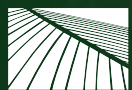


Response to Notice to Providers of  
Professional Services  
Fiscal Year 2026

# Community Planning (Environmental Assessment)

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

Submitted by:



**PBR HAWAII**  
& ASSOCIATES, INC.

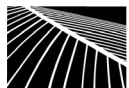
**June 30, 2025**

Response to Notice to Providers of  
Professional Services  
Fiscal Year 2026

# Community Planning (Environmental Assessment)

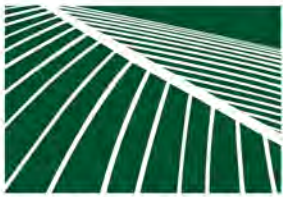
Submitted to:  
Office of Housing and Community Development  
County of Hawai'i

Submitted by:



**PBR HAWAII**  
& ASSOCIATES, INC.

**June 30, 2025**



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

June 30, 2025

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

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

VINCENT SHIGEKUNI  
*Executive Vice-President / Principal*

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

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

TOM SCHNELL, AICP  
*Vice-President / Principal*

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

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

DACHENG DONG, LEED® AP  
*Associate Principal*

NATHALIE RAZO  
*Associate Principal*

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

RAMSAY R. M. TAUM  
*Cultural Sustainability Planner*

ETSUYO KILA  
*Senior Associate*

GREG NAKAI  
*Senior Associate*

BRADLEY FURUYA, AICP  
*Associate*

C.R. 'IMIPONO WICHMAN  
*Associate*

THERESA DEAN  
*Associate*

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

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

THOMAS S. WITTEN, FASLA  
*Principal Emeritus*

W. FRANK BRANDT, FASLA  
*Founding Partner*

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

**SUBJECT: LETTER OF INTEREST FOR PROFESSIONAL COMMUNITY PLANNING (ENVIRONMENTAL ASSESSMENT) SERVICES FOR FISCAL YEAR 2026**

Dear Ms. Costa:

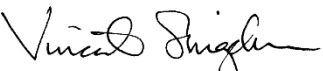
In response to the "Notice to Providers of Professional Services for FY2026," PBR HAWAII is pleased to present the attached Statement of Qualifications for the following services:

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

Based on the description provided and PBR HAWAII's extensive experience in the preparation of environmental documents, including environmental assessments and environmental impact statements, we believe that our technical expertise demonstrates our capability to perform the necessary functions in a timely and cost-efficient manner.

We appreciate the opportunity to submit our qualifications and look forward to working with the County of Hawai'i, Housing and Community Development. We are confident that PBR HAWAII can provide the technical expertise necessary to satisfy your environmental planning and design related requirements.

Sincerely,

  
Vincent Shigekuni  
Executive Vice President

Attachment

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

P250632-1 LTR

*printed on recycled paper*



**Firm Background**

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

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

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

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

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

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

## ***Environmental Studies***

PBR HAWAII planners are qualified to prepare environmental reviews for development with a federal nexus.

Our staff regularly attends professional development trainings to stay abreast of National Environmental Policy Act requirements as implemented by a variety of federal agencies including the U.S. Department of Housing and Urban Development (HUD) for housing environmental reviews; U.S. Department of Agriculture for rural community infrastructure development; and the Federal Highway Administration for roadways and bridges.

Current clients include county and state agencies that are delegated federal authority such as the Department of Hawaiian Home Lands (DHHL), Hawai'i Department of Education, Hawai'i Department of Transportation, and the City and County of Honolulu.

Notable projects include an indefinite quantity contract with the DHHL to prepare Environmental Reviews for housing funded through the HUD Native American Housing Assistance and Self Determination Act; and preparation of environmental reports for water infrastructure funded through the U.S. Department of Agriculture, also for DHHL.

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

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

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

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

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

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

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

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

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



# Resumes

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## ***Education, Training and Qualifications of the Individual, or if a Firm, its Key Employees***

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

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

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

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

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

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



**EDUCATION**

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

**ACCREDITATIONS**

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

**PROFESSIONAL AFFILIATIONS**

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

**BOARDS & COMMISSIONS**

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

**AWARDS & RECOGNITIONS**

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

## VINCENT SHIGEKUNI

### EXECUTIVE VICE PRESIDENT | PRINCIPAL

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

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

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

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



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#### **EDUCATION**

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

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

#### **PROFESSIONAL AFFILIATIONS**

American Planning Association Hawai‘i  
Chapter  
Member, Past President

Historic Hawai‘i Foundation  
Board Member

Land Use Research Foundation  
Subscriber

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

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

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

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

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



**EDUCATION**

Master in Urban Planning, 1990  
University of Washington

Certificate in Urban Design, 1990  
University of Washington

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

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

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

**ACCREDITATIONS**

American Institute of Certified Planners

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

**PROFESSIONAL AFFILIATIONS AND RECOGNITIONS**

American Planning Association, Hawai‘i Chapter

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

Urban Land Institute

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

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

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

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

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

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



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**EDUCATION**

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

**ACCREDITATIONS**

American Institute of Certified Planners,  
2011

**PROFESSIONAL AFFILIATIONS**

American Planning Association  
Member

Society of Outdoor Recreational Professionals  
Member

YWCA O‘ahu  
Board Vice-Chair

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

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

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

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



**EDUCATION**

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

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

**ACCREDITATIONS**

American Institute of Certified Planners, 1998

**PROFESSIONAL AFFILIATIONS**

American Planning Association, Hawai'i Chapter  
Member

Urban Land Institute  
Member

Lambda Alpha International, Aloha Chapter  
Member

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

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

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



---

**EDUCATION**

Master in Urban and Regional Planning,  
2004

University of Hawai'i at Mānoa

Bachelor of Architecture, 1999  
Beijing Polytechnic University

**ACCREDITATION**

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

**PROFESSIONAL AFFILIATIONS**

American Planning Association, Hawai'i  
Chapter  
Member

## NATHALIE RAZO

### ASSOCIATE PRINCIPAL | PLANNER

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

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

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



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#### EDUCATION

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

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

Public Policy and Administration Graduate  
Program, 2011  
Northwestern University

Bachelor of Arts in Architecture, 2009  
Yale University

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

National Disaster Preparedness Training  
Center (NDPTC)

FEMA Certified Community Resilience  
Training (AWR-228)

National Disaster Preparedness Training  
Center (NDPTC)

#### PROFESSIONAL AFFILIATIONS

American Planning Association, Hawai'i  
Chapter

Member and Past Director-at-Large

Urban Land Institute

Member and Past Young Leader Co-Chair

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

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

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

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

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

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



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**EDUCATION**

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

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

BA in Urban Studies, 1977  
Stanford University

**PROFESSIONAL AFFILIATIONS**

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

Rate Commission, City and County of  
Honolulu  
Former Commissioner

East-West Center Foundation  
Former Board Member

Community Housing Fund at Hawai'i  
Community Foundation  
Former Director

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

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

## RAMSAY R. M. TAUM

### CULTURAL SUSTAINABILITY PLANNER

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

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

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



#### **EDUCATION**

Undergraduate Studies, 1980  
United States Air Force Academy

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

#### **PROFESSIONAL AFFILIATIONS**

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

Indigenous Peoples Climate Change  
Working Group - Member/Facilitator

Global Breadfruit Heritage Council -  
Advisor

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

Sustain Hawai‘i - Vice President

Royal Order of Kamehameha, Hawai‘i  
Chapter - Member

National Disaster Preparedness Training  
Center - Subject Matter Expert

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

E Ola Pono, LLC - Managing Member

## ETSUYO KILA

### SENIOR ASSOCIATE | GIS ANALYST

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

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

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



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#### **EDUCATION**

Master in Urban and Regional Planning,  
2005

University of Hawai'i at Mānoa

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

#### **PROFESSIONAL AFFILIATIONS**

American Planning Association, Hawai'i  
Chapter  
Member

## GREG NAKAI

### SENIOR ASSOCIATE | PLANNER

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

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



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#### EDUCATION

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

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

BA in International Studies, 1998  
University of Washington

BS in Psychology, 1998  
University of Washington

#### PROFESSIONAL AFFILIATIONS

American Planning Association Hawai'i  
Chapter

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

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

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

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

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

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

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



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**EDUCATION**

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

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

**ACCREDITATIONS**

American Institute of Certified Planners, 2019

**PROFESSIONAL AFFILIATIONS**

American Planning Association  
Member

Historic Hawai‘i Foundation  
Member

## THERESA DEAN

### ASSOCIATE | PLANNER

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

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



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#### **EDUCATION**

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

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

#### **PROFESSIONAL AFFILIATION**

Transportation Equity Hui  
Co-Chair



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

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

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

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

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



### EDUCATION

Master in Urban and Regional Planning,  
2016

University of Hawai'i at Mānoa

Graduate Certificate in Disaster  
Management and Humanitarian Assistance,  
2016

