

COMPANY PROFILE

Planning Consultants Hawaii, LLC (PCH) is a Maui, Hawaii-based planning consultancy with extensive experience in master planning, development permitting, environmental assessment (SMA/EA/EIS), community planning, and public policy.

PCH has worked on a range of projects, including master planning and permitting for a new country town proposed in Waikapū, Maui, assisting the Maui County Department of Parks and Recreation with the preparation of a master plan for Kanahele Beach Park, and conducting a scenic resource study to support the County of Hawaii in its General Plan update.

PCH's principals have a combined 50 years of planning experience having completed over 90 projects for private and public sector clients. PCH's principals have extensive professional planning experience working in both State and County governments and in the private sector.

PCH strives to be responsive, reliable, and professional in all aspects of its business. PCH prides itself on using creative and innovative planning techniques to address complex issues. Our goal is to work closely with our clients to produce exceptional deliverables that exceed expectations and create positive change and more sustainable communities.

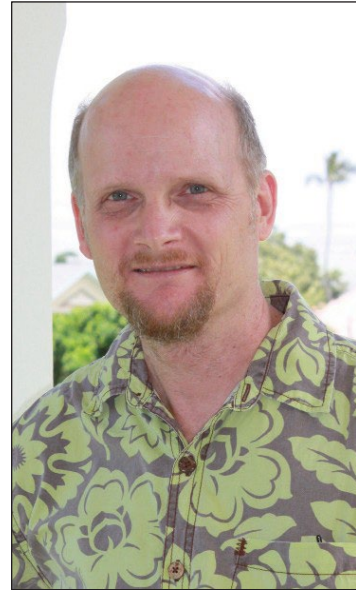
- Professional experience includes community planning, public policy, master planning, environmental assessment, development permits, land use entitlements, and special studies.
- Public and private sector planning experience.
- Management of large, complex projects involving local and national consultant teams and public sector clients.
- All PCH projects receive the personal attention and in-depth professional expertise of a firm principal.

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PRINCIPALS

Michael J. Summers **President**

Michael J. Summers has 25 years of land use planning experience. His areas of expertise are land use, environmental, and community planning. In May of 2012 Mike founded PCH to offer urban and regional planning services throughout Hawaii and the Pacific. In this capacity, Mike helped to prepare a master plan for 2,000 acres in Central Maui. The plan involves a mixed-use redevelopment of the existing Maui Tropical Plantation into a small country town with over 1,500 homes. At PCH, Mike has also served as a principal planner on projects ranging from development of post-disaster reconstruction guidelines and protocols for the County of Maui's Department of Planning, to the preparation and processing of an Environmental Assessment for Lokahi Pacific's Mokuhau Affordable Housing Project, to conducting a scenic resources inventory and mapping project and policy study to support the County of Hawaii's General Plan update.



Mike has also worked in the public sector as a Planner V for the County of Maui's Department of Planning and as a Planning and Policy Analyst for the State of Hawaii's Office of State Planning. Mike has a thorough understanding of State and County land use planning and regulatory processes and he is intimately familiar with the unique environmental, cultural, and socio-economic environments that must be carefully considered to produce successful projects in Hawaii. He has a Bachelor's Degree in Business Economics and a Master's Degree in Urban and Regional Planning.

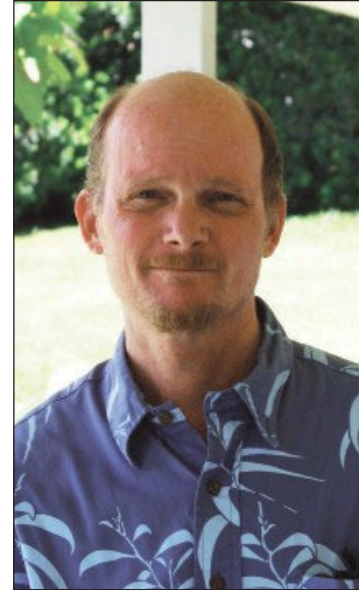
PRINCIPALS

John F. Summers **Vice President**

John F. Summers is a principal consultant in PCH and has had extensive experience in a wide array of planning and zoning projects throughout his career. John's experience includes the preparation of general and community plans, the update of zoning ordinances, the preparation of master plans, and community revitalization.

