

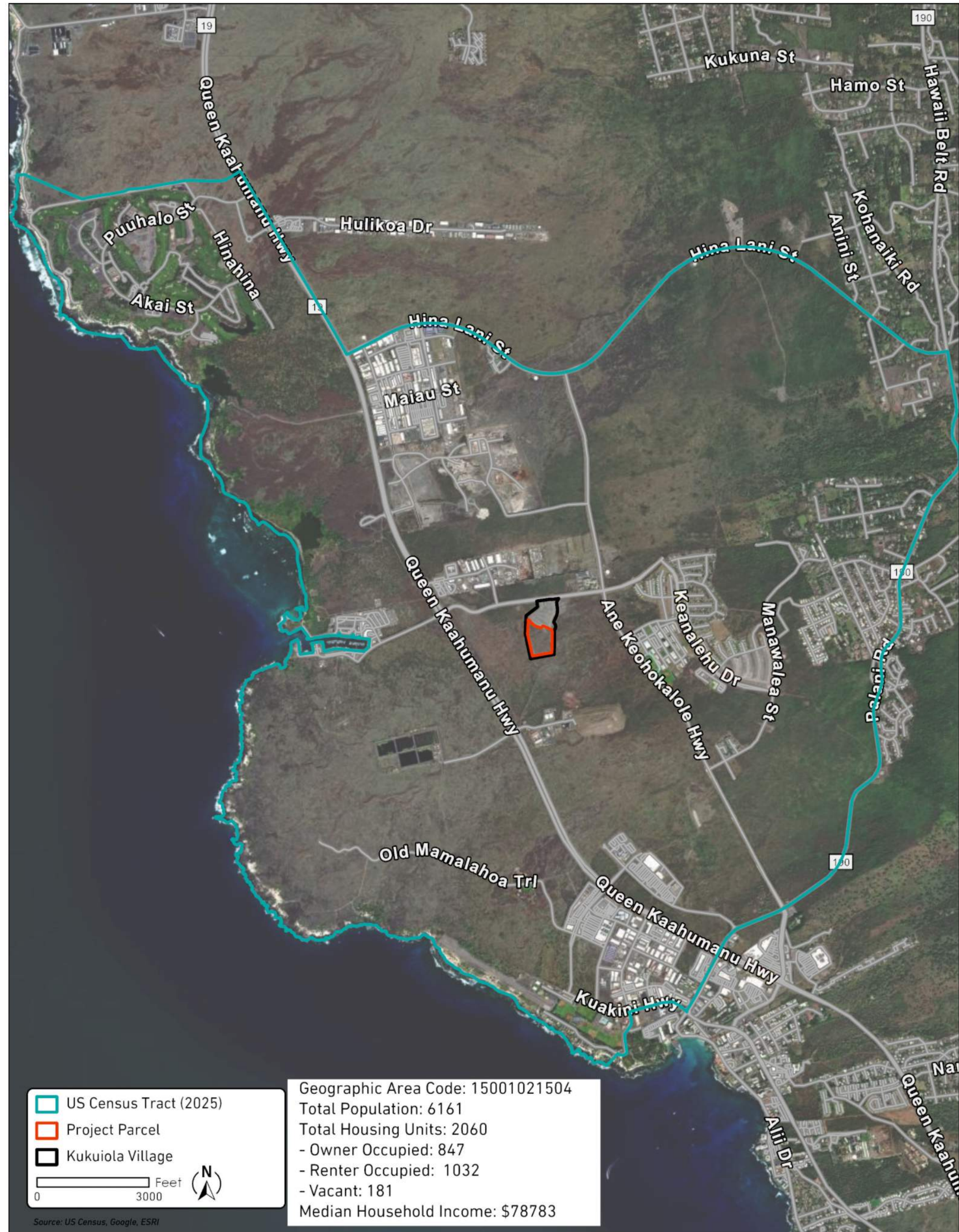


# KUKUIOLA VILLAGE PHASE 3

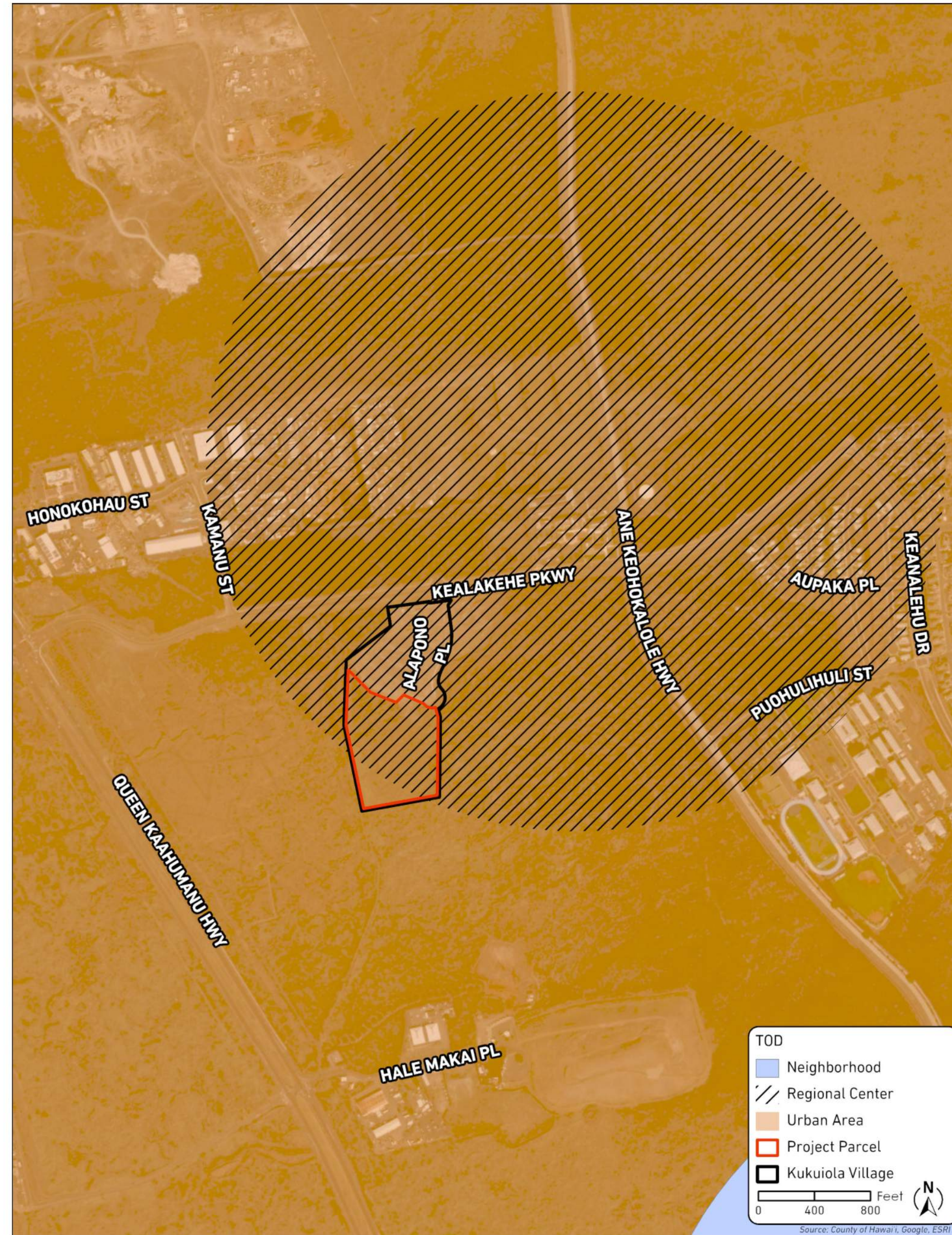
Permanent Affordable Housing, Conceptual Master Planning