University of Hawai'i at Mānoa

BA in Sociology/Anthropology, Asian  
Studies, 2007

St. Olaf College, Northfield MN

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

Department of the Interior Office of Native  
Hawaiian Relations

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

### ACCREDITATIONS

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

### PROFESSIONAL AFFILIATIONS

American Planning Association  
Hawai'i Chapter  
Member

Lambda Alpha National Collegiate Honors  
Society for Anthropology

DURP Ohana

University Students of Urban and Regional  
Planning

## DAVE SIMPSON

### PLANNER

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

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



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#### **EDUCATION**

Master of Urban and Regional Planning,  
2016

University of Hawai'i at Mānoa

Bachelor of Arts – Political Science &  
History, 2004

Emory University

Emory British Studies Program, 2002  
Oxford University, University College

## MAHSHID BAGHERI

### PHYSICAL PLANNER

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

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

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

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



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#### EDUCATION

Master of Urban and Regional Planning,  
2021

University of Hawai'i at Mānoa

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

Bachelor of Physics, Atomic and Molecular  
Physics, 2009

Shahid Beheshiti University

#### PROFESSIONAL AFFILIATIONS

American Planning Association  
Member

## EMERSON GOO

### PLANNER

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

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

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



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#### **EDUCATION**

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

## MATTHEW NAKAMOTO | AICP PLANNER

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

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



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### EDUCATION

Master of Regional Planning, 2023  
Cornell University

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

### ACCREDITATIONS

American Institute of Certified Planners,  
2024

### PROFESSIONAL AFFILIATIONS

American Planning Association, Hawai‘i  
Chapter  
Member

Urban Land Institute  
Member, Young Leaders Executive  
Committee

## LAUREL PIKCUNAS PLANNER

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

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

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



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### EDUCATION

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

Graduate Affiliate Scholar, 2014  
East-West Center

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

### PROFESSIONAL AFFILIATIONS

American Planning Association, Hawai'i  
Chapter  
Member

## **MAKENA BASSETT**

### **PLANNER**

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

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



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#### **EDUCATION**

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

#### **PROFESSIONAL AFFILIATIONS**

American Planning Association, Hawai‘i  
Chapter  
Member

Urban Land Institute  
Member

Historic Hawai‘i Foundation  
Member

## **KIRRA LINDMAN**

### **PLANNER**

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

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

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



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#### **EDUCATION**

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

#### **PROFESSIONAL AFFILIATIONS**

American Planning Association, Hawai‘i  
Chapter  
Member

Urban Land Institute  
Member

## SHARLENE PENNINGTON

### GRAPHIC DESIGNER

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

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

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

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



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#### **EDUCATION**

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



# Client References

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

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

James Komata  
County of Hawai'i  
Department of Parks & Recreation  
(808) 961-8311  
James.Komata@HawaiiCounty.gov

Rochelle Nagata-Wu  
WRNS Studio  
(808) 356-5882  
rnagatawu@wrnsstudio.com

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

Craig Nakamoto  
Hawai'i Community Development Authority  
(808) 594-0300  
craig.k.nakamoto@hawaii.gov



# Relevant Project Experience

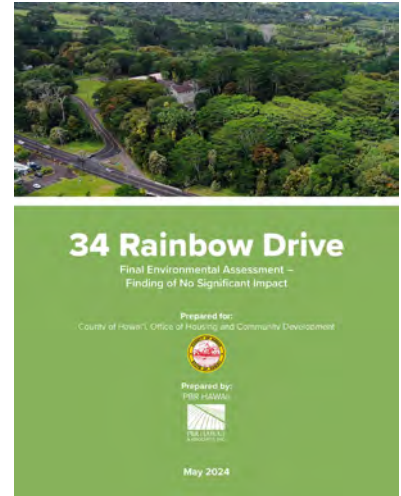
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## Relevant Projects

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

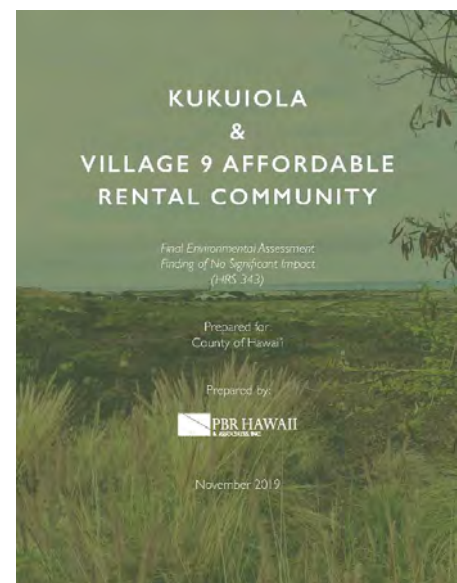
### 34 Rainbow Drive, Hawai'i

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



### La'i'Ōpua Villages - Village 9 Master Plan & Environmental Assessment (Kukuiola and Village 9 Affordable Rental Community), Hawai'i

PBR HAWAII completed master plans and prepared and processed a Final EA/Finding of No Significant Impact (FONSI) for the proposed La'i'Ōpua Villages - Village 9 project, which consists of two subprojects: 1) County of Hawai'i Kukuiola homeless emergency shelters and permanent supportive housing; and 2) a Hawai'i Housing Finance and Development Corporation affordable rental housing complex. The project site (approximately 36 acres) is at the corner of Kealakehe Parkway and Ane Keohokālole Highway in West Hawai'i.



## West Kāwili Street, Hilo Senior/Veteran Housing NEPA, Hawai‘i

PBR HAWAII prepared environmental documentation consistent with the NEPA for EAH Housing’s West Kāwili Street Senior/Veteran Housing project which is proposed on an undeveloped lot at the corner of West Kāwili Street and Kapi‘olani Street in Hilo.

The project will serve households with incomes at or below 30-80% Average Median Income (AMI), with preference given to veterans and spouses of deceased veterans. The County of Hawai‘i has set aside project-based vouchers by the United States Department of Housing and Urban Development (HUD) for qualifying residential households at or below 50% Area Median Income (AMI).

Because HUD funds will be used, the project is considered a federal undertaking, necessitating environmental documentation under NEPA and related authorities such as defined by Section 106 of the National Historic Preservation Act (NHPA) and Section 7 of the Endangered Species Act.

## Kamoleao Master Plan and Environmental Assessment, Hawai‘i

PBR HAWAII was contracted by DHHL to prepare a master plan and coordinate preliminary engineering services to support the design, entitlements, and construction of a mixed-use project within a portion of DHHL’s land in Pana‘ewa (commonly referred to as “Kamoleao”). The planning process engaged beneficiaries and stakeholders through outreach meetings, an online survey, and “soft sound” talk story sessions.



After preparation of the master plan PBR HAWAII successfully processed a Final EA/FONSI.

Previous plans had been prepared for Kamoleao since the 1980s. The plans prepared by PBR HAWAII sought to build upon previous plans and further investigate sustainable strategies – environmental, social, and financial sustainability – with a phase 1 plan that is implementable within the next few years.

## Kūhiō Park Terrace Low-Rises and Kūhiō Homes Redevelopment, O‘ahu

The existing Kūhiō Park Terrace Low-Rises and Kūhiō Homes, constructed in 1965 and 1953, respectively, are located adjacent to one another, along Linapuni and Ahonui Streets, and together contain a total of 174 units in 13 buildings of federally subsidized low-income public housing. In 2022, PBR HAWAII successfully prepared and processed a HRS 201H application to replace the existing 174 units with approximately 650 units in seven 4-story to 6-story buildings, and one high-rise with a mix of 1-, 2-, 3-, 4-, and some 5-bedroom configurations. This led to the



City Council approving the HRS 201H application via Resolution 22-240, CD1, which not only granted the requested additional densities but also exemptions from various development fees.

