

# County of Hawai'i

## Housing and Community Development

NOTICE TO PROVIDERS OF PROFESSIONAL SERVICES  
for fiscal year 2025-2026, beginning July 1, 2025

### **Letter of Interest and Statements of Qualifications for OH.2) Community Planning (*Environmental Assessment*)**

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

June 30, 2025



*letter of interest*



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

June 30, 2025

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

**Subject: Statement of Qualifications & Letter of Interest  
Housing and Community Development, County of Hawai'i  
for Fiscal Year 2025-2026**

Dear Ms. Costa:

G70 is pleased to express interest in providing professional services for Housing and Community Development, County of Hawai'i for the Fiscal Year 2025-2026 in the following categories:

**OH.2) Community Planning (Environmental Assessment)**

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

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

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

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

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

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

G70 was founded in 1971. We have averaged 100 employees over the past five years and we currently have 105 employees.

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

Please see Resumes of Key Personnel

**4. A list of recent projects and the names of up to five clients who may be contacted, including at least two for whom services were rendered during the preceding year:**

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

Client References		
Name	Organization	Phone Number
Ms. Dawn Takeuchi Apuna	City and County of Honolulu, Department of Planning and Permitting	(808) 768-8000
Mr. Carter Luke	Department of Transportation – Harbors Division	(808) 587-1860
Mr. R. Kalani Fronda	Hawai'i State Department of Hawaiian Home Lands	(808) 620-9500
Ms. Hilarie Alomar	Kamehameha Schools, Planning & Development Division	(808) 523-6223
Mr. Barry Usagawa	City and County of Honolulu – Board of Water Supply	(808) 748-5900

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

We have provided supporting data for G70 to include:

- Company Profile
- Key Personnel Resumes
- Project Profiles

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

Sincerely,



Kāwika McKeague, AICP  
President, Principal Planner  
Director of Cultural Planning

*company profile*

# about g70

## FULL SERVICE

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

## CREATING VALUE

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

## CULTURALLY RELEVANT

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

## SUSTAINABLE DESIGNS

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

## TECHNOLOGY

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

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



# *G70 services*

## ARCHITECTURE

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



## CIVIL ENGINEERING

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



## INTERIOR DESIGN

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



## PLANNING & ENVIRONMENT

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

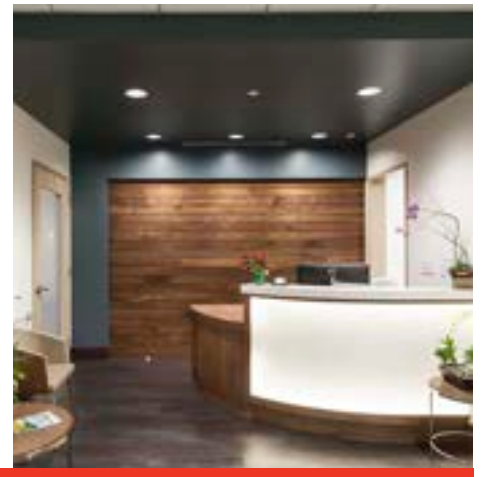
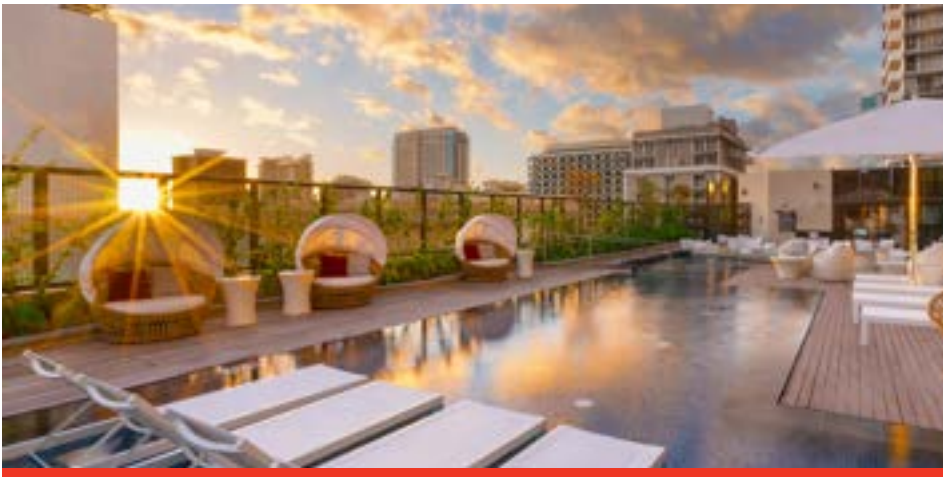






# select client list

- Alexander & Baldwin
- Actus Lend Lease, LLC
- Aeko Hawai'i
- American Savings & Loan Association
- Amfac Corporation
- Armstrong Builders
- Azabu USA Corporation
- Bank of America
- Bank of Hawai'i
- BHP Gas Company
- Black River Energy, LLC
- Blackacre Institutional Capital Mgt, LLC
- Blackstone
- Brookfield Homes Hawai'i, Inc.
- California Institute of Technology
- CBRE
- Chaminagde University of Honolulu
- Chartres Lodging Group, LLC
- City and County of Honolulu
- CM&D International, Inc.
- Coconut Plantation Holdings, LLC
- Consuelo Foundation
- County of Hawai'i
- Daiei USA
- Department of Business, Economic Development & Tourism (DBEDT)
- Department of Defense Education Activity (DoDEA)
- State Department of Transportation Airport Division
- State of Hawai'i Department of Hawaiian Home Lands (DHHL)
- State of Hawai'i Department of Land & Natural Resources (DLNR)
- Dole Foods, Incorporated
- EAH Housing
- Elleair Hawai'i, Inc.
- First Hawaiian Bank
- Forest City
- Flintridge Partners
- Gay & Robinson, Inc.
- Government of French Polynesia
- Grosvenor International
- Halekulani
- Haseko (Hawai'i), Inc.
- Hawai'i Baptist Academy
- Hawai'i Health Systems Corporation
- Hawai'i Reserves, Inc.
- Hawai'i Pacific Health
- Hawai'i Pacific University
- Hawaiian Electric Industries
- Hawaiian Telephone Company
- Hilton Worldwide
- Hilton Grand Vacation Club
- H MART Companies, Inc.
- Hōkūli'a
- Honolulu Board of Water Supply
- Host Hotels and Resorts, Inc.
- Hunt Building Company, Ltd.
- Hyatt Vacation Ownership, Inc.
- 'Iolani School
- Iwasaki Group, Japan
- JRANSA
- Kaiser Permanente Hawai'i
- Kamehameha Schools
- Kāne'ōhe Ranch Co. Ltd.
- Kapalua Land Company
- Kapolei Property Development, LLC
- Kaua'i County
- Kaua'i Economic Development Board
- Kaua'i Community Federal Credit Union
- Ke Kailani Developement, LLC
- Kisco Senior Living
- Kona Heights, LLC



# *select client list*

- Kuakini Medical Center
- Kualoa Ranch
- Kuilima Development Company
- Kupu Hawai'i
- Kyo-ya Company, Ltd.
- Landmark Hotels
- Lockheed Martin
- Marianist Center of Hawai'i
- Marine Corps Forces, Pacific (MARFORPAC)
- Marriott Corporation
- Marriott Vacation Club International
- Maui County
- Maui County Employees Federal Credit Union
- Maui Land and Pineapple Co.
- Metropolitan Life Insurance Co.
- Monarch Group
- NAVFAC Pacific
- NEC Telenetwox, Ltd.
- Obayashi Hawai'i Corporation
- Oceanic Properties, Incorporate
- Oceanside Partners
- Ohana Real Estate Investors LLC
- Otaka Corporation
- OTO Development
- Outrigger Enterprises
- Pacific Resources, Incorporated
- PacMar, Incorporated
- PBS Hawai'i
- Po'ipu Beach Villas, LLC.
- Prince Resorts Hawaii
- Princess Hotels International, Inc.
- PRM Realty, Inc.
- Prudential Real Estate
- Sea Life Park
- Sentul City
- Servco Pacific
- Shimizu Corporation
- Shin Yang Co., Malaysia
- Shipman Company
- Shiraishi Shokai, Okinawa
- Southern Pacific Communications
- Special Olympics Hawai'i
- Starwood Captial Group, LLC
- Systems International, Inc., Japan
- The Contemporary Museum
- The Estate of James Campbell
- The MacNaughton Group
- The Queen Emma Foundation
- The Queen's Health Systems
- The Resort Group
- The Resort Partners
- The Salvation Army
- The Sullivan Family of Companies
- Theo H. Davies Properties, Inc.
- Timbers Resorts
- Tosei Shoji, Incorporated, Japan
- Tri-Mark Pacific Homes
- Trinity Investments, LLC
- UH Institute of Astronomy
- University of Hawai'i
- University of Hawai'i Federal Credit Union
- University of the Nations
- US Army Corps of Engineers
- VMS Realty, Incorporated
- Victoria Ward Limited
- Wai'alaie Country Club
- Woodridge Capital
- Wyndham Worldmark Kihei
- Wyndham Vacation Resorts, Inc.



