

# **Hawai'i CC Long Range Development Plan Update 2025**

**Community Meeting  
LRDP Status Report  
March 5, 2015**

**Prepared by: PBR HAWAII & Associates, Inc.**



# Planning Team Members

**PBR HAWAII and Associates, Inc.-Prime Consultant-Planning and Landscape Architecture**

- Grant Murakami/Vice President-PBR HAWAII and Associates, Inc.
- Linda Ly/Planner-PBR HAWAII and Associates, Inc.

**Design Partners, Inc.-Architect**

- Mike Muromoto/Architect-Design Partners, Inc.



*Our objective for today...*

**Review the work completed on the  
Long Range Development Plan for  
the new Komohana Campus**

# Project Overview

- **Purpose**
  - To update the LRDP for the new Komohana Property
  - To develop a master plan and vision for future campus development (A physical manifestation of the Strategic Plan)
- **Objectives**
  - Identify a development pattern for the school to ensure orderly future growth
  - Develop efficient and cost effective guides for future developments
  - Serve as a tool for future entitlement submittals and permits

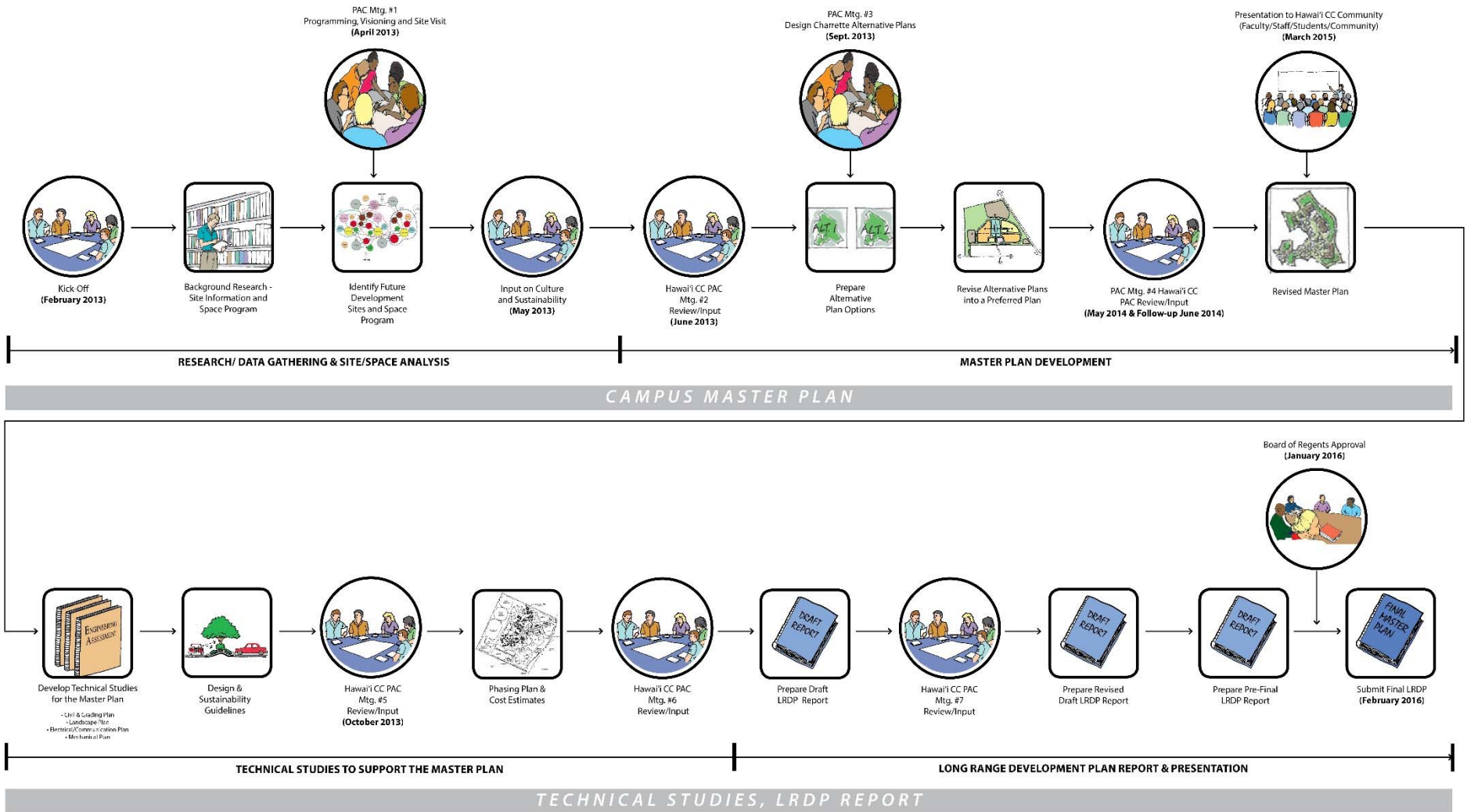
# What is a Long Range Development Plan (LRDP)?

- Serves as a guide to direct the form and character of a campus for the next 10-15 years
- Links an institution's strategic plan and program goals with a physical plan
- Think more about campus-wide functions and relationships as opposed to “where will my office be”

# Planning Advisory Committee Members

- Noreen Yamane, Chancellor
- Joni Onishi, Vice Chancellor for Academic Affairs
- James Yoshida, Vice Chancellor for Administrative Affairs
- Jason Cifra, Vice Chancellor for Student Affairs
- Beth Sanders, Interim Director, UH Center at West Hawaii
- Deborah Shigehara, Interim Director, Office of Continuing Ed
- Guy Kimura, Interim Dean, Liberal Arts & Public Services
- Joyce Hamasaki, Interim Dean, Career & Technical Ed
- Joel Tanabe, Chair, Applied Technical Education
- Steve Schulte, IT Specialist, Academic Computing Unit
- Grace Funai, Assistant to the VC for Student Affairs
- Neal Uehara, Media Specialist for Videoconferencing, etc.
- Lou Zitnik, Chair, English Department
- Pualani Kanahale, Community/Hawaii Life Styles
- Mike Unebasami, UHCC VP for Admin Affairs
- Maynard Young, Office of Capital Improvements
- Denise Yoshimori-Yamamoto, Architect, VPCC
- Marcy Martinez, Student Government President

# Process Chart



Draft- Subject to Change



Process Chart  
**HAWAII CC LRDP Update**

University of Hawaii

Island of Hawaii

Current as of March 3, 2015



# Planning Process

1. Research/Data Gathering and Analysis
  - Campus Strategic Plan/Vision
  - Site Analysis and Information
  - Space Programming and Space Requirements
2. Master Plan Development
  - Master Plan Charrette
  - Master Plan Refinement and Preliminary Phasing
  - **Preferred Plan and Preliminary Phasing**
3. Technical Studies to Support the Master Plan
  - Landscape Plan and Design/Sustainability Guidelines
  - Engineering Studies
  - Phasing Plan and Cost Estimates
4. LRDP Report
  - Draft LRDP Report
  - Final LRDP Report



# Community Outreach

**Hawai'i CC PAC  
Review**



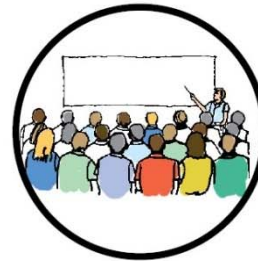
**6**

**Master Plan  
Charrette**



**1**

**Hawai'i CC  
Community  
Presentation**



**1**

**Board of Regents  
Presentation**



**1**

# **Hawai'i CC LRDP Vision (PAC Mtg No. 1)**

*Guided by the spirit of Na Wai A Loa, Hawai'i CC will provide a learning environment that blends culture Hawai'i, sustainability and innovation for student success.*

