

June 8, 2023

Tom Schnell, AICP

Vice President/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 – Vice President
2023-Present

PBR HAWAII
Honolulu, Hawai‘i - Principal
2014-2023

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

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 Vice President 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 Kaua'i Planning Commission.

RELEVANT EXPERIENCE

Ward Village Block D ('Ilima), HCDA Planned Development Permit (O'ahu)

Ward Village Block E (Melia), HCDA Planned Development Permit (O'ahu)

Pohukaina Commons (690 Pohukaina Street, Kakaako), Chapter 201H, HRS Affordable Housing Application (O'ahu)

Ward Village Block N-East (Mahana), HCDA Planned Development Permit (O'ahu)

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)
Daniel Kahikina Akaka Department of Veterans Affairs Community-Based 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)
Harry and Jeanette Weinberg Ho'okupu Center, EA, SMA, and HCDA Development Permit
(O'ahu)
Makila Farms Chapter 201H, HRS Workforce Housing Application (Maui)
Malu Investments Restaurant/Retail Building, EA, Special District Permit-Major (O'ahu)
Live, Work, Play 'Aiea EIS and Change in Zoning (CIZ) application (O'ahu)
Monsanto Company Important Agricultural Lands Assessment Report (O'ahu)
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 Chapter 201H, HRS Affordable Housing Application (O'ahu)
Maui Waena Intermediate School, Project District Phase III and Height Variance (Maui)