Specifically, John has served as the project manager and/or principal author for a number of complex planning projects, such as the Maui Island Plan; Maui County Countywide Policy Plan; Wailuku Redevelopment Plan; Wailuku Small Town Zoning and Development Code; Agricultural, Rural and Open Space Zoning Ordinances; Honolua to Honokōhau Management Plan; Kanahā Beach Park Master Plan; and the Market Street Beautification Project.

John is familiar with the planning issues affecting Hawaii's social, economic, and environmental systems. John brings a creative and thoughtful approach to the full range of planning issues. Prior to becoming a private planning consultant, John served for over 10 years as the Chief of Long Range Planning for Maui County. John has a Master's Degree in Urban and Regional Planning and a B.S. in Business Economics.



SERVICES

PCH specializes in developing creative solutions to difficult land use, design, and development issues. We represent both private and public-sector clients on a variety of planning and development matters.

Master Planning

Master planning requires an understanding of how land use, design, demographics, infrastructure, transportation systems, and market forces interact to shape the built environment and the livability of communities. PCH's principals have years of experience managing complicated master planning projects.

Example projects include:

- Waikapū Country Town Master Plan
- Kanahā Beach Park Master Plan
- Honolua to Honokōhau Management Plan



Development Permitting and EA/EIS

Development permitting requires an in-depth understanding of Federal, State, and County land use and environmental laws and the development process. It also requires the ability to recognize and meet the needs of both clients and regulators. PCH has years of experience working on complicated private and public sector projects.

Example projects include:

- Pā‘ia Shoreline Erosion Mitigation
- Mokuhaul Road Affordable Housing EA
- HNu-Energy – Vehicle Recharging Stations

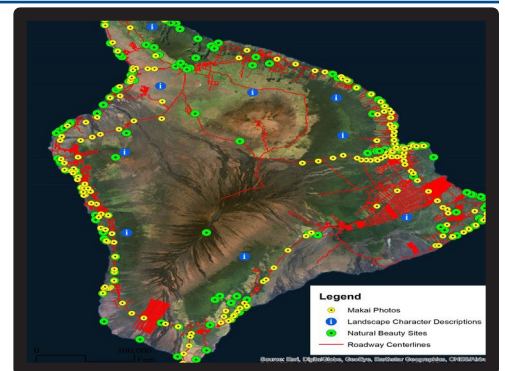


Community Planning & Public Policy

Preparing a plan often requires a team with multi-disciplinary expertise in land use, economics, transportation, environmental systems, urban design, public involvement, and GIS. PCH's principals have years of experience managing such teams.

Example projects include:

- Maui Island Plan²
- Maui County Countywide Policy Plan²
- Hawaii County Scenic Resources Inventory & Mapping Project and Policy Analysis



PORTFOLIO

Select Experience of PCH Hawaii's Principals:

Master Planning

Project: **Honolua to Honokōhau Management Plan and EA**

Location: Honolua Bay, Maui, Hawaii

Client: State of Hawaii Department of Land and Natural Resources

Description: PCH is preparing a management plan and EA for 244 acres of coastal and shoreline land that stretches from Honolua Valley to Honokōhau, including Līpoa Point. Honolua Bay is located along the northwestern coast of Maui, approximately 10 miles north of Lahaina. The area is part of the Honolua ahupua'a. The area is rich in natural, cultural, and scenic resources and is a world-renowned surfing and snorkeling destination.

Role Played: Prime Consultant; Principal Planner



Project: **Master Plan for the Old Maui High School¹**

Location: Hāmākuapoko, Maui, Hawaii

Client: Friends of Old Maui High School

Description: Worked with the client, project architect, and landscape architect to prepare a master plan for the reuse of the Old Maui High School. The plan received an APA Planning Award for Excellence.