TOD Council Presentation  
February 20, 2026

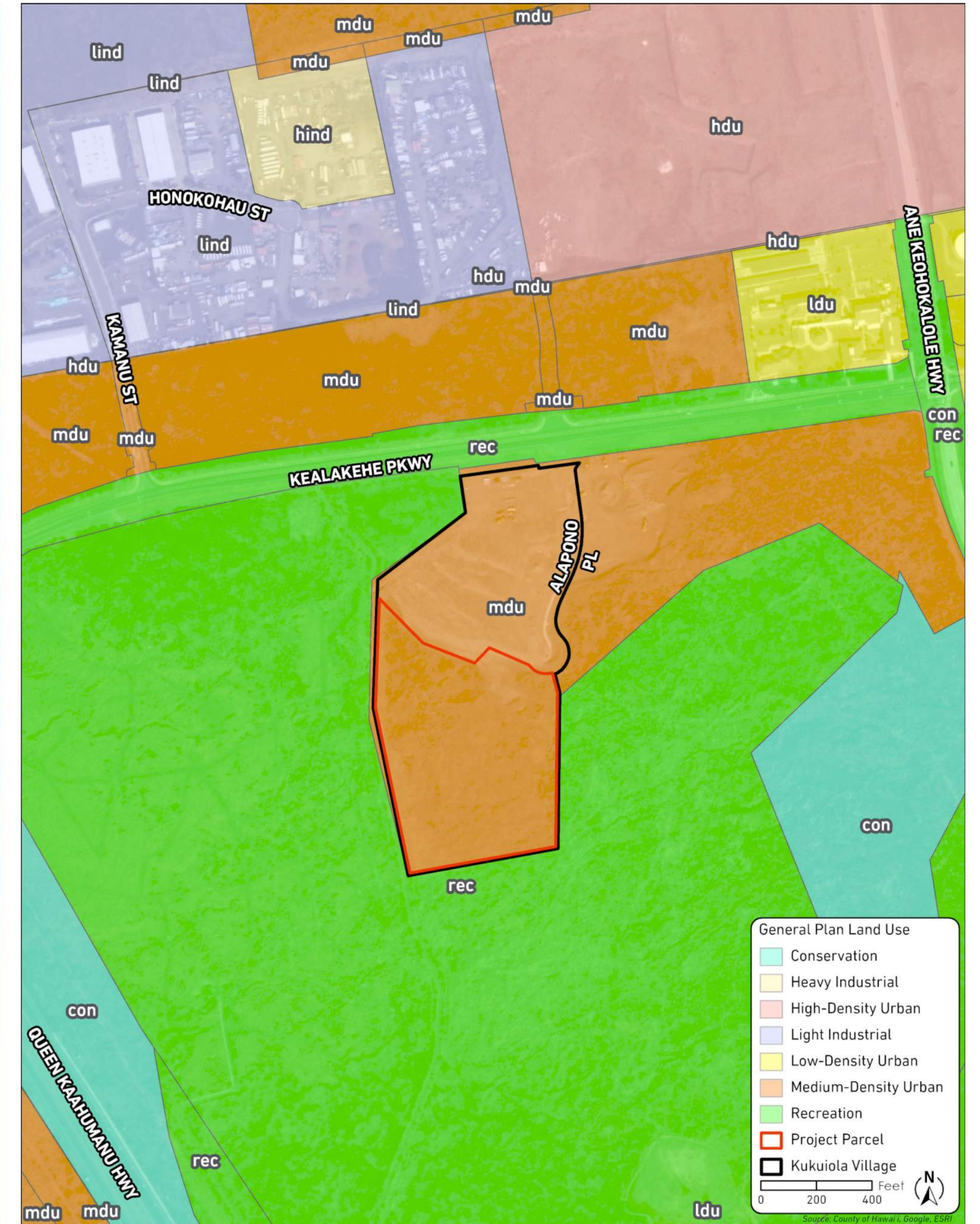




project location / u.s. census tract

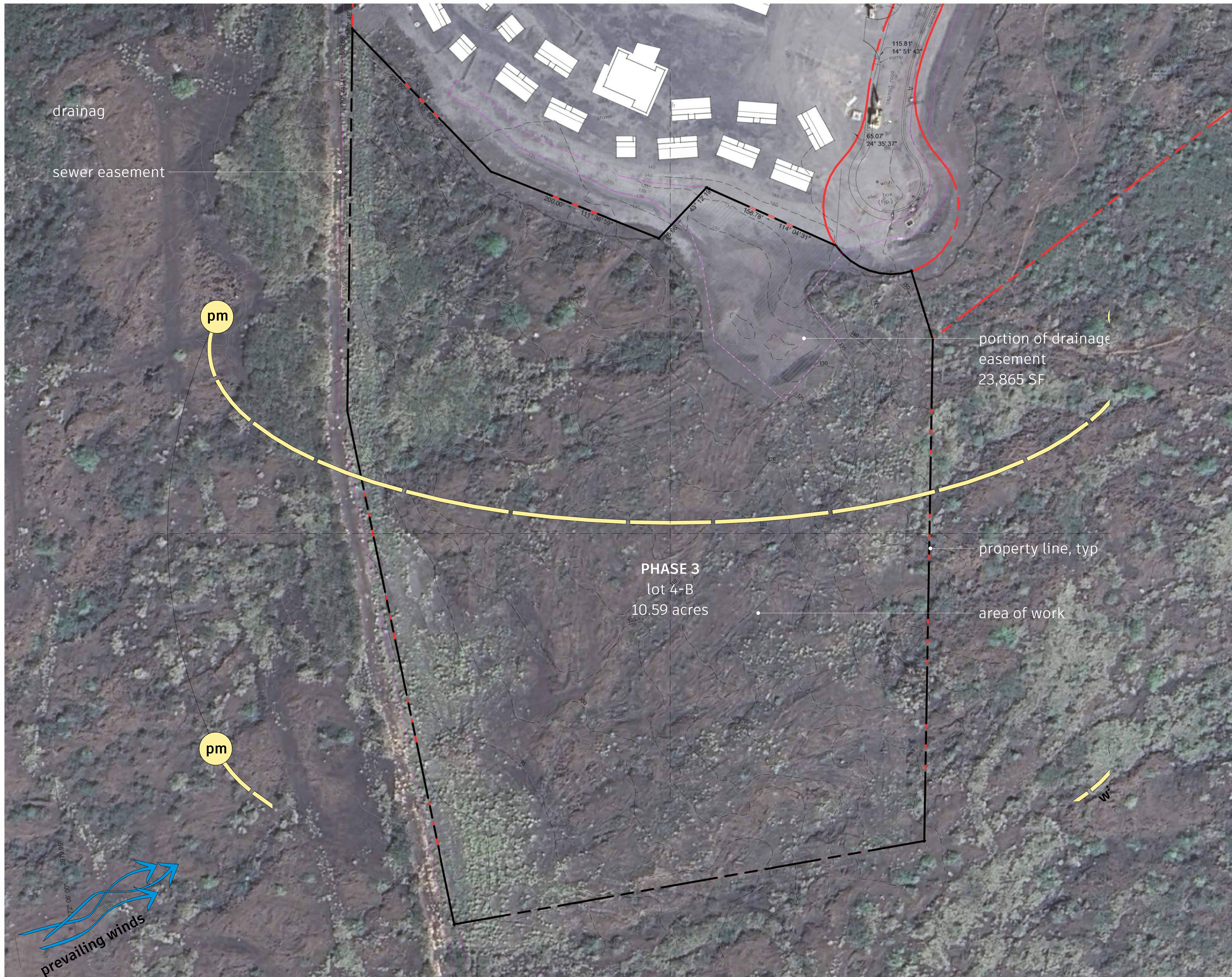


future regional center of proposed Honokohau Village Transit



county of hawaii's general plan land use



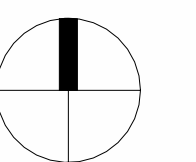
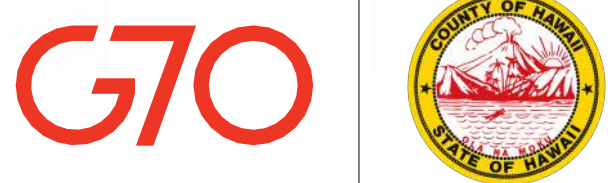


**ZONING INFORMATION**

tmk: (3) 7-4-020:035  
 parcel area: 10.59 acres  
 state land use: urban  
 county zoning: open  
 county GPLU: medium-density urban  
 county LUPAG: urban expansion  
 county Kona Community Development Plan: within Kona Urban Area  
 special management area: outside of SMA boundaries

**DEVELOPMENT STANDARDS**

assume ability to classify as RM, Multiple-Family Residential District  
 height limit: 45'-0"  
 minimum building site area: 7,500 sf  
 minimum front and rear yards: 20'-0"  
 minimum side yards: 8'-0" for one-story bldg (+ additional 2' for each additional story)  
