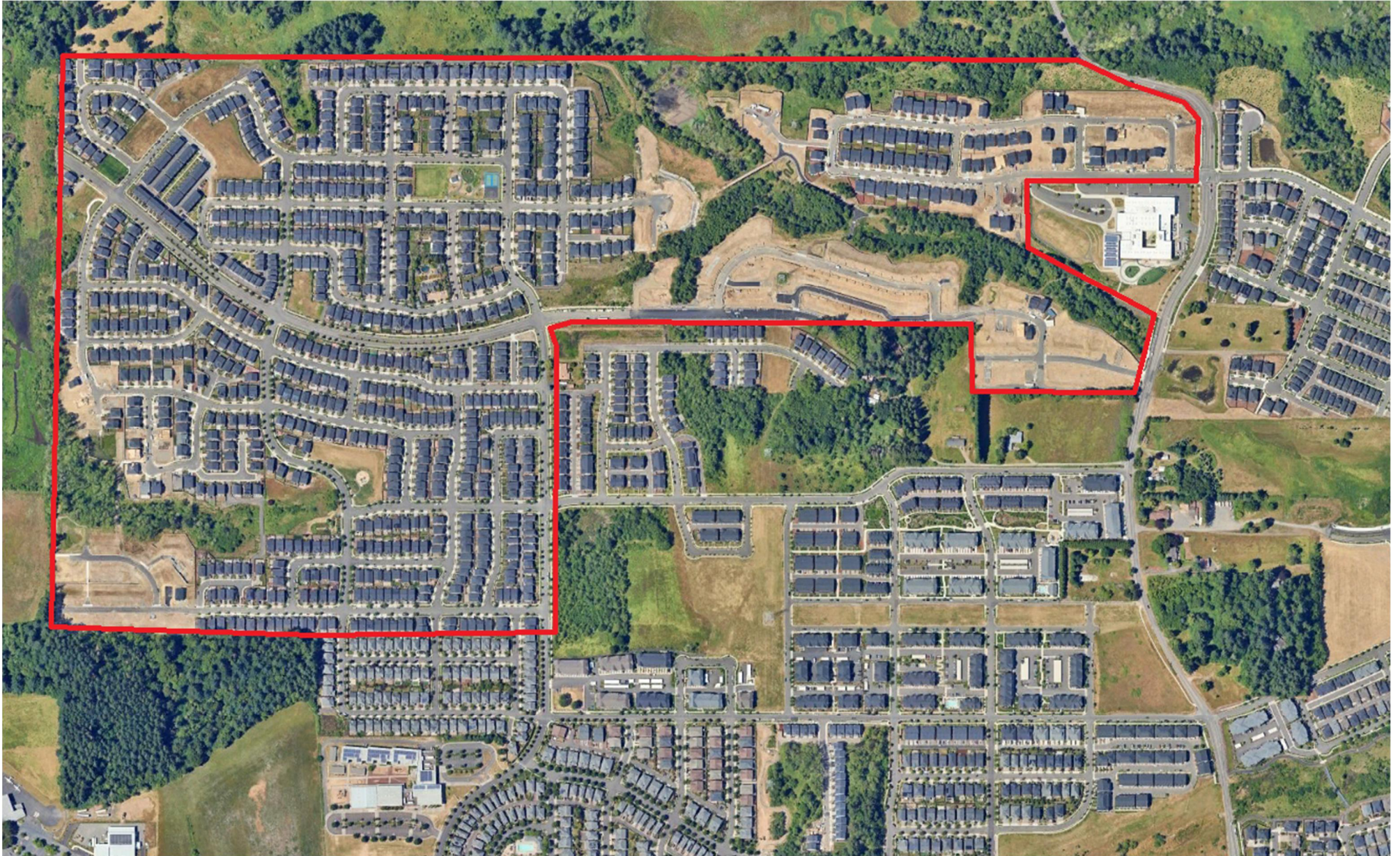
North Bethany, Washington County, Oregon

Brief Project Description:

The North Bethany area is a large portion of the overall area in the Bethany Community Plan in Washington County, Oregon. This development area was designed to provide a variety of housing products, multifamily apartments, single family townhouses, and single family detached houses, on a variety of lot sizes. There was also a big emphasis on public amenities through active and passive open space tracts. Active open space areas included basketball courts, pickleball courts, pedestrian trails and workout areas. Passive open space areas were designed around the preservation of existing drainageways, wetlands and view corridors. All of the principals at PDG-Hawai'i worked on multiple projects in this planning area as a part of Pioneer Design Group, Inc. Below is a map of a portion of the North Bethany area and some of the projects that were designed and managed by PDG. The combined projects in this development area included over 900 lots, and over 1,000 units. While planning each individual project we had to also plan for future development of adjacent parcels to create this community. All of the projects included all elements of typical subdivision design such as grading, drainage, sanitary sewer, water system, horizontal and vertical street design, and traffic etc. These projects were managed by our team from concept through construction. On the next page you can see an aerial exhibit of where the development of this area was in June, 2023.



North Bethany Aerial – June 2023





PIONEER DESIGN GROUP - HAWAII