## **Supporting Principles:**

Culture & Sustainability

Academics & Technology

# Supporting Principles

## Culture and Sustainability

- *The spirit of Na Wai A Loa is defined as follows:*
  - *Na Wai is reference to the emptying of Waialea tributaries into our space, so that we are always mindful of the natural flow of the water.*
  - *Wai - any fluid; includes water, lava, and our own wai...so that we remember to be permeable in our design to our needs and to the landscape, seasonal changes, vegetation, other life forms and the needs of our college.*
  - *Wai is also the "largest" most visual and dynamic feature of the space.*
  - *A Loa - is in reference and deference to the district of Waiakea "who" sits on the slopes of Mauna Loa. It includes Mauna Loa in the design. The significant thing of Mauna Loa is "Loa" as continuum. So in design, we keep in mind the longevity of our purpose.*
  - *A Loa - also connects us to the migration of the Pele clan to Hawai'i...and our relations in the Pacific. There are many Mauna Loa's in the Pacific. This relates to our design focus of service that stretches beyond our current horizon, or view.*

# Supporting Principles

## Culture and Sustainability

- *Hawai'i island's culture (which reflects an appreciation for the indigenous culture and island lifestyle) will be reflective in the design of the campus.*
- *Sustainable design practices that are conducive to the Hawaiian environment, respective of the native ecosystem and Hawaiian culture, will be incorporated into the design of the campus to create a truly unique Hawaiian campus.*

# Supporting Principles

## Academics and Technology

- *The campus will be a state-of-the-art facility designed to incorporate cutting-edge technology.*
- *The campus will prepare students for careers in S.T.E.M. and liberal arts studies, enhancing the island's workforce.*
- *Hawaii CC will strive to provide a holistic approach to learning and an environment which respects diversity and promotes academic success and excellence, grounded in the Hawaiian culture.*

# Komohana Campus Site Assessment

## REGIONAL CONTEXT

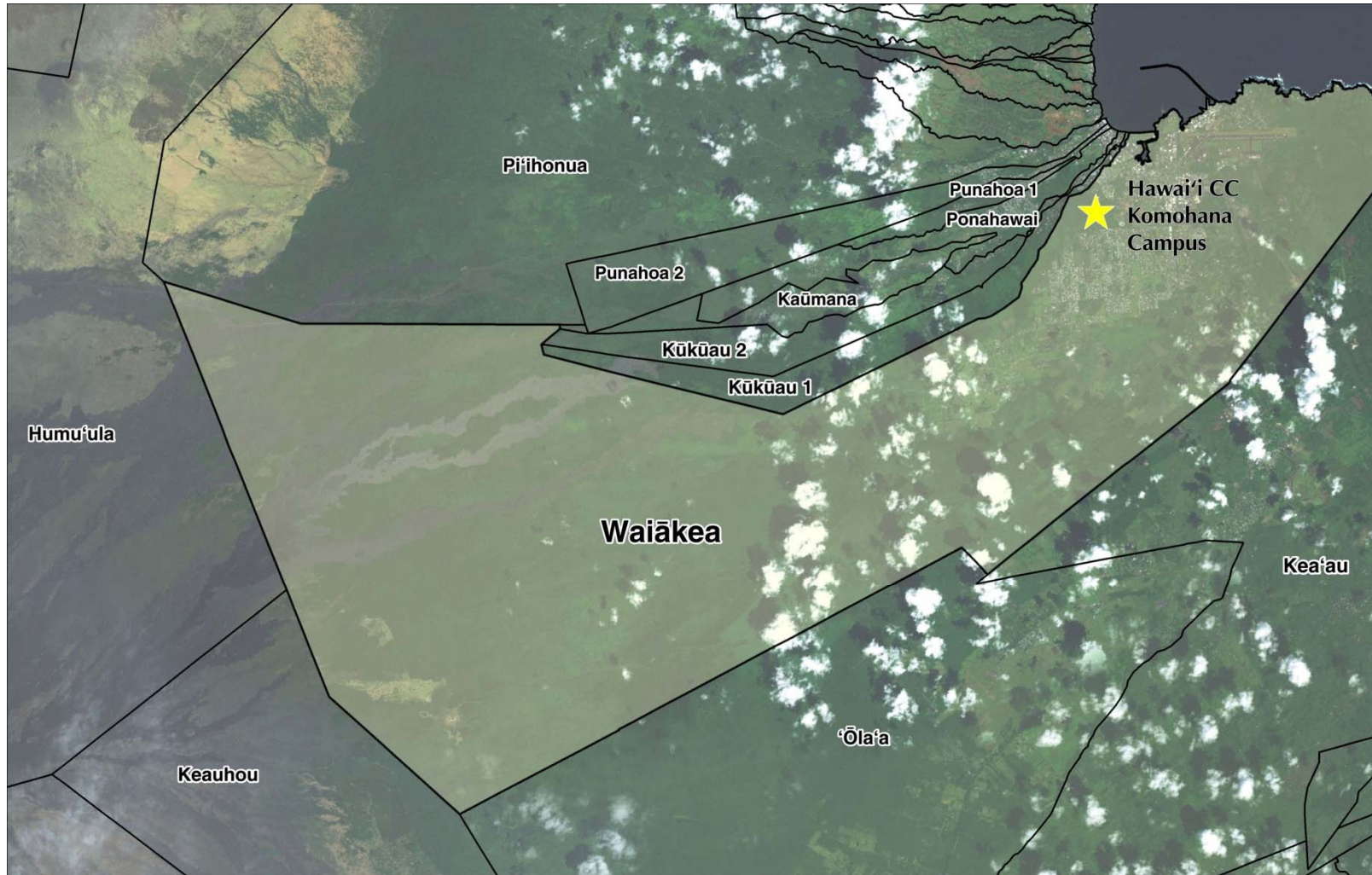
- Cultural Setting-Ahupua'a
- Ecosystems & Climate

## SITE CONTEXT

- Surrounding Land Uses
- Cultural Resources (1881 Lava Flow)
- Flood Map
- Landcover (Vegetation)
- Slope and Elevation Analysis
- Entitlement Req.-State Land Use, General Plan and County Zoning

- Visual Resources
- Access and Circulation
- Infrastructure Analysis (Work in Progress)

