

HALE'IWA STORE LOTS



KAMEHAMEHA SCHOOLS GROUP 70 INTERNATIONAL, INC.

The Hale'iwa Store Lots (HSL) project is a redevelopment of Kamehameha Schools' (KS) 4-acre commercial property located in the historic Hale'iwa town. The area offers one of Hawai'i's unique rural commercial settings, dating back to the plantation era in the late 1800s. The project site was known as the Waialua Store Lots. These properties include the popular Matsumoto Shave Ice business. The previous site configuration raised many safety and traffic concerns. Two historic structures within the site were also in deteriorated condition. KS committed to redeveloping this commercial asset in a manner that supports the community's vision to retain and enhance Hale'iwa's historic country character.

Seven of the 23 original buildings from 1927 remained on the site. These buildings represent the original settlement of Hale'iwa as the commercial center for the sugar plantation industry. These seven buildings are considered significant according to the National Historic Register Criterion A and C. KS engaged the Honolulu planning and design team of Group 70 International and collaborated closely with the Heritage Center at University of Hawai'i at Mānoa, led by the late Spencer Leineweber, FAIA. The design of the HSL was closely reviewed with the Historic Hawai'i Foundation and the State Historic Preservation Division. The redevelopment was presented with many challenges. Through their visionary planning, the Project Team created an innovative design which provides solutions to historic preservation, traffic, pedestrian safety, and infrastructure issues while successfully preserving Hale'iwa's rural plantation character and expanding retail frontage to restore the original density.

Hale'iwa Store Lots project demonstrates great innovation to preserve and enhance the historic plantation character, unique Hawai'i culture, and natural environment. Through the rehabilitation, recreation, and new construction on the historic site, the nominee set a new standard for local historic preservation projects. The preservation of low-rise, human-scale plantation-era rural character combined with the focus on Hawai'i business and local clientele create a novel approach to perpetuate Hawai'i culture, and at the same time to meet local residents' needs and vision. The nominee are meticulous to details that closely tied the development to the history of the neighborhood, such as the names of the stores and the courtyard, the hula platform, and locally-based cultural program, which all emphasize on the education for visitors and locals about the history of North Shore. A lot of effort has been put into comprehensive analyses and consultation with key stakeholders to ensure the conformance with code and ordinance, local community plan, principles of Hale'iwa special district, public objective, natural environment, and historic cultural heritage. The APA Awards Jury would like to recognize this study as a model of historic preservation and redevelopment not only for Hale'iwa but also for other historic town in Hawai'i.

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