



**CNI KUHIO PARK
NEIGHBORHOOD
TRANSFORMATION
PLAN**

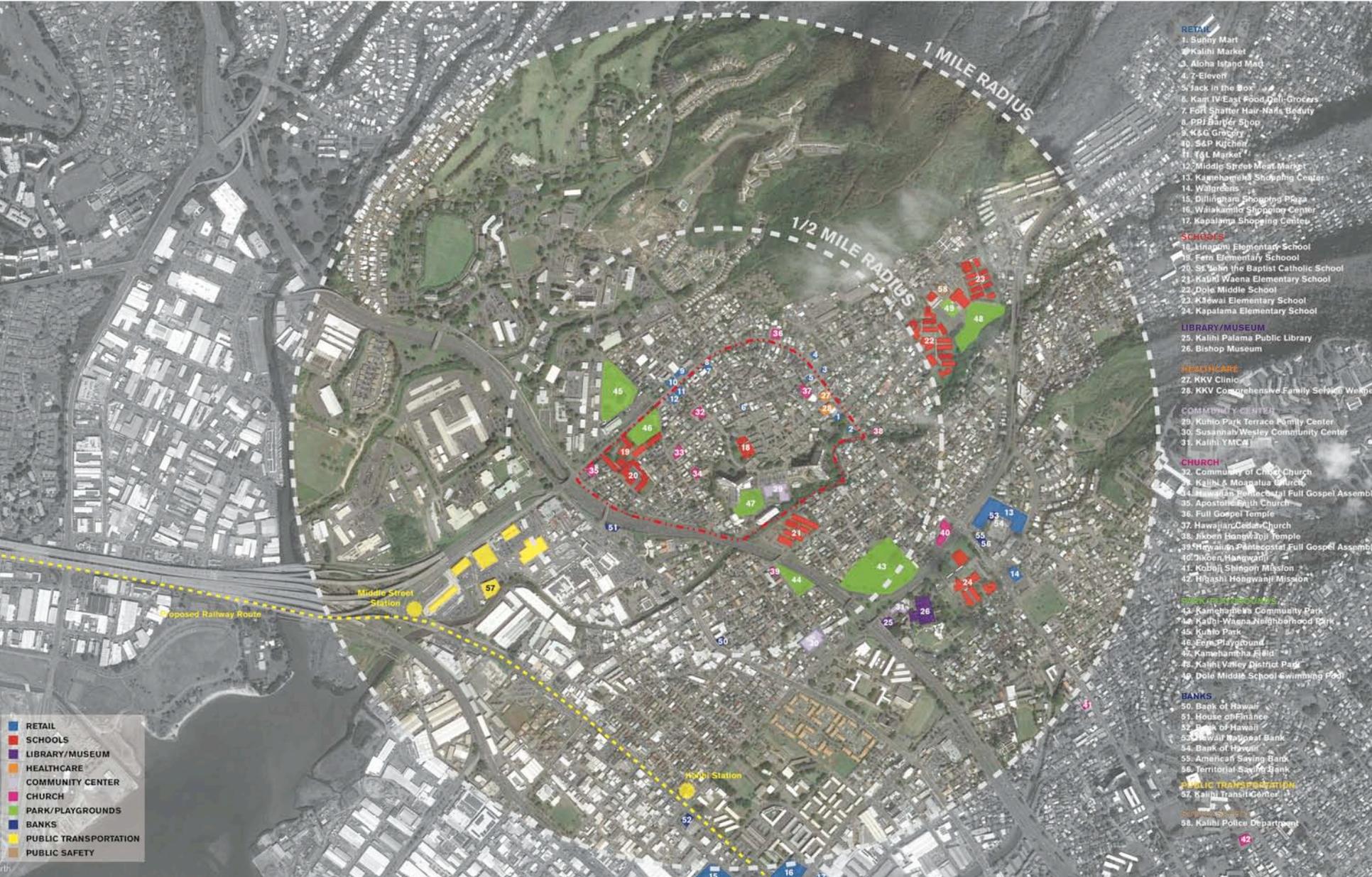


THE CORE MASTER PLANNING TEAM

- Michaels Development Group
- Hawaii Public Housing Authority
- EJP Consulting Group
- WRNS STUDIO Hawai'i
- Umemoto Cassandro Design Corp