## **Pāpa‘aloa Park Master Plan, Hawai‘i**

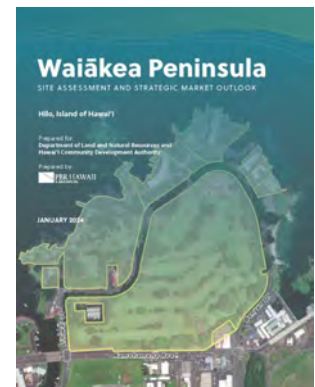
The County of Hawai‘i Department of Parks & Recreation (DPR) developed the Pāpa‘aloa Park Master Plan, key elements of which include: a new covered play court facility (and its future expansion); a new community center building; a skate park; a playground; picnic pavilions; a perimeter walking path; and other park-related facilities to be determined; associated on-site and off-site infrastructure and utility improvements/modifications; replacement, improvement, and/or modification of existing park amenities and recreational features impacted by any new/required work; and related improvements necessary to connect all new and existing features of the park physically and with administrative functions in mind. PBR HAWAII assisted with community outreach efforts, including three meetings with community stakeholders to obtain their input during the master planning process. In addition, PBR HAWAII prepared and updated a project website to provide information about the project site, history and background about the Park Master Plan, a recap about the community input process and meetings, as well as online surveys. PBR HAWAII prepared and submitted a Final EA pursuant to Chapter 343, HRS. The Final EA/FONSI was published on May 23, 2024.



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

## **Waiākea Peninsula Market & Site Plan, Hawai‘i**

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



## **HHFDC Act 305 Housing Study, Statewide**

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

## **Hawai'i Public Shooting Range at Pu'u Anahulu, Hawai'i**

A legal and safe public shooting range has long been sought on Hawai'i Island. For the Hawai'i Public Shooting Range at Pu'u Anahulu, PBR HAWAII prepared a master plan and an environmental assessment to support the eventual construction of public rifle, pistol, skeet, trap, and sporting clays ranges that conform to safety requirements and are consistent with and meet the niches for recreational hunting and shooting sports. The master plan and environmental assessment were developed through a process of agency and community engagement, site assessment, and design. The approach builds upon the community's and State's previous 20 years' work to develop a public shooting range.



## **Hilo International Airport and Kona International Airport ARFF (Aircraft Rescue and Fire Fighting) Station Improvements, Hawai'i**

For the Hilo and Kona International Airports Aircraft Rescue and Firefighting (ARFF) station improvements, PBR HAWAII prepared the environmental compliance documents including: 1) a Categorical Exclusion to meet NEPA requirements; and 2) a Declaration of Exemption to meet Chapter 343, HRS requirements. PBR HAWAII also streamlined the permitting requirements for the Kona ARFF and complied with the Coastal Zone Management Act requirements.

## **Haihai Fire Station, Hawai'i**

PBR HAWAII prepared an EA/FONSI for the development of the Haihai Fire Station, a new fire station near the Hilo Municipal Golf Course Driving Range.

The new fire station will replace the existing fire station located on Kawailani Street and provide additional space required for Emergency Medical Services since the Fire Department has outgrown their existing location. The planned widening of Kawailani Street together with the expanded services provided by the fire station triggered a search for alternative solutions. The new facilities will allow appropriate accommodation of required personnel, vehicles, and equipment for continued operation of the Emergency Medical Services. Since the project will use State land and County funds, the environmental assessment complied with State environmental requirements.



# Pāhoā Park Expansion Master Plan and Environmental Assessment, Hawai'i

The Pāhoā Park Expansion Master Plan is a proposed expansion of an existing County park. The master plan site consists of 71.121 acres. The eastern quarter of this area is currently developed with park and community facilities including an aquatic center, ball fields, a basketball court, a skate park, a Community Center, and a Senior Center.

The purpose of this Pāhoā Park Expansion Master Plan is to: 1) provide improved and more diverse athletic and recreational opportunities to Pāhoā Town and the entire Puna District; 2) remedy the existing drainage problems often present at the park; and 3) provide an orderly build out of the park with appropriate pedestrian and vehicular circulation, and adequate infrastructure to support the master plan build out.

This master plan implements a course of action of the General Plan to “maximize the use of the Pāhoā Neighborhood Facility site to serve the recreational needs of the lower Puna area.” The General Plan also recognizes that “cool and rainy weather requires that there be extensive covered and indoor recreational areas.” This master plan also implements an action proposed by the Puna Community Development Plan to expand the existing park and create a regional park.

PBR HAWAII also assisted the County with preparing and processing an environmental assessment for the Pāhoā Park Expansion Master Plan pursuant to Chapter 343, HRS to support the proposed expansion.



## Kealakehe Elementary New Classroom Building, Hawai'i

PBR HAWAII prepared and successfully processed a Chapter 343, HRS Final EA/FONSI for a new classroom building at Kealakehe Elementary School (KES) in Kailua-Kona. The KES new classroom building will include six general classrooms, one special education (SPED) self-contained classroom, one itinerant room, one art/science classroom, one faculty center, one conference room, and one custodial room.



## County of Hawai'i Mass Transit Agency Baseyard and Maintenance Facility in Hilo

PBR HAWAII successfully completed an environmental assessment for the County of Hawai'i Mass Transit Agency (MTA) Baseyard and Maintenance Facility in Hilo. The MTA provides island-wide public transportation for the County of Hawai'i, administrative support to the Hawai'i County Transportation Commission, and oversees taxicab operators. Currently, it is located on Railroad Avenue in the Schultz Siding facility where it shares limited space with the Department of Public Works. The proposed base yard and maintenance facility is necessary because the MTA has grown significantly over the years and needs its own facility to improve efficiency and the work environment.

The site plan of the proposed Base Yard and Maintenance Facility includes construction of a 26,500 square foot building with 19,500 square feet of warehouse space for transit vehicle maintenance, washing, and repair. The building will also include office space for administrative staff who oversee daily transit operations as well as storage space.

## Kā'ū Gym and Shelter, Hawai'i

PBR HAWAII completed an EA/FONSI for a new gym that will also serve as a hurricane and vog shelter at Kā'ū High and Pāhala Elementary School in Pāhala, Hawai'i. The EA helped to clarify and resolve capacity questions related to district shelter needs. The EA also dealt with issues related to: views, parking, event traffic, and compatibility with historic buildings. The EA had to be fast-tracked to meet a very tight project deadline so that construction funding would not lapse.



## University of Hawai'i at Hilo College of Pharmacy, Hawai'i

In 2008, the University of Hawai'i at Hilo (UHH) approved a Final EA for the then proposed interim UHH College of Pharmacy Facilities, with a finding of no significant impact (FONSI). Since then, all four of the proposed modular buildings have been installed. Subsequently, UHH was able to secure funding for permanent facilities on the adjoining land to the north and is proposing to construct its permanent College of Pharmacy facilities. The permanent College of Pharmacy facilities will be approximately 120,000 square feet and built in multiple phases on land totaling 4.5 acres. The existing modular buildings shall continue to remain operational after the proposed permanent buildings are completed.



Since the proposed permanent College of Pharmacy facilities will involve the use of State lands and funds, it triggered the need for the preparation of an EA in compliance with Chapter 343, HRS. PBR HAWAII completed the second EA, which was approved with a FONSI in July 2011. PBR HAWAII is also the landscape architect for the project.

## Lālāmilo Well A Improvements, Hawai'i

PBR HAWAII prepared and processed an environmental assessment resulting in a finding of no significant impact for improvements to the County of Hawai'i, Department of Water Supply's (DWS) Lālāmilo Well A, located South Kohala District of the island of Hawai'i. Improvements will include the upsizing of its pump, piping, and related facilities to enhance productivity.

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

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



## Kilauea Recovery Voluntary Housing Buy Out Program, “Tiered” NEPA EA, Hawai’i

PBR HAWAII supported the County of Hawai’i in deploying federal funds through the US Housing and Urban Development Community Development Block Grant Disaster Relief program by preparing a “Tiered” Environmental Assessment compliant with the NEPA. The work involved: 1) defining a large area of Puna as the project area; 2) preparing a Tier 1 Environmental Assessment, and 3) developing procedures and forms for the County’s use in evaluating individual properties that enter into the Voluntary Housing Buy-Out Program. Project tasks included GIS mapping of USGS geothermal data; coordination with the team archaeologist to develop a procedural programmatic agreement with the State Historic Preservation Officer, coordinating a public informational meeting describing the “Tiered” Environmental Assessment process.

**NEPA Process Description – Environmental Review**

- Includes review for potential impacts to:
  - Historic and cultural resources (National Historic Preservation Act)
  - Endangered Species and their habitat (Endangered Species Act)
  - Wetlands and Floodplains
  - Toxics and Hazardous Waste, Explosives
  - Farmland Resources
  - Noise
  - Airport Hazards
  - Local land use ordinances
  - etc.

## Kamehameha Schools Waimea Preschool Environmental Assessment, Hawai’i

PBR HAWAII prepared an environmental assessment for Kamehameha Schools Waimea Preschool which received FONSI for the use of lands owned by the State of Hawai’i Department of Hawaiian Home Lands (DHHL).

