

TOWNSCAPE, INC.
COMPLETED & CURRENT PROJECTS
December 2011

1. Project: **Waine'e Village Affordable Housing Project**, Lahaina, Maui (1991)
Client: Amfac/JMB
Description: Concept Plans for a 1,000-unit affordable housing project, and schematic site plans for the first phase.
2. Project: **Waikōloa Affordable Housing Project**, Island of Hawai'i (1991)
Client: County of Hawai'i, Office of Housing and Community Development
Description: Coordination of infrastructure implementation for the County's 1,200-unit affordable housing project.
3. Project: **Northwest Hawai'i Open Space Plan**, Island of Hawai'i (1991-1994)
Client: County of Hawai'i Planning Department
Description: Regional Planning Study emphasizing land use, infrastructure development, and open space preservation.
4. Project: **Kukui'ula Archaeological Park**, Kōloa, Kaua'i (1992)
Client: A&B Properties, Inc.
Description: Schematic Plans for a 15-acre archaeological and passive recreation park set in the middle of a planned residential community.
5. Project: **O'ahu Lightguide Relocation**, O'ahu (1992)
Client: AT&T Communications
Description: Preliminary analysis of relocation needed for sections of AT&T's fiber optic cable, in view of proposed development of the Honolulu fixed rail transit project.
6. Project: **Development Analysis for Waiawa Center**, O'ahu (1992-94)
Client: Kamehameha Schools
Description: Preliminary planning analysis and master plan for the Estate's planned commercial and industrial development lands in Central O'ahu.
7. Project: **Puakō Residential Golf Community**, Island of Hawai'i (1992)
Client: Nansay Hawai'i, Inc.
Description: Amended State Land Use Petition and County Use Permit for a 3,000-acre residential development featuring six golf courses.

8. Project: **Kealakekua Land Management Plan**, Island of Hawai'i (1991-1994)
Client: Kealakekua Development Corporation
Description: Planning and technical assistance to the developer of an 11,000-acre ranch on the slopes of Mauna Loa.

9. Project: **Gemini 8-Meter Telescopes Project**, Mauna Kea, Island of Hawai'i (1992)
Client: Association of Universities for Research in Astronomy
Description: Conservation District Use Application (CDUA) for a major new telescope to be located atop Mauna Kea.

10. Project: **Villages of Kapolei, RFPs for Villages 4, 5, and 6**, 'Ewa, O'ahu (1992-93)
Client: Housing Finance and Development Corporation
Description: Development of the Request for Proposals for 5 villages within the State's affordable planned residential community.

11. Project: **North Maui Master Plan**, Maui (1992-93)
Client: A&B Properties, Inc.
Description: Inventory and concept plans for various A&B projects and properties in the Paia-Ha'ikū region.

12. Project: **AT&T Diversity Study**, O'ahu (1992)
Client: AT&T Communications
Description: Feasibility analysis for a new fiber optic cable route from downtown Honolulu to Keawa'ula Cable Station near Ka'ena Point, O'ahu.

13. Project: **West Hawai'i Scenic Resources Study**, Island of Hawai'i (1992-93)
Client: Michael S. Chu, Land Architect and Office of State Planning
Description: Mapping and analysis of scenic resources of the West Hawai'i region for a "pilot study" for the Office of State Planning.

14. Project: **Family Court and Juvenile Detention Center**, O'ahu (1992-94)
Client: Department of Accounting and General Services
Description: Site selection study for two new facilities for the Judiciary Department, Island of O'ahu.

15. Project: **Keāhole to Kailua Development Plan, Revised Roadway Plan, Implementation Strategy**, Island of Hawai'i (1992-97)
Client: County of Hawai'i
Description: Regional plans, project plans, and technical assistance to the County for the implementation of a land use/infrastructure plan for the 17,000-acre "K to K" sub-region.

16. Project: **Leeward O'ahu Infrastructure Study**, O'ahu (1992)
Client: Department of Hawaiian Home Lands
Description: Evaluation of the adequacy of regional infrastructure systems for the Department's longer-range housing development goals.

17. Project: **RFP's for Neighbor Island Affordable Planned Communities**, Islands of Hawai'i and Maui (1993)
Client: Housing Finance Development Corporation
Description: Development of RFP's for the Villages of La'i'opua, Village 1, Island of Hawai'i, and the Villages of Leiali'i, Village 1, Island of Maui.

18. Project: **Kaka'ako Makai Master Plan**, Honolulu, O'ahu (1993)
Client: Hawai'i Community Development Authority
Description: Consultant for the prime contractor to provide a local planning perspective for the master plan for Kaka'ako's 200-acre makai area.

19. Project: **Kapālama Industrial Complex RFP**, Honolulu Harbor, O'ahu (1993)
Client: Department of Business, Economic Development, and Tourism
Description: Provide the physical planning components for an RFP for the development of a 95-acre container yard and warehouse project.

20. Project: **Kukui'ula Marina Permits Investigation**, Kōloa, Kaua'i (1993)
Client: A&B Properties, Inc.
Description: Preliminary research on the major issues and permit requirements for a planned small boat marina at Kukui'ula Bay, Island of Kaua'i.

21. Project: **'Iole Lands Developability Study**, North Kohala, Hawai'i (1993-94)
Client: 'Iole Development Corporation
Description: Preliminary land analysis, developability analysis, and concept plans for 700 acres of family-owned rural land in North Kohala, Island of Hawai'i.

