



Niumalu Market Place

Kona, Hawaii

Conceptual Design Review Submittal
for Kailua Village Design Commission

January 29, 2018

Signage not included, and will be a separate package submitted in future.

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SENTINEL





QUEEN KA'AHUMANU HWY

PALANI RD

HENRY ST

ALAHOU ST

KUAKINI HWY

KAILUA BAY

PROJECT SITE

Niumalu Market Place



VICINITY PLAN



02/12/18





EXISTING CONTEXT & ARCHITECTURAL DESIGN GUIDELINES

- Relate to context of adjacent buildings / adjacent development character. (4-6)
- **MATERIALS / TEXTURES / COLOR:** Stone Brick (4-6).
- **ARTICULATION:** Minimum of 50% of first floor street façade for commercial uses within the overlay zone shall be devoted to windows, entries or other penetrations. Buildings should be “articulated” to avoid overly monotonous façade planes. Use Horizontal or vertical modulation to achieve pedestrian scale.(4-9)
- **ROOF LINES:** Key buildings and shop entries shall be designed to that a sloped roof line is the predominant appearance. (4-10)

SITE CONSIDERATIONS

- **Convenient bike parking.** This can be used to promote community and village vision by placing bike parking prominently at entrances. These can be coupled with bike signage “share the road” pavement designations on internal roadways. (4-3)
- Seating furniture, water features, information stands. Encourage social gathering.(4-3)
- Preserved Views (4-7)
- Buildings should be designed to step with the terrain.(4-7)
- Maximize opportunities for links between commercial and pedestrian activities.(4-8)
- **GRADING:** If extensive earth moving is necessary, utilize “re-contouring” rather than “cut and fill”. (4-8)
- Balance of cut and fill to minimize export and import of unnecessary soil

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KONA VILLAGE DESIGN GUIDELINES

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DESIGN GUIDELINES

KONA WAY OF LIFE (4-1)

- Integrate into Natural environment
- Respect for local history
- Pedestrian Scale of buildings and Landscape
- Casual, rustic, natural materials
- Tree canopy and plants for shade
- Relationship to mountains and sea
- Comfortable friendly gathering spaces

Village Concept

- Closely spaced cluster of buildings
- Human scale spaces
- Sense of community

ARCHITECTURAL DESIGN CHARACTER

- **ROOF LINES** - High pith roof expressions in key buildings and shop entries
- **VERTICAL ACCENT** - mini tower pinnacles / markers
- **COVERED ROOF EXTENSIONS** - Generous porches, colonnades, lattices - places to gather "Lanai Collectors" for social gathering and places of respite (interval of relief). Allow patrons to enjoy the bustle from a comfortable enjoyable lanai or urban garden. Water features, trees for shade, garden (Xeriscape - ex. Halawa) landscape. Roof line can become a unifying element on the profile of building complexes
- **MATERIAL** - Local stone, masonry, wood, thatch, metal, plaster and stucco (light shades)
- **SCALE** - Human scale buildings
- **COURTYARDS / ARCADES / PATIOS** - Galleries and arcades horizontal expression broken by vertical pinnacle markers. Invite pedestrians to linger and enjoy the open air spaces.
- Lush landscape (xeriscape) with large mature trees for shade

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DESIGN GUIDELINES

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DESIGN CONCEPT

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Space Lease Building	Tenant	SF
1	Shop	5,100 sf
2	Shop	8,125 sf
3	Major	22,000 sf
4	Anchor	63,000 sf
5	Major	23,000 sf
6	Major (anchor)	14,800 sf
8	Major (anchor)	6,000 sf
10	Service Retail (anchor)	10,000 sf
11	Service Retail (anchor)	10,000 sf
12	Shop	6,900 sf
13	C - Store*	3,000 sf
14	Services	725 sf
		172,650 sf

* To be constructed by Anchor, will be included in gas and ground lease

Ground Lease Ground Lease Area	Tenant	SF
8	Gas Pad	27,850 sf
11	Pad	2,500 sf
12	Pad	2,500 sf
13	Pad	2,500 sf
		7,500 sf

