

# KAMAKANA VILLAGES AT KEAHUOLU



## FOREST CITY HAWAI‘I KONA, LLC STATE OF HAWAI‘I HOUSING FINANCE AND DEVELOPMENT CORPORATION GROUP 70 INTERNATIONAL, INC. CALTHORPE ASSOCIATES

Forest City Hawai‘i Kona, LLC, in partnership with the State of Hawai‘i Housing Finance and Development Corporation, is developing Kamakana Villages at Keahuolu, a 272-acre community located in North Kona on the island of Hawai‘i. The Project Planning Team was led by Group 70 International, Inc., in collaboration with Calthorpe Associates. The vision for Kamakana Villages is shaped by many elements, including the land, its culture and history, community values, and the aspirations expressed in the Kona Community Development Plan (CDP). The Project Team embraced an extensive and collaborative process with community stakeholders, elected officials, County planners and other government agencies.

The objective of Kamakana Villages is to create an affordable, livable community derived from Smart Growth and New Urbanist planning principles. Kamakana Villages is a compact, walkable, Transit-Oriented Development (TOD) Project envisioned by the Kona CDP to be comfortable, safe and ecologically sustainable. The community will also be energy efficient and designed to meet Leadership in Energy and Environmental Design (LEED) Neighborhood Development (ND) certification by the U.S. Green Building Council.

The community will provide 2,330 affordable and market-priced housing units, 197,000 square feet of retail space, two (2) school sites, nine (9) acres for archeological preserve areas, 18 acres for open space, active and passive parks, trail and bikeway system, support infrastructure, and transit stops and centers. Altogether, the project sets a new standard for creating a truly sustainable and prospering community development for an affordable housing project in West Hawai‘i.

The 2011 APA Hawai‘i awards jury noted this plan was a very comprehensive effort in citizen participation and development of all of the essential project elements necessary for master planning a functional community. The compact, mixed-use design incorporates sustainability throughout the transit-oriented design and pedestrian-friendly features. The project is designed to meet LEED-ND criteria. The use of planning workshops to involve key stakeholders with in-progress sessions with the public proved to be very effective. The project exemplifies sustainable development concepts for possible emulation by other neighborhood focused projects. The collaboration exhibited between the developer (Forest City) and HHFDC serves as an excellent example for how private-public partnerships can benefit the community.

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