Acknowledgements

CHARRETTE PARTICIPANTS

MEETINGS WITH NEIGHBORING RESIDENTS REPRESENTATIVES
Senator Les Ihara, Jr.
Representative Scot Nishimoto
Representative Barbara Marumoto
Neighborhood Board No. 3 Chair Scotty Anderson
Neighborhood Board No. 4 Chair Vernon Tam
Neighborhood Board No. 5 Chair Bert Narita

KAPI‘OLANI COMMUNITY COLLEGE POLICY PLANNING AND ASSESSMENT COUNCIL

OTHER KAPI‘OLANI COMMUNITY COLLEGE STAFF
Nelda Quensell, Professor of Botany

KAPI‘OLANI COMMUNITY COLLEGE ADVISORY WORKING GROUP
Selected as a Most Cherished Place

Presentation overview

• Kapi‘olani 2020
• Where is KCC now?
• Study parameters
• Community input/planning process
• Vision and Strategic Outcomes
• Preferred Site Utilization Scheme
• Preferred Plan
• Ultimate Site Plan
• Alternative Plan
• Additional Feedback
• Next Steps
Kapiʻolani 2020

A collaborative process between KCC, community members, special interest groups, and governmental agencies to create a master plan that will identify orderly growth patterns for both the College and Community.
A Long Range Development Plan (LRDP) is a master plan that is used to guide the form and character of a campus. This specific LRDP will link the physical planning process with programmatic and institutional goals of the college.

It also serves as a guide for future project development studies and capital improvement projects (CIP) for additional campus facilities.

The LRDP is also necessary for major discretionary land use approvals.
Where is KCC now?

- Kapi'olani CC is a leader in two-year liberal arts, career and technical education.
- Student enrollment has been increasing. By 2020, the campus anticipates a population of 11,000 full-time, part-time and on-line students.
- KCC Campus desires to meet the specialized space requirements of programs.
- Limited land area and topography limits the potential for significant on-campus growth.
- On-site parking is in high demand and many park in surrounding residential communities.
Study Parameters

- Approximately 217,000 gross square feet is necessary to meet current and 2020 program requirements.
- A couple of vacant or under-utilized parcels were included in the study.
- KCC Culinary Institute of the Pacific at the former Cannon Club is not part of the study.
- Development of the LRDP should be community-based.
How was Community Input Incorporated into the Planning Process?

Policy Planning Advisory Council (PPAC) Meetings

Advisory Working Group

Charrettes, Community Meetings, Neighborhood Board
Community Input Process

PPAC Presentations
- Vision and Strategic Outcomes

Charrettes
- Site Utilization Areas
- Alternative Site Plans
- Preferred Plan

Informational Sessions
- List of Community Concern
- Updated Preferred Plan

Neighborhood Board Presentations
- Feed back and Buy-in
At the nuʻu, Kapiʻolani Community College will be a leader in innovative learning, community partnerships, and environmental stewardship for a global community.
Site Utilization Scheme Charrette

- 7 possible development areas were identified.
- Community and KCC came to agreement on the “Most Cherished Places” (areas that should be preserved).
Preferred Site Utilization Scheme

Legend
- Existing Campus Facilities
- Existing Campus Facilities to be removed
- Existing Campus Vehicular Circulation and Parking
- Existing Open Space and Gardens
- Existing Pedestrian Circulation Network
- Large Mature Trees
- Existing Trees before KCC Campus Occupation
- Possible Development Areas
Preferred Plan voted on by the Community and KCC

- 3 Alternative Site Plans were created through small group exercises through a separate charrette.
- Participants voted on for the best alternative site plan.
Preferred Plan
Ultimate Site Plan

Based on the Preferred Plan, design professionals, including civil engineers, electrical engineers, landscape architects and cost estimators helped to ensure the feasibility of implementing the Preferred Plan, while enhancing the character of the existing campus.