# Regional Context



# Site Context-Surrounding Land Uses

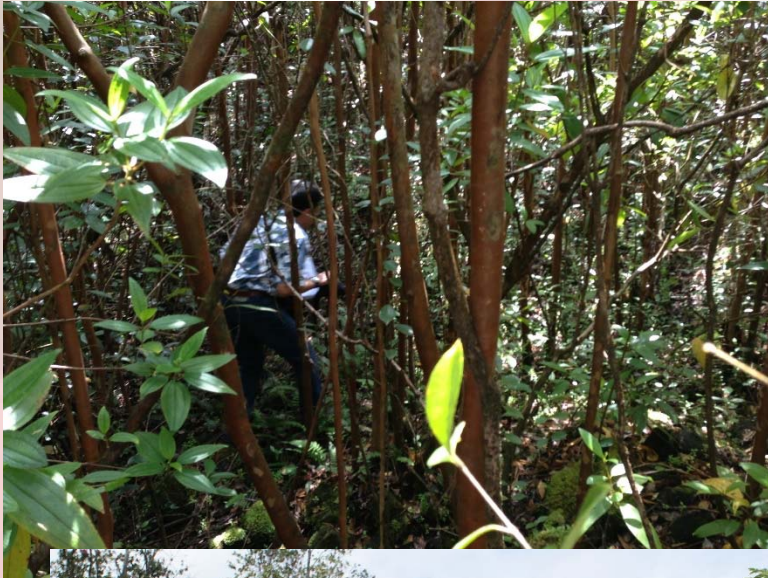




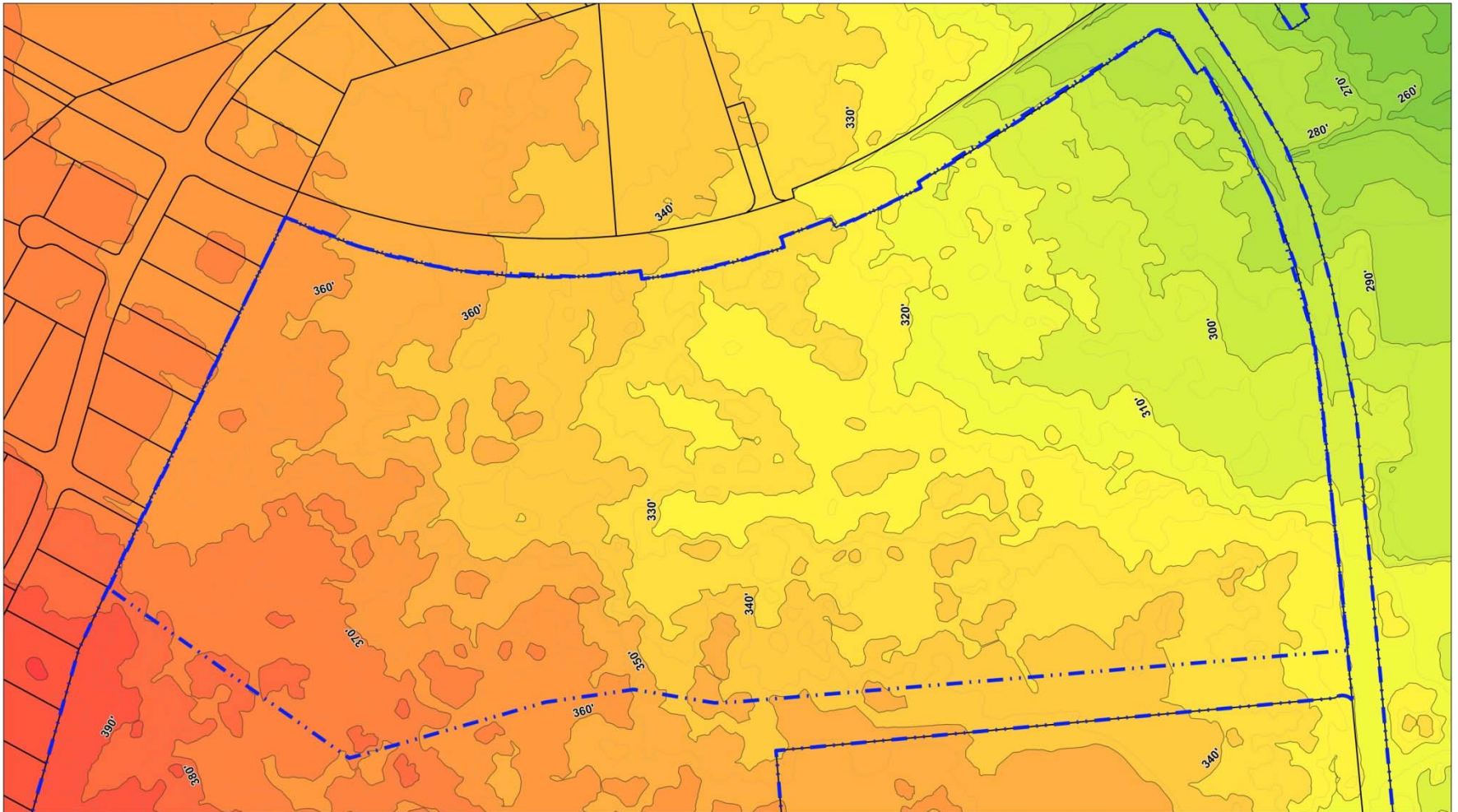
# Site Context-UH Hilo Plans



# Site Photographs



# Slope and Elevation

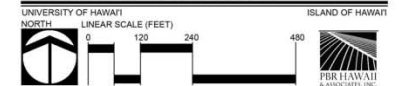


## Legend

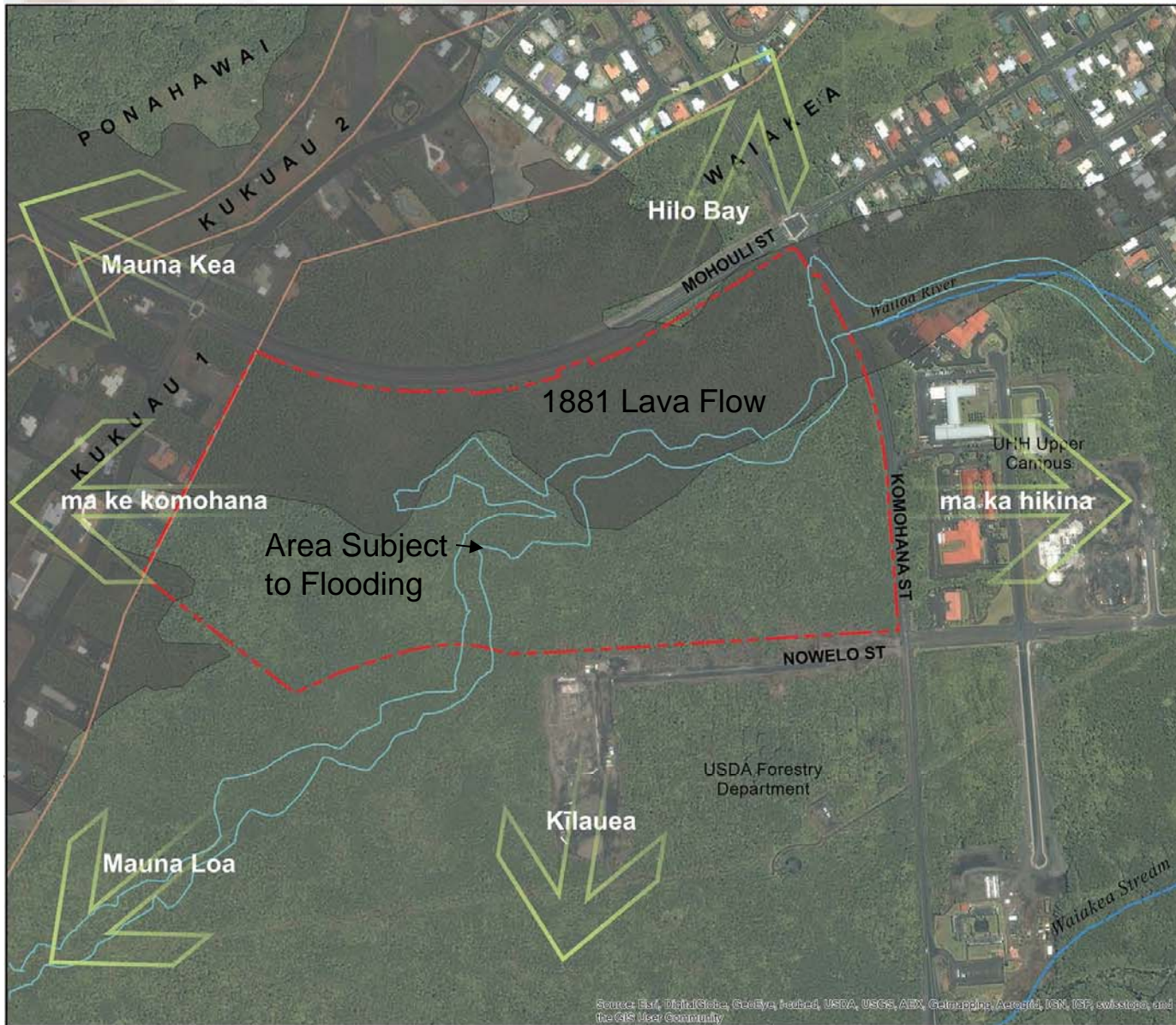
Project Area	Contours	390 - 400	330 - 340	270 - 280
5' Contour	380 - 390	320 - 330	260 - 270	
10' Contour	370 - 380	310 - 320	250 - 260	
Elevation	360 - 370	300 - 310	240 - 250	
Over 400'	350 - 360	290 - 300	Below 240'	
	340 - 350	280 - 290		

Source: EDAP (2008)  
 LIDAR  
 Disclaimer: This map has been prepared for general planning purposes.  
 File Location: C:\Inroads\Users\LRDP\GIS\Project

