



Ellen R. Ashford

ASSOCIATE

As an associate on the Finance and Real Estate team, Ellen's practice includes real estate development and land use review, commercial ground and space leasing, purchase and sale transactions, and financing.

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Overview

As an associate on the Finance and Real Estate team, Ellen's practice includes real estate development and land use review, commercial ground and space leasing, purchase and sale transactions, and financing.

Ellen earned her law degree from the William S. Richardson School of Law, University of Hawai'i, *summa cum laude*. During law school, Ellen served as a judicial extern to the Honorable Mark E. Recktenwald, Chief Justice of the Supreme Court of Hawai'i, and provided research assistance to Professor David L. Callies and Professor Mari J. Matsuda. She also served as Co-Editor-in-Chief of the University of Hawai'i Law Review.

Ellen earned her undergraduate degree from the Johns Hopkins University where she double-majored in Philosophy and Writing Seminars. Ellen was also a member of the Humanities Center Honors Program.

Ellen is a fifth-generation attorney in Hawai'i and graduate of Punahou School.

Practices & Industries

Banks & Financial Institutions

Finance

Land Use, Zoning & Entitlements

Real Estate

- Condominiums & Planned Development
- Real Estate Transactions

Noteworthy

Awards

- NAIOP Commercial Real Estate Development Association, Hawai'i Chapter, 2024 Developing Leader Member of the Year

Credentials

Education

- J.D. (2021), William S. Richardson School of Law, University of Hawai'i, *summa cum laude*
- B.A. (2018), Philosophy, Writing Seminars, Johns Hopkins University, *Honors*

Admissions

- Hawai'i State Bar (2021)
- United States District Court for the District of Hawai'i (2021)

Membership

- American Bar Association
- Hawai'i State Bar Association
- NAIOP Commercial Real Estate Development Association, Hawai'i Chapter, Developing Leaders Steering Committee

Publications

- "Maui's Shifting Shoreline and SMA Rules," Cades Schutte *ke kumu* (Spring/Summer 2024) (Co-Author)
- "Correcting the Legal Fiction of Legislative Deference for All Rezoning to Scrutinize Spot Zoning in Hawaii," 44 U. Haw L. Rev. 167 (2022) (Author)
- "Tailoring the Elements for "Spotzoning" in Hawai'i," 44 U. L. Rev. (January 2022) (Author)
- "PASH: No One Legacy for Hawai'i Land Use and Shoreline Public Access," Cades Schutte *ke kumu* (Fall/Winter 2021) (Co-Author)
- "Implied Preemption in the Regulation of Land," 10 Brigham-Kanner Property Rights J. 229 (2021) (Co-Author with David L. Callies)
- "Knick in Perspective: Restoring Regulatory Takings Remedy in Hawai'i," 42 U. Haw. L. Rev. 136 (2019) (Co-Author with David L. Callies)

Speaking Engagements

- "Takings," 2022 Hawaii Land Use Law Conference (May 25, 2022) (Moderator)
- "25 Years of PASH," University of Hawai'i Law Review (February 5, 2021) (Host)