22. Project: **Military Family Housing Master Plan**, O'ahu (1993-1997)
Client: Deputy Chief of Staff for Engineering, U.S. Army, Pacific
Description: Overall project coordination and development of special planning documents for a comprehensive planning program for the development and revitalization of 5,000 units of Military Family Housing by the year 2005, on the Island of O'ahu.

23. Project: **Coastal Hazards Mitigation Project** (1993)
Client: Social Science Research Institute, University of Hawai'i
Description: Planning and technical support to a research team tasked with the analysis of post-Hurricane 'Iniki storm damage risks and mitigation measures. Overall client: Office of State Planning.

24. Project: **Cherenkov Light Ultraviolet Experiment Site Location Study**, Island of Hawai'i (1993)
Client: Istituto Nazionale De Fisica Nucleare, Pisa, Italy
Description: Site location study and preliminary technical project description and site development cost estimates for a proposed internationally funded astronomy facility to be located near the summit of Mauna Loa Volcano on the Island of Hawai'i.
25. Project: **Hawaiian Home Lands Site Acquisition Study**, Islands of O'ahu, Kaua'i, and Hawai'i (1993-94)
Client: Department of Hawaiian Home Lands
Description: Developability analysis of State-owned lands on the islands of O'ahu, Kaua'i, and Hawai'i that may be conveyed to the Department of Hawaiian Home Lands as partial compensation for past uses of Hawaiian Home Lands parcels by various State agencies.
26. Project: **Kukui'ula Revised Master Plan and Land Use Petition**, Kōloa, Kaua'i (1993)
Client: Kukui'ula Development Corporation
Description: Revised master plan for the 1,040 acre Kukui'ula Planned Community, development of the technical planning material for the Land Use Petition to the State Land Use Commission, and testimony before the Land Use Commission as overall land planners for the project.
27. Project: **North Kaua'i Resource Management Plan**, Kaua'i (1994)
Client: Social Science Research Institute, University of Hawai'i
Description: Planning and technical support to a research team that will develop an initial natural resources and land use database for critical natural areas in the North Kaua'i region, with special focus on the Na Pali coast. Overall client: Office of State Planning.
28. Project: **Fort DeRussy Master Plan**, Waikīkī, O'ahu (1995)
Client: U.S. Army, Pacific
Description: Short-range and long-range Master Plan for the U.S. Army's Fort DeRussy, located in the heart of Waikīkī, Honolulu.
29. Project: **East Kapolei Land Use Study**, 'Ewa, O'ahu (1995)
Client: The Estate of James Campbell
Description: Long-range land use plans for lands in the 'Ewa District.
30. Project: **Kapālama Planning Program**, Honolulu, O'ahu (1994-1995)
Client: Kamehameha Schools
Description: Urban redevelopment analysis and short- to long-term land management plans for KSBE commercial/industrial lands in Honolulu's Kapālama District.

31. Project: **Freitas Dairy RFP**, Wai'anae, O'ahu (1995)
Client: Department of Hawaiian Home Lands
Description: Site analysis, schematic designs, Request for Proposals documents, and technical assistance to DHHL for a 200+ unit housing project to be developed in Wai'anae Valley.
32. Project: **Joint Agency Wastewater Task Force Brochure**, O'ahu (1995)
Client: U.S. Army, Pacific
Description: High-quality, 4-color brochure summarizing the goals, objectives, and preliminary findings of the inter-governmental Joint Agency Wastewater Task Force that has been working towards the establishment of long-range plans for environmentally sound treatment and disposal of wastewater for the Island of O'ahu.
33. Project: **Kukui'ula Planned Community Zoning Application**, Kōloa, Kaua'i (1995)
Client: Kukui'ula Development Company, Inc.
Description: Development of detailed maps and related documents needed for a zoning application submitted to the County of Kaua'i for a 550-acre, 1700-unit housing project: "Phase 1" of the 1,000-acre Kukui'ula Planned Community.
34. Project: **St. Elizabeth Church Master Plan**, 'Aiea, O'ahu (1996)
Client: St. Elizabeth Catholic Church
Description: Comprehensive site analysis, facilities analysis, planning studies, alternative concepts, long-range master plan, and implementation strategy for St. Elizabeth Catholic Church in 'Aiea.
35. Project: **Military Family Housing Information Report** (1996)
Client: U.S. Army, Pacific
Description: Update of a report that provides information on existing and planned family housing resources for the U.S. Army, Navy, Air Force, and Marine Corps.
36. Project: **Joint Agency Wastewater Task Force Planning**, O'ahu (1996-1997)
Client: U.S. Army, Pacific
Description: Technical assistance and project management support to the USARPAC project manager for a major inter-governmental planning program for wastewater management in Central O'ahu.
37. Project: **Contingency Plans, U.S. Army Installations, Okinawa**, Japan (1996)
Client: U.S. Army Corps of Engineers, Pacific Ocean Division
Description: Updated contingency plans for U.S. Army installations in Okinawa, Japan.