 landscaping: minimum of 20% of land area



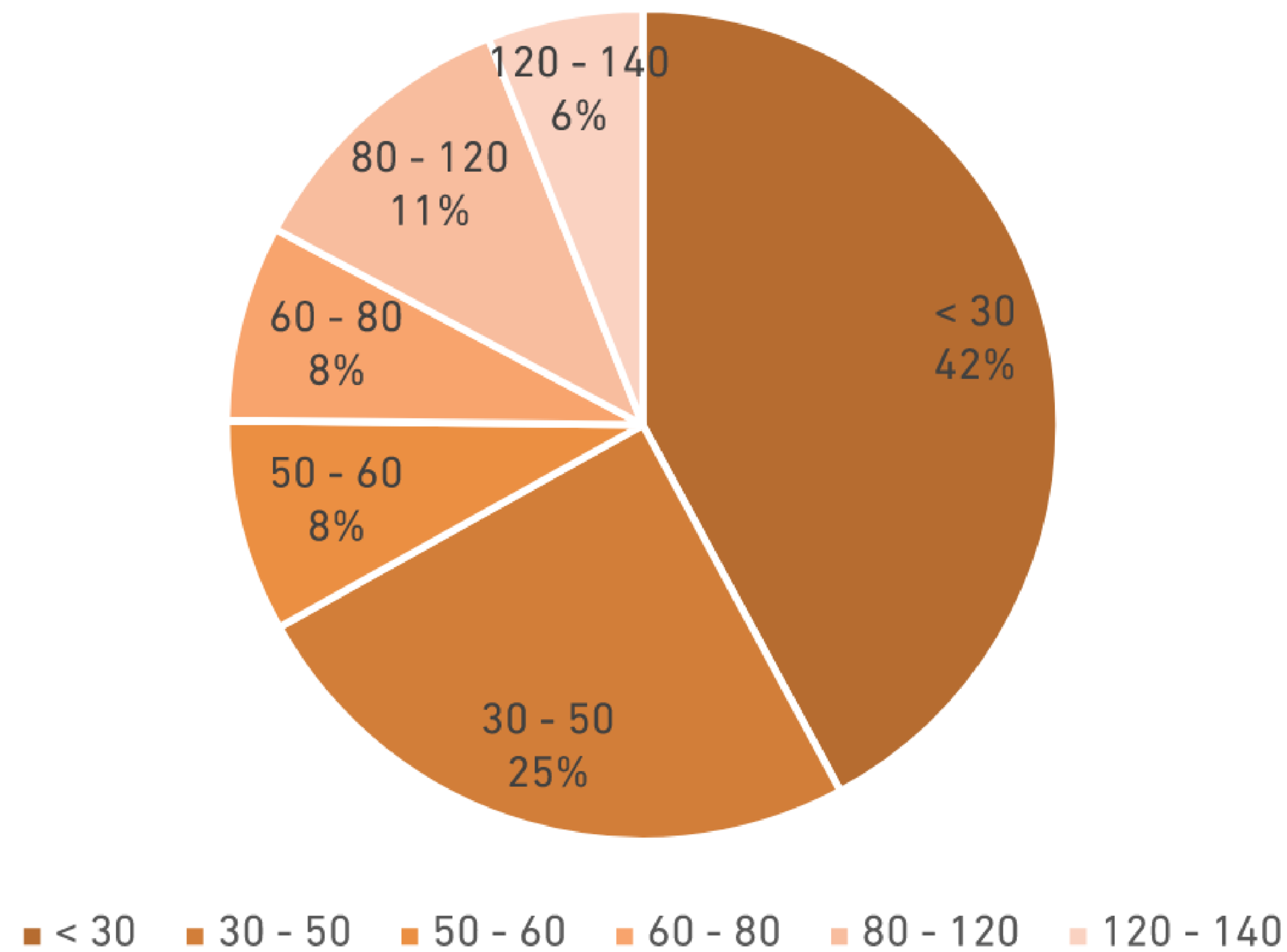
EXISTING PARCEL SITE PLAN

CONCEPT DESIGN  
 Kukuioia Village Phase 3

**A0-2**

02/18/2026

## Hawai'i County Rental Unit Needs by HUD Income Classification (2024 HHPS)



source: data from 2024 Hawai'i Housing Planning Study

According to the 2024 Hawai'i Housing Planning Study (HHPS), a total of **8,058 rental units are needed in Hawai'i County from 2023 to 2027 for households earning 140% AMI and below.**

Out of the 8,058 rental units, **33% (2,662) are needed for households between 30% to 60% AMI, and 24.8% (2,001) are needed for households earning between 60% to 140% AMI.**

Across the State of Hawai'i, renters expressed preference for **two-bedroom units (37%)** or **three-bedroom units (33%)**. 85.6% of renters were willing to take units with less than three bedrooms, and 62.1% of renters expressed that they could accept one or one-and-a-half baths.