- 259 STALLS FOR ANCHOR 4
- 525 STALLS FOR SUPERPAD

PARKING REQUIRED 592
PARKING PROVIDED 716
PARKING RATIO 1/250
TOTAL CLA. 180,150 SF
TOTAL PARKING PROVIDED: 716
FOR ILLUSTRATIVE PURPOSES ONLY

SITE PLAN

Revision 1a

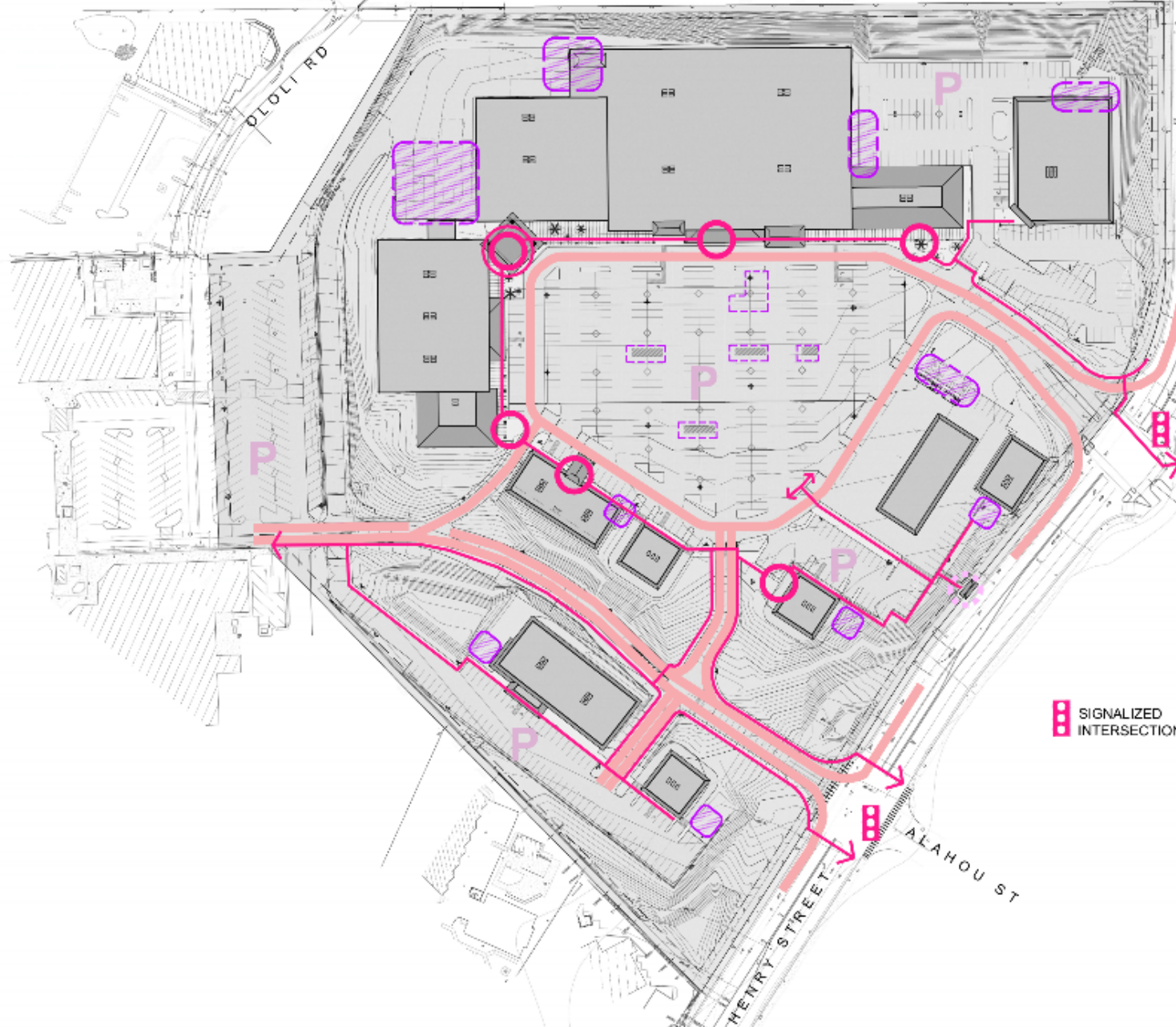


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QUEEN KA'AHUMANU HWY

OLOLI RD



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- VEHICULAR TRAFFIC
- PARKING
- PEOPLE GATHERING SPACE
- PEDESTRIAN PATH