Role Played: Project Manager; Senior Planner



PORTFOLIO, *continued*

Project: Central Maui Pedestrian & Bicycle Master Plan to 2030¹

Location: Wailuku-Kahului, Maui, Hawaii

Client: State Department of Health, Healthy Hawaii Initiative

Description: Worked with the client, project subconsultants and the project’s steering committee to prepare a master plan for pedestrian and bicycle facility improvements for Central Maui.

Role Played: Project Manager; Senior Planner



Project: Kanahā Beach Park Master Plan

Location: Kahului, Maui, Hawaii

Client: Parks & Recreation, County of Maui

Description: Prepared a master plan for Kanahā Beach Park. The 84-acre park is a world-renowned ocean recreation destination and is popular with local residents for picnicking and passive recreation. PCH’s work included managing the consultant team, conducting stakeholder outreach, and drafting the preliminary and final master plan.

Role Played: Prime Consultant; Principal Planner



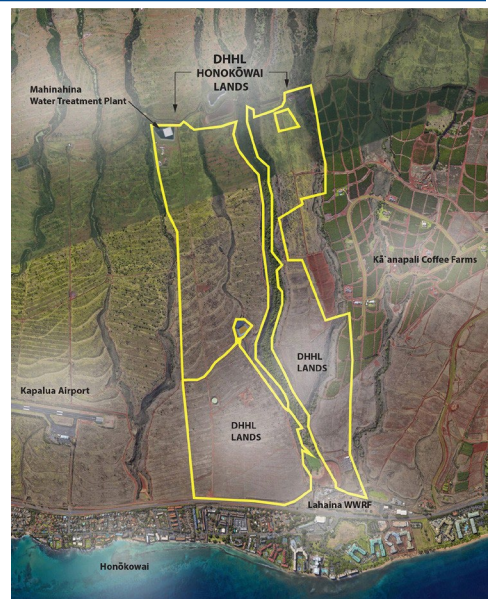
Project: Honokōwai Subsistence Agricultural Homestead Community

Location: Honokōwai, Maui, Hawaii

Client: State Department of Hawaiian Homelands (DHHL)

Description: PCH, and its subconsultant team, prepared a master plan for 800 acres of DHHL land that is in Honokōwai, West Maui. Working closely with the client, PCH and its subconsultant team prepared a land suitability analysis, formulated alternative land use scenarios, developed conceptual master plan alternatives, and prepared the draft and final illustrative master plan report.

Role Played: Prime Consultant; Principal Planner



PORTFOLIO, *continued*

Project: Waikapū Country Town

Location: Waikapū, Maui, Hawaii

Client: Waikapū Properties, LLC

Description: Prepared, together with the project landscape architect, a master plan for 2,000 acres in Central Maui. The plan involves a mixed-use redevelopment of the existing Maui Tropical Plantation into a small country town with approximately six miles of internal trails and bikeways, parks, schools, and supporting neighborhood commercial uses for 1,500 homes. The remaining acres will be designated as an agricultural preserve.

PCH's scope of work includes master planning, preparing the zoning ordinance, HRS Chapter 343 EIS, District Boundary Amendment, Community Plan Amendment, and Change in Zoning. PCH also prepared the Agricultural Impact Assessment and Sustainability Plan.

Role Played: Prime Consultant; Principal Planner



Project: Maui Research & Technology Park Master Plan Update¹

Location: Kīhei, Maui, Hawaii

Client: Maui R&T Partners, LLC

Description: Worked with the client and internationally renowned urban designer Peter Calthorpe to prepare a master plan for the 414-acre Maui Research & Technology Park. Prepared a Draft HRS Chapter 343 EIS, State Land Use District Boundary Amendment, Change in Zoning, and Community Plan Amendment Application.