The two-acre parcel is located at Pu’ukapu, Waimea (also known as Kamuela) in South Kōhala, Hawai’i, about 1/2 mile east of Waimea town center. The Waimea Preschool fulfills, in part, the overall Kamehameha Schools’ mission to increase the opportunity for early education for families. The facility allows the Preschool program to serve 80 Waimea-area 3- and 4-year-old children to benefit from the programs offered.

## **Department of Hawaiian Home Lands, Preparation of HUD Environmental Review Records Pursuant to 24 CFR §58**

The Department of Hawaiian Home Lands contracted PBR HAWAII to prepare their environmental policy compliance documents for non-exempt projects receiving HUD Native American Housing Assistance and Self Determination Act (NAHASDA) funding. The proposed projects are located throughout the state and on various locations within each island. The project types include single family residential rehabilitation or new construction; parcel subdivisions; subdivision infrastructure development; and community facilities. Environmental documentation prepared by PBR HAWAII includes: categorical exclusions; environmental review record re-evaluations; NEPA and Chapter 343, HRS environmental assessments; and 8-step analyses for projects that may be in floodplains or wetlands.

### **8-Step Wetlands Analysis for Compliance with 24 CFR Part 55, Floodplain Management and Protection of Wetlands, East Kapolei I Subdivision and Detention Pond, O'ahu**



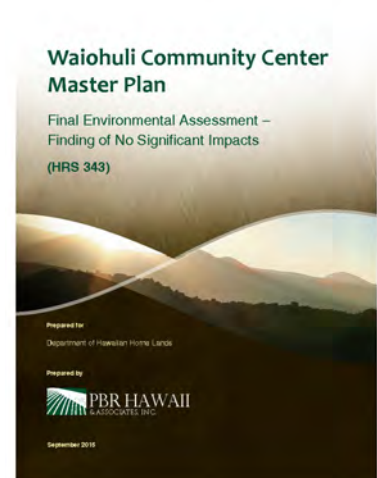
PBR HAWAII coordinated an alternatives analysis on behalf of the Department of Hawaiian Home Lands for the East Kapolei I Subdivision.

The proposed project site contains a relict stream channel, designated on National Wetland Inventory as a wetland. Securing Federal HUD funds required assessing the site and examining development alternatives utilizing an 8-Step process defined by 24 CFR Part 55.

The work conducted by PBR HAWAII included: 1) compiling a record of agency/applicant correspondence and biological assessments that pre-dated the project; 2) coordinating a new wetland assessment (performed by a biologist); and 3) interfacing with the US Fish and Wildlife Service to confirm that no habitat was present. The assembled body of work was then incorporated into an analysis document that was made available for public review pursuant to Federal publication requirements.

### **Waiohuli Community Center Master Plan and FEA/FONSI, Maui**

PBR HAWAII, in partnership with WCIT Architecture, supported the Department of Hawaiian Home Lands and the Waiohuli Hawaiian Homesteaders Association, Inc. to complete master planning and environmental documentation for a kitchen house, hale, community center, gardens, athletic field, and archaeological site to foster community gathering, cultural education, recreation, and economic capacity building. Environmental documentation included both NEPA and HRS 343 to allow for use of both federal and state funds.



## Kupu Green Job Training Center, O'ahu

PBR HAWAII provided planning services to Kupu, a nonprofit organization that provides training and leadership opportunities to Hawai'i's youth. Kupu transformed the Kewalo Basin "Net Shed Building" into the "Kupu Green Job Training Center" to provide better facilities for the youth in its programs. As part of its work with Kupu, PBR HAWAII prepared and processed an environmental assessment and assisted Kupu with other permitting needs.

Renovations to the Net Shed Building included: 1) enclosing the building with walls, windows, and doors; 2) interior changes to provide classrooms, gathering spaces, offices, improved restrooms, and a commercial kitchen; 3) improvements to the surrounding grounds including landscaping, a reduction in paved surfaces, and low impact development features such as a rain garden.

The renovations are critical in multiplying and expanding the impact of Kupu's programs statewide while also creating synergistic opportunities for the community to use the Center.



## DHHL Kēōkea Master Plan and EA, Maui

The DHHL Kēōkea Homesteads are located in the Kula Moku on the Island of Maui and are the only farm lot type homesteads of its kind on the island. PBR HAWAII was contracted by DHHL to assist the Kēōkea Homestead Farm Lot Association (KHFLA) to develop a community driven Master Plan with associated environmental assessment entitlements based on previously approved KHFLA vision plan documents. In addition to previous efforts, site surveys and a current outreach effort to the KHFLA homestead community was also a part of the Master Plan project scope.



The phased, multi-year Master Plan is intended to be a manifestation of the Homestead community's vision for their future to support the economic, social, health and cultural well-being of native Hawaiians in the Kēōkea Homestead community and neighboring communities. Potential facilities and uses include a cultural education center, native food and medicinal plant gardens, keiki and kupuna daycare, a multipurpose meeting building, local small business facilities and food venues, restoration of a native plant forest, and a farmers' co-op with produce processing plant.

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

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

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

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

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

## STORMWATER & EROSION CONTROL



SUBMIT FEEDBACK HERE



LINK TO MORE INFO HERE

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

### Recommended Water Management:



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



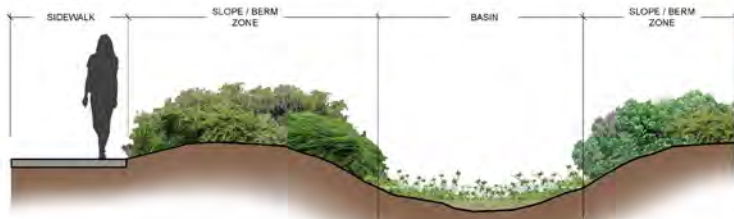
**Coir Logs:** Coir logs are biodegradable rolls that consist of a thick mesh of coconut coir surrounded by an outer coir netting. This method is an environmentally friendly erosion control method that creates a natural control area and can establish vegetative growth.



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



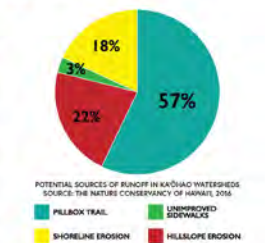
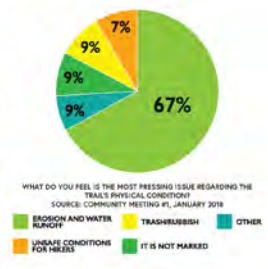
Existing Conditions



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



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



## Wailuku Civic Complex Master Plan and Environmental Assessment, Maui

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



ENLARGED ILLUSTRATIVE SITE PLAN  
Main Features



WAILUKU CIVIC HUB FERRARO CHOI  
reWAILUKU  
03/23/19

## Kekaulike Street Multi-Modal Improvements, Environmental Assessment and Special District Permit, O'ahu

In collaboration with HDR, Inc., PBR HAWAII successfully prepared and processed a HRS Chapter 343 Environmental Assessment and a Special District permit for the City and County of Honolulu, Department of Transportation Services (DTS) proposed multimodal street improvements to Kekaulike Mall and Street in Honolulu, Hawai'i.

The project addresses the need for spatial continuity and connectivity between Kekaulike Mall, Kekaulike Street, and the eventual Chinatown rail station.

A "shared-use street" concept has been designed that aims to improve pedestrian accessibility, safety, connectivity, and wayfinding while promoting economic activity and enhancing the experience of residents and visitors in Chinatown.



## Wai'anae High School – Girls' Athletic Locker Room, O'ahu

The proposed Wai'anae High School Girls' Athletic Locker Room (GALR) building will include a locker room, toilet area, shower room, storage, laundry room, coach's office, and other support spaces, as well as replacement administrative office space, landscaping, and the extension/widening of a fire access road. This is a legislative add-on project needed to comply with Title IX gender equity requirements, per federal and state laws. The intent of this Project is to provide a gender equitable, or better, GALR to the existing Boys' Athletic Locker Room.

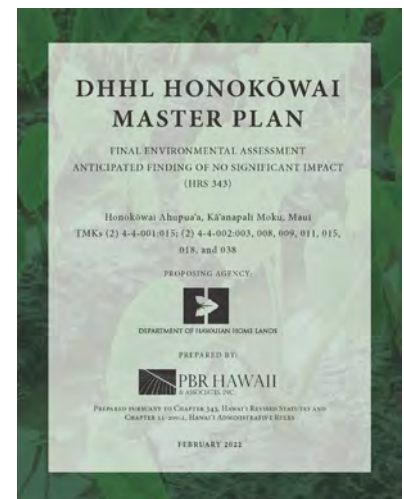
For this project, PBR HAWAII prepared a Chapter 343, HRS Environmental Assessment, as well as a Special Management Area Use Permit application, which was approved and adopted by resolution by the Honolulu City Council in November 2022.



