

From: [Pepe'ekeo PCDC](#)
To: [Planning WPC Testimony](#)
Subject: Written Testimony on Project Use permit (Project File: PL-USE-2026-000042)
Date: Thursday, May 28, 2026 8:59:59 AM
Attachments: [PCDC Windward Planning Commision May 2026.pdf](#)

Aloha,

Pepe'ekeo Community Development Corporation also known as PCDC would like to submit written testimony regarding a **Outpatient Medical Clinic in Single-Family Residential District (Pepe'ekeo)**

- **Applicant:** Jessica Stevens (Project File: PL-USE-2026-000042)
- **Request:** An application for a Use Permit to authorize the formal establishment of an outpatient medical clinic within a neighborhood zoned for single-family residential use.
- **Property Specifications:** The clinic is proposed to operate within the first floor of an existing two-story residential dwelling positioned on a 5.74-acre parcel of land.
- **Location Details:** Located at 28-1167 Old Māmalahoa Highway, approximately 230 feet north of Pepe'ekeo Street in South Hilo. (Tax Map Key / TMK: (3) 2-8-007:084 portion).

If you have any questions or concerns, please do not hesitate to contact me

Mahalo for your time and consideration.

Aloha

Making the Difference Together

Aloha,

Wanda

Secretary

PCDC



May 28, 2026

Windward Planning Commission
County of Hawai'i Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720

**Subject: Testimony Regarding the Big Island Neuro Health Foundation's
Proposed Outpatient Clinic in Pepe'ekeo**

Dear Chair and Members of the Windward Planning Commission,

We are writing to submit our testimony regarding the application by the Big Island Neuro Health Foundation for the approval of their proposed outpatient clinic in Pepe'ekeo. After careful consideration of the project's potential impacts and benefits, we are submitting this testimony with a position of neutrality.

There are compelling arguments on both sides of this issue, and our goal is to highlight the balanced perspective that leads to a neutral stance.

On one hand, the need for expanded healthcare infrastructure on the Big Island—particularly specialized neurological care—is undeniable. Our community faces a well-documented shortage of medical specialists, and forcing patients to travel to Oahu or long distances across the island for outpatient services creates a significant burden on families and Kūpuna. From a public health standpoint, the mission of the Big Island Neuro Health Foundation is highly commendable and addresses a critical gap in our healthcare system.

On the other hand, the choice of Pepe'ekeo as the location raises valid rural planning and infrastructure concerns that deserve rigorous scrutiny. A medical clinic inherently increases localized traffic, which can impact the quiet, residential character of a rural community. It is vital to ensure that the existing roadways, pedestrian safety measures, and utility infrastructure can handle the daily influx of staff and patients without compromising the quality of life for nearby residents.

Because both the community's need for medical services and the preservation of Pepe'ekeo's rural integrity are of equal importance, we cannot fully endorse or oppose the project in its current form.

**Pepe'ekeo
Community
Development
Corporation**

**Executive
Board of
Directors**

**Tracey Wise
President**

**Wanda Louis
Secretary**

**Victoria Haili
Treasurer**

**Directors:
Lito Arkangel
Lennie
Okano-
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Should the Commission incline toward approval, we respectfully request that strict conditions be placed on the project to mitigate community impacts. These should include comprehensive traffic management plans, adequate on-site parking to prevent overflow onto rural roads, and architectural designs that blend seamlessly with the surrounding environment. Also, the Big Island Neuro Health Foundation's current proposal reports proposed utilization of a non-invasive procedure called TMS (Transcranial Magnetic Stimulation), which would yield a low patient ratio to service per day. If Big Island Neuro Health Foundation deviates from this procedure/intervention proposal, we strongly suggest creating a mechanism for them to return for re-permitting as the intention and delivery of services will change and likely have an impact to the surrounding community and neighbors.

Thank you for your time, dedication, and careful deliberation on this matter as you balance the diverse needs of our Big Island community.

Sincerely,



Tracey Wise
President

Pepe'ekeo Community Development Corporation