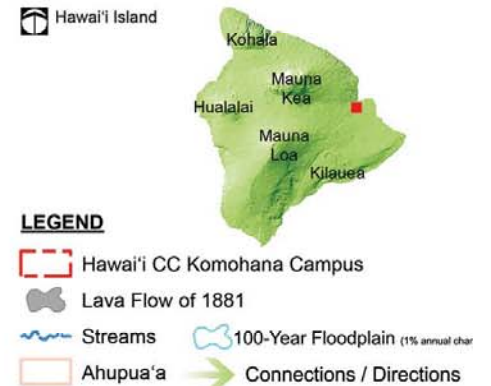
## Elevation Analysis Hawai'i CC LRDP



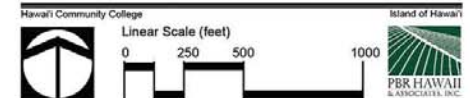
# Significant Cultural Points of Reference



Source: Esri, DigitalGlobe, GeoEye, AeroCast, USDA, USGS, AER, GeoEye, AeroCast, IGN, ISP, swisstopo, and the GIS User Community



## Hawai'i Community College Long Range Development Plan



# Analysis of Opportunities and Constraints

## Opportunities

- Parcel Size
- Slope (5%)-Views
- Climate-Rain
- Access
- Drainage Feature

## Constraints

- Climate-Rain
- Proximity to Residential Area
- Distance from Commercial

# Cultural and Sustainability Site Considerations

- Sustainability-consider the natural features, Hawaiian culture and ecosystem
- Consider how the campus models sustainability and the Hawaiian culture, culturally grounded on ecological terms
- Celebrate the rain as part of the lifestyle
- Respect natural drainage features
- A piko or center of the campus, with support facilities, used for kīpaepae and other special cultural events
- Views to the major mountains and ocean
- The campus as a modern Hawaiian village

# **Cultural and Sustainability Site Considerations**

- Viewing platforms from buildings
- Incorporate native plants from the region
- Reduce energy consumption and promote cool buildings
- Incorporate renewable energy resources
- Natural ventilation, where applicable
- Multi-modal transportation systems (car, bike, pedestrians)
- Education-a living, learning laboratory for students

# LRDP Planning Parameters

- **Time Horizon**
  - 12 year horizon (2025)
- **Student Population**
  - Current (Fall 2011) Headcount = 3,917/ FTE = 2,431\*
  - Projected Year 2017 Headcount = 4,185/ FTE = 2,610\*
  - LRDP Target Student Populations (Year 2025)
    - Initial Phase Campus Development      1,500 FTE students
    - Ultimate Campus Build-out              4,000 FTE students

\*Source: UH Institutional Research and Analysis Office, Headcount Enrollment Projections for University of Hawai'i Community Colleges Fall 2012 to Fall 2017, July 2012.



# Update on Komohana Campus Program Planning

- Total Assignable Square Footage = 615,000 (approx.)
- Space Breakdown
  - Office of the Chancellor 2,600 asf
  - Academic Affairs 482,200 asf
  - Administrative Affairs 41,600 asf
  - Student Services 57,300 asf
  - Continuing Education and Training 31,300 asf
- Parking
  - Calculated based on County Code Requirements and discussion with UH and the campus

# Functional Relationship Diagram (PAC Mtg No. 2)

Illustrates the idealized relationships (direct, in-direct, and conflicting) between the various space users, programs, and activities.

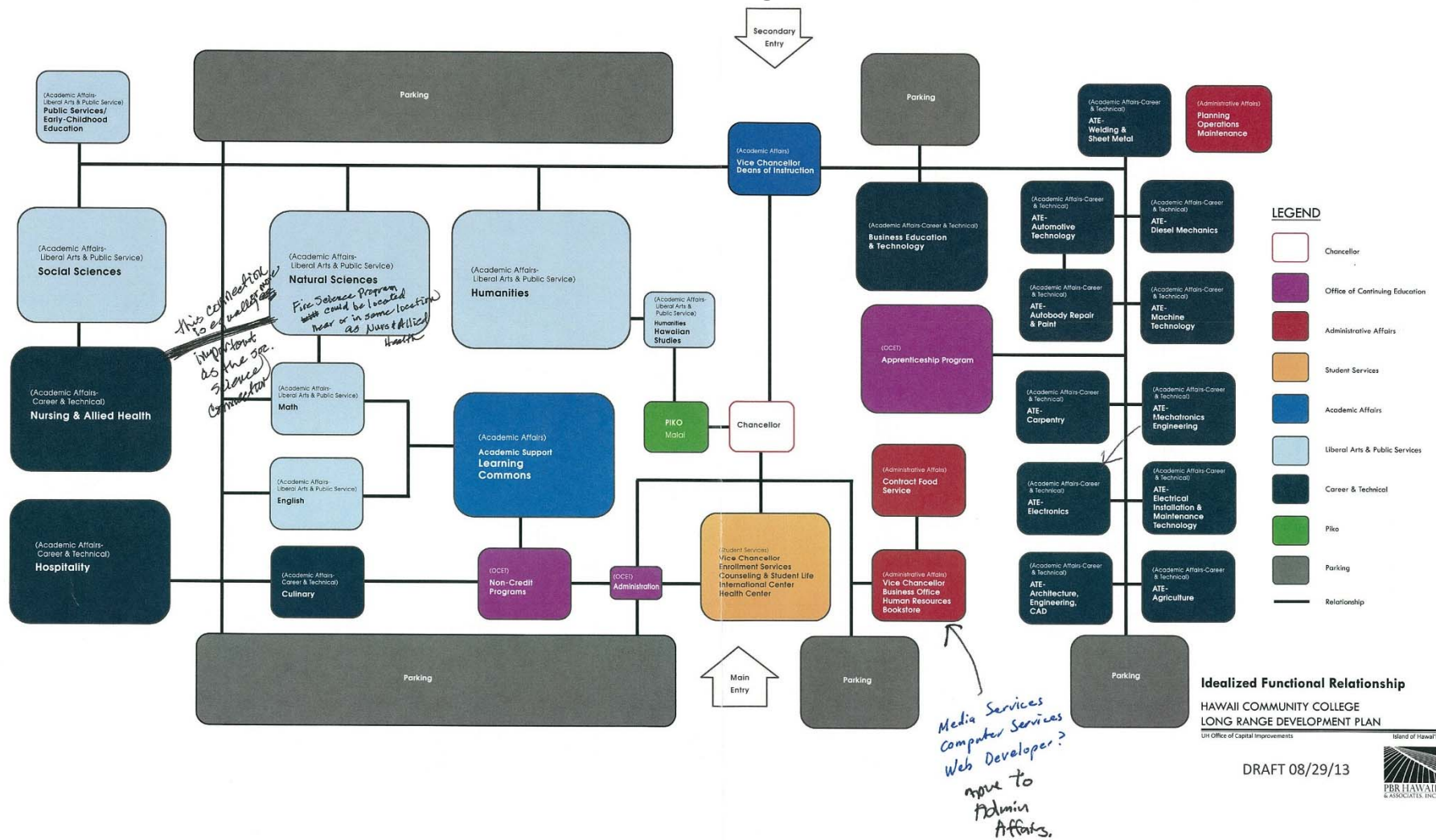


# Program and Land Use Colors for Functional Relationship Diagram

-  Administrative Affairs (AA)
-  Academic Affairs / Support (AAS)
-  Career & Technical Division (CTD)
-  Liberal Arts & Public Services (LAPS)
-  Continuing Education & Training (OCET)
-  Student Services (SS)

# Functional Relationship Diagram

Illustrates the idealized relationships (direct, in-direct, and conflicting) between the various space users, programs, and activities.