VISION FOR THE COMMUNITY



- RETAIL**
- 1. Sunny Mart
- 2. Kalih Market
- 3. Aloha Island Mart
- 4. 7-Eleven
- 5. Jack in the Box
- 6. Kam IV East Food, Deli, Grocers
- 7. Fort Shafter Hair-Nails Beauty
- 8. PPI Barber Shop
- 9. K&G Grocery
- 10. S&P Kitchen
- 11. 1st Market
- 12. Middle Street Meat Market
- 13. Kanehama Shopping Center
- 14. Walgreens
- 15. Dillingham Shopping Plaza
- 16. Waialeale Shopping Center
- 17. Kapalama Shopping Center
- SCHOOLS**
- 18. Linapuni Elementary School
- 19. Fern Elementary School
- 20. St John the Baptist Catholic School
- 21. Kalih Waena Elementary School
- 22. Dole Middle School
- 23. Kiewala Elementary School
- 24. Kapalama Elementary School
- LIBRARY/MUSEUM**
- 25. Kalih Palama Public Library
- 26. Bishop Museum
- HEALTHCARE**
- 27. KKV Clinic
- 28. KKV Comprehensive Family Services
- COMMUNITY CENTER**
- 29. Kihio Park Terrace Family Center
- 30. Susannah Wesley Community Center
- 31. Kalih YMCA
- CHURCH**
- 32. Community of Christ Church
- 33. Kalih & Moanalua Church
- 34. Hawaiian Pentecostal Full Gospel Assembly
- 35. Apostolic Faith Church
- 36. Full Gospel Temple
- 37. Hawaiian Cella Church
- 38. Ikoen Hongwanji Temple
- 39. Hawaiian Pentecostal Full Gospel Assembly
- 40. Ikoen Hongwanji
- 41. Kobaji Shingon Mission
- 42. Higashi Hongwanji Mission
- PARK/PLAYGROUNDS**
- 43. Kanehama Community Park
- 44. Kalih-Waena Neighborhood Park
- 45. Kihio Park
- 46. Fern Playground
- 47. Kanehama Field
- 48. Kalih Valley District Park
- 49. Dole Middle School Swimming Pool
- BANKS**
- 50. Bank of Hawaii
- 51. House of Finance
- 52. Bank of Hawaii
- 53. Hawaii National Bank
- 54. Bank of Hawaii
- 55. American Saving Bank
- 56. Territorial Saving Bank
- PUBLIC TRANSPORTATION**
- 57. Kalih Transit Center
- Public Safety**
- 58. Kalih Police Department