# honors & awards

## CBRE Honolulu Offices

- National Association of Industrial and Office Properties (NAIOP) Hawai'i Renovation Project - Under 40,000 SF, Kūkulu Hale Award, 2015

## Central Union Preschool & Kindergarten Phase I

- National Association of Industrial and Office Properties (NAIOP) Hawai'i Nonprofit, Kūkulu Hale Award, 2013

## Concrete, Masonry, and Metal Structures Repair and Maintenance Manual for Historic Facilities at Joint Base Pearl Harbor-Hickam for Commander, Navy Region Hawai'i

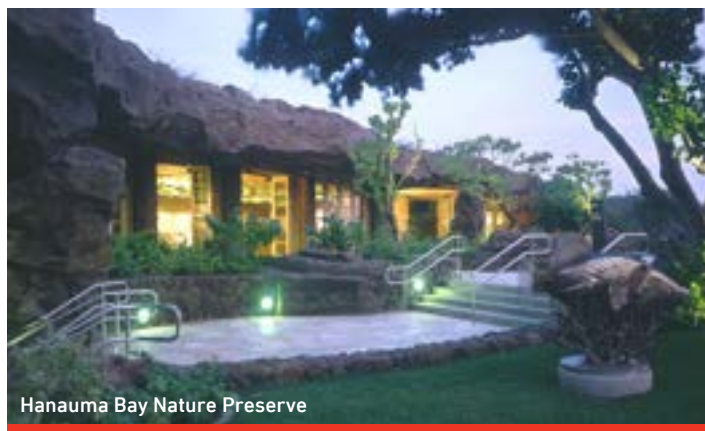
- Historic Hawai'i Foundation (HHF) Preservation Commendation Award, 2018

## Department of Accounting and General Services No. 1 Capital Place Exterior Renovation (Hemmeter Building)

- Historic Hawai'i Foundation (HHF) Preservation Award, 2019

## Department of Hawaiian Home Lands Kaupuni Village

- American Institute of Architects (AIA) Honolulu Mayor's Choice Award, 2011
- United States Green Building Council (USGBC) Outstanding Green Project Team Award, 2011
- American Planning Association (APA) Hawai'i Innovation In Planning: Best Practices for Sustainability Award, 2010



## G70 Interiors Office

- American Society of Interior Designers (ASID) Overall Grand Design Award, 2006
- American Society of Interior Designers (ASID) Commercial Design Award of Excellence, 2006
- American Society of Interior Designers (ASID) Green Sustainable Design Award of Excellence, 2006
- Building Industry Association (BIA) Hawai'i Overall Grand Award, 2006
- Building Industry Association (BIA) Hawai'i Built Green Grand Award, 2006
- National Association of Industrial and Office Properties (NAIOP) Hawai'i Renovation, Kūkulu Hale Award, 2006

## G70 First & Second Floor Sustainable Renovations

- Historic Hawai'i Foundation (HHF) Preservation Commendation Award, 2010

## Guam USMC Installation Appearance Plan

- American Society of Landscape Architects (ASLA) Planning & Analysis Honor Award, 2012

## Ha'ikū Stairs Study

- American Planning Association (APA) Hawai'i, Cultural/Historic Preservation Award, 2020

## Hanauma Bay Nature Preserve

- American Planning Association (APA) Hawai'i Outstanding Planning Project, 2004
- American Institute of Architects (AIA) Honolulu Award of Merit, 2003
- National Association of Industrial and Office Properties (NAIOP) Hawai'i Award of Merit, 2003
- Building Industry Association (BIA) Hawai'i Renaissance Award, 2003
- Hawai'i Tourism Authority (HTA) Keep it Hawai'i, Kahili Award, 2003
- American Society of Landscape Architects (ASLA) Award of Merit, 2003



# honors & awards

## Hale Ola, Wailea

- American Society of Interior Designers (ASID) Award of Excellence, 2004

## Hale Pu'u, Wailea

- American Society of Interior Designers (ASID) Award of Excellence, 2004

## Harry and Jeanette Weinberg Ho'okupu Center

- International Interior Design Association (IIDA) Hawai'i Serve Award, 2019

## Hawai'i Baptist Academy

- American Institute of Architects (AIA) Honolulu Mayor's Choice Award, 2007
- Building Industry Association (BIA) Hawai'i Grand Award Hawai'i BuiltGreen, 2007
- National Association of Industrial and Office Properties (NAIOP) Hawai'i Kūkulu Hale Award, 2007

## Hawai'i Baptist Academy High School - Phase I

- General Contractors Association (GCA) of Hawai'i Award of Merit, 2014
- American Institute of Architects (AIA) Honolulu Merit Award, 2014
- National Association of Industrial and Office Properties (NAIOP) Hawai'i Nonprofit, Kūkulu Hale Award, 2015

## Hawai'i Film Studio

- American Council of Engineering Companies of Hawai'i (ACECH) Award of Honor, 2019

## Hawai'i State Art Museum Sculpture Garden

- Historic Hawai'i Foundation (HHF) Preservation Honor Award, 2014
- American Institute of Architects (AIA) Honolulu Mayor's Choice Award, 2013
- American Institute of Architects (AIA) Honolulu Award of Merit, 2013
- National Association of Industrial and Office Properties (NAIOP) Hawai'i Public/Government Renovation Kūkulu Hale Award, 2013
- American Society of Landscape Architects (ASLA) Honolulu Award of Excellence, 2012



Hilton Hukulani Waikiki

## Hilton Grand Waikikian

- American Resort Development Association (ARDA) ACE Project of Excellence Award, 2010
- Waikiki Improvement Association (WIA) Ho'owehiwehi Nui Award, 2009

## Hilton Hukulani Waikiki

- American Resort Development Association (ARDA) Best Renovation Award, 2015
- General Contractors Association (GCA) of Hawai'i Award of Excellence - Building Construction, 2014

## Hilton Waikōloa Kings Land Phase I

- American Resort Development Association (ARDA) Award of Green Sustainability Program Within a Resort, 2012

## Hilton Waikōloa Kings Land Clubhouse

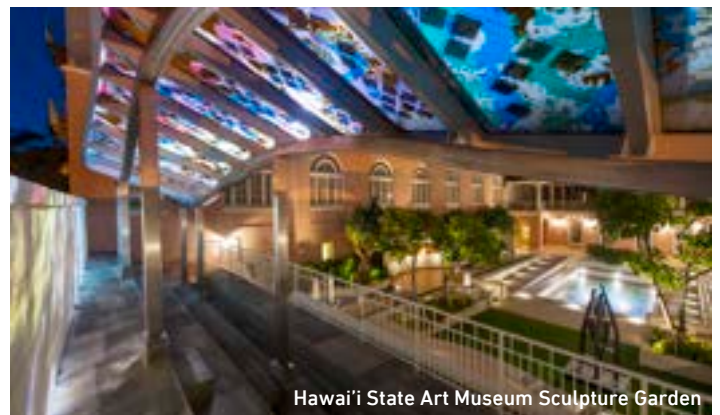
- American Society of Heating, Refrigerating & Air-Conditioning Engineers (ASHRAE) 1st Place, Region X, Technology Award, 2011

## Holo Holo Ku Residential Condominiums

- American Institute of Architects (AIA) Honolulu Mayor's Choice Award, 2004
- Building Industry Association (BIA) Hawai'i New Residential Division Award, 2004



Hawaii Baptist Academy High School



Hawai'i State Art Museum Sculpture Garden

# honors & awards

## HPH Kapi'olani Medical Specialists

- American Society of Interior Designers (ASID) Healthcare Facilities, Award of Merit, 2017

## HPU Waterfront Lots at Aloha Tower Marketplace

- National Association of Industrial and Office Properties (NAIOP) Hawai'i Renovation Kūkulu Hale Award, 2016
- American Society of Interior Designers (ASID) Commercial, Award of Excellence, 2016
- General Contractors Association (GCA) of Hawai'i Renovation/Remodeling, Award of Excellence, 2016

## Hyatt Centric Waikīkī Beach

- National Association of Industrial and Office Properties (NAIOP) Hawai'i Renovation Project - Over 40,000 SF, Kūkulu Hale Award, 2017

## Hyatt Residence Club - Kā'anapali Beach Maui

- American Resort Development Association (ARDA) Resort Architecture Award, 2015
- American Resort Development Association (ARDA) Best Site Plan Award, 2015
- American Resort Development Association (ARDA) ACE Project of Excellence Award, 2015

## 'Iolani School Phase I

- National Association of Industrial and Office Properties (NAIOP) Hawai'i New Project, Kūkulu Hale Award, 2005
- Building Industry Association (BIA) Hawai'i Grand Award, 2004
- American Society of Interior Designers (ASID) Design Awareness Award, 2004
- General Contractors Association (GCA) of Hawai'i Award of Excellence, 2004
- Building Industry Association (BIA) Hawai'i Renovation Project of the Year, 2002
- National Association of Industrial and Office Properties (NAIOP) Hawai'i New Project, Kūkulu Hale Award, 2002



Hyatt Centric Waikiki Beach

## 'Iolani School K-1 Community

- American Institute of Architects (AIA) Honolulu Award of Merit, 2020
- American Institute of Architects (AIA) Honolulu People's Choice Award, 2020

## 'Iolani School Residence Hall

- American Institute of Architects (AIA) Honolulu Award of Merit, 2019
- General Contractors Association (GCA) of Hawai'i Award of Excellence, 2020