The Final Environmental Assessment (FEA) completed in November 2019 included project charrette community notes such as:

- **Mix of unit types weighted towards two- and three-bedrooms.**
- **Taller buildings (two and three story) located mauka, shorter buildings located makai.**



proximity to regional TOD center & regional park



bicycle & car share



connected & walkable community



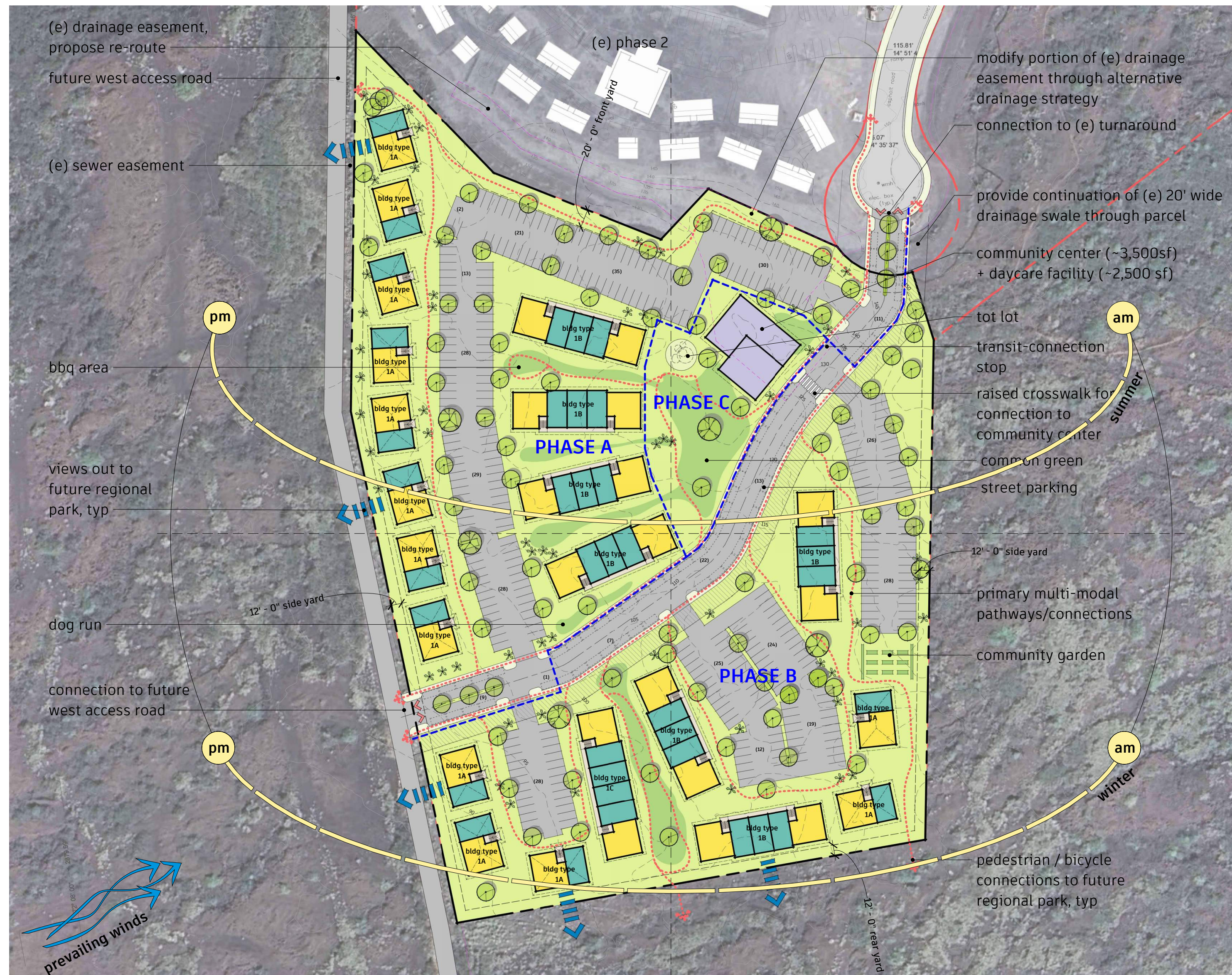
integrated shuttle hub

# OPT 1 - Village Blocks, Medium Density

- Mix of modestly-sized multi-plex buildings, celebrating pedestrian-level interaction along the site
- Single stair and/or minimized corridor circulation for floor area efficiency.
- Moderate DU/AC density, high parking-to-unit ratio
- Parking areas branch off the site's primary access road

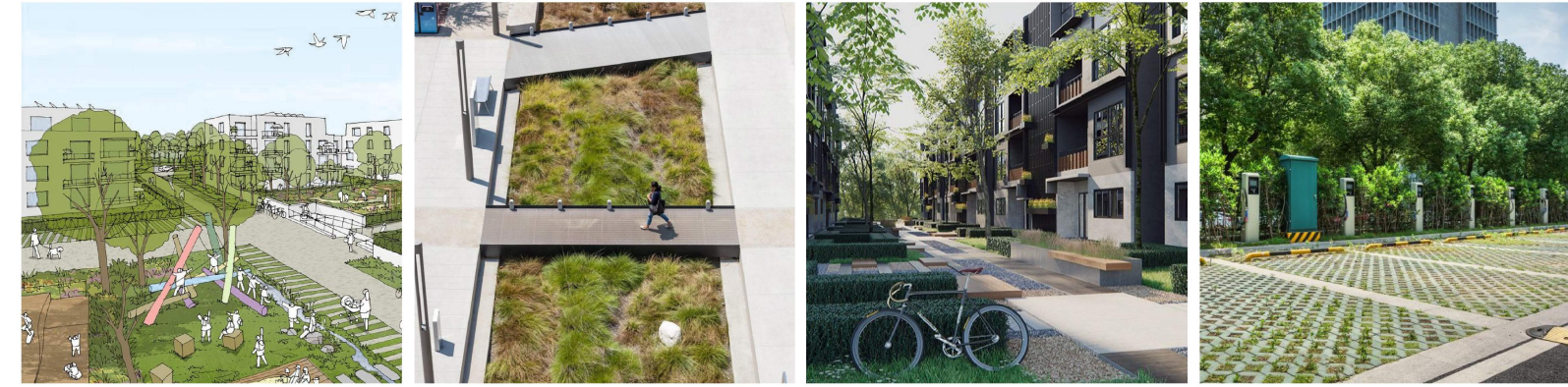


total units = 201 (114 two-bdrm, 87 three-bdrm)  
 density ratio = 18.9 DU/AC  
 parking stalls required = 252 stalls (1.25 per unit, per HCC sec 25-4-51)  
 parking stalls provided = 411 stalls (2.04 per unit)  
 (348 assigned, 63 street)