Role Played: Project Manager; Senior Planner

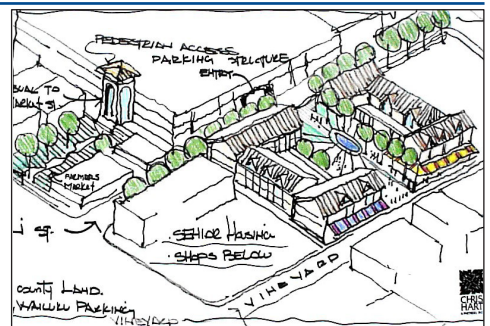


Project: Wailuku Municipal Parking Lot Master Plan¹

Location: Wailuku, Maui, Hawaii

Client: County of Maui, Department of Planning

Description: Prepared a master plan for redevelopment of the Wailuku Municipal Parking Lot into a multi-level parking structure with supporting mixed-use development.



Role Played: Project Manager; Senior Planner

PORTFOLIO, *continued*

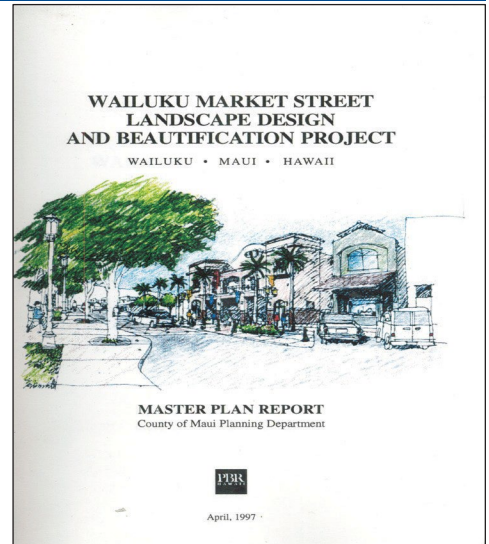
Project: Market Street Beautification Plan²

Location: Wailuku, Maui, Hawaii

Client: County of Maui, Department of Planning

Description: Managed the consultant team tasked with preparing an illustrative conceptual master plan for the beautification of Market Street from Main Street to Vineyard Street. The plan has been implemented with landscape planting, traffic calming, and street furniture improvements being made for Market Street, from Wells Street to Pi‘ihana Road.

Role Played: Project Manager



Development Permitting and EA/EIS

Project: Vehicle Recharging Stations

Location: Maui County

Client: HNu-Energy

Description: In support of JUMPSmartMaui, a collaborative project between the County of Maui and Japan, PCH prepared Special Management Area (SMA) Assessments for vehicle recharging stations at Queen Ka‘ahumanu Shopping Center, Kā‘anapali Beach Hotel, Maui Tropical Plantation, Mā‘alaea Triangle and the Pi‘ilani Village Shopping Center. Additional HNu renewable energy projects include University of Hawaii Maui College, Azeka Shopping Center, and Hope Chapel.

Role Played: Principal Planner



Project: Pā‘ia Shoreline Erosion Mitigation

Location: Kū‘au, Maui, Hawaii

Client: West Coast Investors

Description: PCH prepared a HRS Chapter 343 Environmental Assessment, SMA Permit, Shoreline Setback Variance, USACE Jurisdictional Determination and Conservation District Use Permit for a proposed hybrid revetment/seawall on a severely eroding parcel in Kū‘au, Maui.



Role Played: Principal Planner

PORTFOLIO, *continued*

Project: **Kamali‘i Alayna¹**

Location: Kīhei, Maui, Hawaii

Client: Betsill Brothers Construction, Inc.

Description: Prepared a consolidated Special Management Area (SMA) Permit and HRS Chapter 343 Environmental Assessment for a 96-unit single-family residential development and neighborhood park on 20 acres in Kīhei, Maui, Hawaii.

Role Played: Project Planner



Project: **Mokuhau Road Affordable Housing**

Location: Wailuku, Maui, Hawaii

Client: Lokahi Pacific

Description: PCH prepared an Environmental Assessment for a sixteen-unit affordable housing project in Wailuku. The accepting authority was the County of Maui’s Department of Housing & Human Concerns.