## 'Iolani School Sullivan Center

- National Association of Industrial and Office Properties (NAIOP) Hawai'i New Project Green Building, Kūkulu Hale Award, 2014
- General Contractor Association (GCA) Award of Excellence - Design-Build/Design-Assist Construction, 2014
- International Interior Design Association (IIDA) Hawai'i Award of Merit, 2014
- American Institute of Architects (AIA) Honolulu People's Choice Award, 2014

## Japengo - Hyatt Regency Resort & Spa

- Building Industry Association (BIA) Hawai'i Renaissance Commercial Remodel Award, 2011

## Joan K. Mendel Kindergarten Classroom

- American Institute of Architects (AIA) Honolulu Award of Merit, 2019



'Iolani School K-1 Community



Joan K. Mendel Kindergarten Classroom

# honors & awards

## Kai Lani at Ko Olina Housing

- *Hawaiian Electric Company (HECO) Energy Efficiency Award, 2002*
- *Building Industry Association (BIA) Hawai'i Parade of Homes, First Place, 2002*
- *Building Industry Association (BIA) Hawai'i New Residential Division - Up to \$750,000, 2004*

## Kailua Community Planning

- *American Planning Association (APA) Hawai'i Innovation in Neighborhood Planning, 2002*

## Kalihi Valley Homes Phase I Renovation

- *American Institute of Architects Pacific NW Region (AIA NW) Award of Merit, 2003*
- *American Institute of Architects (AIA) Honolulu Award of Merit, 2002*
- *American Institute of Architects (AIA) Honolulu Mayor's Choice Award, 2002*
- *Building Industry Association (BIA) Hawai'i Renovation Project of the Year, 2002*
- *National Association of Industrial and Office Properties (NAIOP) Hawai'i Renovation Project of the Year, Kūkulu Hale Award, 2002*

## Kamakana Villages at Keahuolu

- *American Planning Association (APA) Hawai'i Outstanding Planning Award, 2011*

## Kamehameha Schools Cultural Resource Management Plan

- *American Planning Association (APA) Hawai'i Environment/Preservation Award, 2013*

## Kamehameha Schools Hale'iwa Store Lots

- *American Planning Association (APA) Hawai'i Historic Preservation Award, 2015*
- *American Council of Engineering Companies (ACEC) Hawai'i Engineering Honor Award, 2016*
- *American Institute of Architects (AIA) Honolulu Honorable Mention, 2016*
- *National Association of Industrial and Office Properties (NAIOP) Hawai'i Renovation - Over 40,000 SF, Kūkulu Hale Award, 2017*



## Kamehameha Schools Hawai'i Campus

- *National Association of Industrial and Office Properties (NAIOP) Hawai'i Non-profit, Kūkulu Hale Award, 2003*

## Kamehameha Schools Maui Campus

- *National Association of Industrial and Office Properties (NAIOP) Hawai'i Non-profit, Kūkulu Hale Award, 2009*

## Kamehameha Schools North Shore O'ahu Master Plan

- *American Planning Association (APA) Hawai'i National Planning Excellence Award for Innovation in Sustaining Places, 2011*
- *American Planning Association (APA) Hawai'i Outstanding Planning Award, 2008*

## Kaua'i Community Federal Credit Union

- *National Association of Industrial and Office Properties (NAIOP) Hawai'i New Non-Profit Project Award, 2012*

## Kauna'oa Country Club

- *Building Industry of Hawai'i (BIA) Grand Award New Commercial, 2007*

## King Kamehameha Kona Beach Hotel

- *National Association of Industrial and Office Properties (NAIOP) Hawai'i Commerical Renovation - Over 40,000 SF, Kūkulu Hale Award, 2011*
- *American Society of Interior Designers (ASID) Award of Honor, 2010*

## Koloa Landing Resort & Spa

- *General Contractor Association (GCA) of Hawai'i Award of Excellence, 2014*



# honors & awards

## Kuhio Park Terrace

- American Institute of Architects (AIA) Honolulu Mayor's Choice Award, 2010

## Laiopua 2020 Community Center

- American Planning Association (APA) Hawai'i Community-Based Planning Award, 2008

## Lyon Arboretum

- American Planning Association (APA) Hawai'i Hawai'i Preservation Award, 2006

## Marriott Maui Ocean Club

- Green Business Hawai'i Award for Outstanding Efforts, 2012

## Nanea Clubhouse

- American Institute of Architects Pacific NW Region (AIA NW) Design Citation Award, 2006
- Building Industry Association (BIA) Hawai'i Overall Grand Award for New Commercial, 2006
- American Society of Interior Designers (ASID) Award of Excellence, 2006
- National Association of Industrial and Office Properties (NAIOP) Hawai'i Commercial, Kūkulu Hale Award, 2006
- American Institute of Architects (AIA) Honolulu Award of Excellence, 2005
- Building Industry Association (BIA) Hawai'i New Commercial Award, 2004

## Parker Ranch Center

- Hawai'i Tourism Authority (HTA) Keep it Hawai'i, Award of Merit, 2003

## PBS Hawai'i

- National Association of Industrial and Office Properties (NAIOP) Hawai'i Non-Profit Kūkulu Hale Award, 2018
- American Society of Interior Designers (ASID) Commercial: Office Space, Award of Excellence, 2016

## Pu'u Kukui Elementary School

- American Society of Landscape Architects (ASLA) General Design, Award of Merit, 2015

## The Salvation Army KROC Center Hawai'i

- National Association of Industrial and Office Properties (NAIOP) Hawai'i New Commercial, Kūkulu Hale Award, 2012
- American Society of Interior Designers (ASID) Institutional, Award of Honor, 2012
- American Society of Interior Designers (ASID) Institutional, Award of Excellence, 2012

## St. Regis Princeville Resort

- Building Industry Association (BIA) Hawai'i Commercial Remodeling, Grand Award, 2010

## Standard State Mitigation Plan CNMI

- American Planning Association (APA) Hawai'i Current Topic Award: Safe Growth, 2004

## U.S. Army Corps of Engineers, Honolulu District Consolidated Real Property Master Plan, Okinawa Area

- U.S. Army Corps of Engineers, Honolulu District Award of Excellence, 2010



# honors & awards

## U.S. Army Corps of Engineers, Honolulu District Consolidated Training and Medical Facility

- U.S. Army Corps of Engineers, Honolulu District  
Award of Excellence, 2007

## University of Hawai'i - Center for Microbial Oceanography: Research and Education (C-More)

- American Institute of Architects (AIA) Honolulu  
Award of Merit, 2012
- American Institute of Architects (AIA) Honolulu  
Lipman-Member's Choice Award, 2012
- American Society of Interior Designers (ASID)  
Institutional, Award of Honor, 2012
- American Society of Interior Designers (ASID)  
Award of Excellence, 2012
- National Association of Industrial and Office Properties (NAIOP) Hawai'i  
New Commercial Project - Under 40,000 SF, Kūkulu Hale Award, 2011
- National Concrete Masonry Association (NCMA),  
Award of Excellence, 2011
- Masonry Institute of Hawai'i, (MIH)  
Outstanding Project Award, 2010

## Waialua Town Master Plan

- American Planning Association (APA) Hawai'i  
Community-Based Planning Award, 2005

## Wailea Beach Marriott Resort & Spa

- National Association of Industrial and Office Properties (NAIOP) Hawai'i  
Commercial Renovation - Over 40,000 SF, Kūkulu Hale Award, 2019

## Ward Entertainment Center

- Building Industry Association (BIA) Hawai'i  
Overall Grand Award, 2002
- National Association of Industrial and Office Properties (NAIOP) Hawai'i  
Project of the Year, 2002

## Wooden Structures Repair Manual for Historic Facilities at Joint Base Pearl Harbor-Hickam for Commander, Navy Region Hawai'i

- Historic Hawai'i Foundation (HHF)  
Preservation Commendation Award, 2017



Wailea Beach Marriott Resort & Spa



University of Hawaii C-More



Ward Entertainment Center

*resumes*

# JEFFREY H. OVERTON

AICP, LEED AP  
Principal Planner



As Principal Planner, Mr. Overton leads the preparation of Master Plans, environmental impact documents, land use permitting, and community involvement for private developments, military installations, and government projects. His experience spans over 40 years of Environmental Impact Statements and permitting for residential communities, infrastructure and utilities, renewable energy projects, government facilities, scientific installations, schools, resorts, commercial/mixed-use centers, and recreational facilities. Mr. Overton directs community and area-wide Master Plans, site selection studies and urban design plans, and provides expert testimony before State and County land use authorities.