38. Project: **Waiawa Project Test Marketing Program**, Waiawa, O’ahu (1996-97)
Client: Kamehameha Schools
Description: Development of financial models and project brochures to assist the client in test marketing Phase 1 of a 200-acre mixed commercial/industrial center.
39. Project: **U.S. Army Garrison, Hawai’i Regional Plan**, Islands of O’ahu and Hawai’i (1997)
Client: U.S. Army Garrison, Hawai’i
Description: An overview of regional development and environmental programs, trends, and issues that could affect Army installations located on O’ahu and the Big Island.
40. Project: **Asia Pacific Center Alternative Sites Study**, Fort Shafter, O’ahu (1997)
Client: U.S. Army, Pacific
Description: Evaluation of several alternative sites for the potential development of a school for the study of Asian/Pacific security issues.
41. Project: **Hāli’imaile Residential Community**, Hāli’imaile, Maui (1997-1999)
Client: A&B Properties, Inc.
Description: Preliminary Site Plan for a 200+ lot subdivision at Hāli’imaile, Maui. State Land Use Boundary Amendment Petition, Environmental Assessment, County Community Plan Amendment, and County Zoning application were also prepared.
42. Project: **Kalāwahine Housing Project**, Honolulu, Hawai’i (1997)
Client: Department of Hawaiian Home Lands
Description: Feasibility Study and RFP for 20-acre parcel near downtown Honolulu, to be developed by DHHL as a moderately priced housing project for qualified native Hawaiians.
43. Project: **Pū’āla’a Hawaiian Cultural Center Plan**, Puna District, Island of Hawai’i (1997)
Client: Ho’oulu Lāhui
Description: Pro bono planning assistance to a native Hawaiian non-profit group to develop a conceptual long-range plan for the preservation and restoration of the Village of Pū’āla’a on the Puna coast, Island of Hawai’i.
44. Project: **Waiehu Kou II Housing Project**, Wailuku, Maui (1997)
Client: Department of Hawaiian Home Lands
Description: Feasibility Study, Environmental Assessment, and RFP for a DHHL housing project near Wailuku, Maui.

45. Project: **Wai'anae Sustainable Communities Plan**, Wai'anae , O'ahu (1997-99)
Client: City and County of Honolulu, Department of Planning and Permitting
Description: Community-based regional land use and land conservation plan for the 38,000-acre Wai'anae District on the Island of O'ahu.
46. Project: **Kukui'ula Resort – State Land Use Boundary Amendment**, Kōloa, Kaua'i (1998)
Client: A&B Properties, Inc.
Description: Concept plans and County General Plan and Zoning amendment applications for the development of a 90-acre resort component for the Kukui'ula Planned Community near Po'ipū, Kaua'i.
47. Project: **Kukui'ula Planned Community EIS**, Kōloa, Kaua'i (1999)
Client: A&B Properties, Inc.
Description: State EIS for 1,000-acre planned community.
48. Project: **Kukui'ula Planned Community Master Plan**, Kōloa, Kaua'i (1991-1999)
Client: A&B Properties, Inc.
Description: Master Plan for the 1,000-acre Kukui'ula Planned Community in Kōloa, Kaua'i.
49. Project: **Fort Shafter 2010 Master Plan**, Honolulu, O'ahu (1998-1999)
Client: U.S. Army, Pacific
Description: Summary strategic plan for Fort Shafter, the Headquarters for U.S. Army, Pacific.
50. Project: **Fort Wainwright 2010 Master Plan**, Fairbanks, Alaska (1998-1999)
Client: U.S. Army, Alaska
Description: Summary strategic plan for Fort Wainwright, Alaska.
51. Project: **Camp Andrews Village Center Plan**, Nānākuli, O'ahu (1998-1999)
Client: Department of Hawaiian Home Lands
Description: Community-based plan for the development of a commercial center and community gathering place on 30 acres of land located at Camp Andrews and at Nānāikapono Elementary School in Nānākuli, Wai'anae Coast.
52. Project: **AT&T Fiber Optic Cable Project EA**, Mākaha to Keawa'ula, O'ahu (1999)
Client: AT&T Inc.
Description: Route planning, Environmental Assessment, and Permits for a 6-mile long fiber optic cable that will connect AT&T overseas cable stations located at Mākaha and Keawa'ula on the Wai'anae coast.

53. Project: **Nānākuli Valley Cultural Landscape Plan**, Nānākuli, O’ahu (2000)
Client: Mālama Nānākuli Ahupua’a
Description: Planning workshops and technical assistance to a community non-profit group to assist them with the development of a comprehensive plan for educational programs and preservation of cultural sites in Nānākuli Valley.
54. Project: **Army Reserve Center Master Plan**, Fort Shafter, O’ahu (1998-99)
Client: 9th Regional Support Command, U.S. Army Reserve
Description: Long-range plan for the Army Reserve Center at Fort Shafter.
55. Project: **Pōhakuloa Training Area Base Camp Master Plan**, Island of Hawai’i (1999)
Client: U.S. Army Garrison, Hawai’i
Description: Long-range master plan for the Army’s 200-square mile, live fire, training area on the Big Island, with emphasis on a phased improvement plan for the Base Camp.
56. Project: **Mililani Christian Church Facilities Plan**, Central O’ahu (1999)
Client: Mililani Christian Church
Description: Needs assessment and preliminary facilities plan for a growing church.
57. Project: **Multi-Family Housing Feasibility Study**, Hawai’i (1999)
Client: Department of Hawaiian Home Lands
Description: A three-pronged study to plan and implement multi-family housing projects for DHHL: (1) coordination of the development of rules for DHHL multi-family housing projects, (2) survey of beneficiaries’ needs/preferences for multi-family housing, (3) mixed use commercial/multi-family residential feasibility study for a specific site in Honolulu.
58. Project: **Fort Richardson, Alaska 2010 Master Plan**, Anchorage, Alaska (1999-2000)
Client: U.S. Army, Alaska
Description: 2010 Master Plan for Fort Richardson, Anchorage, Alaska, the Headquarters of the U.S. Army in Alaska.
59. Project: **Mō’ili’ili Redevelopment Plan**, Honolulu, O’ahu (1999)
Client: Kamehameha Schools
Description: Urban analysis and redevelopment strategies for KSBE lands in the Mō’ili’ili District of Honolulu.