Role Played: Principal Planner



Project: **Kahului Town Center¹**

Location: Kahului, Maui, Hawaii

Client: A&B Properties

Description: Prepared and processed an Environmental Assessment and Special Management Area Permit for the mixed-use redevelopment of the Old Kahului Shopping Center to include 450 residential units, 350,000 square feet of commercial space, a farmers’ market, and a park.

Role Played: Project Manager & Senior Planner



PORTFOLIO, *continued*

Project: **South Maui Regional Park¹**

Location: Kīhei, Maui, Hawaii

Client: County of Maui, Department of Parks and Recreation

Description: Prepared and processed an Environmental Assessment and Special Management Area Permit for the 44-acre South Maui Regional Park.

Role Played: Project Manager & Senior Planner



Project: **Kai Makani¹**

Location: Kīhei, Maui, Hawaii

Client: Western Skies Commercial Real Estate

Description: Prepared and processed an Environmental Assessment and Special Management Area Permit for a 120-unit condominium development and associated improvements to the Kai Moina Lau Beach Park in Kīhei, Maui.

Role Played: Project Manager & Planner



Project: **Kane Street Commercial Mixed-Use¹**

Location: Kahului, Maui, Hawaii

Client: A&B Properties

Description: Prepared a Special Management Area Permit (SMA) for a mixed-use residential and commercial development comprising 103 multi-family residential units and 22,000 square feet of commercial space within the commercial core of Kahului.

Role Played: Project Manager & Senior Planner



PORTFOLIO, *continued*

Community Planning & Public Policy

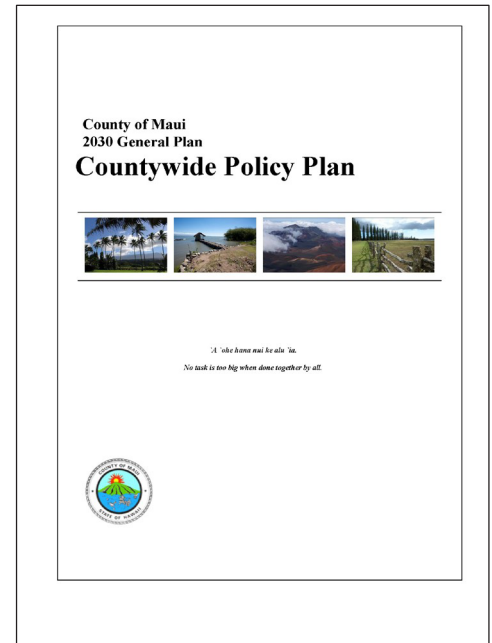
Project: County of Maui, General Plan 2030, Countywide Policy Plan²

Location: Wailuku, Maui

Employer: Department of Planning, County of Maui

Description: Oversaw the County of Maui Long Range Division update of the Countywide Policy Plan (CWPP), and its adoption before the Maui County Council. Drafted major sections of the CWPP. The CWPP is the overarching policy plan document for Maui County.

Role Played: Long Range Division Chief, Team Leader



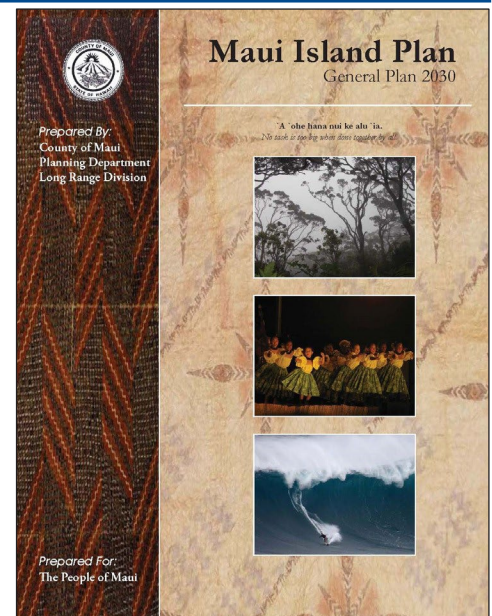
Project: County of Maui, General Plan 2030, Maui Island Plan (MIP)²