## SELECTED PROJECTS:

**Kalaeloa Barbers Point Harbor - 2040 Master Plan, Fuel Pier Design, EIS**  
Kalaeloa, O'ahu

**Pan-STARRS Observatory - EIS (NEPA), CDUP**  
Maunakea, Hawai'i

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

**Pelekane Bay & Watershed - Ecosystem Restoration Plan (NEPA)**  
Kohala, Hawai'i

**Coconut Plantation Village - SMA, PDU, Zone Change**  
Kapa'a, Kaua'i

**East Kapolei Solar (5MW) - Environmental Studies, Permits**  
Kapolei, O'ahu

**Hale'iwa Commercial Redevelopment - Master Plan, Zone Change, EA**  
Hale'iwa, O'ahu

**Hilo Judiciary Complex - Site Selection Study, EIS**  
Hilo, Hawai'i

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

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

**Kamakana Villages at Keahoulu - Master Plan, EA, Permits**  
Kona, Hawai'i

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

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

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

**Kalaeloa ASEF 2 Solar - EA, HCDA Dev. Permit**  
Kalaeloa, O'ahu

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

**Kawaihae Deep Draft Harbor - EIS (NEPA), EA**  
Kohala, Hawai'i

**Lā'ie Development Plan & Wastewater Facility - EIS, Facility Plan, Permits**  
Lā'ie, O'ahu

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

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

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

American Institute of Certified Planners (AICP), Member

Urban Land Institute (ULI), Member

O'ahu Economic Development Board, Chair

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

## EDUCATION:

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

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

## PROJECT HONORS & AWARDS:

**Ha'ikū Stairs Study EIS - APA Hawai'i Cultural Preservation Award, 2020**

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

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

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

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

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

# MARK KĀWIKĀ MCKEAGUE

AICP  
President, Principal Planner  
Director of Cultural Planning



Mark Kāwika McKeague brings over 26 years of experience as a Kanaka Maoli planner, integrating indigenous knowledge, cultural stewardship, and environmental responsibility into transformative planning solutions. As Principal Planner at G70, he leads efforts to craft community-driven master plans, cultural resource management programs, and environmental impact studies, ensuring that each project reflects the values of mālama (caring for the land) and kuleana (responsibility) at its core. Grounded in the ancestral wisdom of Hawai'i and skilled in fostering meaningful collaboration, he works across public, private, and non-profit sectors to deliver culturally resonant and sustainable outcomes. In his various leadership roles, he advocates for embedding a Native Hawaiian perspective into planning frameworks that honor both people and place with cultural and environmental integrity.

## SELECTED PROJECTS:

**Ho'okua'āina Master Plan**  
Maunawili, O'ahu

**Ho'oulu 'Āina Master Plan**  
Kalihi, O'ahu

**Kauluakalana Master Plan**  
Maunawili, O'ahu

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

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

**APA National Tribal and Indigenous  
Planning Division, Executive Council,**  
2023-present

**Omidyar Fellow, 2019-2020**

**Hula Mamo Hawaiian Civic Club, 2012-2013**

**Lamda Alpha International Aloha Chapter,  
Member 2021-present**

**Historic Hawai'i Foundation, Board of  
Trustees and Executive Committee,**  
2021-present

**Hawai'i Leeward Planning Conference  
(HLPC), Member**

**Native Hawaiian Chamber of Commerce,  
Member**

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

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

## EDUCATION:

**NAGPRA, ARPA Application & Requirement**  
National Preservation Institute

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

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

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

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

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

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

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

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

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

# TRACY CAMUSO

AICP  
Principal Planner



As an environmental and land use planner, Tracy brings more than 19 years of experience working on projects ranging from renewable energy, biofuels, agricultural developments, educational facilities, industrial parks, scientific research institutions, residential communities, and resort master plans. Through her experience working on public relations and policy issues in the Office of U.S. Senator Daniel K. Inouye and the Hawai'i State Legislature, Tracy utilizes her specialized knowledge of public policy and implementation to assist in the coordination with both community and government organizations.

## SELECTED PROJECTS:

**Kamakana Villages at Keahoulu 201H Community (2,400 homes) - Master Plan, EA, Permits**

Kona, Hawai'i

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

Island of O'ahu

**Aloha Solar Energy Fund I, Lualualei**

Lualualei, O'ahu

**Aloha Solar Energy Fund II, Kalaeloa**

Kalaeloa, O'ahu

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

Waiawa, O'ahu

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

Waiawa, O'ahu

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

Mililani, O'ahu

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

Wai'anae, O'ahu

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

'Ewa, O'ahu

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

Honolulu, O'ahu

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

Kapolei, O'ahu

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

Kapolei, O'ahu

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

Kapolei, O'ahu

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

East Kapolei, O'ahu

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

Kāne'ohe, O'ahu

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

Kunia, O'ahu

**Hawai'i Baptist Academy Elementary School - CUP, SDD**

Honolulu, O'ahu

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

Līhu'e, Kaua'i

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

Honolulu, O'ahu

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

Kāne'ohe, O'ahu

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

American Planning Association (APA), Member

American Institute of Certified Planners (AICP), Member

American Red Cross, Board Member

Waikīkī Improvement Association, Member

NAIOP Commercial Real Estate Development Association, Member

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

Women in Renewable Energy (WiRE), Member

Chamber of Commerce of Hawai'i, Member

Business Industry Association (BIA), Member

Hawai'i Society of Business Professionals, Board Member

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

Pacific Century Fellows, Fellow 2019-2022

## EDUCATION:

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

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

## HONORS & AWARDS:

Hawai'i Business Magazine - 20 for the next 20 Awardee, 2024

Pacific Business News - Women Who Mean Business Awardee, 2019

Pacific Business News - Forty Under 40 Awardee, 2019

# TRACY CAMUSO

AICP  
Principal Planner

## SELECTED PROJECTS:

**City & County of Honolulu Affordable Housing Land Use Zoning and Environmental Permitting Evaluation for Harbor Arms/Royal Kunia/ 1615 Ala Wai 'Aiea/Waipahu/Honolulu, O'ahu**

**Hilton Hawaiian Village AMB Tower - SEIS, SMA, PDR, WSD**  
Honolulu, O'ahu

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

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

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

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

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

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

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

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

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

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

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

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

**Kalia Wastewater Improvements -**

**NEPA, EA**  
Honolulu, O'ahu

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

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

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

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

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

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

**Outrigger Kā'anapali Beach Resort - EIS, SMA**  
Kā'anapali, Maui

**Outrigger Waikiki Paradise Hotel - SDD**  
Honolulu, O'ahu

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

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

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

**PAR Hawai'i Renewable Fuel Production Facility, CUP, Zoning Variance**  
Kapolei, O'ahu

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

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

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

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

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

**Schofield Barracks Wells Relocation -**

**NEPA, EA**  
Wahiawa, O'ahu

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

**The Cove at Ko 'Olina Redevelopment - EIS, SMA, CUP**  
Kapolei, O'ahu

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

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

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

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

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

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

# RENE NISHIKAWA MATSUMURA

D.ARCH., AIA, AICP, LEED AP  
Principal



As a master planner and urban designer, Rene uses design to create communities. She strives to create visionary, yet realistic solutions for her projects and has extensive experience in large-scale communities, housing, commercial centers, transit-oriented districts, and university campuses projects. Rene's work includes all phases of master planning from initial site analysis, feasibility studies, program development, concept alternatives, master plans and design guidelines. Her strategic design approach based on a strong understanding of the physical, regulatory, and cultural context adds immense value to her client's development projects. It is through such collaborations that she is provided with a platform for her passion to develop engaging communities, spaces, and environments that positively impact Hawai'i families.