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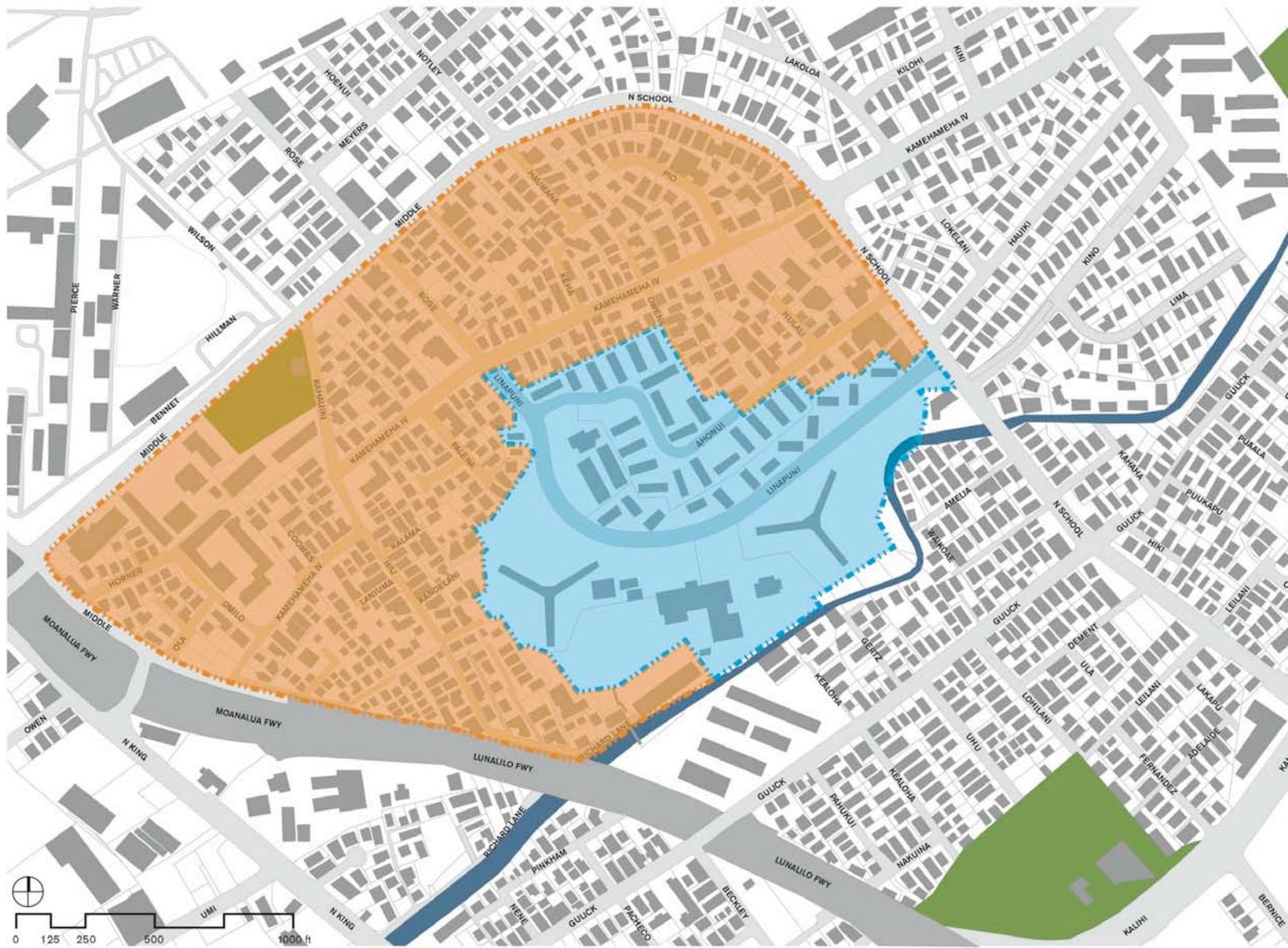
1-MILE RADIUS MAP

Date : 04.30.2014

- WRNS STUDIO HAWAII
- MICHAELS DEVELOPMENT COMPANY
- HAWAII PUBLIC HOUSING AUTHORITY
- EJP CONSULTING GROUP

VISION FOR THE KUHIO PARK COMMUNITY

- Pedestrian Friendly
- Safe
- Culturally Diverse
- Access to Services
- Access to Opportunities
- A place of “**Choice and Pride**”



KUHIO PARK NEIGHBORHOOD TRANSFORMATION PLAN

COMPONENT MAP

Date : 04.30.2014

- WRNS STUDIO HAWAII
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The background is a solid light green color with a complex, organic pattern of darker green, wavy, and swirling lines that resemble natural textures like wood grain or stone. The text is centered in the middle of the page.

NEIGHBORHOOD & HOUSING STRATEGY

NEIGHBORHOOD STRATEGY

- Kalihi as a **Place of Choice**
- Improve Existing Retail
- Attract New Retail
- Increase **Public Safety**
- Improve **Connections to Public Transit,**
Current and Future
- Improve **Recreation Facilities**

HOUSING STRATEGY

- Create housing appropriate for a **variety of households and incomes**
- Create housing with **modern amenities**
- Create housing that's **accessible**
- Create housing that's "**sustainable**"
- Create housing and a community that's **safe**
- At a minimum, replace **174 units** of existing public housing
- **Minimize disruption** due to relocation