# **Campus Organizing Elements (Based on PAC Comments)**

1. Campus Identity-Signage/Wayfinding/Entry Features/Art
2. Preserving Views, Natural Features and Vegetation (greenery, buffers)
3. Compatible Architecture (modern building with historic look, no flat roofs, environmentally appropriate material, two-stories max.)
4. Health and Sustainability (exercising, intercollegiate sports, pedestrian walkways-covered, bike paths)
6. Piko and Native Hawaiian Programs
7. Gathering Spaces (large gathering spaces, pavilions)
8. Siting of Various Campus Activities (Clustering-G.E. closer, A.T.E spread out) and Flexibility for Growth, Shared Spaces, Student Services

# **Master Plan Charrette (Intensive Design Workshop) (PAC Mtg. No. 3)**

- To synthesize/identify information from the vision, site assessment, programming, and organizing elements into a master plan**
  - To explore possible development scenarios and development concepts for the future campus**
  - To achieve consensus on a conceptual direction for the long range development of the campus**
- (Focused on generalized spatial relationships)**

# “See the Piko”

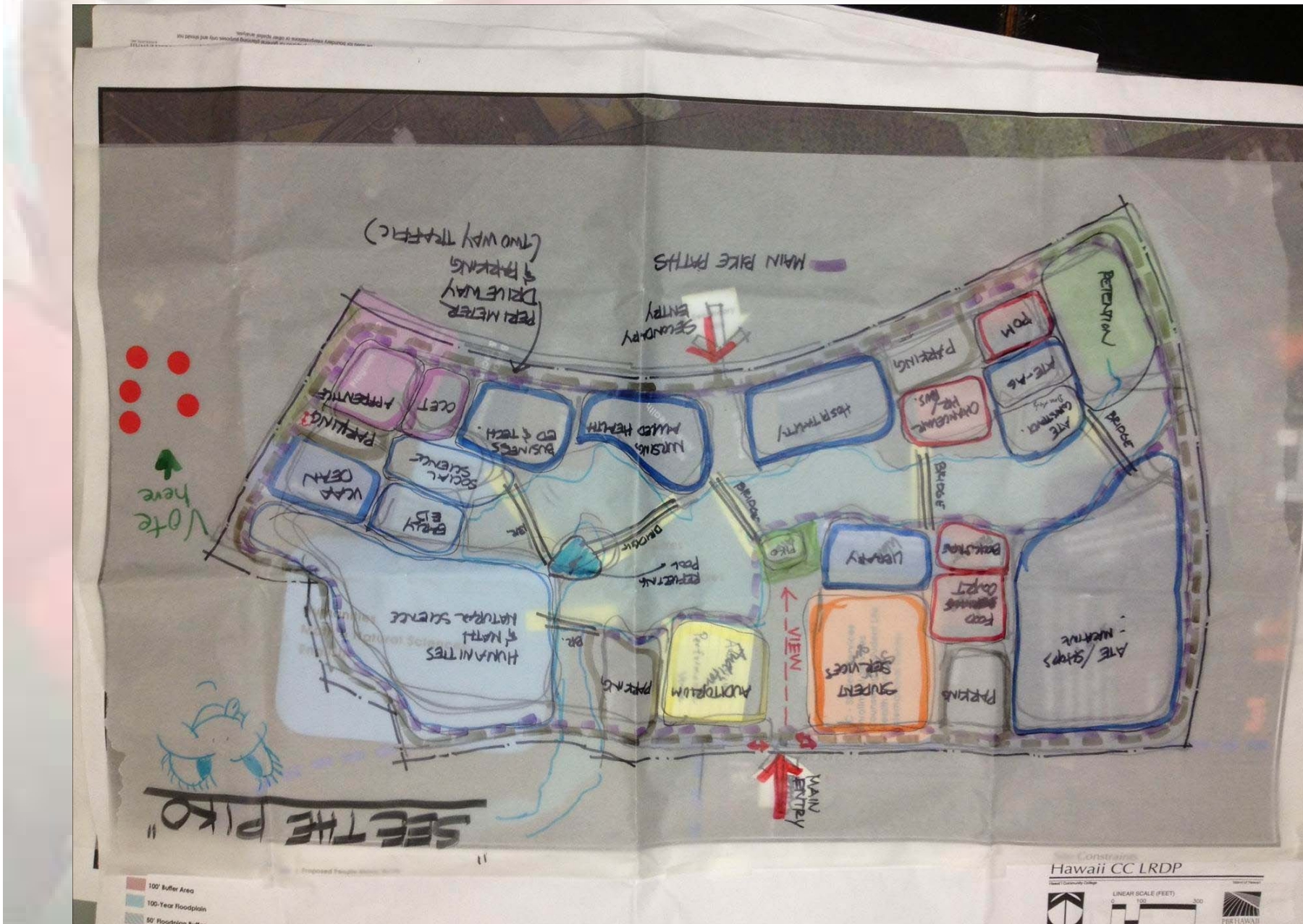
## “SEE THE PIKO”

“NANA I KE KUMU” ←

- See PIKO from main entry - reflecting pool
- Bridges (pedestrian) over flood area  
(maybe for golf carts) ambulance services
- Parking on the outside
  - landscape screening
  - perimeter road way
- consider dorms?
- foot paths / bike paths inside only
- maybe need CIS to see where to build & where not to build
- add Multi-purpose room/facility - stages, workshop rms
  - for conferences
  - Modular