## SELECTED PROJECTS:

### Kamakana Villages at Keahuolu Master Plan and Design Guidelines

Kona, Hawai'i

### Ho'opili Urban Design Guidelines

'Ewa Beach, O'ahu

### Wailani Residential Design Guidelines

Līhu'e, Kaua'i

### Hōkūlī'a Nalu Kai Master Plan and Design Guidelines

Kona, Hawai'i

### Kamehameha Schools - He'eia Design Guidelines for Kahuhipa District

Kāne'ohe, O'ahu

### Kamehameha Schools - Kapālama Design Guidelines for Super Block and Kōhou Waterfront

Honolulu, O'ahu

### Kapolei West Urban Design Guidelines

Kapolei, O'ahu

### Hanamaulu Village Integrated Workforce Community Master Plan, EIS and 201H

Līhu'e, Kaua'i

### HCDA Kaka'ako - Waterfront Project Master Plan

Honolulu, O'ahu

### Ho'opili Master Plan

'Ewa Beach, O'ahu

### Ho'opili Urban Design Plan

'Ewa Beach, O'ahu

### Ho'opili Gateway Commercial Master Plan

'Ewa Beach, O'ahu

### Kamehameha Schools - Kapālama Kai Plan (2017)

Honolulu, O'ahu

### Kamehameha Schools - Kaka'ako HCDA Master Plan, Kaiāulu O Kaka'ako

Honolulu, O'ahu

### Kamehameha Schools - Waipahu Redevelopment Master Plan

Waipahu, O'ahu

### Kamehameha Schools - He'eia Master Plan

Kāne'ohe, O'ahu

### University of Hawai'i - West O'ahu Master Developer RFP Hunt Development

'Ewa Beach, O'ahu

### Wailani Master Plan - Grove Farm

Līhu'e, Kaua'i

### Wailea Large Parcel Master Plan

Wailea, Maui

### Wailea SF-S Master Plan

Wailea, Maui

### Līhue Town - Kuhio Highway Redevelopment Plan

Līhu'e, Kaua'i

### BYU-Hawai'i Master Plan Update

Lā'ie, O'ahu

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

Licensed Architect, State of Hawai'i

American Institute of Architects (AIA), Member

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

City of Kapolei Design Advisory Board, Member

American Planning Association (APA), Member

American Institute of Certified Planners (AICP), Member

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

## EDUCATION:

### Doctor of Architecture

University of Hawai'i at Mānoa, HI

### B.A. Architectural Studies

University of Washington, WA

## HONORS & AWARDS:

Pacific Business News - Forty Under 40 Honoree, 2017

# RENE NISHIKAWA MATSUMURA

D.ARCH., AIA, AICP, LEED AP  
Principal

## SELECTED PROJECTS:

### County of Maui - Wailuku Campus Master Plan

Wailuku, Maui

### HHFDC Kahului Mixed-Use Civic Center and Affordable Housing

Kahului, Maui

### Princeville Ranch Lots Master Plan

Princeville, Kaua'i

### University of Hawai'i at Mānoa - Student Housing Master Plan

Honolulu, O'ahu

### Assets School Master Plan

Honolulu, O'ahu

### Damar City Master Plan

Belitung, Indonesia

### Hilton Hawaiian Village Master Plan

Honolulu, O'ahu

### OCCC Redevelopment Concept Plan

Kalihi, Hawai'i

### Sentul City Master Plan

Sentul, Indonesia

### Sea Life Park Master Plan

Waimānalo, O'ahu

### Honokea Surf Village

Kalaeloa, O'ahu

### City and County of Honolulu - Royal Kunia Affordable Housing Comprehensive Feasibility Assessment

'Ewa Beach, O'ahu

### City and County of Honolulu - Harbor Arms Affordable Housing Comprehensive Feasibility Assessment

'Aiea, O'ahu

### City and County of Honolulu - 1615 Ala Wai Affordable Housing Comprehensive Feasibility Assessment

Honolulu, O'ahu

# CAMI KLOSTER

AICP, LEED AP  
Senior Associate  
Senior Planner



Cami serves as project manager for major assignments. She is responsible for the effective preparation of land use master plans, watershed planning studies, and environmental impact documents for government, institutional, and private sector clients. She has 28 years of professional experience and specialized knowledge and experience in the watershed environments of Hawai'i and facilitation of local planning efforts with community groups.

## SELECTED PROJECTS:

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

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

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

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

**Cool Honolulu: Heat Action Plan and  
Awareness Campaign**  
Island of O'ahu

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

**Kailua Seventh-Day Adventist Church -  
Planning**  
Honolulu & Windward, O'ahu

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

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

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

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

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

**Roman Catholic Church -  
Facility Planning**  
Honolulu, O'ahu

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

**Department of Education - Kūlanihāko'i  
High School Pedestrian Crossing Study &  
Overpass Environmental Assessment**  
Kīhei, Maui

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

American Institute of Certified Planners  
(AICP), Member

American Planners Association (APA),  
Member

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

## EDUCATION:

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

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

# CODY WINCHESTER

DMHA, AICP  
Associate  
Senior Planner



With over 12 years of professional experience in Hawai'i, Cody specializes in community-based resiliency planning and historic preservation. He is adept at preparing environmental impact documents, land use permit applications, master plans, and technical assessments of climate change factors. He is also skilled at navigating Hawai'i's Chapter 6E and federal Section 106 historic preservation processes for archaeological, architectural, and cultural resources. Cody has a proven track record of engaging directly with communities, including underserved populations across Hawai'i. A strong communicator, Cody excels at presenting complex technical data in clear, actionable language for decision-makers and stakeholders.

Cody's professional background includes his tenure at G70, where he advanced environmental and climate resiliency projects, and his work at the National Disaster Preparedness Training Center (NDPTC) on coastal hazard adaptation research and training programs. In addition to his professional contributions, he serves as a board member of the Hawai'i Wildfire Management Organization.

## SELECTED PROJECTS:

**Department of Hawaiian Home Lands -  
Moloka'i Coastal Community Resilience  
Plan**

Moloka'i Island

**Ko'olaupua Resilience Hub EA**

Hau'ula, O'ahu

**Kamehameha Schools - Keauhou Bay  
Management Plan EIS**

Kailua-Kona, Hawai'i Island

**Washington Place Restoration Project**

Honolulu, O'ahu

**Kapuanoni Heiau Restoration Project**

Kahalu'u, Hawai'i

**Brigham Young University - Plan Review  
Use Permit**

Lā'ie, O'ahu

**Cool Honolulu: Heat Action Plan and  
Awareness Campaign**

Island of O'ahu

**Department of Hawaiian Home Lands -  
Pu'u 'Ōpae Special Area Plan**

Waimea, Kaua'i

**Department of Hawaiian Home Lands -  
Anahola Kuleana Settlement Plan**

Anahola, Kaua'i

**Department of Hawaiian Home Lands -  
Mālama Cultural Park, Special Area Plan**

Hawai'i Island

**Department of Transportation -  
Hilo Harbor Improvements**

Hilo, Hawai'i Island

**Department of Transportation -  
Kawaihae Harbor Improvements**

Kawaihae, Hawai'i Island

**Hilton Hawaiian Village Sea Level Rise  
Adaptation Study**

Honolulu, O'ahu

**Keaukaha Panaewa Resilience Hub**

Hilo, Hawai'i Island

**LRE Pūlehu Solar Climate Change  
Analysis**

Kula, Maui

**LRE Mahi Solar GHG Analysis**

Kunia, O'ahu

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

American Institute of Certified Planners  
(AICP), Member

American Planning Association (APA) -  
Hawai'i Chapter

APA - Tribal and Indigenous Planning  
Division, Member

APA - Hazard Mitigation and Disaster  
Recovery Planning Division, Member

APA - LGBTQ and Planning Division,  
Member

Hawai'i Leeward Planning Conference

Hawai'i Wildfire Management  
Organization, Board Member

## EDUCATION:

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

**Disaster Management and Humanitarian  
Assistance (DMHA) Certificate**

University of Hawai'i at Mānoa, HI

**B. S. Geology**

Oklahoma State University, OK

# CODY WINCHESTER

DMHA, AICP  
Associate  
Senior Planner

## **SELECTED PROJECTS:**

### **National Park Service & Ka 'Ohana O Kalaupapa Memorial**

Kalawao, Kalaupapa, Moloka'i

### **United States Air Force - Kaena Point Satellite Tracking Station Helipad NEPA EA**

Wai'anae, O'ahu

### **Board of Water Supply - Ha'ikū Stairs EIS**

Kāne'ohe, O'ahu

### **City and County of Honolulu - Emergency Operations Center EA**

Honolulu, O'ahu

### **HoKua Place Climate Change Analysis**

Kapa'a, Kaua'i

### **Kamāmalu Park Improvements**

Honolulu, O'ahu

# JENNIFER LAM

GIS Specialist



As a GIS Specialist, Jennifer develops and implement systems and databases to access and store geospatial data. Jennifer's journey in GIS began during her undergraduate years at Purdue University, where she developed a strong foundation in ecological principles, earning a Bachelor's of Science in Ecology, Evolution, and Environment. Her coursework provided her with a solid understanding of spatial analysis and data management techniques, which she further honed while earning her Master's in Environmental Management from the University of Hawai'i at Mānoa. Her expertise in GIS software such as ArcGIS, QGIS, and ENVI has enabled her to create detailed spatial models and conduct thorough analyses to support decision-making processes.