SCHEDULE

MASTER PLANNING SCHEDULE

- **April 30 / May 1**

 - Community Charrette #1

 - Neighborhood Meeting #1

 - Project Introduction / Community Input

- **May 12**

 - Informal Meeting with Low Rise Residents

- **May 28 / May 29**

 - Community Charrette #2

 - Neighborhood Meeting #2

 - Master Plan Alternatives / Community Input

MASTER PLANNING SCHEDULE

- **June 25 / June 26**

 - Community Charrette #3

 - Neighborhood Meeting #3

 - Preferred Master Plan Alternative /
Community Input

- **July 24**

 - Draft Master Plan

- **August 21**

 - Final Master Plan

The background is a solid light green color with a complex, organic pattern of darker green, wavy, and swirling lines that resemble natural textures like wood grain or flowing water. The word "INSPIRATION" is centered in the middle of the image.

INSPIRATION



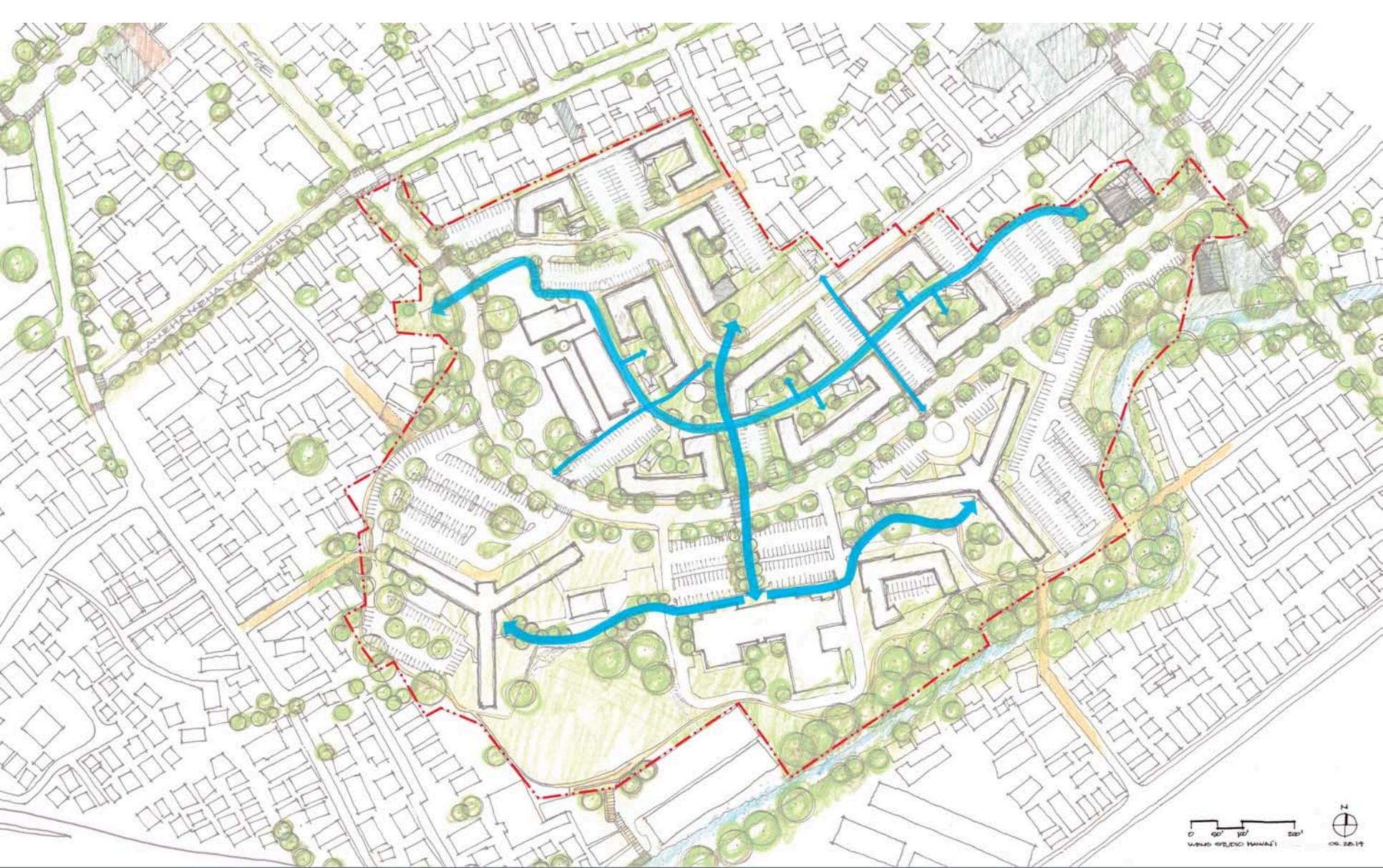


**KUHIO PARK NEIGHBORHOOD
TRANSFORMATION PLAN**

PLAN DIAGRAM

Date : 05.28.2014

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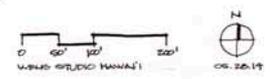


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The background is a solid light green color with a complex, organic pattern of darker green, wavy, and somewhat chaotic lines that resemble topographical contours or natural textures. The lines are thick and irregular, creating a sense of depth and movement.

LANDSCAPE & OPEN SPACE



**KUHIO PARK NEIGHBORHOOD
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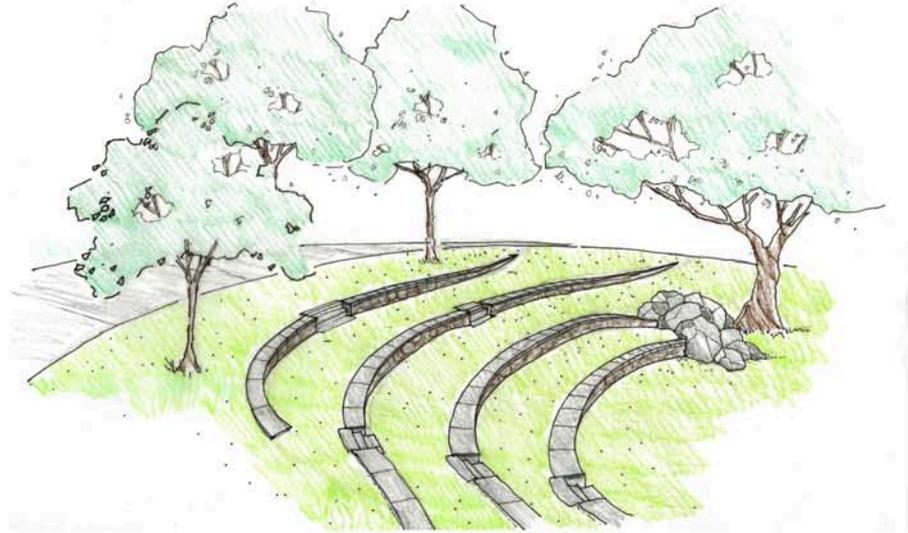
LANDSCAPE SITE PLAN