60. Project: **Diamond Head Road Recreation Master Plan**, Honolulu, O’ahu (1999-2001)
Client: City and County of Honolulu
Description: Formulation of a comprehensive plan for recreational use of roadways that encircle world-famous Diamond Head on O’ahu’s southern shore and preparation of the environmental assessment.
61. Project: **Mission Houses Museum Expansion Study**, Honolulu, O’ahu (1999-2000)
Client: Hawaiian Mission Children’s Society
Description: Feasibility Study for needed expansion of the museum’s facilities for program administration, public education, storage, and display.
62. Project: **Kalaeloa Lands Redevelopment Feasibility Study**, ‘Ewa, O’ahu (2000-2001)
Client: Department of Hawaiian Home Lands
Description: Market analysis and infrastructure plans for the redevelopment of 547 acres of land located at the former Barbers Point Naval Air Station.
63. Project: **USARPAC Headquarters Charrette Facilitation**, Honolulu, O’ahu (2000-2001)
Client: U.S. Army, Pacific and U.S. Army Corps of Engineers
Description: Organize, facilitate, and record a comprehensive planning workshop for a proposed new Headquarters Command and Control complex to be constructed at Fort Shafter, Honolulu, Hawai’i.
64. Project: **Hale’iwa Commercial Lands Master Plan Study**, Hale’iwa, O’ahu (2000)
Client: Kamehameha Schools
Description: Long-range master plan for Kamehameha School’s commercial properties in Hale’iwa Town.
65. Project: **Pōhakuloa Training Area – Command and Control Building EA**, Island of Hawai’i (2000)
Client: U.S. Army Garrison, Hawai’i
Description: Environmental Assessment for 10,000-square foot building.
66. Project: **USARHAW South 21st Century Master Plan**, Honolulu, O’ahu (2004)
Client: U.S. Army Garrison, Hawai’i
Description: Long range +/- 30 year-plan for Fort Shafter, Tripler Army Medical Center, and Aliamanu Military Reservation, Honolulu, Hawai’i.

67. Project: **PTA Base Camp TAB and Master Plan Environmental Assessment**, Island of Hawai'i (2002-2003)
Client: U.S. Army Garrison, Hawai'i
Description: Tabulation of Existing and Required Facilities (TAB) and Environmental Assessment for the Master Plan for Pōhakuloa Training Area Base Camp, Island of Hawai'i.
68. Project: **Wai'anae Coast Emergency Access Road Community Consultation and EA**, Wai'anae, O'ahu (2002)
Client: City and County of Honolulu
Description: Coordination of the community consultation process and development of the Environmental Impact Statement for the City's Emergency Road project for the Wai'anae Coast.
69. Project: **Urban Forestry Master Plan Research Study**, Honolulu, O'ahu (2001)
Client: The Outdoor Circle
Description: Phase 1 of a 2-phase study to develop a comprehensive Urban Forestry Plan and implementation program for the City and County of Honolulu. Phase 1 consists of research on issues and needs and the development of a detailed outline and strategy for developing the Master Plan in Phase 2.
70. Project: **USARAK Master Plan**, Alaska (2002)
Client: U.S. Army Alaska
Description: "21st Century Master Plan" for the U.S. Army, Alaska, with a focus on facilities needed under the Army's new "Transformation" plan.
71. Project: **10th ASG Master Plan**, Okinawa, Japan (2001)
Client: 10th Area Support Group, U.S. Army Japan
Description: Long-range installation master plan for the U.S. Army in Okinawa, with emphasis on systems for telecommunications, POL, and port facilities.
72. Project: **Lands of Lāna'i Master Plan and EA**, Lāna'i (2001)
Client: Department of Hawaiian Home Lands
Description: Prepare a community-based master plan for 50 acres of DHHL lands on Lāna'i and prepare an Environmental Assessment.
73. Project: **Kalihi-Pālama Action Plan**, Honolulu, O'ahu (2002-2004)
Client: City and County of Honolulu, Department of Planning and Permitting
Description: Community-based plan for physical improvements needed and desired by the various organizations and community groups that are active in this important urban district of Honolulu.

74. Project: **West Honolulu Watershed Study**, Honolulu, O'ahu (2001-2003)
Client: Federal: U.S. Army Corps of Engineers, State: Department of Land and Natural Resources, City: Board of Water Supply
Description: A holistic study and analysis of available data, watershed problems and issues, and potential implementation projects for three urban watersheds: Nu'uuanu, Kalihi, and Moanalua.
75. Project: **Kalaeloa Redevelopment Plan Phase 2 Study**, 'Ewa, O'ahu (2002-2004)
Client: Department of Hawaiian Home Lands
Description: Market research update, conceptual plan for a business and technology park, infrastructure cost estimate, financial model, and marketing strategy for the development of technology-based industries on lands in 'Ewa, O'ahu.
76. Project: **Waiehu Kou Phase IIIA and IIIB**, Wailuku, Maui (2001-2002)
Client: SSFM International (for Department of Hawaiian Home Lands)
Description: Prepare environmental assessments for two phases of the project.
77. Project: **Keāhole to Hōnaunau Regional Circulation Plan**, Island of Hawai'i (2002)
Client: County of Hawai'i, Planning Department
Description: Short-, mid-, and long-range plans for transportation facilities for the Kona Coast, including arterial and major collector roadways, bikeways, multi-purpose paths, and possible future mass transit systems.
78. Project: **Kamalō Ahupua'a Preliminary Land Use Study**, Moloka'i (2002)
Client: Kamehameha Schools
Description: Initial research, field recon, and community meetings toward the development of a long-range land use plan for a 4,000-acre ahupua'a restoration program, Island of Moloka'i.
79. Project: **Pū'ā Foundation Land Use Study**, Islands of O'ahu and Hawai'i (2002)
Client: Pū'ā Foundation
Description: Research and analysis to determine use potentials and development constraints for lands recently conveyed to the Pū'ā Foundation, a native Hawaiian organization that provides grants to Hawaiian organizations and individuals.