## SELECTED PROJECTS:

### DHHL King's Landing Kuleana Settlement

Hilo, Hawai'i

### DHHL Moloka'i Coastal Resiliency Plan

Kalama'ula, Moloka'i

### DHHL 'Ualapu'e Kuleana Settlement Plan, EA

'Ualapu'e, Moloka'i

### Ho'okua'āina Palawai Master Plan

Kailua, O'ahu

### Kauluakalana Makalii Master Plan

Kailua, O'ahu

## EDUCATION:

**Master's in Environmental Management**  
University of Hawai'i at Mānoa, HI

**B. S. Ecology, Evolution, and Environment**  
Purdue University, IN

*\*Project Work Prior to G70*

*project profiles*

# Commander Navy Region Hawai'i Regional Integration Plan

STATE OF HAWAI'I

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

## PROJECT FACTS

**Client:** NAVFAC Hawai'i

## SERVICES PROVIDED

Planning



# Department of Hawaiian Home Lands Anahola Regional Plan

## ANAHOLA, KAUA'I

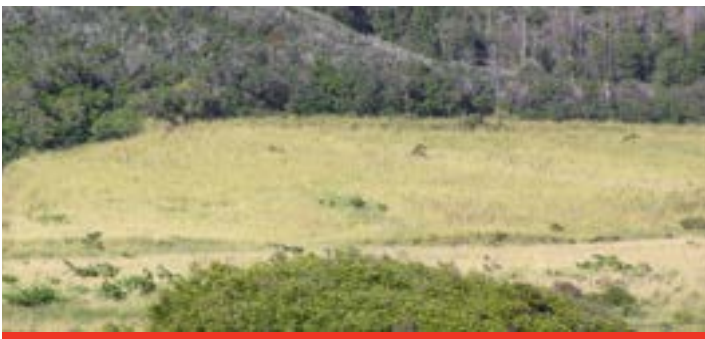
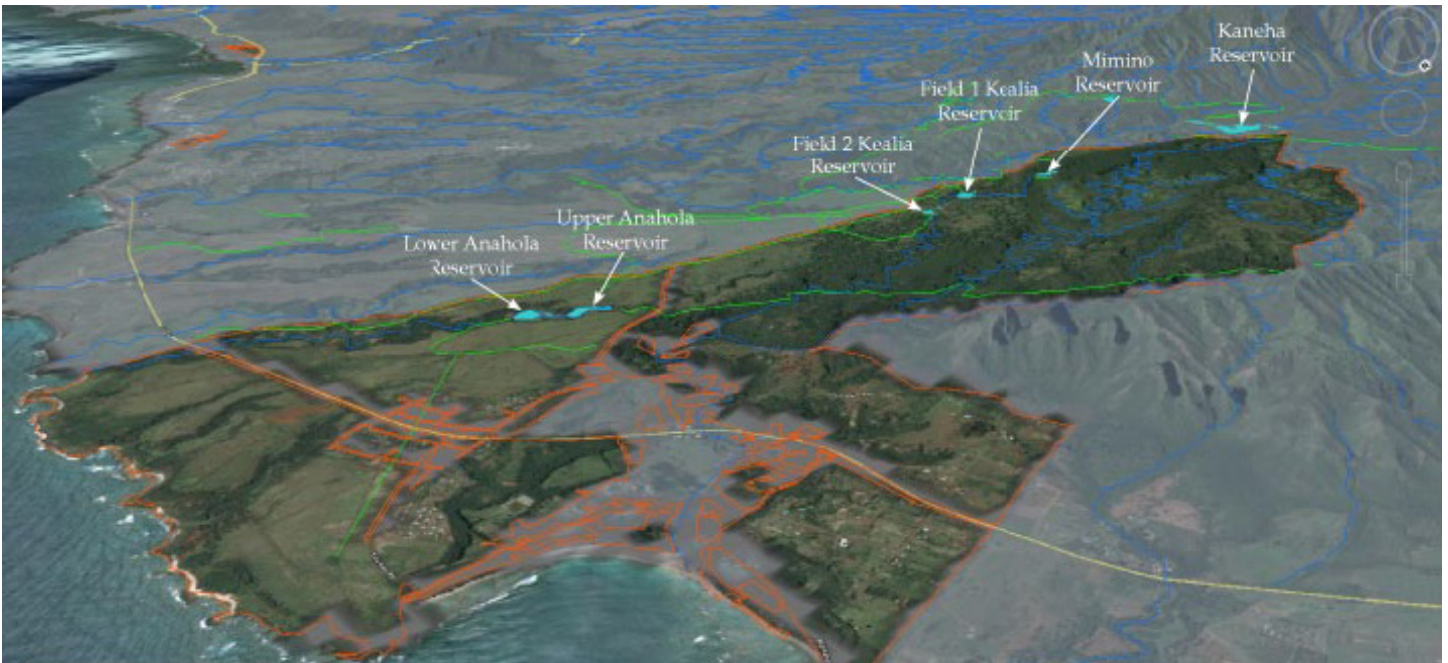
G70 provides integrated technical services for our clients which fully address their individual projects needs. One type of integration is using our Global Positioning Systems (GPS) equipment to collect data that will be used within a Geographic Information System (GIS). During the Regional Planning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

### PROJECTS FACTS

**Client:** Department of Hawaiian Home Lands

### SERVICES PROVIDED

Planning & Environment  
Community Facilitation  
Mixed-Use Planning



# Department of Hawaiian Home Lands

## Waimea Nui Regional Community Development

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

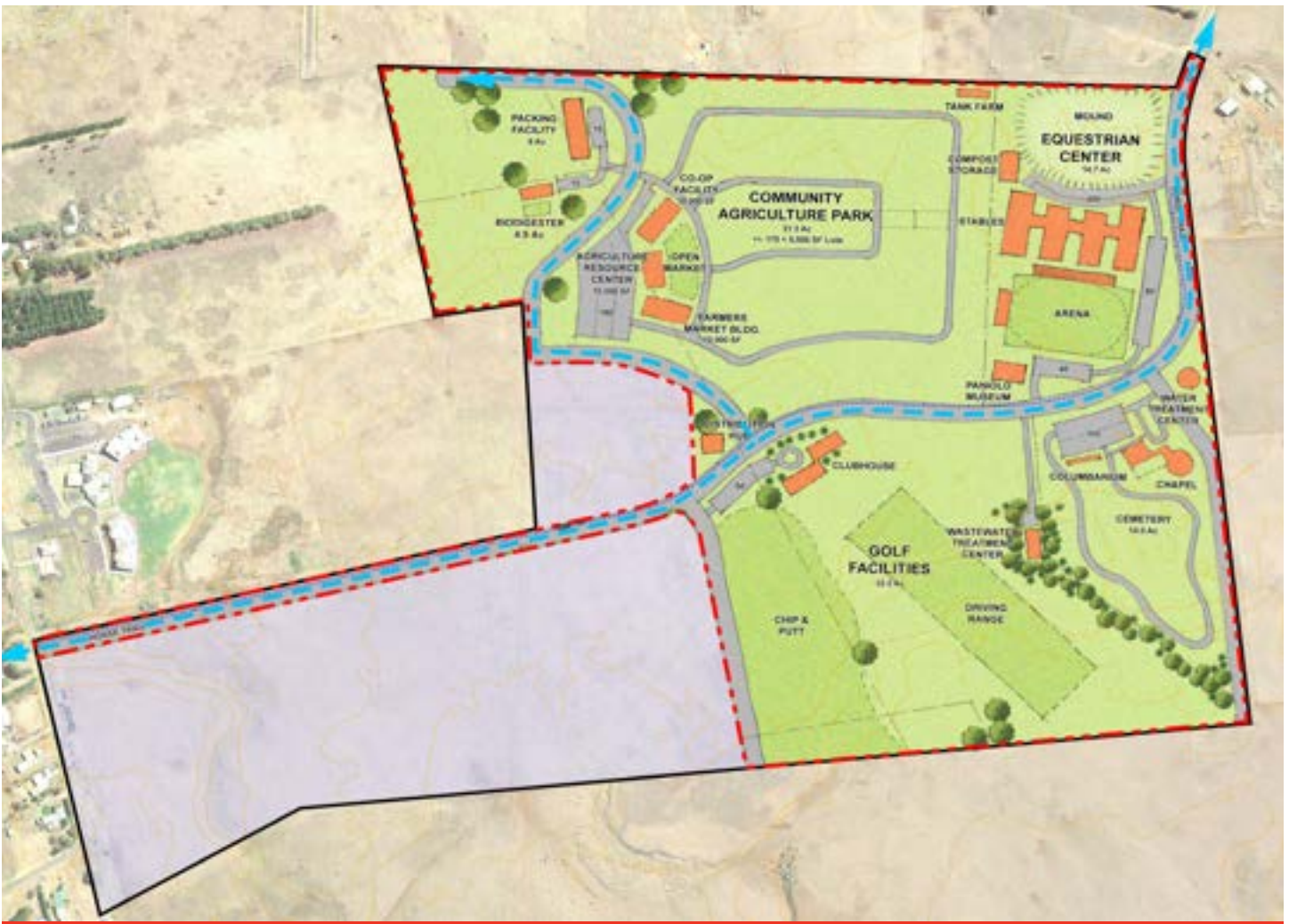
The Department of Hawaiian Home Lands is proposing to develop the Waimea Nui Regional Community Development initiative located in the Pu'ukapu Farm Lots Subdivision. The Community Development Initiative will enable the homestead community to meet their goals of self-sufficiency through a dedicated program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