Location: Wailuku, Maui

Employer: Department of Planning, County of Maui

Description: Led the development of the first comprehensive plan for the island of Maui. The MIP looks comprehensively at many factors that influence the physical, social, and economic development of Maui Island. The most notable characteristic of the plan is the establishment of Maui's first directed growth strategy, including urban, small town, and rural growth boundaries. Prepared several elements of the MIP. Facilitated the adoption of the MIP before the General Plan Advisory Committee, Maui Planning Commission, and County Council.

Role Played: Long Range Division Chief, Team Leader



PORTFOLIO, *continued*

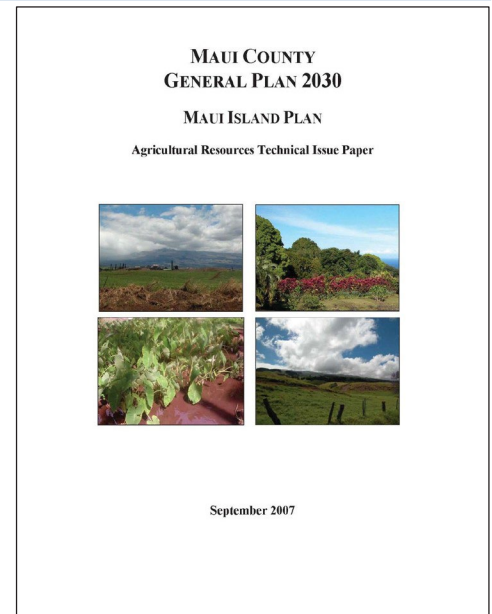
**Project: County of Maui, General Plan
2030 General Plan Technical Studies¹**

Location: Wailuku, Maui

Client: Department of Planning, County of Maui

Description: Prepared several supporting technical studies, including Heritage Resources, Infrastructure and Public Facilities, Agricultural Resources, Scenic Resources, Transfer and Purchase of Development Rights, Rural Lands Technical Issue Papers, Historic Settlement Pattern Analysis, and GIS Mapping.

Role Played: Project Manager, Senior Planner



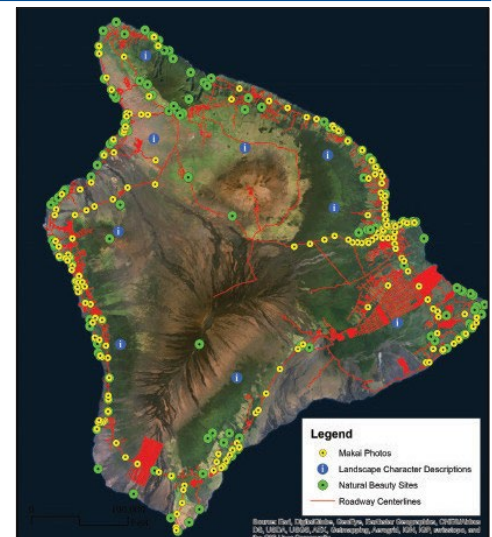
**Project: Hawaii County Scenic Resources
Inventory and Mapping Project**

Location: County of Hawaii

Employer: Planning Department, County of Hawaii

Description: PCH prepared a scenic resources inventory and mapping project and policy study to support the County of Hawaii’s General Plan update. The scope of work included identifying and inventorying Hawaii County’s scenic resources using digital photography and Geographic Positioning Systems (GPS), mapping the resources using Geographic Information Systems (GIS), and rating the resources using prescribed practices and procedures. PCH also produced a report summarizing national and international scenic resource protection best practices and made recommendations to assist Hawaii County in the development of its own scenic resource protection program.