80. Project: **Maui Agricultural Subdivisions**, Maui (2002)
Client: A&B Properties, Inc.
Description: Conceptual plans for a number of large agricultural parcels to test the feasibility of developing agricultural subdivisions with lots 2 or more acres in size.
81. Project: **Community Planning Workshops**, Island of Hawai'i (2002)
Client: Hui Kako'o 'Āina Ho'opulapula
Description: Community workshops to develop guidelines for 400 acres of Hawaiian Homestead Lands, Waiākea, South Hilo District..
82. Project: **Keawanui Fishpond Strategic Plan**, Moloka'i (2002)
Client: Loko I'a
Description: Workshops and Strategic Plan for educational and research programs for the restored fish pond at Keawanui on the Island of Moloka'i.
83. Project: **Boys and Girls Club Environmental Assessment**, Wai'anae, O'ahu (2003)
Client: Boys and Girls Clubs of Hawai'i
Description: Environmental Assessment for planned new Boys and Girls Club facility near Nānākuli High School, Wai'anae Coast, island of O'ahu.
84. Project: **Residential Communities Initiative Stakeholder Workshops**, Island of O'ahu(2003)
Client: U.S. Army Hawai'i, Residential Communities Initiative Office
Description: Conduct a series of workshops both within the Army community and with "external" agencies and organizations, to elicit ideas on how U.S. Army Hawai'i should privatize Army family housing.
85. Project: **Humu'ula/Pi'ihonua Land Use Concepts**, Island of Hawai'i (2002-2005)
Client: 'Oiwi Lōkahi o ka Mokupuni o Keawe
Description: Community-based resource management and homestead concepts for 54,000 acres of Hawaiian Home Lands on the eastern slopes of Mauna Kea volcano, Island of Hawai'i.
86. Project: **Ala Wai Watershed Analysis**, Honolulu, O'ahu (2002-2003)
Client: U.S. Army Corps of Engineers and State Department of Land and Natural Resources
Description: Comprehensive inventory, evaluation, and summarization of existing data and documents relating to Mānoa, Makiki, and Pālolo Streams in urban Honolulu, and development of descriptions of stream restoration projects.

87. Project: **Residential Communities Initiative Planning Charrette**, O’ahu (2003)
Client: U.S. Army Hawai’i, Residential Communities Initiative Office
Description: Organize and conduct an intensive planning effort to develop concept plans and financial analysis for the privatization of 7,500 units of Army family housing on the island of O’ahu.
88. Project: **Mokulē’ia Parcel Master Plan**, Mokulē’ia, O’ahu (2003)
Client: City and County of Honolulu, Department of Design and Construction
Description: Workshops, environmental assessment, traffic study, master plan for a parcel of land in Mokulē’ia, O’ahu.
89. Project: **Āliamanu Military Reservation Redevelopment Feasibility Study**, Honolulu, O’ahu (2003)
Client: U.S. Army Hawai’i, Residential Communities Initiative Office
Description: Land appraisals, market research, concept plans, infrastructure analysis, and financial modeling to test the feasibility of redeveloping a 515-acre, Army-owned housing area as a private-sector, planned residential community.
90. Project: **Ka’ū to South Kona Water Master Plan**, Island of Hawai’i (2004)
Client: County of Hawai’i
Description: Long-range plan for the development of potable and non-potable water systems for residential, commercial, and agricultural use for a 400-square mile area extending from Ho’okena in South Kona to Wai’ōhinu in Ka’ū.
91. Project: **Preliminary Restoration Plans**, Various Watersheds on the Islands of Maui, Hawai’i, and O’ahu (2004)
Client: U.S. Army Corps of Engineers
Description: Initial research, identification of issues, and preliminary justification for large-scale watershed restoration projects for six watersheds in the West Maui region, the Hilo Harbor watershed on Hawai’i, and the Wahiawā-Waialua watershed on O’ahu.
92. Project: **Kamehameha Schools Moloka’i Lands – Regional Plan**, Moloka’i (2004)
Client: Kamehameha Schools
Description: Initial phase of an overall “regional plan” for Kamehameha Schools’ approximately 5,000 acres of land on the island of Moloka’i. Major issues include landscape restoration, feral ungulate controls, reforestation, diversified agricultural uses, and restoration of fish ponds and coastal coral reefs.