- PUBLIC BUS ROUTE
- PUBLIC BUS BUS
- LOADING AREA
- SHADING TREES
- SHOPPING CARTS & DELIVERY PARKING STALLS

SIGNALIZED
INTERSECTION

SITE ANALYSIS



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ROCK WALLS



ROCK WALLS



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QUEEN KA'AHUMANU HWY

OLOLT RD

HENRY STREET

ALAHOU ST

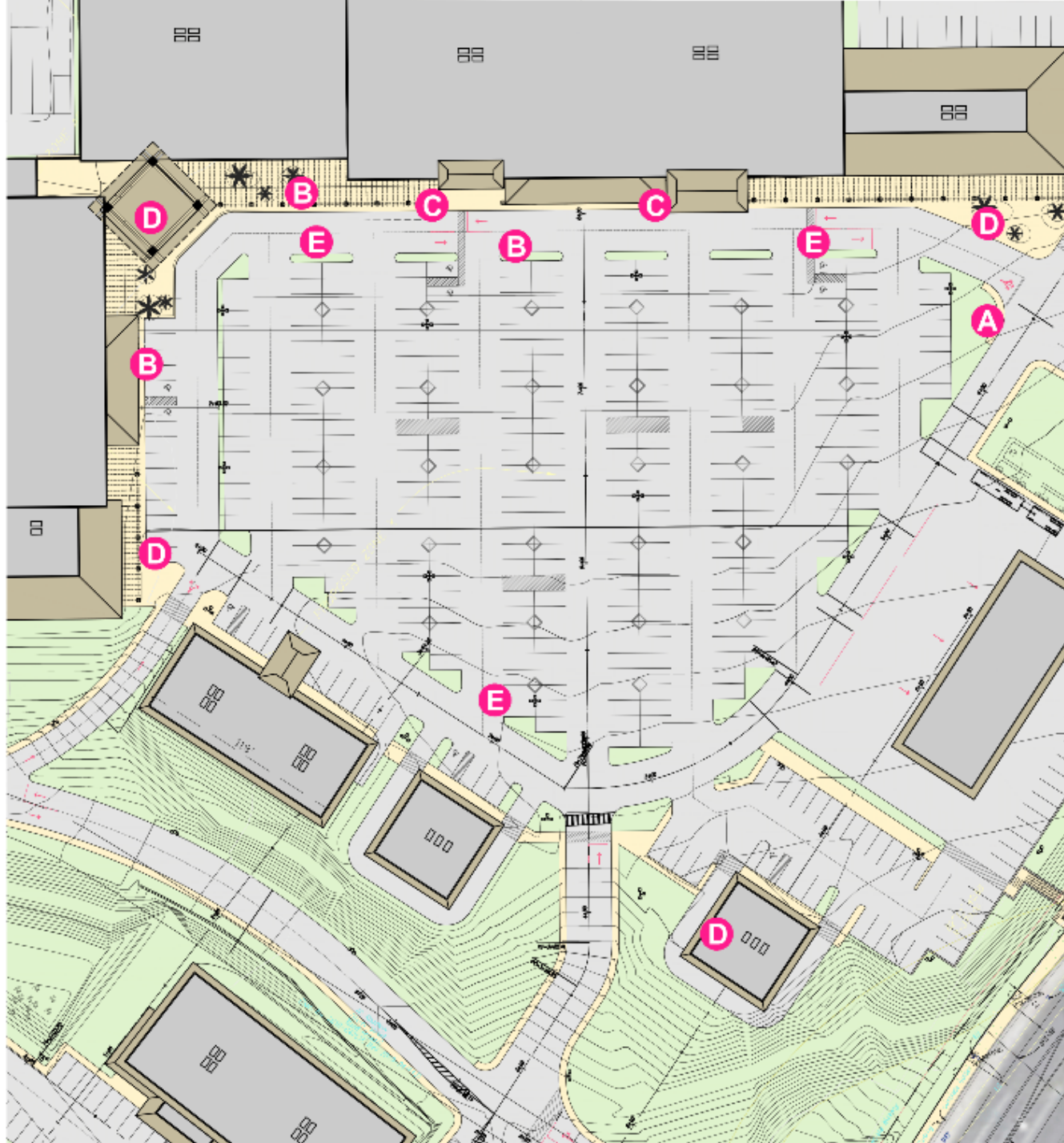
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SITE LIGHTING PLAN