# “See the Piko”

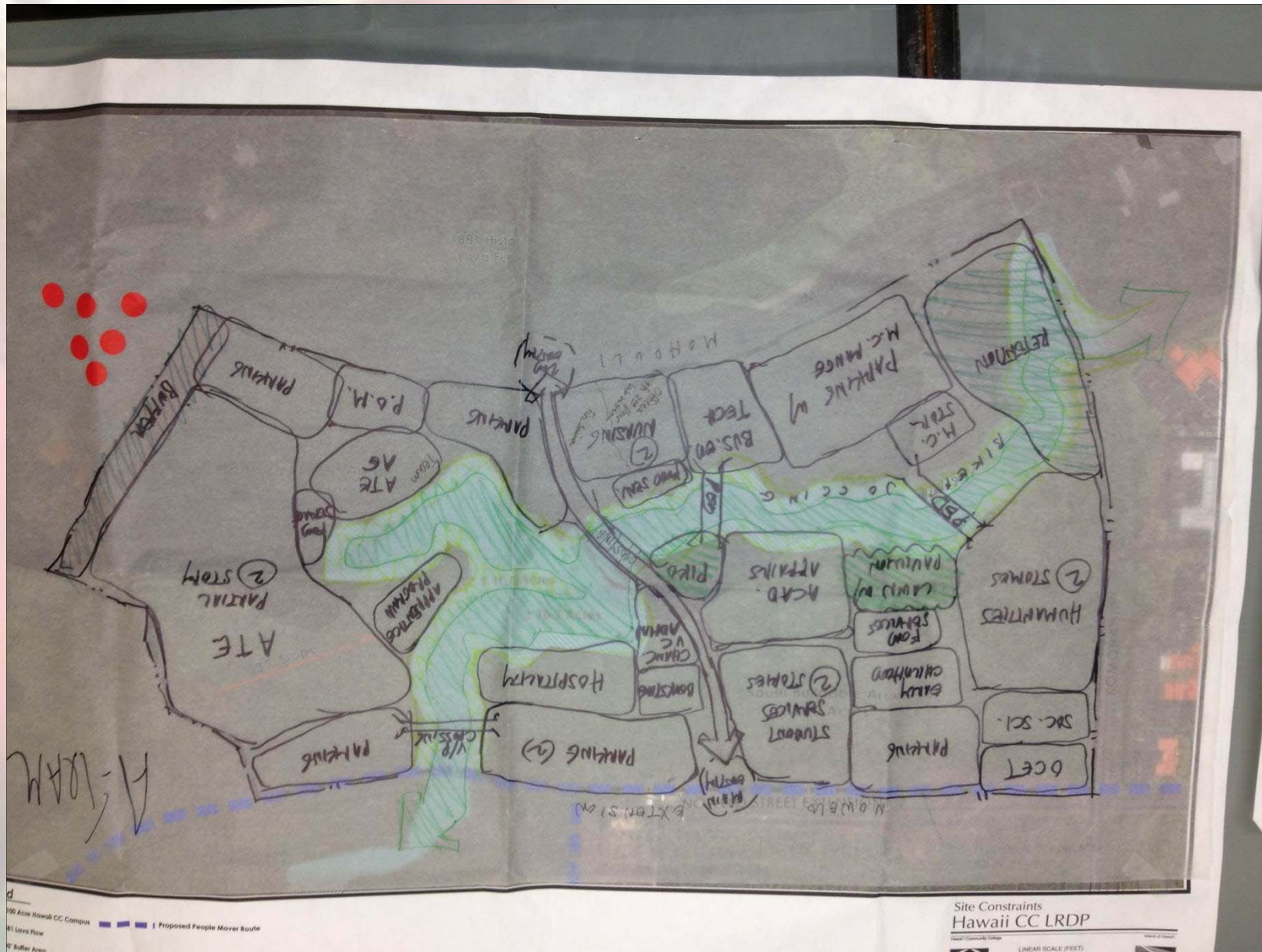




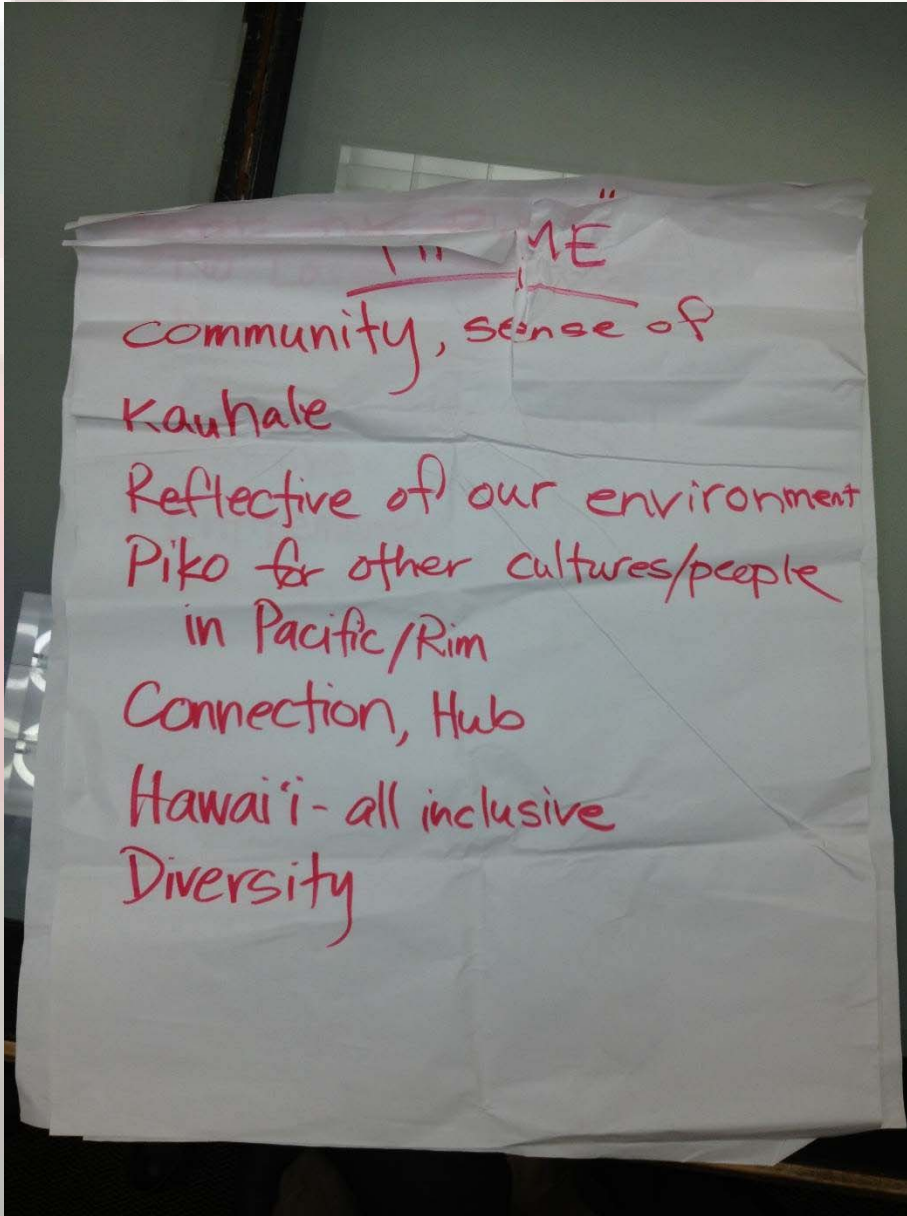
# The "A" Team



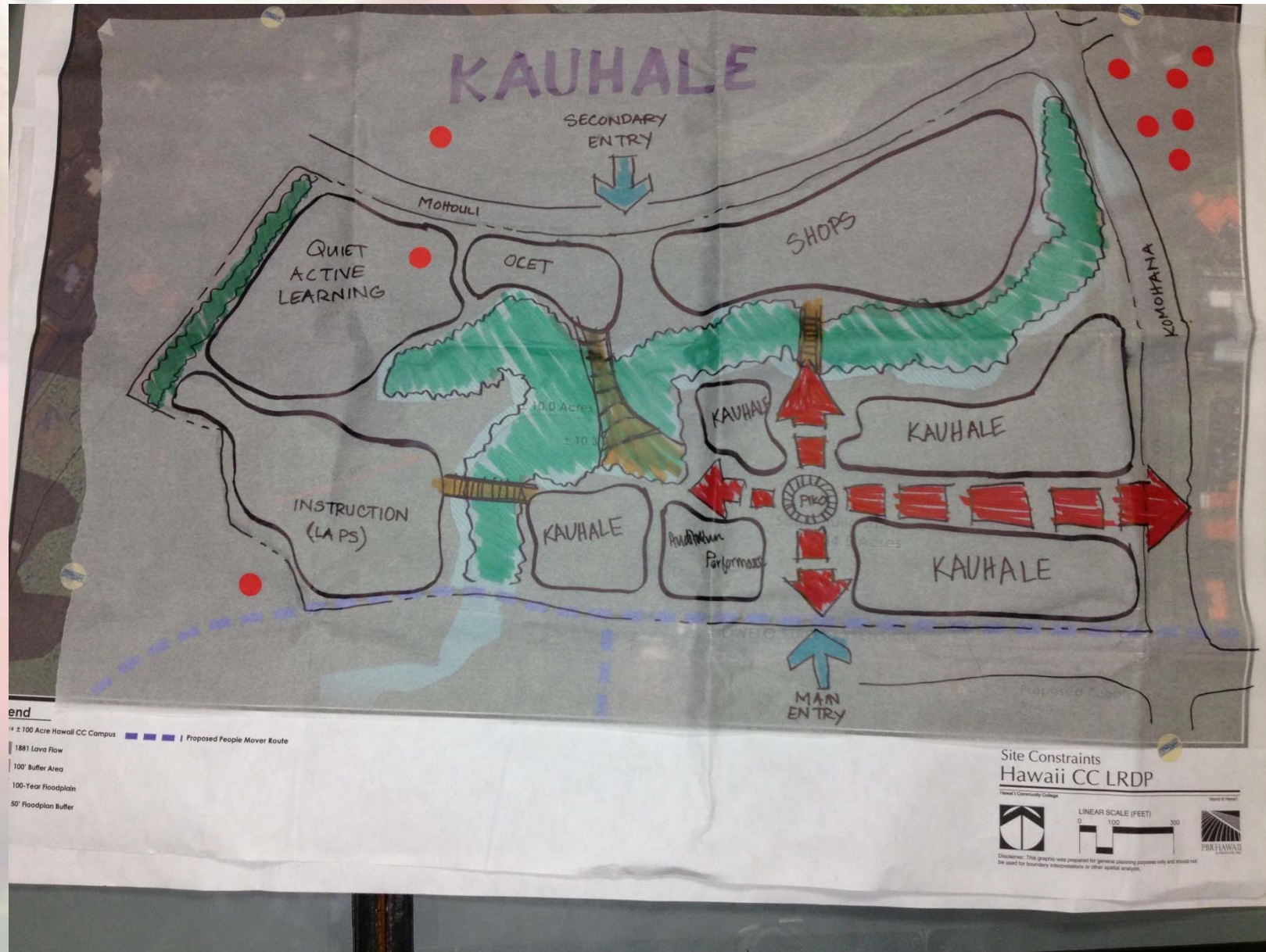
# The "A" Team



# The "Kauhale" Team



# The "Kauhale" Team (The most votes)



# Identify Preferred Master Plan (May 2014 PAC Mtg. No. 4)

- Review master plan options based on site plans prepared for the campus
- Select a Preferred Master Plan for the campus
- Study Preliminary Phasing for the campus