93. Project: **Mākaha Valley Cultural Center Concept Plan**, O‘ahu (2004)
Client: Mohala I Ka Wai
Description: Concept Plan for a proposed Hawaiian Cultural Center near the restored Kaneaki Heiau on the Wai‘anae Coast.
94. Project: **Ala Wai Canal Project**, Honolulu, O‘ahu (2004-2006)
Client: U.S. Army Corps of Engineers and State Department of Land and Natural Resources
Description: Identification of alternatives, incremental cost analysis, plan formulation, and development of a Federal Environmental Impact Statement for flood abatement and ecosystem restoration actions and projects within the small urban stream watersheds that drain into the Ala Wai Canal.
95. Project: **Puna Regional Circulation Plan**, Island of Hawai‘i (2005)
Client: County of Hawai‘i, Planning Department
Description: A long-range “Puna Regional Circulation Plan,” addressing future needs for automobiles, bicycles, pedestrian, and transit corridors, through a community-based planning process involving the many stakeholders in the Puna District.
96. Project: **Pū‘āla‘a Ahupua‘a Plan**, Island of Hawai‘i (2005)
Client: Ho‘oulu Lāhui
Description: Resources inventory and planning strategies for the management of 1,200-acre ahupua‘a, Puna District.
97. Project: **Keōpū-Hienaloli Streams Flood Control Project EA**, Island of Hawai‘i (2005 to present)
Client: U.S. Army Engineer District, Honolulu
Description: Environmental Assessment for flood mitigation measures, small watershed, Kailua-Kona.
98. Project: **Wai‘anae Watershed Management Plan**, Wai‘anae, O‘ahu (2005-20010)
Client: Board of Water Supply
Description: The Wai‘anae Watershed Management Plan is a community-based, environmentally holistic, action-oriented plan for the watersheds of the Wai‘anae District that will be in alignment with the State of Hawaii Water Code. The Plan is one of eight district Watershed Management Plans that together will constitute the O‘ahu Watershed Management Plan.

99. Project: **Central O’ahu Watershed Study**, Island of O’ahu 2005-2007)
Client: U.S. Army Corps of Engineers and Honolulu Board of Water Supply
Description: The Central O’ahu Watershed Study is a comprehensive study of the physical, social, economic, and environmental factors that affect water resources in the Central O’ahu area. Data from this study will be used in future water resource planning by the Honolulu Board of Water Supply.
100. Project: **Mākaha Valley Special Area Plan**, Mākaha, O’ahu (2005-2008)
Client: City and County of Honolulu, Department of Planning and Permitting
Description: A community-based Special Area Plan for the Mākaha Valley to serve as a guide for future projects and other actions that will improve conditions and opportunities within the valley.
101. Project: **Land Exchange Feasibility Study**, Island of O’ahu (2005)
Client: U.S. Army Corps of Engineers
Description: Feasibility analysis for a proposed land exchange by the U.S. Army Garrison, Hawai’i.
102. Project: **Kalaeloa Strategic Plan**, ‘Ewa, O’ahu (2005)
Client: Hawaii Community Development Authority
Description: “Big Picture” planning process and product that articulated the overall Vision, Mission, Goals and Objectives, Core Values and Guiding Principles, and priority Action Items for the redevelopment of the 4,000-acre former “Barbers Point Naval Air Station.”
103. Project: **West O’ahu Ocean Operational Protocols**, Wai’anae, O’ahu (2006)
Client: Department of Land and Natural Resources, Division of Boating and Ocean Recreation
Description: A preliminary study, which included interviews and small group meetings with ocean users and a general public information meeting, to identify possible solutions to user conflicts, which were resultant from an increase in ocean activities on the west shores of O’ahu. The study area extended from the Airport Reef Runway to Ka’ena Point.
104. Project: **Waipā Master Site Plan and Development Program**, Waipā, Kaua’i (2004)
Client: Waipā Foundation
Description: Site analysis, client workshops, site development program, and site plans for the phased development of offices, classrooms, certified kitchen, plant nurseries, organic gardens, lo’i kalo restoration, stream research laboratory, and other cultural and educational facilities that are envisioned for the community-based land restoration program in the ahupua’a of Waipā.

105. Project: **Waipā Special Management Area Zoning Permits**, Waipā, Kaua‘i (2007)
Client: Waipā Foundation
Description: Securing various necessary County of Kaua‘i permits for construction of the Waipā Community Complex.
106. Project: **Waipā Agricultural Plan**, Waipā, Kaua‘i (2007)
Client: Waipā Foundation
Description: Workshops, site reconnaissance, development guidance for agricultural uses and a marketing tool for the Waipā Foundation.
107. Project: **Waikoloa Affordable Housing Project RFP**, Island of Hawai‘i (2006)
Client: County of Hawai‘i
Description: Project Management services for the County’s 6,200-unit workforce housing project at Waikoloa Village, including: Feasibility Study, development of the RFP, assistance to OHCD (Office of Housing and Community Development) in selecting the developer, and ongoing coordination with OHCD and the developer towards the implementation of the project.
108. Project: **Community Readiness Program**, Island of Hawai‘i (2006)
Client: Hawai‘i County Planning Department
Description: Assistance to the Planning Department for the design and implementation of a series of community workshops designed to get Hawai‘i Island communities “ready” to participate in their soon-to-be-funded Community Development Plan (CDP) processes.
109. Project: **Waikoloa Integrated Solid Waste Management Plan Update**, Waikoloa, Island of Hawai‘i (2006)
Client: County of Hawai‘i, Department of Environmental Management
Description: An evaluation of waste management strategies for the Waikoloa Village area, with particular emphasis on those strategies that will maximize diversion of solid waste from landfills. The report includes an implementation plan for a curbside Rubbish and Recycle Pick-Up Program.
110. Project: **Community-Based Master Land Use Plan for Moloka‘i Ranch**, Moloka‘i (2006)
Client: Land Use Committee, Moloka‘i Enterprise Community
Description: Facilitation of Land Use Committee meetings and compilation of planning narratives and maps into a report for 65,000-acres of land on Moloka‘i.