01/10/18





INITIAL CONCEPT EXPLORATION

- A** Low-Key Kona style atmosphere.
- B** Create a "Village" character with a pedestrian street-like atmosphere. Reduce the building scale by providing horizontal shade elements along a covered walkway connecting the adjacent shops.
- C** Two entrances can have an opportunity to create a recessed "Entry Gallery" between with bench seating and activate a village street-like atmosphere by pushing some retail components outdoors such as flower shops, etc. This approach will benefit retailers and will also impact the shopping complex as a whole through improving its image and create respite areas for all shoppers.
- D** Identify a central village monument tower that can be seen from the highway and help to mark the central common "gallery" space.
- E** Small park (landscape) island within the parking area directly in front of the anchor tenant entrance on the parking side of the car drive aisle. This can occur the length of the entry "gallery" and act to break up the unfriendly scale of the parking lot. This element will introduce a more intimate street-like village scale created between the parking area and the building as well as create a central heart for the village. This area can be further reinforced with a vertical monument marker tower that can be visible from highway.

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VILLAGE PLAN



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LANDSCAPE PLAN

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LANDSCAPE REQUIREMENTS AT PERIMETER BASED ON HAWAII COUNTY PLANNING RULE 17

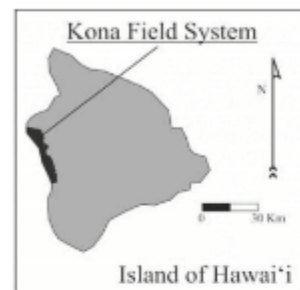
- ① 425 LINEAL FEET AT UPPER HENRY STREET WITH 15' WIDE PLANTING AREA WITH 1 TREE PER 30' EQUALS 15 REQUIRED, 130 SHRUBS REQUIRED, 8 TREES AND 8 COCONUT PALMS SHOWN.
- ② 470 LINEAL FEET AT MIDDLE HENRY STREET WITH 15' WIDE PLANTING AREA WITH 1 TREE PER 30' EQUALS 16 REQUIRED, 140 SHRUBS REQUIRED, 10 TREES AND 7 COCONUT PALM SHOWN.
- ③ 270 LINEAL FEET AT LOWER HENRY STREET WITH 15' WIDE PLANTING AREA WITH 1 TREE PER 30' EQUALS 9 REQUIRED, 80 SHRUBS REQUIRED, 7 TREES AND 5 LOULU PALM SHOWN.
- ④ 740 LINEAL FEET AT COMMERCIAL ZONE WITH 10' WIDE PLANTING AREA 1 TREE PER 30' EQUALS 25 REQUIRED, 210 SHRUBS REQUIRED, 24 TREES SHOWN.
- ⑤ 395 LINEAL FEET AT LOWER LANIHAU SHOPPING CENTER 1 TREE PER 30' EQUALS 12 REQUIRED, 80 SHRUBS REQUIRED, 13 TREES SHOWN.
- ⑥ 310 LINEAL FEET AT UPPER LANIHAU SHOPPING CENTER WITH 10' WIDE PLANTING AREA 1 TREE PER 30' EQUALS 11 REQUIRED, 90 SHRUBS REQUIRED, 10 TREES SHOWN.
- ⑦ 890 LINEAL FEET ADJACENT TO QUEEN KAAHUMANU HWY, RIGHT OF WAY WITH 1 TREE PER 30' EQUALS 26 REQUIRED, 260 SHRUBS REQUIRED, 21 TREES SHOWN.