# Draft Site Plan Options

## Main Entry Off of Nowelo Street



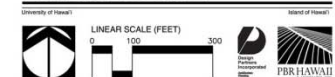
### LEGEND

- Proposed Phase 1
- Office of the Chancellor
- Liberal Arts and Public Services
- Administrative Affairs
- Academic Affairs / Support
- Student Services
- Career and Technical Division
- OCET

Estimated Total Parking Stalls: ±1,600

Conceptual Plan - Alternative 1 (5/21/2014)

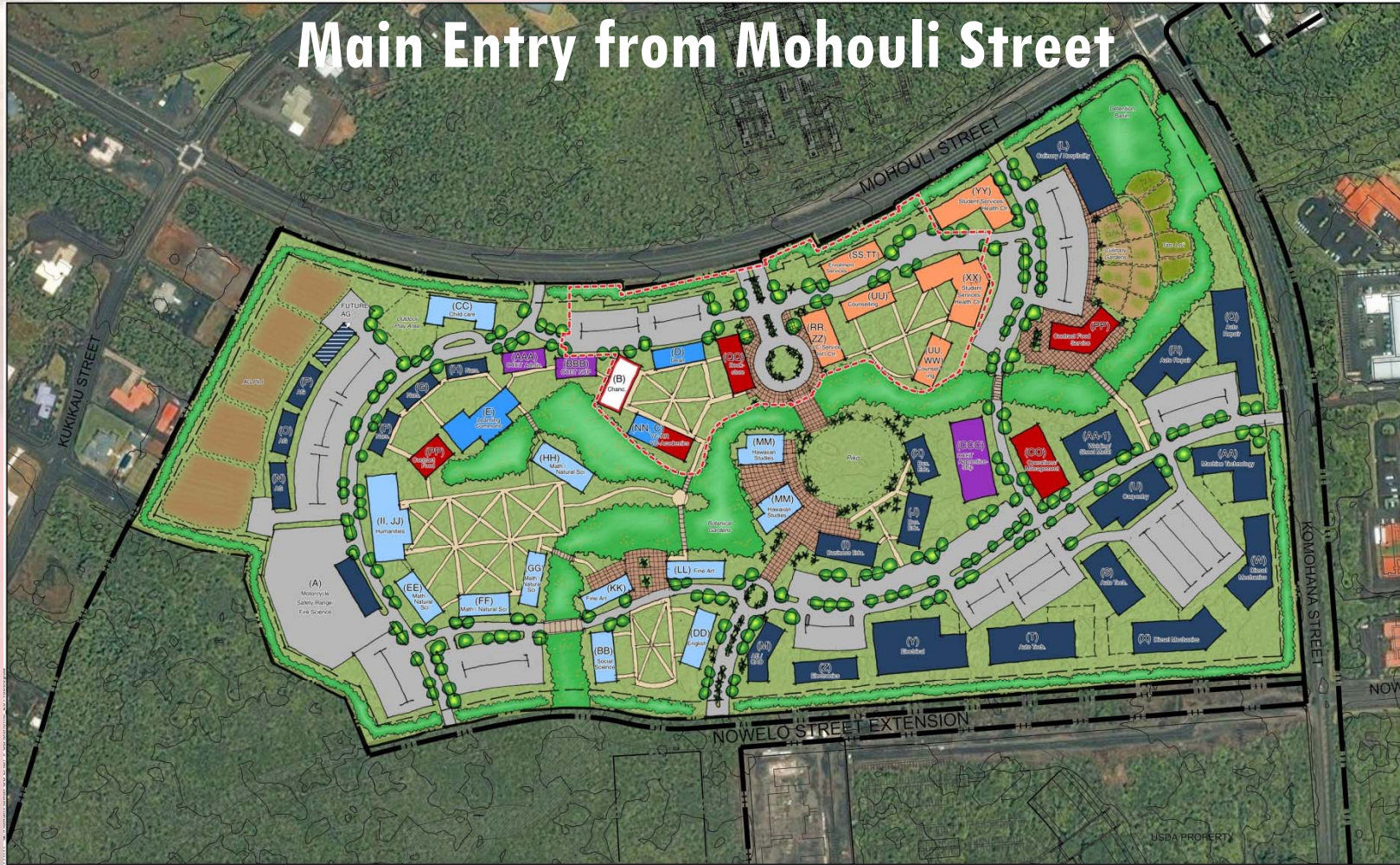
Hawai'i CC LRDP



Disclaimer: This graphic was prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

# Draft Site Plan Options

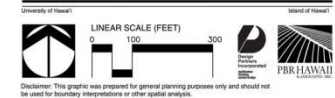
## Main Entry from Mohouli Street



### LEGEND

- Proposed Phase 1
  - Office of the Chancellor
  - Academic Affairs / Support
  - Career and Technical Division
  - Liberal Arts and Public Services
  - Administrative Affairs
  - Student Services
  - OCET
- Estimated Total Parking Stalls: ±1,000

Conceptual Plan - Alternative 2 (5/21/2014)  
Hawai'i CC LRDP



# Preferred Master Plan Comments

- Main entrance on Nowelo Street
- Discussion on Career and Technical (shops) location, to be located near Komohana/Nowelo Street intersection-away from existing residential housing also one of the last phases
- A more compact campus (more buildings closer with open areas for future buildings), heights should not exceed two stories, some felt that three-story buildings is okay
- Piko in good location and focal point of the campus, consider large campus events at the piko
- Greenways and open spaces provided throughout the campus with access to electrical outlets, bike baths, covered walkways and bus drop-off
- Student services and learning commons centrally located
- Mauka to makai connections are important, preserve the views to Mauna Kea and some ocean views



# Preferred Campus Master Plan



PDF: C:\hawaii\lrdp\CC\_LRDP\Conceptual Plan\Final\03132015\03132015.dwg  
 PLOT: C:\hawaii\lrdp\CC\_LRDP\350x500\03132015.dwg

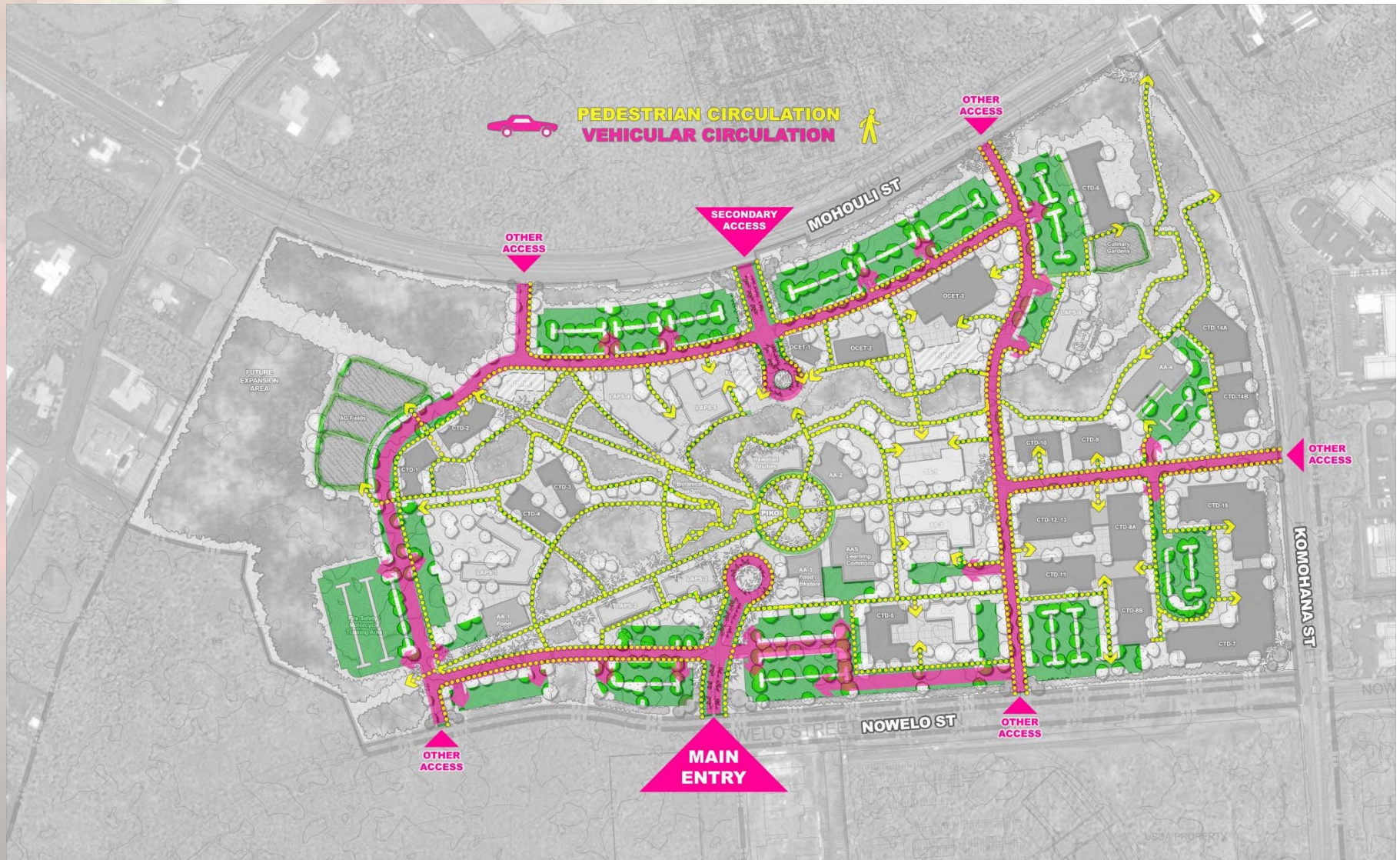
- LEGEND**
- Administrative Affairs (AA)
  - Academic Affairs / Support (AAS)
  - Student Services (SS)
  - Career & Technical Division (CTD)
  - Liberal Arts & Public Services (LAPS)
  - Continuing Education & Training (OCET)
  - Proposed Phase 1
  - Two-story Building
  - Future Building