Role Played: Prime Consultant; Principal Planner



PORTFOLIO, *continued*

Project: Maui County Post-Disaster Reconstruction Guidelines and Protocols (RGP's)

Location: County of Maui

Client: County of Maui, Department of Planning

Description: PCH was contracted by Cardno/TEC to work with a diverse consultant team and the County of Maui's Department of Planning to develop post-disaster reconstruction guidelines and protocols (RGP's). The purpose of the RGP's is to streamline post-disaster permitting time and costs, while protecting the public's health, safety, and valuable shoreline resources. PCH assisted with community outreach, helped to manage the work of a project advisory group, and draft the RGP's.

Role Played: Senior Planner



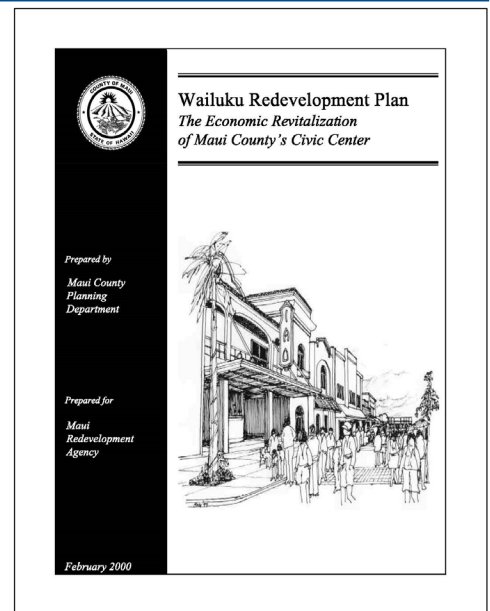
Project: Wailuku Redevelopment Area Plan²

Location: Wailuku, Maui

Employer: Department of Planning, County of Maui

Description: Authored and facilitated Maui Redevelopment Agency and County Council approval of the Wailuku Redevelopment Plan. The plan provides a clear, defined strategy to encourage new investment and job creation within Wailuku Town's commercial core. Responsible for directing the implementation of the plan through the Maui Redevelopment Agency.

Role Played: Project Manager, Senior Planner



PORTFOLIO, *continued*

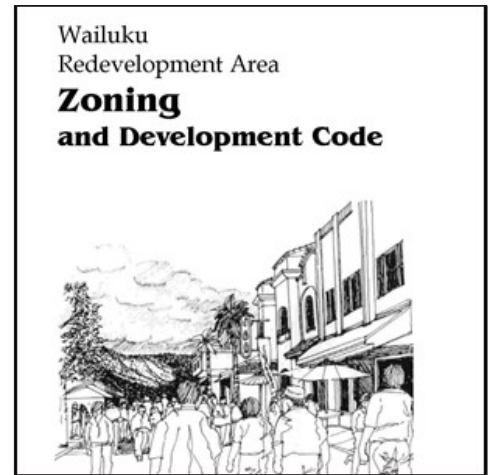
Project: Wailuku Redevelopment Area Zoning & Development Code²

Location: Wailuku, Maui

Employer: Department of Planning, County of Maui

Description: Conducted a zoning code audit to identify zoning and building code impediments to redevelopment within the Wailuku Redevelopment Area. Prepared the Wailuku Redevelopment Area Zoning & Development Code.

Role Played: Project Manager & Planner



Project: Maui County Agricultural Development Plan¹

Location: Maui, Hawaii

Client: Maui County Farm Bureau

Description: Worked with the Maui County Farm Bureau to prepare an agricultural development plan for the island of Maui. The plan addresses land, water, transportation, marketing, education, and labor issues.