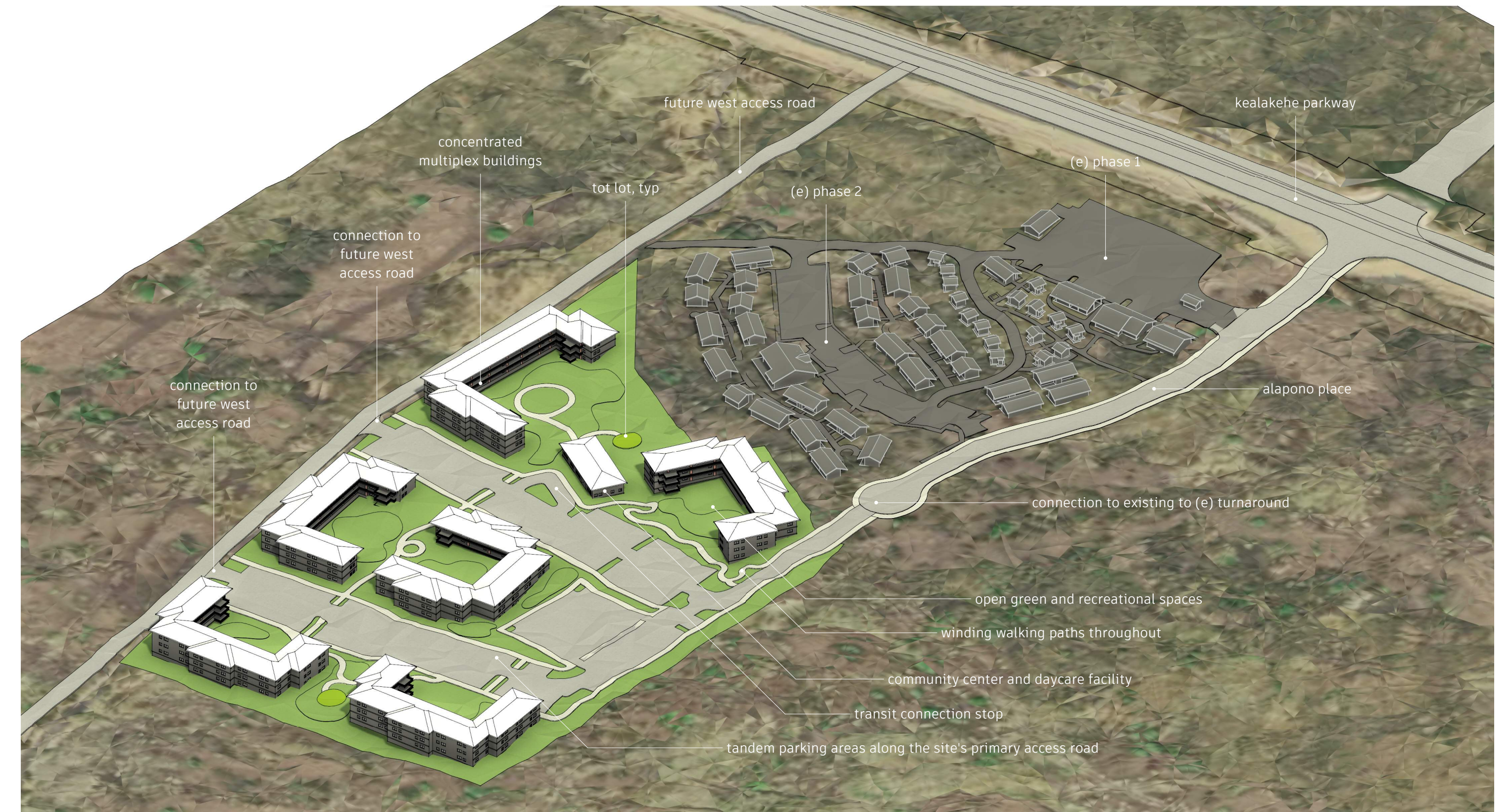


# OPT 2 - Multifamily Buildings, High Density

- Concentrated multi-plex buildings, oriented towards large, open green and recreational spaces
- High DU/AC density, high parking-to-unit ratio
- Incorporates street and tandem parking within the site's primary vehicular access roads



total units = 210 (156 two-bdrm, 54 three-bdrm)  
 density ratio = 19.8 DU/AC  
 parking stalls required = 263 stalls (1.25 per unit, per HCC sec 25-4-51)  
 parking stalls provided = 420 stalls (2.00 per unit)  
 (420 stalls assigned, incl. tandem parking)

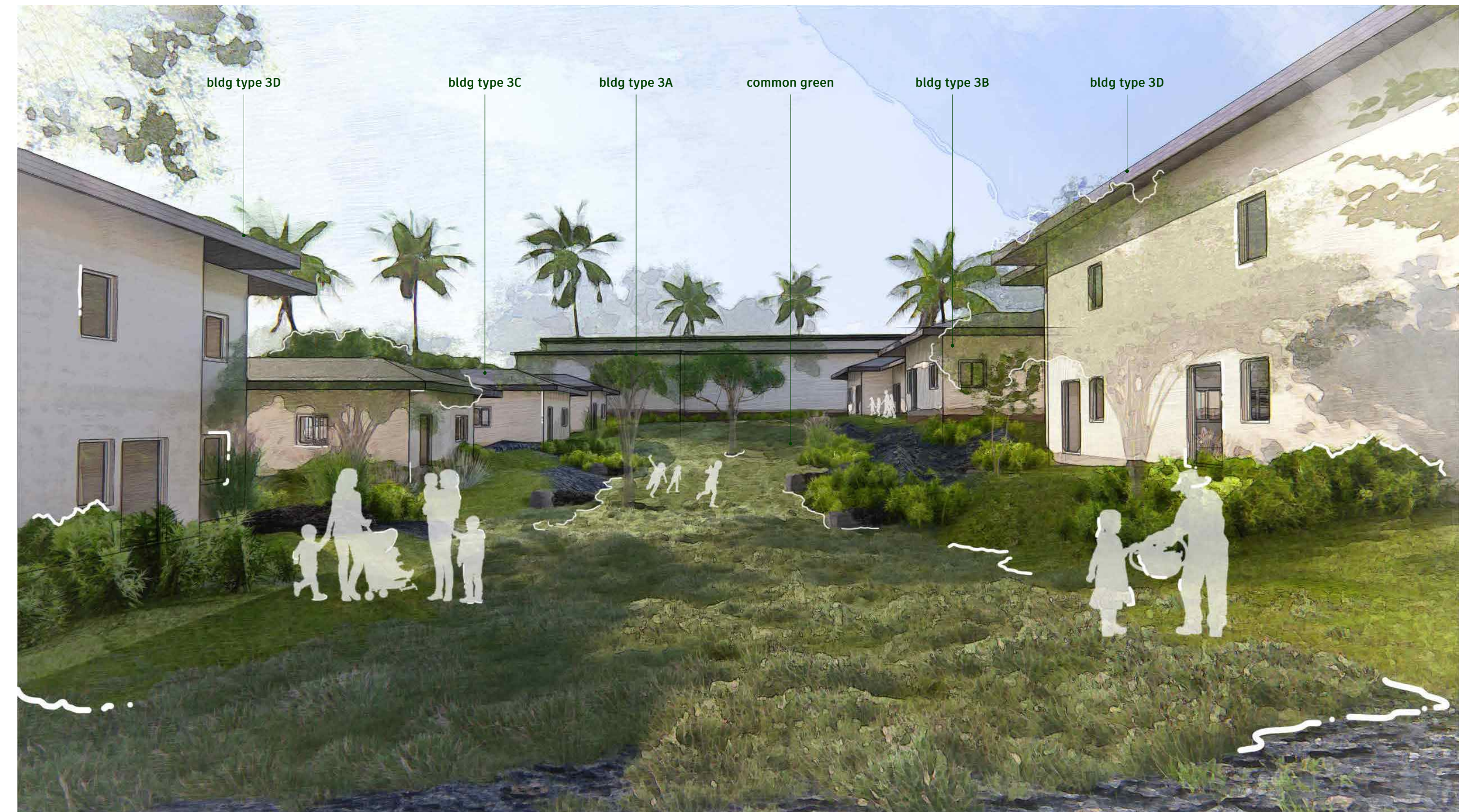


# OPT 3 - Pocket Neighborhoods, Low Density

- Mix of low density dwelling types around small, shared green spaces, fostering personal community connections
- Low DU/AC density, high parking-to-unit ratio
- Concentrated parking areas located behind the dwelling units



total units = 133  
 density ratio = 12.5 DU/AC  
 parking stalls required = 167 stalls (1.25 per unit, per HCC sec 25-4-51)  
 parking stalls provided = 270 stalls (2.03 per unit)  
 (220 assigned, 50 street)