Selected as a Most Cherished Place.
Disclaimer: This map is for general planning purposes only. The topographical contours were obtained from LDAR Digital Elevation Model (DEM) data collected in 2007. Existing building finish floor elevation values were obtained from NGA-USGS data collected in 2005.
Makapu‘u and Kīlauea

- 2 new buildings will be oriented to take advantage of the great views, while presenting a low-profile when viewed from Kīlauea Avenue.
- Underground parking will be accessed from the Cactus Service Rd.
- Small community gathering will be provided north of Building A.
Kīlauea and 18\textsuperscript{th} Avenues

- A 2-story parking structure is proposed at the corner.
- Improved interior vehicular access will be provided from 18\textsuperscript{th} Ave.
- Enhanced landscaping is proposed between parking structure and Olapa.
• 2 new buildings will be oriented along the Cactus Service Road
• A new path will connect students between the new parking structure and these 2 buildings.
• The Maintenance Facility will be relocated to above Alani.
Near former Lot C

- A 4-story parking structure with a 2-story building above is proposed over a portion of the existing parking lot.
- An elevated gathering space will connect students to the new facility at the level of the Cactus Access Road.
A sub-surface 2-story parking structure with a 2-story building above is proposed on this vacant lot.

If feasible, a plaza-like space and at-grade pedestrian access will connect the existing campus to the vacant lot.

A landscape screen will prevent light and noise trespass to surrounding neighbors.
• A small auxiliary building will be located adjacent to the Chapel.
# Parking Structures Add to the Cost of Buildings

<table>
<thead>
<tr>
<th>ULTIMATE SITE PLAN BUILDING I, LOT H</th>
<th>NO STRUCTURED PARKING ALTERNATIVE BUILDING H, LOT G</th>
<th>ULTIMATE SITE PLAN BUILDINGS F AND G, LOT E</th>
<th>NO STRUCTURED PARKING ALTERNATIVE BUILDING F</th>
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<tbody>
<tr>
<td>ESTIMATED FLOOR AREA (IN SQUARE FEET)</td>
<td>39,600 SF</td>
<td>55,300 SF</td>
<td>90,000 SF</td>
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<tr>
<td>NUMBER OF STORIES</td>
<td>Building I: 1 story</td>
<td>Building: 2 stories</td>
<td>Buildings: 2 stories</td>
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<tr>
<td></td>
<td>Parking Lot H: 2 stories</td>
<td>Parking: Surface</td>
<td>Parking Lot E: 4 stories</td>
</tr>
<tr>
<td>PARKING: SURFACE OR STRUCTURED</td>
<td>Structured</td>
<td>Surface</td>
<td>Structured</td>
</tr>
<tr>
<td>NUMBER OF PARKING STALLS</td>
<td>711 – 790</td>
<td>95 - 106</td>
<td>711 – 790</td>
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<td>PRELIMINARY TOTALS (IN MILLION DOLLARS)</td>
<td>$24,842,000</td>
<td>$22,788,000</td>
<td>$64,118,000</td>
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</table>
Alternatives to Development Projects with Parking Structures due to High Project Costs
Makapu‘u and Kīlauea (Alternative)

- 2 new buildings are oriented to take advantage of the great views, without a parking structure.
- Proposed buildings are re-oriented to increase the parking capacity of the existing lot.
Near former Lot C (Alternative)

- One (instead of two) 4-story structure is proposed to be built into the topography without a parking structure.
- A new surface parking lot is proposed over the former maintenance facility site.
• As an alternative, a new surface parking lot with a 2-story building above is proposed.
Additional Opportunity for Feedback

- Questions & comments (now).
- Please use post-its and markers to note questions directly on posted maps.
- Please email your comments to: bfranco@hawaii.edu and mwong@pbrhawaii.com by 9:30 am, Friday, August 20 (tomorrow).
Next Steps

- Additional input from governance groups by October 15, 2010.
- Final LRDP by November 2010.
Mahalo!