Estimated Total Parking Stalls: ±1,500

Conceptual Plan - Draft (3/3/2015)  
**Hawai'i CC LRDP**  
University of Hawaii

Disclaimer: This graphic was prepared for general planning purposes only and should not be used for boundary representation or other special analysis.

# Access and Circulation (Getting Around Campus)



# The “Piko” Heart of the Campus



# The Greenway, Open Spaces and Buffers (A Hierarchy of Open Space)

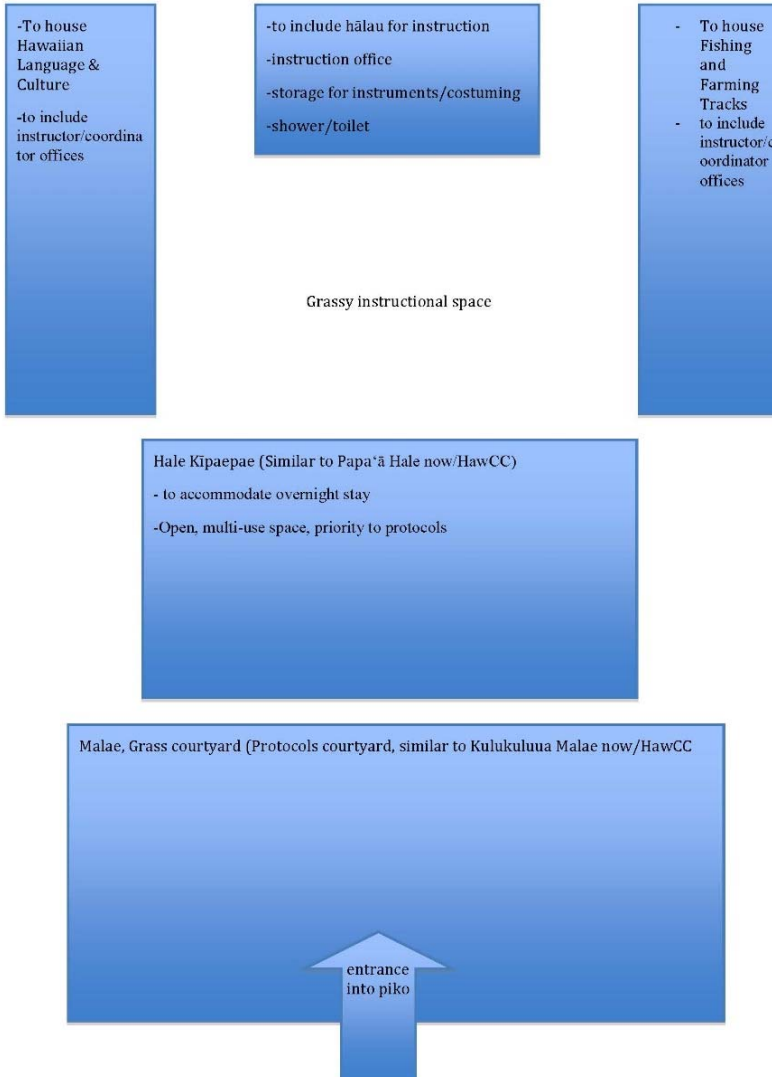


# Native and Adaptive Plants



# Campus Architectural Design

## Images from the PAC



# Campus Architectural Design Images from the PAC

Roof Pitches



# Campus Architectural Design

## Images from the PAC

**Performing Arts.** The audience can be positioned both sides of the stage, one outside, the other is under cover to accommodate weather fluctuations.



The Hale Kipaepae (Protocols House/Equivalent to current Hale Papa'ā at HawCC), will have deep lānai to accommodate rain weather and high pitched roof, as seen here.

HLS classes/ and offices should have similar concept.



### Monument Marker:

I am recommending that an Anu'u Tower rendered in modern art be considered for the entry. An anu'u traditional was used as an oracle tower to for see into the future. Adapting this traditional idea into academia will feed the idea that all who enter will enter into an academic process whose outcome is transformational, providing the degrees, services and experiences to heighten the success of our local and global community.

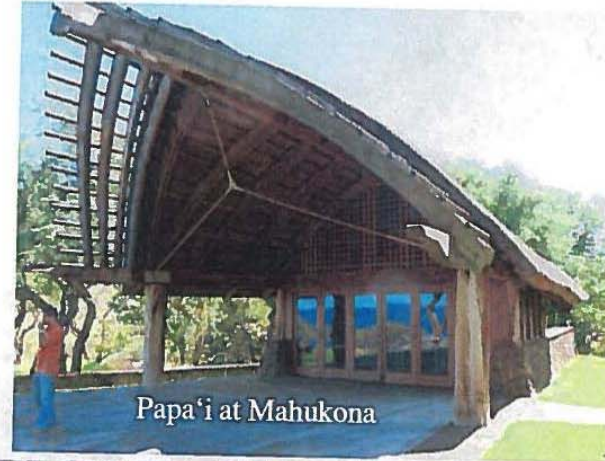
Although a very good idea, a google search has showed that the anu'u has been used or is in the plan for use by other architects.



Another idea, perhaps closer to home, comes from our Pele and Hi'ika'a myth tradition, an epic myth that speaks to profound transformation. Hi'iaka travelled from place to place and between the celestial and terrestrial zones on rainbows. Rainbow arches cascading vertically would make a great opportunity to position academia as transformational, a rites of passage as defined by our institutional learning outcomes, an academic process supported by our deep mythic processes. .



# Campus Architectural Design Images from the PAC



# Campus Architectural Design Images from the PAC



# Phase 1 Plan



# Next Steps....

- **Complete LRDP and Board of Regents Approval (End of 2015)**
  - Finalize Master Plan
  - Prepare Technical Studies to Support the Master Plan (Engineering Studies, Landscape Plan, Design and Sustainability Guidelines)
  - Phasing Plans and Cost Estimates
  - LRDP Report
  - Board of Regents Approval
  - **Entitlements and Building Permit**
  - **Phase 1 Design and Construction**



**Mahalo!**



# Questions and Answers