DATE: June 1, 2010

TO: University of Hawai‘i at Hilo Campus Community

FROM: Debra Fitzsimons, Vice Chancellor for Administrative Affairs

SUBJECT: Long Range Development Plan PowerPoint Presentation (dated 5/19/10)

The Long Range Development Plan (LRDP) PowerPoint presentation is a draft of the University of Hawai‘i at Hilo’s facilities master plan. The LRDP project was led by the Real Property Director, Harry Yada, and myself with extensive input from faculty, staff students, and the community. A consulting company (PBR HAWAI‘I, Inc.) was contacted to assist in this endeavor. This presentation was shared at various sessions and provides the University of Hawai‘i at Hilo campus community with a detailed overview of what the future holds for our University.

The concept of the LRDP was to plan for building the campus to eventually service 15,000 students, and with the potential of actualizing 7,000 students by 2020. By keeping in mind the site placement for the potential of 15,000 students, we would place buildings in planned locations and would be considering their relationships with other buildings and functions. We would be growing the campus in a mindful and strategic manner. Included are plans for sustainability, parking, housing, facilities, landscaping and aesthetic planning.

In sharing this plan with you now, I do appreciate receiving input from anyone who is able to provide additional insight into making our LRDP one that is certain to include best case scenarios in all its aspects.
May 19, 2010

Prepared by:

PBR HAWAII & Associates, Inc.
and Design Partners, Inc.
What is a Long Range Development Plan?

A Long Range Development Plan (LRDP) is a master plan that serves as a guide to direct the form and character of a campus (10 to 15-year plan). The LRDP will link the planning process with programmatic and institutional goals of the college.
Purpose of the Update?

- Potential variables that can impact the direction of the school’s physical composition
  - Development of the US-China Center site
  - Prospective future event center
  - Severe student housing shortage
  - Desire to grow student enrollment

- Essential and prudent
  - December 1981
  - March 1996 (Last Update)

2020 Vision
Directions

Functional Needs

• Student enrollment increase
  (4,000 current to potential 15,000)

• More student housing!

• Potential cultural events center

• Expansion / upgrade of sports facilities

• Allow for commercial growth
Directions
Campus Needs

• Community connectivity – “College Town”
• Improve organization & interaction of facilities
• Improve circulation (pedestrian & vehicular)
• Improve campus sense of identity
• Provide “front door” and defined gateways
• Preserve / enhance green spaces
• More student activities and gathering spaces
• Need “Wow!” factor
Areas in Most Need of Improvement

- Portables 13 and 14; Restricts Access
- Life Sciences Building and Wentworth Hall
- Sports/Athletics Complex (Buildings and Fields)
- Music Buildings
- Lower Part of College Hall
- HCC Nursing
- Flood Control Area—Can be redeveloped into “focal point of leisure”
- Auto Mechanics Area
Most Cherished Places

- Green space at corner of Kapiolani and Lanikaula Streets
- Student Life Center
- Campus Center-Covered Walkways
- Space behind College Hall - “Historic” Plantation Style
- Walkway from parking past Campus Center to Library
- Garden off N. Lanikaula Street
- Library lanai
- Banyan trees-“quad”-like element
- Mounds behind athletic fields good to view campus
In the year 2020, the University of Hawai'i at Hilo will be the State’s premier residential college campus.

Planned as a global village, the campus will be focused around a University Town that will help to create a vibrant student life. Together with the campus, the University Town will create an environment where students can live, learn, work and play.

Capitalizing on the Big Island’s natural beauty and its environmental and cultural diversity, the school will be a leader in providing quality liberal arts programs, professional education programs and progressive research.
Program Planning

Academic Facility Area Projection Methods

1. Dober Method
2. Straight line projection from existing
3. Society of College and University Planners (SCUP) College Facilities Inventory (CFI) Facilities survey data
4. Society of College and University Planners (SCUP) College Facilities Inventory (CFI) Faculty survey data
## Program Planning

Total Projected Gross Area based on 7,000 student enrollment
(excludes housing, parking structures and health care)

<table>
<thead>
<tr>
<th>Method</th>
<th>GSF per Student</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dober Method: 190 GSF x 7,000 =</td>
<td>1,330,000 GSF</td>
</tr>
<tr>
<td>Straight Line Projection: 142 GSF x 7,000 =</td>
<td>940,000 GSF</td>
</tr>
<tr>
<td>SCUP CFI facilities data: 188 GSF x 7,000 =</td>
<td>1,316,000 GSF</td>
</tr>
<tr>
<td>SCUP CFI faculty ratio data: 496 faculty FTE x 2,297 GSF =</td>
<td>1,1390,312 GSF</td>
</tr>
</tbody>
</table>

Average Total Area = 1,181,328 GSF

GSF per student head count = 169 GSF
1. Freshmen village bed req’t = 25% of 7,000 (students) = 1,750 Frosh @ 90% = 6,300 beds

2. Student housing = 60% of *5,250 = 3,150 beds
   * Student enrollment less freshmen count

3. Faculty = 13% of 7,000 (students) = 910 Faculty
   @ 25% = 228 units
## Program Planning
### 2020 Parking Requirements

1. **Freshmen village parking req’t** = 0.5 % of 1,575 beds = 79 frosh beds @ 1 stall per 2 beds = 40 stalls

2. **Student housing parking req’t** = 60% of *5,250 = 3,150 beds @ 1 stall per 2 beds = 1,575 stalls
   * Student enrollment less freshman

