

June 8, 2023

Tom Schnell, AICP

Principal/Planner

PBR HAWAII & Associates, Inc.

1001 Bishop Street, Suite 650

Honolulu, Hawai'i 96813

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

EXPERIENCE

PBR HAWAII

Honolulu, Hawai'i - Principal

2014-Present

PBR HAWAII

Honolulu, Hawai'i - Associate

2002-2014

PBR HAWAII

Honolulu, Hawai'i - Planner

1999-2002

LAND USE RESEARCH FOUNDATION OF HAWAI'I

Honolulu, Hawai'i – Policy Analyst

1997-1999

HOUSE MAJORITY STAFF OFFICE, HAWAII STATE LEGISLATURE

Honolulu, Hawai'i – Legislative Analyst

1995-1997

PUBLIC ADMINISTRATION PROGRAM, UNIVERSITY OF HAWAI'I

Honolulu, Hawai'i – Graduate Assistant

1990-1994

PROFESSIONAL AFFILIATIONS

American Planning Association, Hawai'i Chapter – Member

Lambda Alpha International, Aloha Chapter –Member

Urban Land Institute – Member

EXHIBIT D-8

SPECIAL SKILLS

Land Planning and Analysis, Environmental Planning, Governmental Processing/Entitlements, and Master Planning

RESPONSIBILITIES AND QUALIFICATIONS

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), State Special Permit applications, State Land Use District Boundary Amendment (SLUDBA) petitions, Change in Zoning (CIZ) applications, Community Plan Amendment (CPM) applications, Special Management Area (SMA) permit applications, and Conservation District Use Applications (CDUA).

EXPERT WITNESS EXPERIENCE

The State Land Use Commission has qualified Mr. Schnell as an expert witness in land use planning pertaining to several Land Use Commission Dockets for State Land Use District Boundary Amendments and Land Use Commission Declaratory Rulings.

The Hawai'i Community Development Authority (HCDA) has qualified Mr. Schnell as an expert witness in land use planning pertaining to HCDA Development Permits.

Mr. Schnell also served as an expert witness in land use planning in lease rent arbitration hearings for properties in Waikiki and Kaka'ako.

In addition, Mr. Schnell has represented clients regarding land use matters before the City and County of Honolulu Council, the Maui County Council, City and County of Honolulu Planning Commission, the Maui Planning Commission, the Moloka'i Planning Commission, and the Kaaui Planning Commission.

RELEVANT EXPERIENCE

Ward Village Block A (The Launiu) HCDA Planned Development Permit (O'ahu)
Ward Village Block B (Kalae) HCDA Planned Development Permit (O'ahu)
Gentry Kalaeloa Ka'ulu Residential Community HCDA Kalaeloa Development Permit (O'ahu)
VA Aloha Department of Veterans Affairs Multi-Specialty Outpatient Clinic HCDA Kalaeloa Development Permit (O'ahu)
Ward Village Block F (Ulana Ward Village) HCDA Planned Development Permit (O'ahu)
Ward Village Block H (The Park Ward Village) HCDA Planned Development Permit (O'ahu)
Ward Village Block C-W (Victoria Place) HCDA Planned Development Permit (O'ahu)
Ward Village Block I (Kō'ula) HCDA Planned Development Permit (O'ahu)
Ward Village Block N-E (A'ali'i) HCDA Planned Development Permit (O'ahu)
HCDA Kaka'ako Makai Parks Master Plan and EIS (O'ahu)

Kupu “Green Jobs Training Center” EA, SMA, and HCDA Development Permit (O‘ahu)

Makila Farms 201H Workforce Housing Project (Maui)

Malu Investments Restaurant/Retail Building EA, Special District Permit-Major (O‘ahu)

Live, Work, Play ‘Aiea EIS and CIZ application (O‘ahu)

Monsanto Company Important Agricultural Lands Assessment Reports (O‘ahu and Moloka‘i)

Honua‘ula EIS and Project District Phase II application (Maui)

‘O‘oma EIS and SLUDBA petition (Hawai‘i)

Kapalua Mauka EIS, SLUDBA petition, and CIZ application (Maui)

Pulelehua EIS, SLUDBA petition, CPA, CIZ, and Project District Phase I application (Maui)

The Residences at Kapalua Bay EIS and SMA (Maui)

Plantation Town Apartments 201H application (O‘ahu)

Maui Waena Intermediate School Project District Phase III and Height Variance (Maui)