#### PROJECTS FACTS

**Client:** Department of Hawaiian Home Lands

#### SERVICES PROVIDED

Planning & Environment  
Civil Engineering  
Environmental Assessment



# Kekaha Kai State Park

## NORTH KONA, HAWAI'I ISLAND

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

### PROJECTS FACTS

**Client:** State of Hawai'i Department of Land and Natural Resources (DLNR)

**Size:** 2,000 acres

### SERVICES PROVIDED

Planning & Environment



# Hilo Judiciary Complex

## HILO, HAWAI'I ISLAND

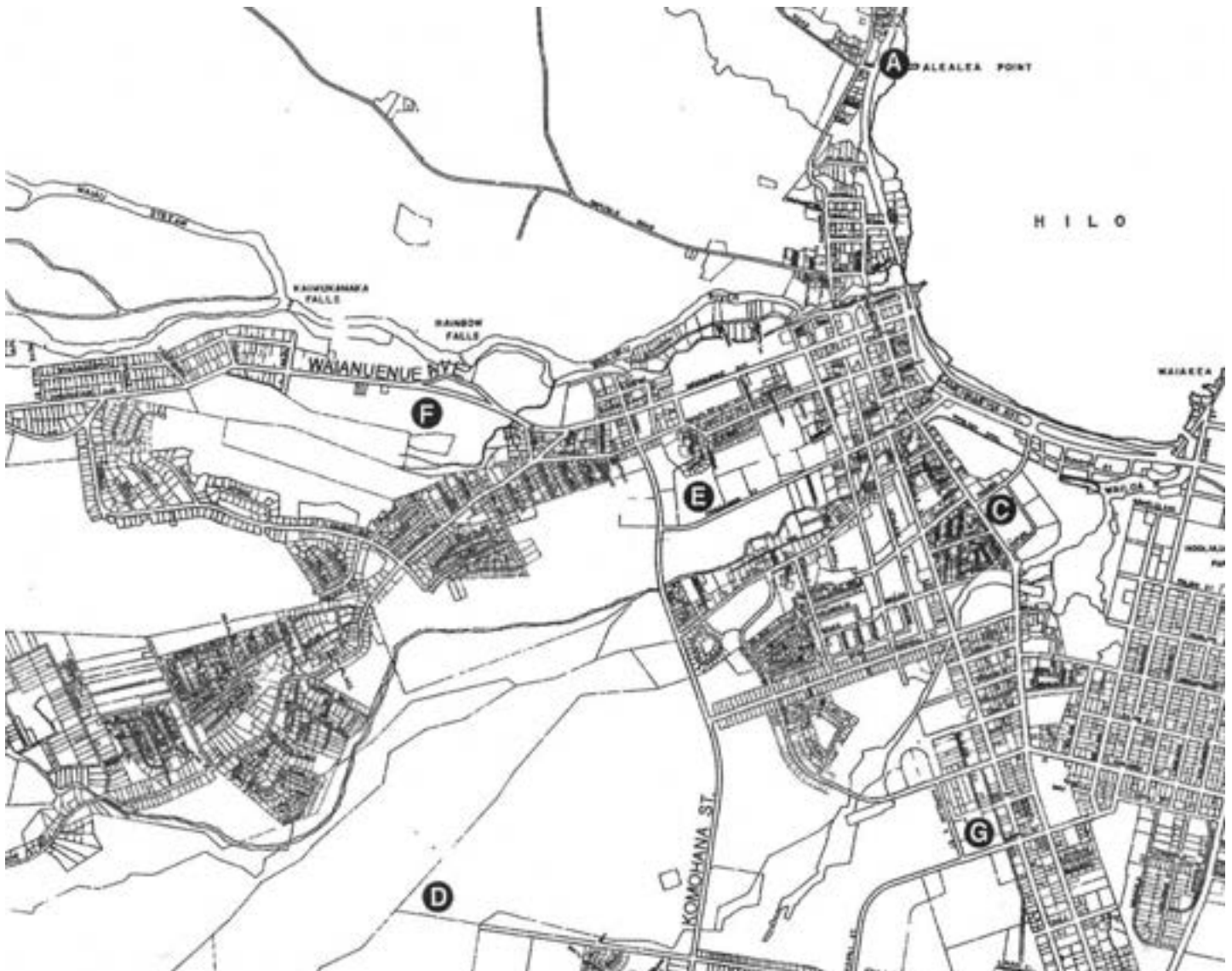
Planning efforts involve evaluation of seven candidate sites for the construction of a new Judiciary Complex for the East Hawai'i Service Area of the Third Judicial Circuit. Detailed criteria were used to assess the development feasibility of the sites, including analysis of existing physical, environmental, land use regulatory conditions, and compatibility with surrounding uses. An EIS was completed in 1997. Community input was solicited through a series of public meetings. An Environmental Assessment was completed in 2000 for the final selected site at Kaiko'o Mall.

### PROJECT FACTS

**Client:** Department of Accounting and General Services

### SERVICES PROVIDED

Planning  
Environmental Impact Statement  
Environmental Assessment



# Kamakana Villages at Keahuolu

## KONA, HAWAI'I ISLAND

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

### PROJECT FACTS

**Client:** Forest City

**Size:** 272 acres

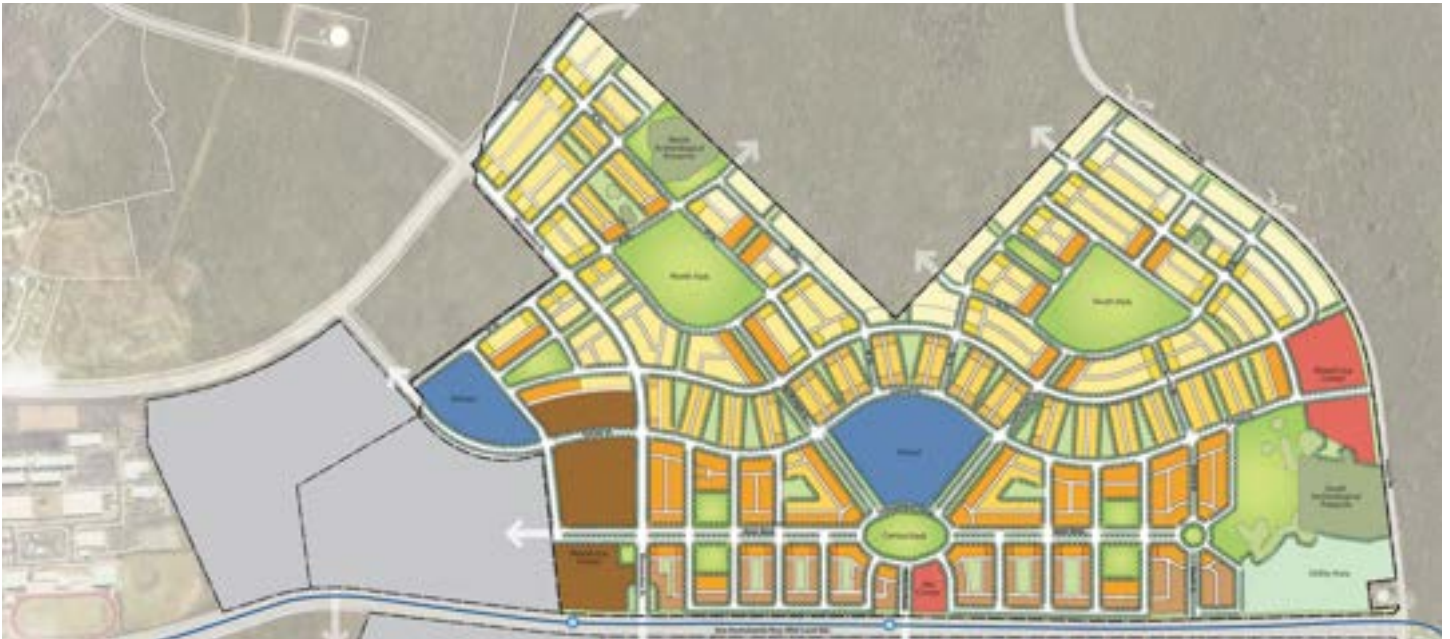
**Construction:** \$700 million

**Completion:** 2010

### SERVICES PROVIDED

Planning & Environment

Transit Oriented Development



# Kawaihae Deep Draft Harbor

## KAWAIHAE, HAWAI'I

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

### PROJECTS FACTS

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

### SERVICES PROVIDED

Planning



# Kea'au High School

## KEA'AU, HAWAI'I

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

### PROJECTS FACTS

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

### SERVICES PROVIDED

Planning



# Kamehameha Schools Keauhou Community Master Plan

KEAUHOU, HAWAI'I ISLAND

The Keauhou Resort Community is comprised of 2,368 acres of land in the makai portions of the ahupua'a of Kahalu'u, on the Kona Coast of Hawai'i. The Resort Community was first developed more than 40 years ago, but did not adapt to remain competitive with other resort areas in Hawai'i. G7o facilitated the creation of a conceptual and physical master plan for Keauhou based on new paradigms, presenting a vision of an integrated resort community focused on education, culture, the environment and resort activities.