3. **Student parking req’t** = 7,000 – *4,725 = 2,275 stalls @ 40% = 910 stalls
   * Student enrollment less freshman

4. **Faculty** = 13% of 7,000 (students) = 910 Faculty @ 1:2 = 455 stalls (on campus)
## Program Planning
### Deficiencies - 2020
(assuming 7,000 enrollment)

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Existing (GSF)</th>
<th>Required</th>
<th>Deficiency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic (GSF)</td>
<td>690,713</td>
<td>123,606</td>
<td>&lt;1,425,000</td>
</tr>
<tr>
<td>Student Housing (beds)</td>
<td>622</td>
<td>4,725</td>
<td>&lt;4,103</td>
</tr>
<tr>
<td>Faculty Housing (units)</td>
<td>0.0</td>
<td>228</td>
<td>&lt;228</td>
</tr>
<tr>
<td>Campus Parking (stalls)</td>
<td>1,254</td>
<td>1,365</td>
<td>&lt;111</td>
</tr>
<tr>
<td>Housing Parking (stalls)</td>
<td>195</td>
<td>1,615</td>
<td>&lt;1,420</td>
</tr>
</tbody>
</table>

**Total Parking Required** = **<1,531>** stalls
The Process

August 2009 – Kick off

1. Research and Data Gathering
   - State Land Use Districts
   - County Regulations
   - Flood Zones
   - Surrounding Landowners and Uses
   - Climate/Microclimate Conditions
   - Slope Analysis
   - Existing Building Conditions
   - Infrastructure Analysis
   - Other Significant Site Characteristics (trees, vegetation, flooding/drainage, views, access & circulation, and open space)
The Process

1. Research / Data Gathering / Site Analysis

2. Develop Opportunities & Constraints

- Wind
- Sun Angles
- Circulation
- Views
- Topography
- Vegetation
- Stream / Flood
- Building Conditions
- Cultural
- Lava Flow 1881
Site Constraints

Examples

• Wet climate

• Drainage channel

• Topography (> 20% in some areas)

• Parking (quantity, proximity and cost)

• Future Puainako Extension
Site Opportunities

Examples

• Ample land area for expansion
• Views (mauka and makai)
• Topography
• Drainage Channel
• Landscape & rural character
• Future Puainako Extension
The Process

1. Research / Data Gathering / Site Analysis
2. Develop Opportunities and Constraints
3. Brainstorming sessions, charettes and workshops with various stakeholders
   - Planning Advisory Committee (PAC)
   - Faculty
   - Students
The Process

1. Research / Data Gathering / Site Analysis
2. Develop Opportunities & Constraints
3. Brainstorming Sessions, Charettes and Workshops w/ Stakeholders
4. Develop Functional (Relationship) Diagrams
The Process

1. Research / Data Gathering / Site Analysis
2. Develop Opportunities and Constraints
3. Brainstorming Sessions, Charettes and Workshops w/Stakeholders
4. Develop Functional (Relationship) Diagrams
5. Develop Conceptual Master Plan Alternatives
   (based on comments from Stakeholders)
Conceptual Master Plan Alternatives

Examples

Academic Clusters

Academic Row
The Process

1. Research / Data Gathering / Site Analysis
2. Develop Opportunities and Constraints
3. Brainstorming Sessions, Charettes and Workshops w/ Stakeholders
4. Develop Functional (Relationship) Diagrams
5. Develop Conceptual Master Plans based on comments from Stakeholders
6. Consolidate and develop preferred Master Plan
The Process

1. Research / Data Gathering / Site Analysis
2. Develop Opportunities and Constraints
3. Brainstorming Sessions, Charettes and Workshops w/Stakeholders
4. Develop Functional (Relationship) Diagrams
5. Develop Conceptual Master Plans based on comments from Stakeholders
6. Consolidate and develop Preferred Master Plan
7. Develop Phasing Plans
   (to “test” 2020 Master Plan)
The Process

1. Research / Data Gathering / Site Analysis
2. Develop Opportunities and Constraints
3. Brainstorming Sessions, Charettes and Workshops w/Stakeholders
4. Develop Functional (Relationship) Diagrams
5. Develop Conceptual Master Plans based on comments from Stakeholders
6. Consolidate and develop Preferred Master Plan

7. Develop Phasing Plans
   (to “test” 2020 Master Plan)
Master Plans

7,000 Students (2020)

15,000 Students
Master Plan

Faculty Housing

Academics

Commercial

Student Housing

2020 Preferred Plan
Master Plan – Total Build Out
3-D Images

Existing Conditions
3-D Images

2020 Preferred Plan – 7,000 Enrollment
3-D Images

2020 Preferred Plan – 7,000 Enrollment
(with full build-out land use plan)
Existing Campus Today

- Campus Center
- Komohana St.
- W. Kawaii St.
- W. Lanikaula St.
- Kapiolani St.
The Next Steps

Phase 2:

• Complete Master Plan Report
• Finalize 2020 Master Plan

*Estimated completion: end of 2010*

Phase 3:

• Preparation of Environmental Impact Statement (EIS)
• Prepare Entitlements

*Estimated completion: ???*
Thank you!

Prepared by:

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Phasing Master Plan

9,000 Student Enrollment
Phasing Master Plan

11,000 Student Enrollment
Phasing Master Plan

13,000 Student Enrollment
Phasing Master Plan

15,000 Student Enrollment