## Honokōwai Master Plan, Maui

PBR HAWAII prepared and processed an Environmental Assessment (EA) for the Department of Hawaiian Home Lands' (DHHL) Honokōwai Master Plan, a proposed agricultural community of 777 acres in Honokōwai, West Maui.

As envisioned by DHHL and uses in the Master Plan Area will include agricultural homesteads (subsistence and supplemental agriculture); residential homesteads (single-family and multi-family); community uses including agriculture, park, and commercial areas; conservation areas; industrial uses; roadways; and lands set aside to accommodate HDOT and County infrastructure.

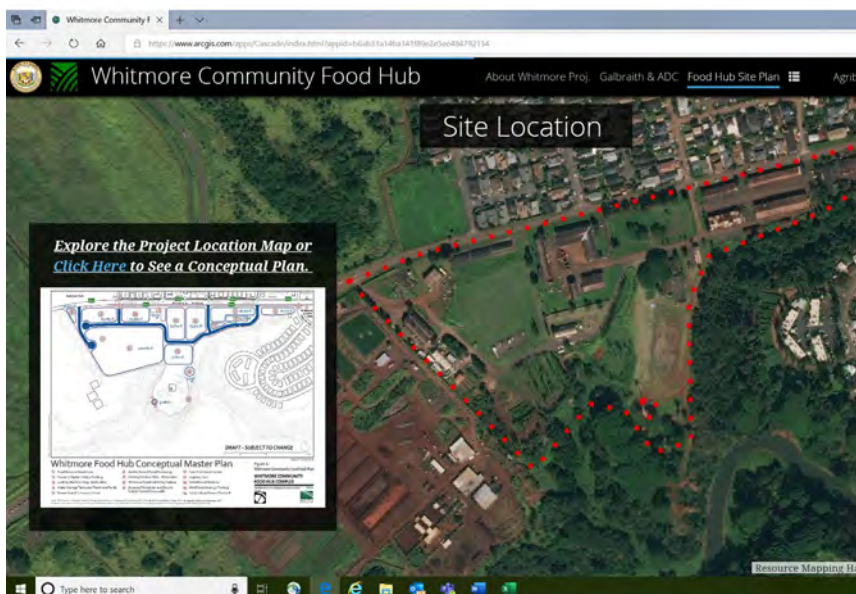


## Whitmore Community Food Hub, O'ahu

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

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

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



## Ka Lei Momi – Ka'ahumanu Homes Entitlements and NEPA, O'ahu

PBR HAWAII provided essential planning services for the Ka'ahumanu Homes Redevelopment, a major affordable housing initiative in Honolulu's Kalihi-Pālama neighborhood. The 7.37-acre project by Highridge Costa Development Company and Hawai'i Public Housing Authority will transform 152 existing public housing units into six buildings with 1,550 residential units serving Hawai'i residents earning between 30% and 140% of Area Median Income. The redevelopment includes commercial spaces and community amenities designed to create a vibrant neighborhood environment.

Our team prepared all required environmental compliance documentation, including Chapter 343 HRS documentation, Chapter 201H HRS affordable housing application processing, certification application under the governor's affordable housing emergency proclamation, and NEPA documentation. This comprehensive approach helped advance this significant housing redevelopment, scheduled to begin construction in 2027, supporting Honolulu's urban development goals while addressing critical affordable housing needs.

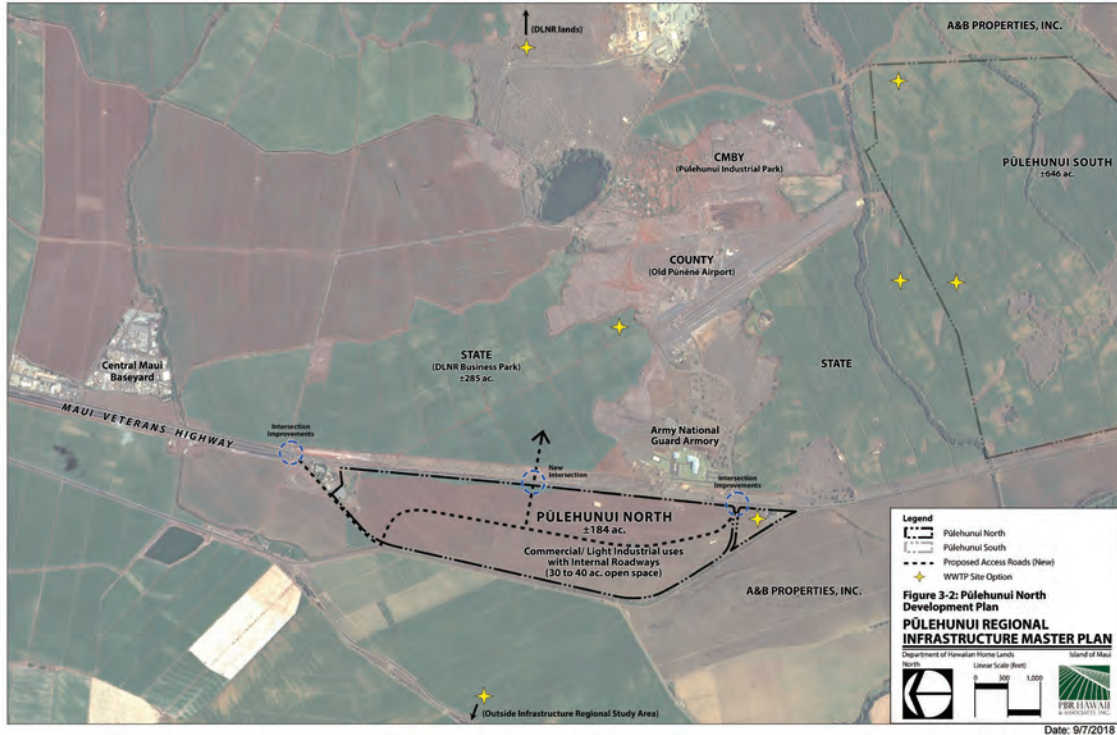
# Pūlehunui Master Plan Development, Maui

PBR HAWAII prepared and processed an Environmental Impact Statement (EIS) for the Pūlehunui Master Plan Development, a project area of over 1,150 acres in Pūlehunui, Central Maui managed by four State agencies.

For this project, the Department of Hawaiian Home Lands (DHHL) partnered with the Department of Land and Natural Resources (DLNR), the Department of Public Safety (PSD), and the Department of Accounting and General Resources (DAGS) to undertake a cooperative effort in land use planning, fiscal coordination, and infrastructure planning for the Pūlehunui Regional Infrastructure Master Plan.

PBR HAWAII assisted DHHL, the lead agency, by coordinating an infrastructure master plan for the four State agency stakeholders. As part of this effort, PBR HAWAII also evaluated market outlooks and prepared an economic and fiscal assessment of all plan components, with respect to direct, indirect and induced impacts for the County of Maui and the State of Hawai'i. Components were evaluated individually and by agency, and included: 1) commercial/light industrial uses (DHHL); 2) agricultural uses (DHHL); 3) commercial/light industrial and public/quasi-public uses (DLNR); and 4) the proposed Maui Regional Public Safety Complex (PSD/DAGS).

Besides the delivery of water for irrigation and drinking, one of the biggest issues the project faces was how to collect, treat and dispose of wastewater. A total of nine wastewater system alternatives were addressed in the FEIS. Seven of the alternatives included a new Wastewater Reclamation Facility, but at different locations within the region. At the time the FEIS was published, an alternative was not selected. Thus, the impacts of each alternative were addressed in a programmatic way.



## Halewilikō Highlands Environmental Compliance & 201H, O’ahu

EAH Housing contracted PBR HAWAII to lead the preparation and submittal of an application for exemptions under Chapter 201H, HRS for Halewilikō Highlands in ‘Aiea. As part of the application process PBR HAWAII also coordinated with the City’s Department of Land Management and Department of Planning and Permitting to demonstrate compliance with Chapter 343, Hawai‘i Revised Statutes.