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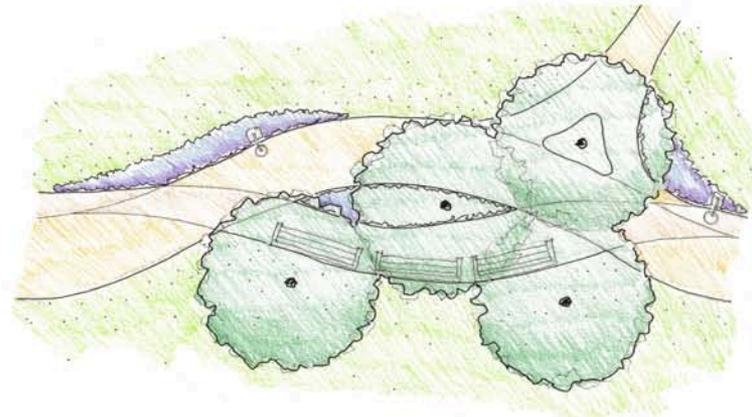
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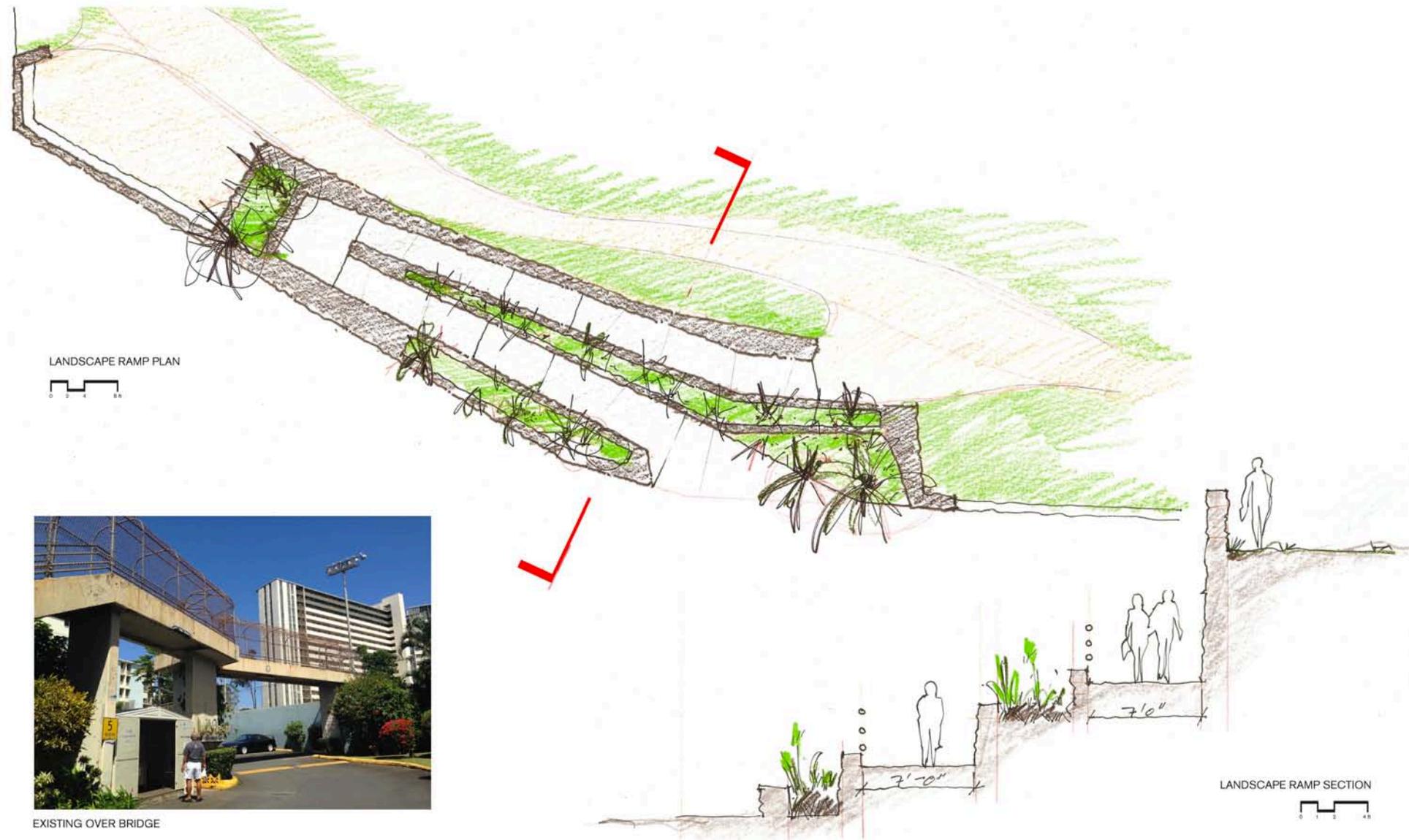
AMPHITHEATER



MARKET SQUARE



WALKWAY



EXISTING OVER BRIDGE

**KUHIO PARK NEIGHBORHOOD
TRANSFORMATION PLAN**

LANDSCAPE SECTION

Date : 05.28.2014

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NEIGHBORHOOD



0 100' 200' 400'