## OPT 4 - Stacked Townhomes, Medium Density

- Mix of stacked townhome building types, centered around a large, open landscape
- Moderate DU/AC density, low parking-to-unit ratio
- Narrower roads with majority of parking provided along the ground level of townhomes, avoiding large parking areas



pedestrian-oriented experience



direct connection from units to central green space



shared entryways for multi-level access



minimized vehicular road access



**REFERENCE CALCULATIONS**

total lot area = **10.59 ACRES**  
 total units = **172**  
 density ratio = **16.2 DU/AC**  
 parking stalls required = 225 stalls (1.25 per unit, per HCC sec 25-4-51)  
 parking stalls provided = **280 stalls** (1.62 per unit)  
 (184 garage, 96 surface)  
 (8 for daycare)  
 loading stalls required = 2\* (per HCC sec 25-4-56)  
 \*to be located

**BUILDING INFORMATION**

**typical units:**  
 two-bdrm: ~1,300 sf  
 three-bdrm: ~2,300 sf  
 garage: ~480 sf

**building type 4A (14 total)**  
**(three-story stacked townhouse with garage):**  
 17,550 gsf & 8 units total  
 - 5,850 gsf per floor x 3 stories  
 - 6 two-bdrm & 4 three-bdrm

**building type 4B (6 total)**  
**(three-story stacked townhouse with garage w/two story townhouse at ends):**  
 22,850 gsf & 10 units total  
 - 8,640 gsf (1st and 2nd floor) +  
 5,570 gsf (3rd floor)

**PROPOSED DEVELOPMENT PHASING**

**PHASE A (7 buildings)**

- daycare facility (2,500 gsf + 1,700 sf exterior)  
 - community center (2,000 gsf)  
 - **46** total units  
 - **52** assigned garage parking stalls, **18** street parking  
 - **8** parking for daycare  
 - **78** total parking stalls

**PHASE B (8 buildings)**

- **68** total units  
 - **72** assigned garage parking stalls, **44** assigned surface parking stalls, **16** street parking  
 - **132** total parking stalls

**PHASE C (7 buildings)**

- **58** total units  
 - **60** assigned garage parking stalls, **10** street parking  
 - **70** total parking stalls





NOTE: ALL FIGURES ARE APPROXIMATE AND SHOULD BE USED ONLY FOR CONCEPTUAL PLANNING PURPOSES.



tot lot

daycare facility

community center

central green

bldg type 4A

NOTE: ALL FIGURES ARE APPROXIMATE AND SHOULD BE USED ONLY FOR CONCEPTUAL PLANNING PURPOSES.



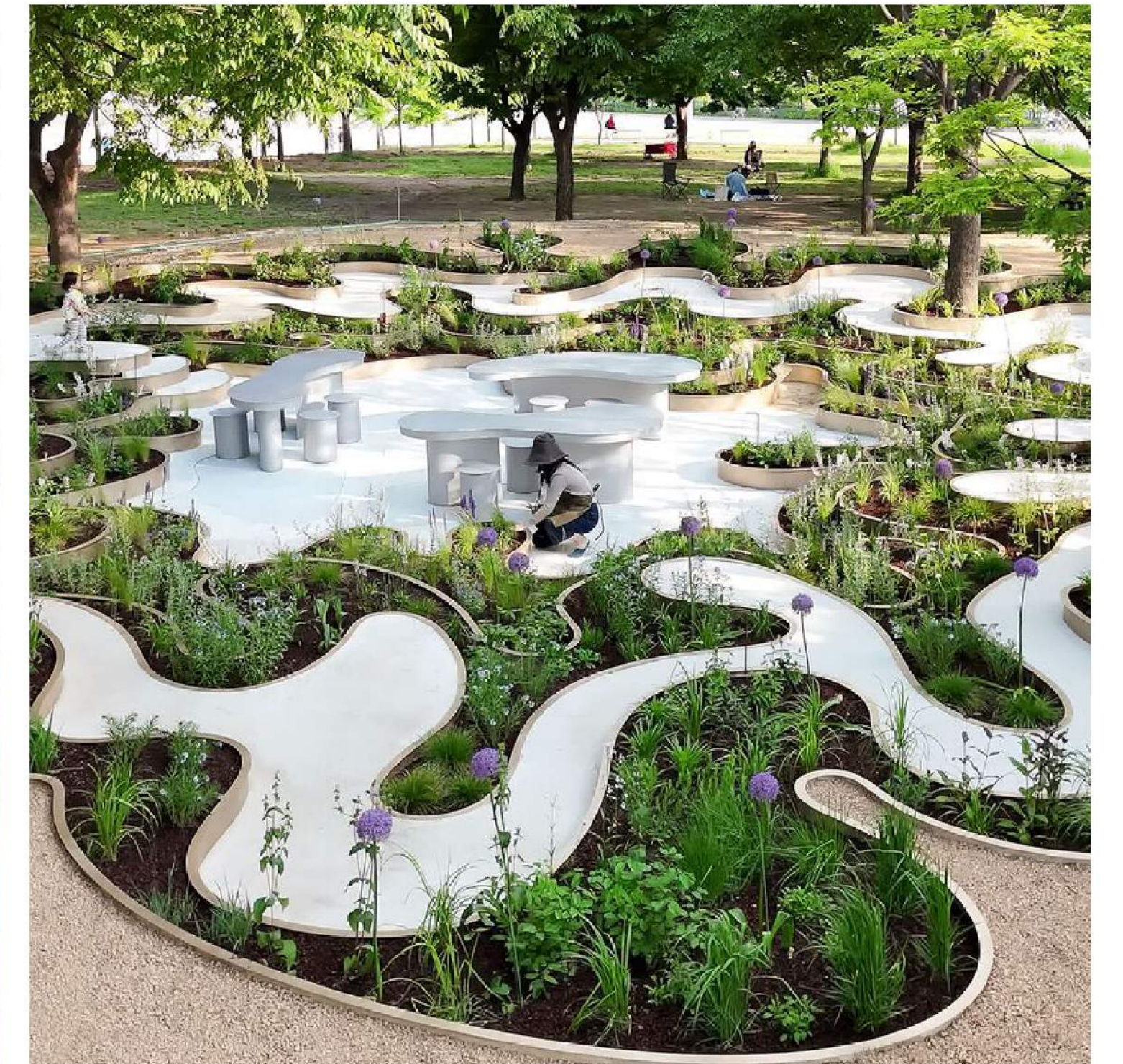
outdoor exercise equipment and calisthenics parks