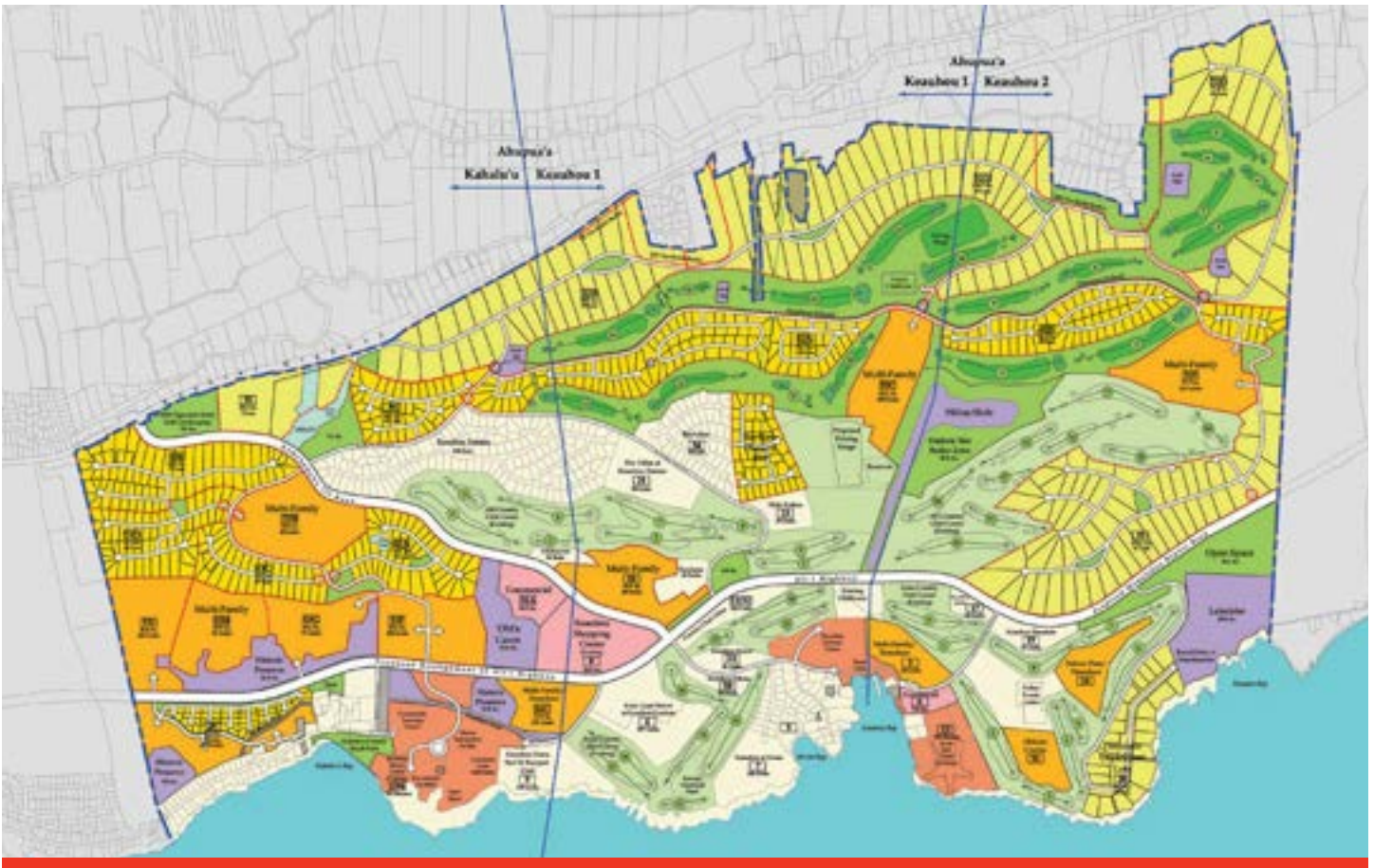
## PROJECT FACTS

**Client:** Kamehameha Schools

**Size:** 2,368 acres

## SERVICES PROVIDED

Planning



# Kona Judiciary Complex Site Selection

## KAILUA-KONA, HAWAI'I

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

### PROJECT FACTS

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

### SERVICES PROVIDED

Planning



# Kamehameha Schools North Shore Plan

## NORTH SHORE, O'AHU

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

### PROJECT FACTS

**Client:** Kamehameha Schools

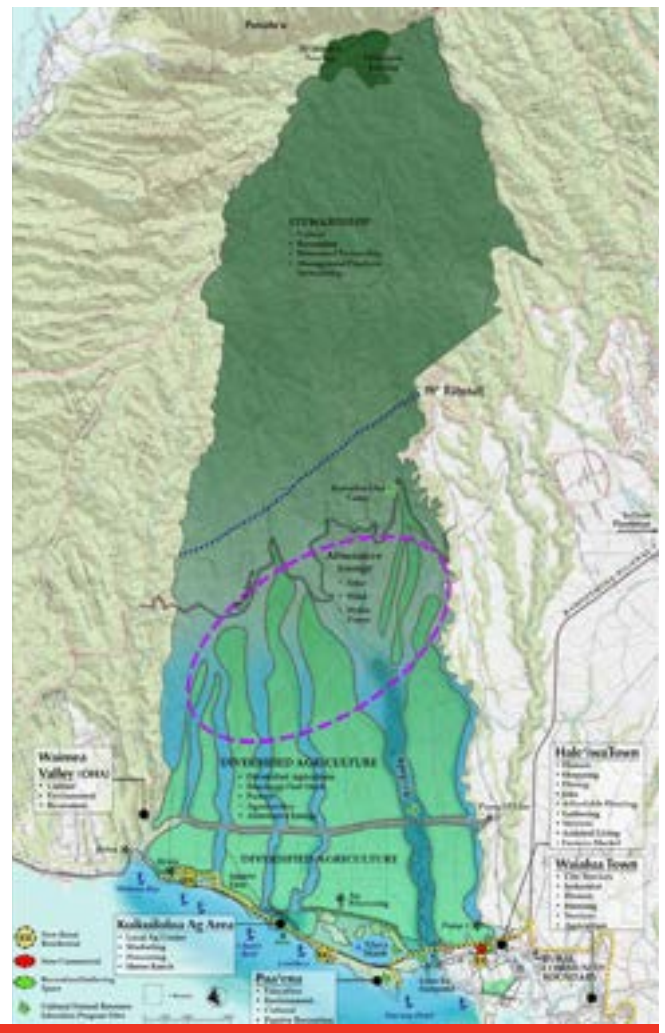
**Size:** 26,000 acres

**Construction:** N/A

**Completion:** 2008

### SERVICES PROVIDED

Planning



# Lā'ie Water Reclamation Facility

## LĀ'IE, O'AHU

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

### PROJECT FACTS

**Client:** Hawaii Reserves Inc.

**Construction:** \$10 million

**Completion:** 1997



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

## NORTH KONA, HAWAII

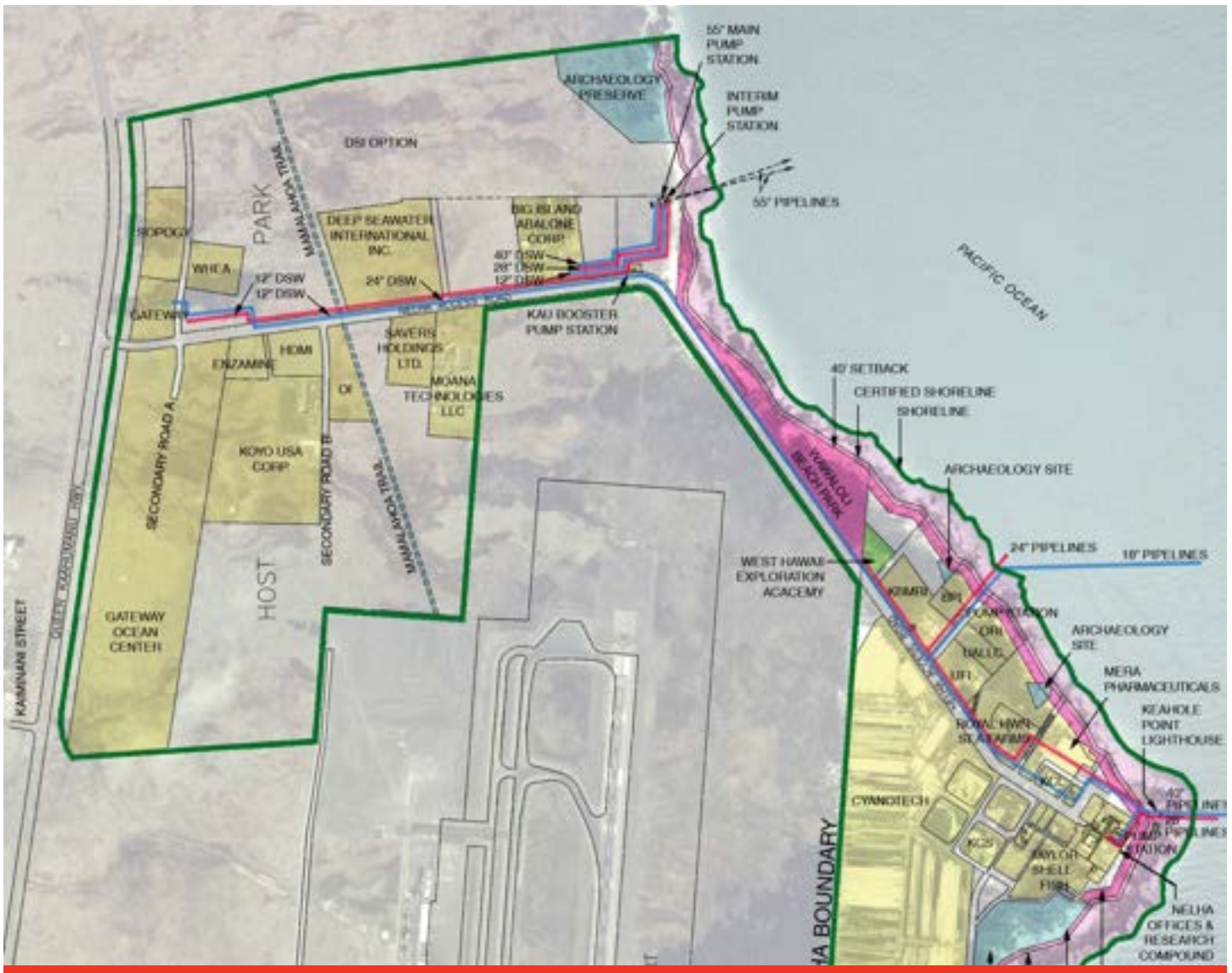
NELHA's mission is to develop and diversify Hawai'i's economy by providing resources and facilities for energy and ocean-related research, and educational and commercial activities in an environmentally sound, culturally sensitive manner. G70 is updating NELHA's strategic plan, which will result with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

### PROJECTS FACTS

Client: State of Hawai'i

### SERVICES PROVIDED

Planning



# Palamanui

## NORTH KONA, HAWAI'I

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

### PROJECTS FACTS

**Client:** Hunt Companies

### SERVICES PROVIDED

Planning



# Parker Ranch Center

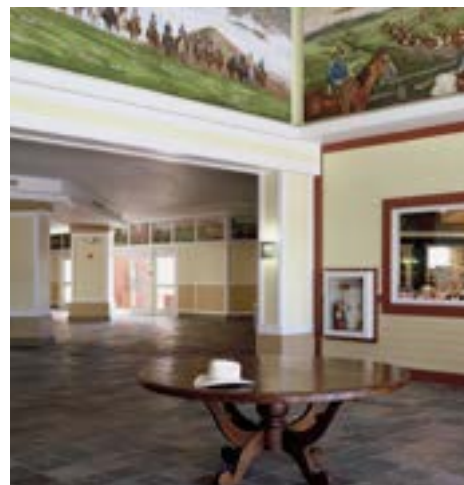
KAMUELA, HAWAI'I

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

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

## PROJECT FACTS

CLIENT: Parker Ranch





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