Halewilikō Highlands will be an affordable senior rental facility consisting of 140 independent-living units (139 affordable units, and one staff (manager) residence), a kupuna wellness facility, and supporting uses such as parking. All residences will be affordable rentals. Halewilikō Highlands will be on an approximately 3.5 acre vacant parcel (Tax Map Key (TMK) (1) 9-9-078:006) at 99-385 Pōhai Place, ‘Aiea, Hawai‘i. In December 2020 the City and County of Honolulu Council adopted a resolution to allow Halewilikō Highlands to proceed and EAH Housing is now moving forward with construction.



## O’ahu Community Correctional Center Relocation and Expansion EIS, O’ahu

PBR HAWAII prepared and processed an environmental impact statement (EIS) for the replacement of the O’ahu Community Correctional Center (OCCC). In addition to the replacement of the OCCC facility, the EIS evaluates environmental impacts associated with outcomes of the preferred alternative including the expansion of the Women’s Community Correctional Center in Kailua and development of a new Department of Agriculture Animal Quarantine Station.

For this project PBR HAWAII’s services include:

- Environmental analysis as required under HRS, Chapter 343, which resulted in an accepted Final EIS;
- Visual analysis for all four OCCC replacement alternative sites;
- Consultation for land-use entitlements;
- Community meetings;
- Preparation and processing of a Plan Review Use application, which the City and County of Honolulu Council approved in February 2020; and
- On-going coordination for implementation.

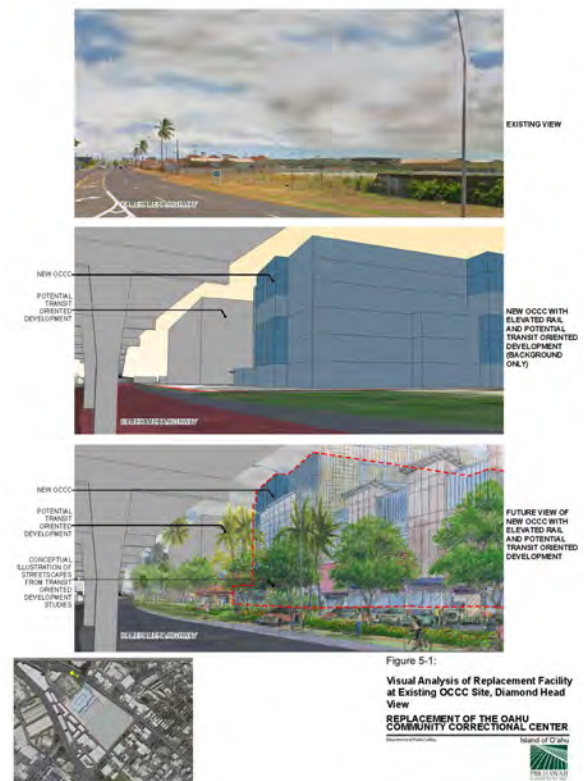


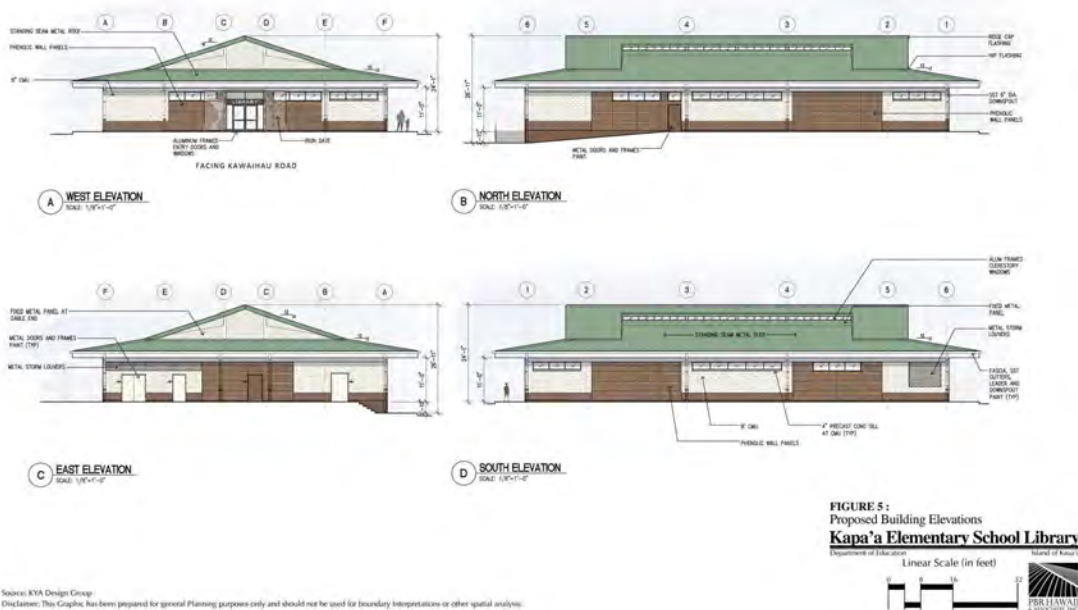
Figure 5-1:  
Visual Analysis of Replacement Facility  
at Existing OCCC Site, Diamond Head  
View  
REPLACEMENT OF THE OAHU  
COMMUNITY CORRECTIONAL CENTER  
Island of O’ahu

## Kapa'a Elementary School Library Use Permit, Kaua'i

The State Department of Education (DOE) built a new library facility on the existing Kapa'a Elementary School campus on Kaua'i.

The single-story library is approximately 7,390 gross square feet. The new library is sustainably designed and constructed to promote human and environmental health and incorporates a mix of interior spaces to enhance learning opportunities for current and future elementary school students. Interior spaces include: reading and study areas, book storage areas, student conference areas, a computer lab, staff office space, restrooms, maintenance areas, and storage. The new library is connected to the existing school campus areas by a system of sidewalks and covered walkways. Landscaping is provided along the perimeter of the new building.

PBR HAWAII successfully completed a HRS Chapter 343 Final Environmental Assessment as a Finding of No Significant Impact in 2007 and was successful in securing the Use Permit in 2014.



## Kapalua Coastal Trail, Maui

PBR HAWAII prepared an environmental assessment, a Special Management Area permit application, a Shoreline Setback Determination application, and a Conservation District Use Application for the Kapalua Coastal Trail. When complete the Kapalua Coastal Trail will run 3.5 miles from the Kapalua Resort to Honolua Bay. Trail users will be rewarded with dramatic vistas of the shoreline, neighboring islands, and resort features, as well as exposure to important aspects of Hawaiian culture, geology, and plant and animal life.

In 2007 the American Planning Association Hawai'i Chapter recognized the Kapalua Coastal Trail with an award for outstanding environmental planning and preservation.



## **Board of Water Supply Hālau Wai Mānoa (Mānoa Learning Center) HRS 343 EA, O'ahu**

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

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

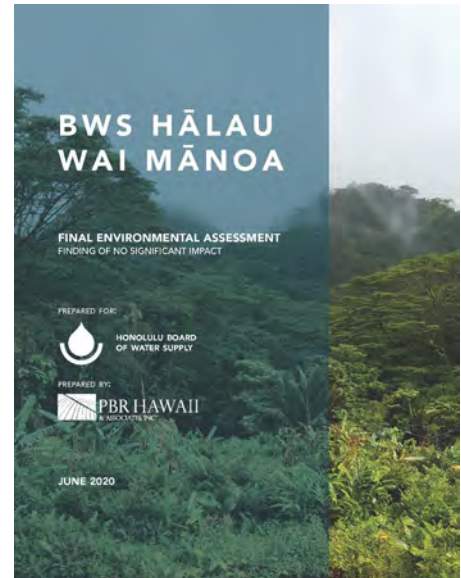
The proposed learning center is conceptualized as:

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

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

## **Ala Wai Golf Course Driving Range Improvements - Chapter 343 HRS Exemption, O'ahu**

PBR HAWAII addressed environmental requirements under Chapter 343, Hawai'i Revised Statutes (HRS) for improvements to the Ala Wai Golf Course Driving Range. As part of this work PBR HAWAII compiled the appropriate Chapter 343 exemption documentation, coordinated supporting studies, and facilitated agency review with the State Historic Preservation District (SHPD) and the United States Fish and Wildlife Service (USFWS). The exemption documentation package included: an Exemption Declaration Form, project location and land use maps, consultation correspondence documentation, a flora and fauna survey, and an archaeological monitoring plan.



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

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

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

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

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



## Hawai'i Public Housing Authority Administrative Offices Redevelopment EIS, O'ahu

PBR HAWAII successfully completed a Chapter 343, HRS Final Environmental Impact Statement (EIS) for: 1) the proposed redevelopment of the Hawai'i Public Housing Authority (HPHA)'s administrative offices; and 2) mixed-use development of affordable senior rental housing units and ancillary commercial uses, on a six-acre portion of the state-owned land parcel which currently houses HPHA's existing administrative campus in Kapālama, Honolulu.