bbq areas and picnic tables



interactive tot lot



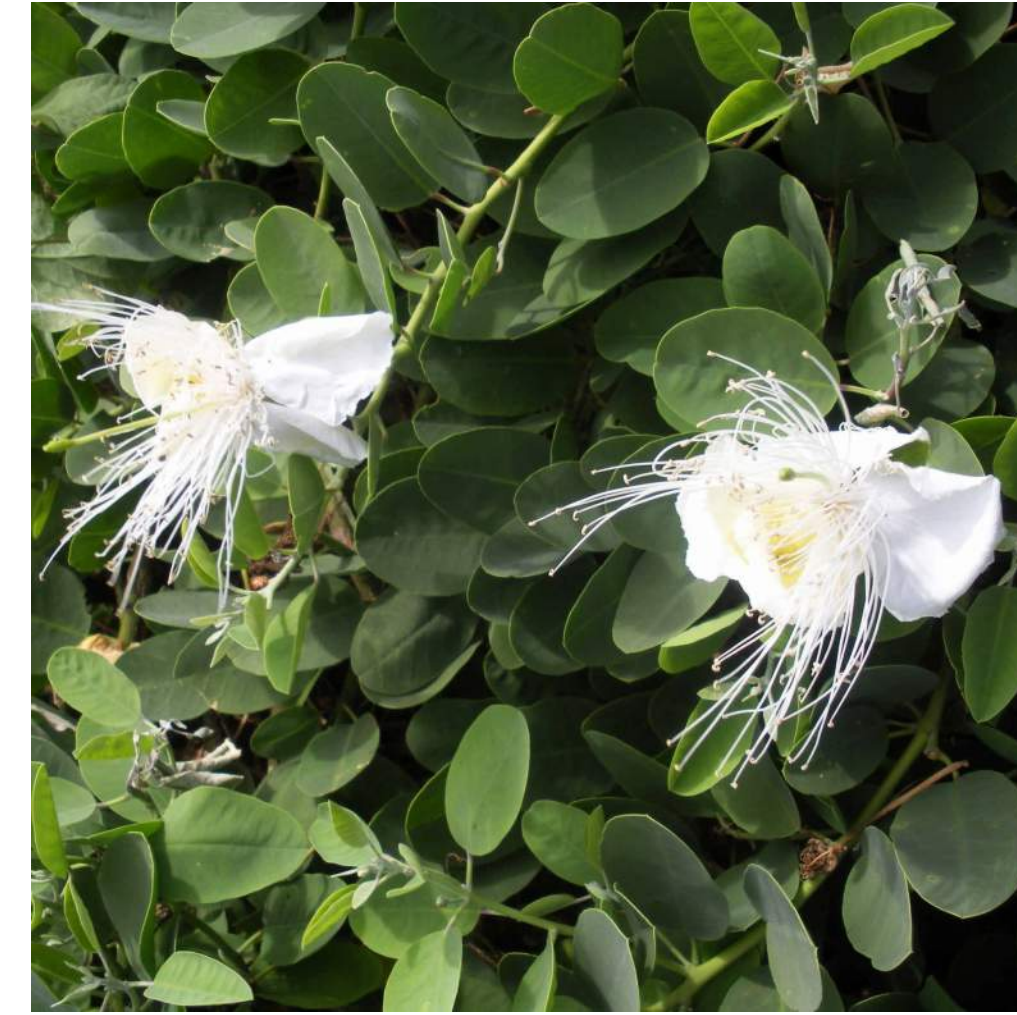
sculptural gardens and integrated seating



alahe'e



mai'apilo



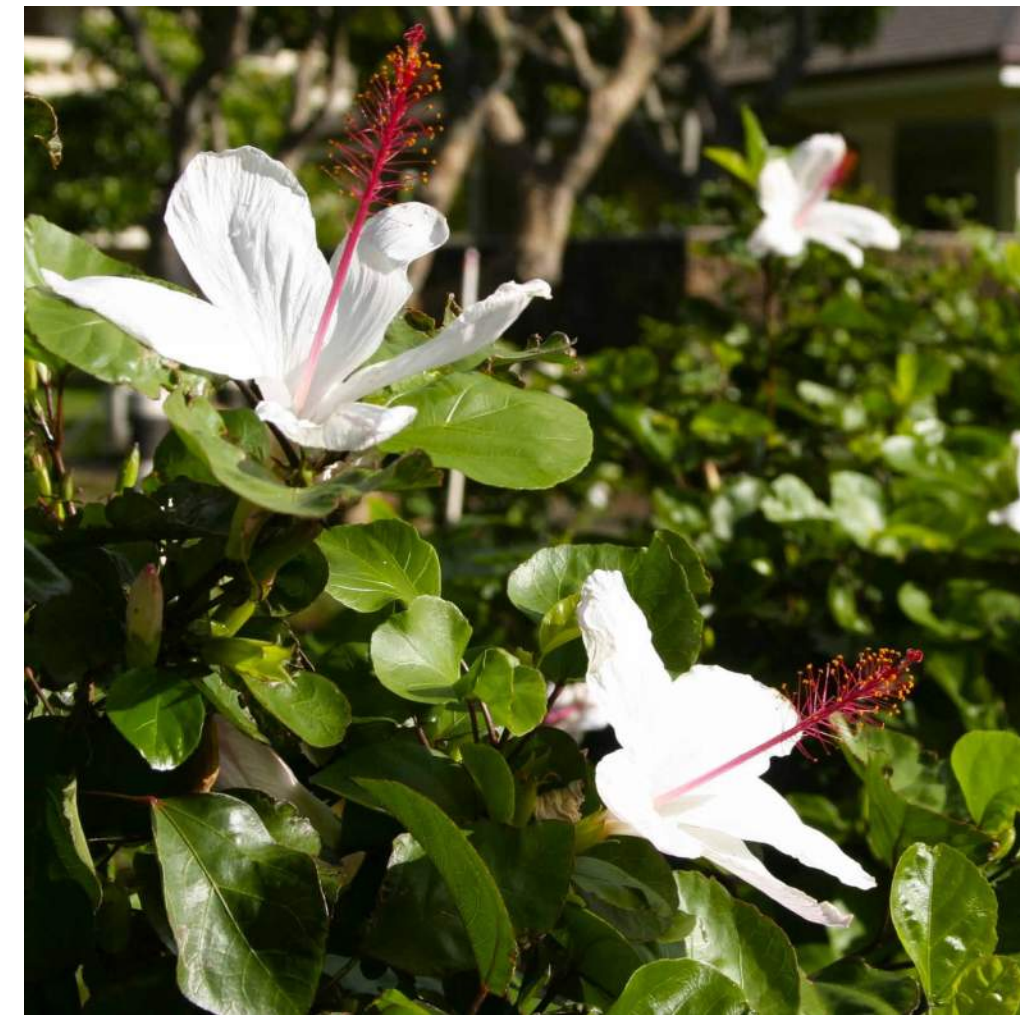
mai'apilo flower



a'ali'i



a'ali'i seed capsules



koki'o ke'oke'o



a'ali'i (left) and naio (right)