Role Played: Project Manager, Senior Planner



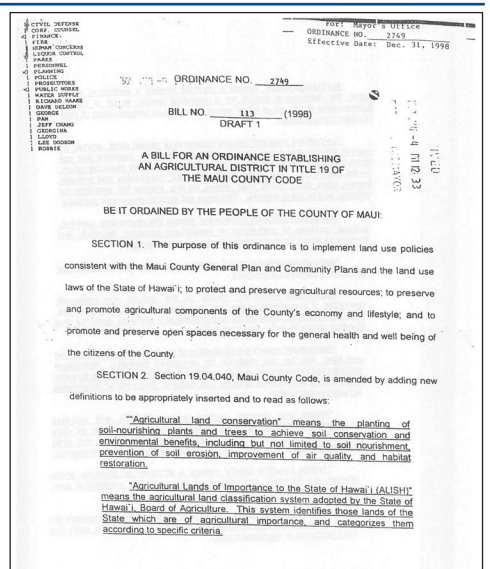
Project: Agricultural and Rural Zoning Ordinances²

Location: Wailuku, Maui

Employer: Department of Planning, County of Maui

Description: Prepared legislation to update rural and agricultural zoning districts in Maui County. Facilitated the review of the legislation by the Planning Commissions and the County Council. The law provided the first comprehensive set of permitted uses and development standards to promote agriculture and protect agricultural land and rural character in Maui County. The law provided agricultural protection zoning to over 400,000 acres of agricultural land.

Role Played: Project Manager, Senior Planner



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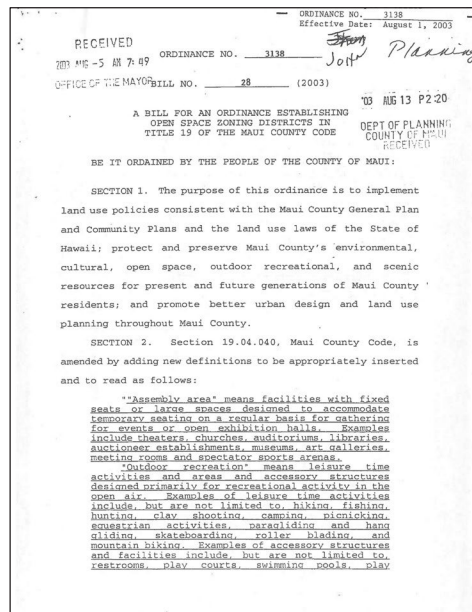
Project: Open Space Zoning Ordinance²

Location: Wailuku, Maui

Employer: Department of Planning, County of Maui

Description: Prepared the first open space zoning legislation in Maui County. Facilitated the review of the draft legislation for the planning commissions and the County Council. The law provides the first comprehensive set of permitted uses and development standards to protect lands designated for open space protection in Maui County's community plans.

Role Played: Project Manager, Senior Planner



Project: South Shore Molokai Shoreline Erosion Management Plan

Location: Kaunakakai, Moloka'i

Employer: Department of Hawaiian Homelands (DHHL), State of Hawaii

Description: PCH co-authored a shoreline erosion management plan for the coastal homestead communities of Kalama'ula, Kapa'akea, Kamiloloa, and One Ali'i along Moloka'i's southern coast. The project's purpose is to develop a strategy to proactively manage shoreline resources that are vulnerable to erosion. PCH's work included managing the consultant team, conducting stakeholder outreach, and working with the client to draft the preliminary and final master plan.

Role Played: Prime Consultant; Principal Planner



¹ Professional experience attributed to Michael Summers while employed as a senior planner for Chris Hart and Partners.

² Professional experience attributed to John Summers while employed as a Planning Administrator for the County of Maui Planning Department.

³ Professional experience attributed to Michael Summers while employed as a staff planner for the County of Maui Planning Department.

⁴ Professional experience attributed to John Summers while employed as a staff planner for the State of Hawaii Office of Planning.

REFERENCES

- Mike Atherton, Waikapū Properties, LLC, (209) 601-4187, athertonisland@gmail.com
- Jim Buika, Department of Planning, County of Maui, (808) 270-8205, james.buika@mauicounty.gov
- Nancy McPherson, State of Hawaii, Department of Hawaiian Homelands, (808) 620-9519, nancy.m.mcpherson@hawaii.gov
- Barbara Long, Friends of Old Maui High School, (808) 878-8529
- Albert Boyce, Waikapū Properties, LLC, 209-239-4014, albertboyce@gmail.com



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