SYMBOL LEGEND FOR TREES AND KUAMI WALLS

- ① EXISTING CANOPY TREE TO REMAIN
- ② LARGE CANOPY TREE (SAMWEEA SAMAN, MONKEYPOD TREE) INTRODUCED
- ③ MEDIUM CANOPY TREE (CALOPTERYX INOPHYLLUM, TRUE KAMANI, CANOE PLANT)
- ④ MEDIUM CANOPY TREE (CORDIA SUBCORDATA, HAWAIIAN KOU, NATIVE)
- ⑤ SMALL CANOPY TREE (CORDIA SEBESTENA, CECIL TREE), INTRODUCED
- ⑥ SMALL CANOPY TREE (PLUMERIA OBTUSA, SINGAPORE PLUMERIA) INTRODUCED
- ⑦ SMALL CANOPY TREE (PSYDRAX OORATA, ALAHEE) NATIVE, OR DWARF WHITE TECOMA, INTRODUCED.
- ⑧ SMALL CANOPY TREE (PANDANUS TECTORIUS, THORNLESS HALA VARIETY) NATIVE
- ⑨ LARGE SOLITARY TRUNK PALM (COCOS NUCIFERA), CANOE PLANT
- ⑩ MEDIUM FAN PALM (PITHECHORDIA MANDENIANA, KONA AREA LOULU PALM, OR PITHECHORDIA BECARBANA PER KONA VILLAGE MASTER PLAN) NATIVE
- ⑪ TRAVELLER'S PALM (RAVENALA MADAGASCARIENSIS), INTRODUCED
- ⑫ SUGAR CANE (SACCHARUM OFFICINARUM, CANOE PLANT, RECALLS THE KUAMI OF THE KONA AGRICULTURE COMPLEX.
- ⑬ LAVA ROCK BOULDER COMPOSITION TO ENHANCE DRAINAGE RETENTION AREAS AND OTHER ROCKSCAPE AREAS TO RECALL NATURAL BEAUTY AND VOLCANISM OF THE ISLAND

DESIGN CRITERIA

The planting design uses: Native plants, Polynesian or "canoe plants" as well as selective introduced exotics. Areas are defined by overstory palm or canopy tree type. Planting is informal, organic and natural except as dictated by parking geometry or Kualui Sugar Cane patterns. Sugarcane is used to recall historic Kualui wall patterns which form a prominent part of the Kona Field System. The Kualui wall patterns supported dry land agriculture. They reduced run off, shielded plants from wind and sun and cleared land of loose stone. These structural systems were integrated with row planting of crops as well as intensive mulching to prevent moisture loss in soils. These systems recall the extraordinary efforts Hawaiian's made to cultivate and make fertile the dry lands of Kona. The Canoe plants featured in this landscape design are a historic reminder of successive Polynesian migrations and the plants they brought to the islands. Native plants featured in this design are suited to lava and lava soils. Rock outcrops, cinder and lava rubble are a prominent part of the design and are composed with planting to create a rustic, natural, volcanic environment of the Big Island.



Kualui is a prominent feature in the Kona Field System



In the Gardens of Lono, Melinda Allen, the editor states Kualui dominated the Kona Field System which covered an area of 139 square kilometers.



Existing on-site rock decorates the landscape and reduces hauling.