PBR HAWAII's services also included the successful approval of the project's 201H application through the Department of Planning and Permitting and the Honolulu City Council.



## Punawai Rest Stop (Kūwili Hygiene Center) NEPA Environmental Assessment, O'ahu

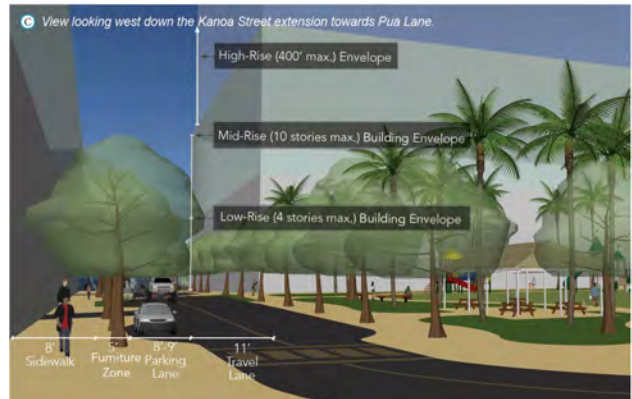
PBR HAWAII prepared a HUD-compliant NEPA EA to support the City and County of Honolulu's Punawai Rest Stop (Kūwili Hygiene Center). The project involves rehabilitating an existing four-story industrial building and to convert the building's use to provide services for homeless individuals and families. The facility will provide resources such as showers and laundry facilities, social welfare services, and permanent supportive housing. The NEPA EA process included Section 106 consultations and close coordination with the State Historic Preservation Division archaeology branch as the building site is located in an industrial area that was built upon a Hawaiian fishpond.



## Mayor Wright Homes Redevelopment, O'ahu

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

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



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

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



## Kalihi-Pālama Health Center NEPA and HRS 343 Compliance, O‘ahu

Kalihi-Pālama Health Center (KPHC) is a non-profit organization that emerged out of the need to provide primary health services to low-income Native Hawaiians and New Americans and their extended families, populations that typically face significant barriers when accessing healthcare. The KPHC proposes to redevelop a commercial building and a parking lot, by adding a new building (with parking) over the existing parking lot and renovating the existing building. The project site is located at the ‘Ewa/mauka corner of North King Street and Pua Lane.

The redevelopment will consolidate the three existing KPHC Kalihi facilities within a single structure, while at the same time increasing the square footage in order to serve a growing number of patients and to provide space for new services. The Chinatown location will remain. The KPHC will have beneficial impacts on the existing community by providing additional health services and improved facilities to administer health programs. The consolidated facility will make it easier for patients to access multiple services in a single visit.

Since the project may use State and County funding, and will be receiving Federal funding, PBR HAWAII was contracted to prepare an environmental assessment that will meet both State and Federal environmental assessment requirements. The Final Environmental Assessment/Finding of No Significant Impact in compliance with Hawai‘i Revised Statutes – Chapter 343, was completed in August 2015. The completed HUD and NEPA environmental assessments were completed and submitted in September 2016.



8/12/2013  
Project Number: 13-041-00

KPHC - Health and Healing Home

Rendering (Perspective)

Project Location: 710 N. King St.  
Honolulu, HI 96817

05

## Sand Island Business Association Environmental Assessment, O'ahu

The Sand Island Business Association (SIBA) is a 501c(3) non-profit that holds a 73-acre lease over Sand Island Industrial Park. For 26 years, SIBA has operated from a temporary office trailer at 1115 Makepono Street. The trailer is aging and undersized to house SIBA staff and operations, thus a new office space is desired. Lands leased by SIBA are sublet to tenants operating 85 businesses with approximately 3,000 employees. Most of the businesses are land-intensive industrial uses with limited employee parking, resulting in employees parking illegally on-street, double parking in the subdivision, or parking on the undeveloped Project Site.

PBR HAWAII prepared an Environmental Assessment (EA) for SIBA's proposed project to develop a 1.29-acre parcel of land owned by the State of Hawai'i DLNR with an approximately 2,000 square-foot office building and parking lot. The office building is intended for use by SIBA and will replace the existing temporary office trailer. The much-needed parking spaces are intended to serve both the SIBA office as well as overflow employee parking for SIBA tenants. The proposed Project would also generate parking revenue to assist with development costs, lease rent, and real property taxes for the non-profit organization.



# Ho'olehua Water System Improvements USDA Preliminary Engineering Report and Environmental Report; HUD Compliant Environmental Assessment; Chapter 343 HRS Environmental Assessment, Moloka'i

PBR HAWAII prepared environmental documentation in compliance with federal and State of Hawaii requirements for the planned rehabilitation of the potable water system owned and operated by the Department of Hawaiian Home Lands on the island of Moloka'i.

The community articulated the need for the project to DHHL staff and PBR HAWAII planners in 2007 during the course of working together on the Moloka'i Regional Plan.

As the project scope developed, it was determined that the cost of the system would necessitate funds from the USDA's Rural Development program and HUD's Native American Housing and Self-Determination Act programs. The two federal programs required similar, but discrete environmental documentation to satisfy program requirements and NEPA.

To meet all requirements, PBR HAWAII worked closely with DHHL staff to: 1) manage a civil engineer in preparing a Preliminary Engineering Report in satisfaction of USDA requirements; 2) prepare two federal environmental assessments; 3) conduct an 8-step analysis for lands that may be wetlands to satisfy HUD requirements; 4) conduct consultation and documentation to satisfy Section 106 of the National Historic Preservation Act; and 5) prepare an environmental assessment to satisfy state requirements under Chapter 343 HRS.

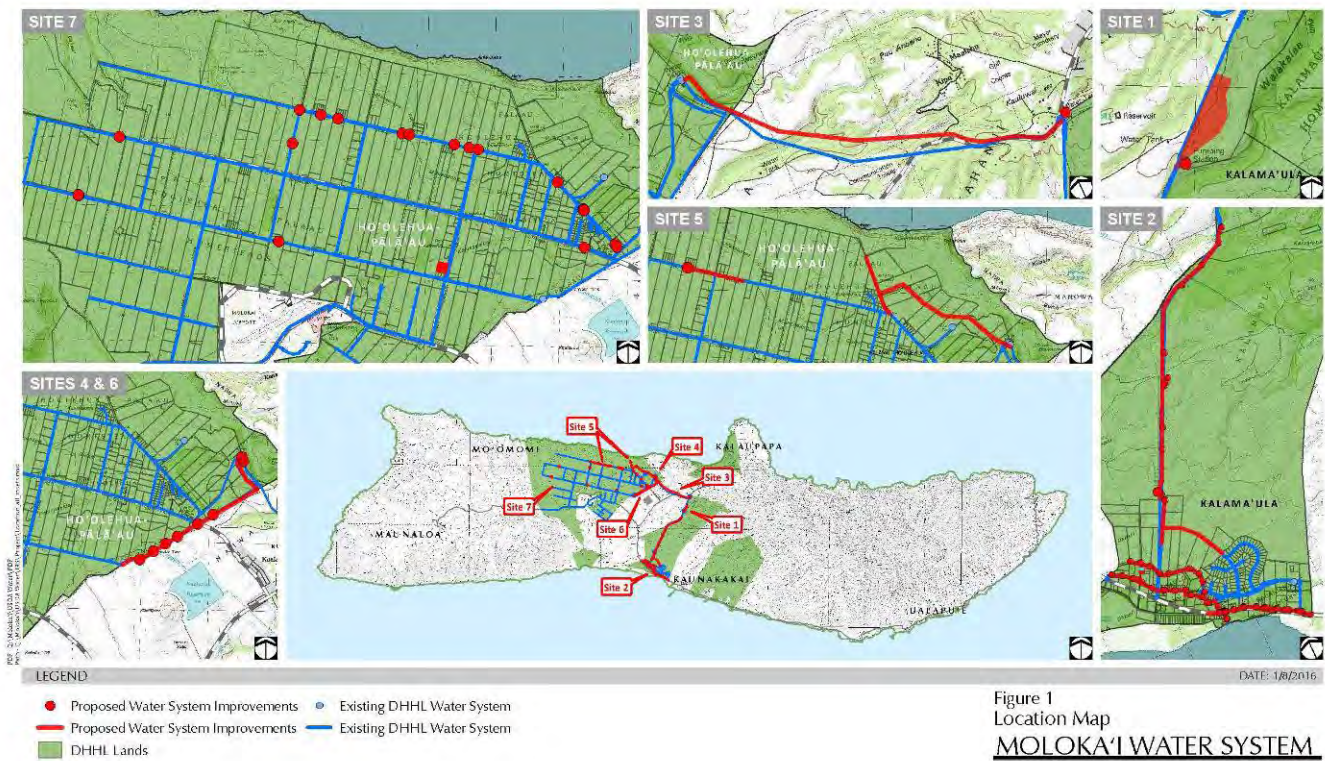


Figure 1  
Location Map  
**MOLOKA'I WATER SYSTEM**  
Department of Hawaiian Home Lands  
Island of Moloka'i



Scale: Department of Hawaiian Home Lands (DHL) U.S. Geological Survey  
Disclaimer: This map is for informational purposes only and should not be used for any other purpose without the approval of the user.