111. Project: **DHHL Regional Plans: Nānākuli and Wai‘anae**, Wai‘anae, O‘ahu (Current)
Client: Department of Hawaiian Home Lands
Description: Comprehensive assessment of DHHL lands and homestead communities in Nānākuli and Wai‘anae, and identification of infrastructure and community facilities needs, funding requirements, and opportunities for partnerships with other entities for implementation.
112. Project: **KS Regional Asset Plans**, Statewide (2005)
Client: Kamehameha Schools
Description: Technical assistance to KS land managers in the areas of planning and written presentation of planning analysis and recommendations for various Regional Asset Plans.
113. Project: **120-Acre North Shore Master Plan**, Hale‘iwa, O‘ahu (2006)
Client: Kamehameha Schools
Description: Assessment of existing and planned future site uses, tenants, and associated water and electrical requirements for an agricultural parcel in Kawailoa, Halei‘wa, O‘ahu.
114. Project: **Kalaeloa Community Development Rules**, Kalaeloa, O‘ahu (2007-2008)
Client: Hawai‘i Community Development Authority
Description: Creation of Development Rules for Kalaeloa lands, which were designated a “Community Development District” by the 2004 State Legislature.
115. Project: **East Kapolei II Development RFP**, Kapolei, O‘ahu (2007)
Client: Department of Hawaiian Home Lands
Description: Development of an RFP to build homes in Kapolei for native Hawaiian beneficiaries.
116. Project: **Kaka‘ako Makai Community Outreach Program**, Honolulu, O‘ahu (2007)
Client: Hawai‘i Community Development Authority
Description: Facilitation services to form an Advisory Working Group to engage in a Community Planning process for the development of the Kaka‘ako Waterfront.

117. Project: **Mānoa Watershed Project**, Mānoa, O’ahu (2007-2008)
Client: U.S. Army Corps of Engineers
Description: Plan formulation and preparation of the Watershed Plan / Environmental Impact Statement for the flood hazard mitigation actions in the Mānoa Watershed.
118. Project: **Ko’olaupoko and Wai’anae Sustainable Communities Plan Five-Year Reviews**, O’ahu (2007-2010)
Client: City and County of Honolulu
Description: Review and update of the Ko’olaupoko and Wai’anae Sustainable Communities Plans, through a community-based planning process, to measure progress toward achieving the vision, policies, principles, and guidelines in the SCPs; identify issues, trends, and potentials; and propose any modifications or new policies.
119. Project: **Pu’ukoli’i Mauka Project**, Lāhaina, Maui (2007)
Client: Office of Hawaiian Affairs
Description: Assist the Office of Hawaiian Affairs in a Feasibility Study for the Pu’ukoli’i Mauka Project, an affordable/workforce housing project at Ka’anapali, Lāhaina, Maui.
120. Project: **Pūpūkea-Paumalu Project**, Pūpūkea-Paumalu, O’ahu (2007)
Client: Trust for Public Land
Description: Baseline Documentation consisting of an inventory and documentation of existing land uses of the property.
121. Project: **Community Development Plans for North and South Kohala**, Hawai’i Island (2007-2008)
Client: County of Hawaii
Description: Develop long-range environmental/land use plans for the districts of North Kohala and South Kohala through a community-based planning process. These “CDPs” were approved by the County Council as ordinances in late 2008.
122. Project: **Anahola RFP**, Anahola, Kaua’i (2007)
Client: Department of Hawaiian Home Lands
Description: Assist DHHL in the development of an RFP for interested housing contractors to design and build single-family homes in the Pi’ilani Mai Ke Kai Subdivision, Phase 1, also known as Anahola Residence Lots, Unit 6.

123. Project: **Punalu'u Master Plan**, Punalu'u, O'ahu (2008)
Client: Kamehameha Schools
Description: Work with KS and local community groups to evaluate current assets, develop alternatives, and create a final master plan that includes recommendations for phasing and plan implementation.
124. Project: **DHHL Request for Proposals, East Kapolei I and Kumuhau**, O'ahu (2008)
Client: Department of Hawaiian Homelands
Description: Assist DHHL in the development of RFPs for the design and construction of "East Kapolei I, Increment 1" project located in the 'Ewa District of O'ahu, and the "Kumuhau" project located in the Waimānalo District of O'ahu.
125. Project: **OHA Housing Study**, state-wide (2009)
Client: Office of Hawaiian Affairs
Description: Survey current affordable housing projects in Hawai'i and provide OHA with recommended policies and strategies regarding future OHA actions for affordable housing for Native Hawaiians.
126. Project: **Pūpūkea-Paumalu Resources Management Plan**, North Shore O'ahu (2009)
Client: North Shore Community Land Trust
Description: Develop a long-range resources management plan, including descriptions of priority action projects, for a 1,144-acre parcel that had originally been planned for upscale housing.
127. Project: **Ala Wai Watershed Plan – Phase 3**, Honolulu (2010)
Client: CH2M Hill
Description: Develop and implement a stakeholder involvement process for the "Feasibility Scoping" phase of this major flood mitigation and ecosystem restoration project.
128. Project: **Ko'olau Poko Watershed Management Plan**, Windward O'ahu(Current)
Client: Honolulu Board of Water Supply
Description: Develop a holistic, long-range water resources management plan for the 41,512-acre Ko'olau Poko District on the windward side of O'ahu, in accordance with the requirements of the State Water Code and ordinances and policies of the City and County of Honolulu.