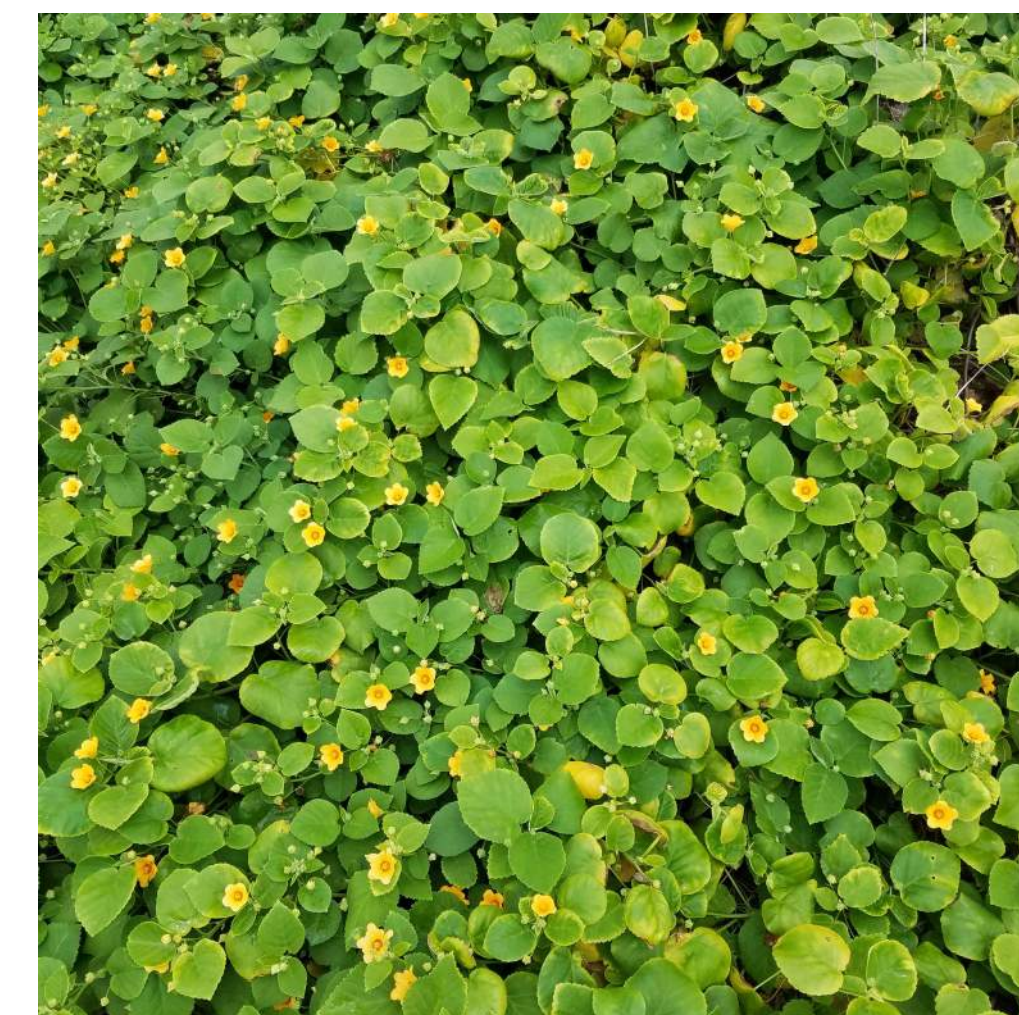
carex



'ākia



pili



'ilima papa



breadfruit / ulu



banana



banana flower and fruit



coffee



mango



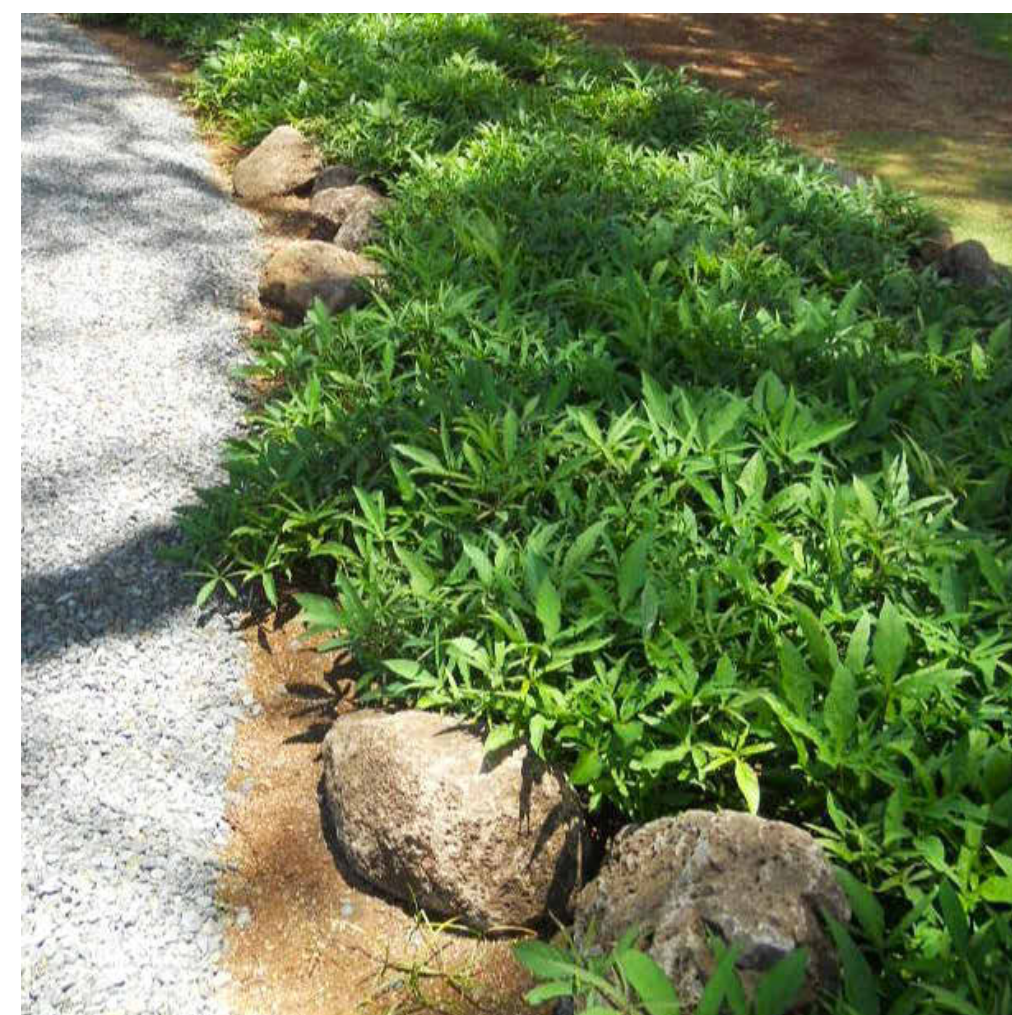
taro / kalo



citrus



gourd



sweet potato



raised community planters

## COMPLETED TASKS

- TASK 1 - REPORT - 2/18/2026 COMPLETED
- TASK 2 - CONCEPTUAL MASTER PLAN PROGRAM AND ALTERNATIVES - 2/18/2026 COMPLETED

## NEXT STEPS

- TASK 3 - FINAL CONCEPTUAL MASTER PLAN - END OF MARCH 2026
  - Selection of preferred scheme for further development
  - Complete final site/landscape plan, typical floor plans, elevations, and renderings
  - Complete final opinion of probable cost
  - Complete civil engineering assessments

MAHALO!