WILLY STUDIO HAWAII

09-10-14

N

STATIONS

- **Station 1: The Neighborhood**

Rochelle & Jeff

- **Station 2: Landscape & Open Space**

Jason

- **Station 3: Housing**

Adam



Option 1 - "LOW" - (Code Parking)							
	Footprint Wing 1	# Floors	Footprint Wing 2	# Floors	Footprint Wing 3	# Floors	Building Area
A	2300	2	6500	3	3000	2	30100
B	1500	2	6600	3	2000	2	26800
C	4100	3	8000	4	2200	2	48700
D	3600	2	6100	3	2300	2	30100
E	4000	3	7000	3	1000	2	35000
F	3500	2	5000	3	4700	2	31400
G	2800	2	5400	3	3500	2	28800
H	9400	2	4500	3	2400	2	37100
GSF							268000
Net:Gross (20%)							214400
Unit Count							185

For all options: Senior Housing = 85 units totaling an additional 57,650 nsf located offsite. Average unit size = 1,160 nsf

Parking onsite = 400 stalls in all options		
	Unit Ratio	# Units
Code	2.16	185
Code - 25%	1.62	247
Code - 40%	1.296	309
1-to-1	1	400

Option 2 - "PREFERRED" - (Code - 25% Parking)							
	Footprint Wing 1	# Floors	Footprint Wing 2	# Floors	Footprint Wing 3	# Floors	Building Area
A	2300	3	6500	6	3000	3	54900
B	1500	2	6600	4	2000	2	33400
C	4100	3	8000	6	2200	3	66900
D	3600	2	6100	4	2300	2	36200
E	4000	3	7000	6	1000	2	56000
F	3500	3	5000	4	4700	2	39900
G	2800	2	5400	3	3500	2	28800
H	9400	3	4500	3	2400	2	46500
GSF							362600
Net:Gross (20%)							290080
Unit Count							250

Option 3 - "Medium" - (Code - 40% Parking)							
	Footprint Wing 1	# Floors	Footprint Wing 2	# Floors	Footprint Wing 3	# Floors	Building Area
A	2300	5	6500	5	3000	5	59000
B	1500	4	6600	4	2000	4	40400
C	4100	8	8000	8	2200	8	114400
D	3600	4	6100	4	2300	4	48000
E	4000	6	7000	6	1000	6	72000
F	3500	4	5000	4	4700	4	52800
G	2800	3	5400	3	3500	3	35100
H	9400	2	4500	2	2400	2	32600
GSF							454300
Net:Gross (20%)							363440
Unit Count							313

Option 4 - "450" (Code - 50% Parking)							
	Footprint Wing 1	# Floors	Footprint Wing 2	# Floors	Footprint Wing 3	# Floors	Building Area
A	2300	3	6500	6	3000	4	57900
B	1500	3	6600	5	2000	4	45500
C	4100	6	8000	9	2200	5	107600
D	3600	3	6100	5	2300	4	50500
E	4000	5	7000	8	1000	5	81000
F	3500	5	5000	5	4700	5	66000
G	2800	5	5400	5	3500	5	58500
H	9400	4	4500	4	2400	3	62800
GSF							529800
Net:Gross (20%)							423840
Unit Count							365

Option 5 - "HIGH" - (1-to-1 Parking)							
	Footprint Wing 1	# Floors	Footprint Wing 2	# Floors	Footprint Wing 3	# Floors	Building Area
A	2300	3	6500	7	3000	5	67400
B	1500	3	6600	5	2000	4	45500
C	4100	7	8000	10	2200	5	119700
D	3600	4	6100	6	2300	4	60200
E	4000	4	7000	8	1000	5	77000
F	3500	5	5000	8	4700	5	81000
G	2800	5	5400	7	3500	5	69300
H	9400	4	4500	4	2400	3	62800
GSF							582900
Net:Gross (20%)							466320
Unit Count							402



Option 1: Code Parking = 185 units



Option 1: Code Parking = 185 units



Option 2: Code - 25% = 250 units



Option 2: Code - 25% = 250 units



Option 3: Code - 40% = 308 units



Option 3: Code - 40% = 308 units



Option 4: Code - 50% = 365 units



Option 4: Code - 50% = 365 units



Option 5: 1-to-1 = 400 units



Option 5: 1-to-1 = 400 units