129. Project: **Waiialua-Kaiaka Bay Watershed Plan**, North Shore, O’ahu (2010)
Client: City and County of Honolulu Dept. of Environmental Management
Description: Analysis of water quality issues and formulation of water quality improvement strategies for this major North Shore watershed, including preliminary calibration of the “Watershed Analysis Risk Assessment Framework” computer model (WARMF) for the Kīkī Stream System.
130. Project: **Honu’apo Resources Management Plan**, Ka’u, Island of Hawai’i (2010)
Client: Hawai’i County Finance Department
Description: Multi-Phase Plan for the management of natural and cultural resources of a 200+ acre coastal park in the Ka’u District of the Big Island, and conceptual design of low impact recreational facilities, including paths, parking, pavilions, restrooms, and camping areas.
131. Project: **Nānākuli and Wai’anae/Lualualei Regional Plans Updates**, Wai’anae, O’ahu (2010)
Client: Department of Hawaiian Home Lands
Description: Research, community meetings, and update of text and graphics for DHHL Regional Plans for the Hawaiian Homestead communities of the Wai’anae Coast.
132. Project: **Kaka’ako Makai Master Plan**, Honolulu (2010)
Client: Hawai’i Community Development Authority (HCDA)
Description: Design and implementation of a stakeholder involvement process for the development of a long-range plan for state-owned makai lands located between Ala Moana Beach Park and Honolulu Harbor Piers 1 and 2, including the commercial harbor of Kewalo Basin.
133. Project: **He’eia Wetlands Restoration Strategic Plan**, Windward O’ahu (2010)
Client: Kāko’o ‘Ōiwi
Description: Articulation and illustration of Goals, Guiding Principles, Opportunities, Constraints, Project Concepts, and near-term Action Strategies for the restoration of productive traditional agriculture for 405 acres of wetlands and related upland areas on the windward coast of O’ahu.
134. Project: **American Samoa CZM Program Assessment**, American Samoa (2011)
Client: American Samoa Coastal Management Program
Description: Research, interviews, planning analysis, and development of draft and final reports for American Samoa’s NOAA “309” program 5-Year assessment and plan.

135. Project: **He'eia Concept Graphic**, Windward O'ahu (2011)
Client: Kāko'o 'Ōiwi
Description: Through a collaborative process, development of maps and descriptions of proposed land uses and needed facilities for the restoration of productive traditional agriculture, cultural and community programs, and native habitat restoration in the wetlands and uplands of He'eia, on the windward coast of O'ahu.
136. Project: **He'eia Permits**, Windward O'ahu (2011)
Client: Kāko'o 'Ōiwi
Description: Stream Diversion Works Registration with the Commission on Water Resources Management, and U.S. Army Corps of Engineers Pre-Construction Notification for coverage under Nationwide Permit 27 (under Clean Water Act Section 404) for the He'eia Wetlands Restoration project.
137. Project: **He'eia Conservation Plan**, Windward O'ahu (2011)
Client: Hawai'i Community Development Authority
Description: Conservation Plan identifying best management practices to minimize water quality impacts for approximately 12 acres of taro restoration and 5 acres of upland crops and orchards at He'eia, on the Windward coast of O'ahu.
138. Project: **Wao Kele o Puna**, Puna District, Island of Hawai'i (2011)
Client: Office of Hawaiian Affairs
Description: Identification and evaluation of the feasibility of culturally appropriate income-generating opportunities for the Wao Kele o Puna rainforest in the District of Puna, on the Island of Hawai'i.
139. Project: **Ka Pua Initiative**, Wai'anae District, O'ahu (2011)
Client: Kamehameha Schools
Description: Coordination of talk stories and field visits with Ka Pua leadership and Wai'anae community leaders to build greater knowledge of the Wai'anae community and resources, and to develop planning principles that will help the implementation of the Ka Pua project.
140. Project: **Pūpūkea Beach Park Master Plan**, North Shore, O'ahu (current)
Client: City and County of Honolulu Department of Design and Construction
Description: Development of a Master Plan for the Pūpūkea Beach Park that will identify user needs and will propose capital improvements to address those needs.

141. Project: **Transit-Oriented Development Community Capacity-Building,**
Honolulu, O’ahu (current)
Client: Kamehameha Schools
Description: Preliminary research on mainland TOD community-capacity building programs and capacity of local community groups; and formation of and technical support to a TOD Regional Council that would provide recommendations on future TOD projects and act as a public sector partner for project implementation.
142. Project: **Camp Mokulē’ia Concept Plan,** North Shore, O’ahu (current)
Client: Camp Mokulē’ia
Description: Development of a concept plan for the 40 acres of land owned or leased by Camp Mokulē’ia, including graphical and narrative descriptions of new camp programs and related facilities, and identification of regulatory requirements and a short-term implementation plan.
143. Project: **Ha’ikū Cultural Preserve Conceptual Plan Graphic and Narrative,**
Kāne’ohe, O’ahu (current)
Client: Ko’olau Foundation
Description: Development of conceptual plan graphic and narrative descriptions that will provide clarity and guidance for subsequent detailed planning, design, and implementation actions for the Ha’ikū Cultural Preserve.
144. Project: **Upper Wai’anae Baseline Study,** Wai’anae, O’ahu (current)
Client: Ka’ala Farm, Inc.
Description: Baseline Study covering the Upper Wai’anae Valley area in support of a potential project to restore the cultural and natural landscape of Upper Wai’anae.
145. Project: **Ōhulehule Forest Conservancy Planning Strategy,** Waikāne Valley, O’ahu (current)
Client: Ōhulehule Forest Conservancy, LLC
Description: Identification of permitting requirements for the proposed activities of the Ōhulehule Forest Conservancy and development of a planning and permitting strategy to meet those requirements.