## Hā'ena State Park Individual Wastewater System Improvements (Constructed Wetlands), Kaua'i

PBR HAWAII prepared and processed an environmental assessment (EA) with a finding of no significant impact (FONSI) and Special Management Area (SMA) Use Permit application for an innovative wastewater treatment facility at Hā'ena State Park. The purpose of the project was to address a community concern that the existing septic tank and leach field were desecrating known archaeological resources.

A constructed wetland system was proposed to treat water to a higher quality and dispose of it in a less culturally sensitive location than the more conventional system allowed.

The site presented numerous challenges due to proximity to known archaeological sites, an existing wetland, and a State Highway designated on the National and State Register of Historic places. However, through a series of public meetings, State Parks, their consultant team, and the community worked together to advance the constructed wetland through the State EA/FONSI (HRS 343) and County SMA processes.



## University of Hawai'i West O'ahu - EIS, Kapolei, O'ahu

PBR HAWAII completed a final environmental impact statement for the University of Hawai'i West O'ahu (UHWO) and successfully obtained all major discretionary entitlements for the project, including a Plan Review Use Approval, and a Change in Zoning. PBR HAWAII also assisted with the successful amendments to the Land Use Commission Decision & Order which ran with the property. The project includes the development of the UHWO campus, residential (including student housing and affordable housing), commercial, mixed, and public uses. PBR HAWAII is currently assisting the UHWO in working toward compliance with the various Plan Review Use and zoning conditions.

## Water Distribution System USDA-RD Packets

In support of the development of DHHL trust lands, water distribution infrastructure often needs to be expanded or improved, particularly in rural areas. DHHL works to reduce development costs through partnerships, loans, grants, sweat equity, and other means.

Working with Nā Kupa‘a o Kūhiō to further DHHL’s objectives, and in support of Nā Kupa‘a o Kūhiō’s submittal to United States Department of Agriculture-Rural Development (USDA-RD) for NEPA Compliance with 7 CFR 1794, PBR HAWAII prepared and consolidated environmental and engineering documentation for the:

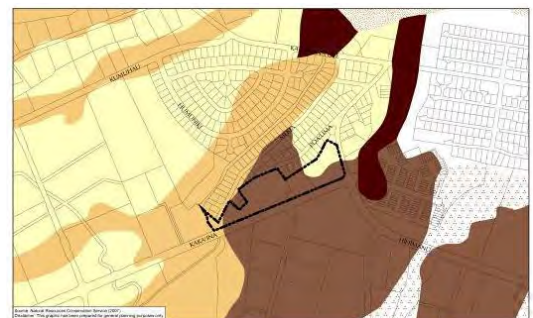
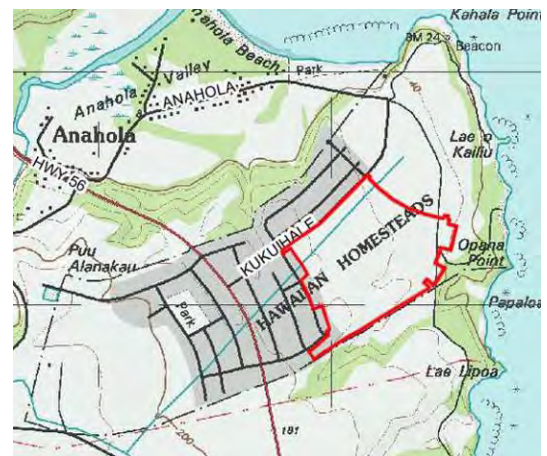
- Pi‘ilani Mai Ke Kai Water Distribution System
- Kakaina Water Distribution System
- East Kapolei IIA Water Distribution System
- East Kapolei IIB Water Distribution System, and
- Maku‘u Offsite Water System

This work included analysis of GIS data, the preparation of GIS maps, and also: 1) review of previously prepared plans; 2) data collection; 3) revision of a Preliminary Engineering Report (PER) to meet USDA requirements; 4) preparation of FEMA Form 81-93; and 5) preparation of an environmental summary (ES). After the above work was completed, a packet with FEMA Form 81-93, the revised PER and the ES was reviewed approved by Nā Kupa‘a o Kūhiō in March 2009 and has since been submitted to USDA. As a result Nā Kupa‘a o Kūhiō funding has been awarded for several of the water system projects.

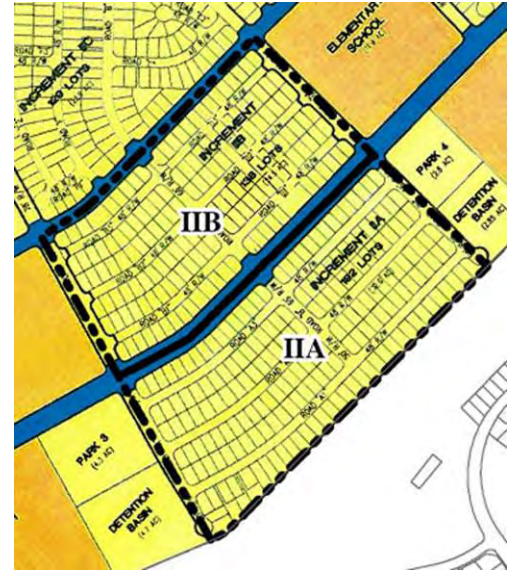
Descriptions of the individual water systems are included below:

***Pi‘ilani Mai Ke Kai Water Distribution System.*** The proposed Pi‘ilani Mai Ke Kai Water Distribution System includes the construction of a potable water distribution system that would include 3,170 linear feet of distribution mains and laterals onsite as well as 518 linear feet of distribution mains offsite. To improve fire protection, five fire hydrants and ancillary piping is also required. Nā Kupa‘a o Kūhiō requested funds in the form of loans and grants from the USDA-RD to develop these potable and fire protection water distribution systems, ultimately reducing development costs.

***Kakaina Water Distribution System.*** The proposed Kakaina Water Distribution System included the construction of a potable water distribution system that would include 1,700 linear feet of water mains as well as connection to 50 individual water laterals. Nā Kupa‘a o Kūhiō requested funds in the form of loans and grants from the USDA-RD to develop this distribution system, ultimately reducing development costs.



**East Kapolei IIA Water Distribution System.** The proposed East Kapolei IIA Water Distribution System includes the construction of a potable water distribution system that would include 7,192 linear feet of water mains as well as the installation of 89 water laterals. To improve fire protection, 23 fire hydrants and ancillary piping is also required. Nā Kupa‘a o Kūhiō requested funds in the form of loans and grants from the USDA-RD to develop these potable and fire protection water distribution systems, ultimately reducing development costs.



**East Kapolei IIB Water Distribution System.** The proposed East Kapolei IIB Water Distribution System includes the construction of a potable water distribution system that would include 8,840 linear feet of water mains as well as the installation of 809 water laterals. To improve fire protection, 24 fire hydrants and ancillary piping is also required. Nā Kupa‘a o Kūhiō requested funds in the form of loans and grants from the USDA-RD to develop these potable and fire protection water distribution systems, ultimately reducing development costs.

**Maku‘u Offsite Water System.** To meet the needs of a community currently using rainwater catchment systems to collect drinking water, the proposed Maku‘u Offsite Water System will include the construction and testing of an exploratory well. If tests indicate adequate capacity and quality, the project will also include conversion to a production well, construction of 1.0 million gallon reservoir, and installation of conveyance piping to existing distribution system. In support of this water system, the project will also require development of an access road, and appurtenant facilities such as booster pump, electrical transmission, electrical facilities, control building, chlorinator, drainage, fencing, etc. Nā Kupa‘a o Kūhiō requested funds in the form of loans and grants from the USDA-RD to develop these potable and fire protection water distribution systems, ultimately reducing development costs.