In the Pukui and Elbert Hawaiian Dictionary Kualui is defined as "long straight stone wall"



In the Gardens of Lono, Patrick Kirch notes that "Menzie's member of Vancouver's 1793 expedition, describes stone lined fields that occupied terrain inland of a zone of breadfruit and confirms that taro, sweet potato, cloth plant were the principal crops cultivated in the field system"



Existing on rock outcrops decorates the landscape and create xeriscape / rock gardens artfully composed with native groundcovers and lawn.

REGULATORY CRITERIA

Planting at perimeter and in parking areas conforms to Hawaii County Planning Rule 17 as well as the Kona Village Master Plan. Note in Rule 17 it states where parking lot perimeter and property perimeter coincide or are adjacent then satisfying one requirement is sufficient. In this project the property perimeter is more stringent and those rules were followed. Perimeter trees were placed at each 12 parking stalls.

KONA MASTER PLAN CRITERIA

- LARGE ACCENT TREES: MONKEYPOD TREE.
- MEDIUM ACCENT TREES: HAWAIIAN KOU TREE.
- MEDIUM ACCENT TREES: SHOWER TREE.
- HENRY STREET TREE: SWIETENIA MACROPHYLLA AT MEDIAN, ARCHONTOPHENIX ALEXANDRAE ON SIDES
- LOULU AFFINIS IN LIEU OF ALEXANDER PALM.
- SMALL ACCENT TREES: HALA TREE, SINGAPORE PLUMERIA, ALAHEE, MILO, BANANA.
- MEDIUM SHRUB: SPIDER LILY, NAUPAKA, NATAL PLUM, NATIVE WHITE HIBISCUS, NATIVE RED HIBISCUS, TIARE GARDENIA OR NAU GARDENIA, KULUI, PHLODENDRON, BORNEO GIANT 'APE.
- GROUND COVER: CAPE PLUMBAGO, AKIA, KUPUKUPU, HAWAIIAN UKIUKI, HAWAIIAN CACTUS, KANGAROO PAW (AWAY) OR POHINAHINA.

- PROJECTS SHALL HAVE 25% OF THEIR TOTAL AREA LANDSCAPED.
- PROJECTS SHALL HAVE 75% OF THEIR SETBACK AREA LANDSCAPED.
- PARKING LOTS SHALL HAVE 10% OF THEIR INTERIOR LANDSCAPED.
- INTERIOR PARKING ISLANDS WITH MINIMUM 50 SF SHALL BE LOCATED EVERY 10 SPACES WITH AT LEAST ONE TREE.
- SCREEN HEADLIGHT GLARE.
- INCORPORATE XERISCAPE PRINCIPLES.
- UTILIZE WATER CONSERVING IRRIGATION TECHNOLOGY.

RULE 17:

- PARKING LOT: 1 TREE PER 12 STALLS. EVEN SHADE.
- YARD: 1 SMALL TREE PER 30 LINEAL FEET AT BUFFER YARDS. 10 SHRUB PER 35 LF.
- YARD: 1 LARGE TREE PER 40 LINEAL FEET.
- YARD: 1 TREE PER 35 LINEAL FEET AT FRONT YARD.
- YARD: BUFFER SHALL BE OPAQUE BETWEEN GROUND AND 6' HEIGHT.
- YARD: MAXIMUM 10' DISTANCE BETWEEN MATURE FOLIAGE MASS.
- 10' WIDE PLANTER AT FRONT YARD.

RULE 17:

- PLANTING STRIP OPTIONS:
 - 10' WIDE PLANTER BETWEEN RIGHT OF WAY AND PARKING LOT.
 - 6' WIDE PLANTER AND 3' GRADE CHANGE AT PARKING LOT.
 - 4' WIDE PLANTING STRIP WITH 3' HIGH BRICK WALL.
 - 5' WIDE BETWEEN PARKING AREA AND ADJACENT LOT.
- PLANTERS FOR TREES
 - SHALL CONTAIN A MINIMUM 30SF OF PLANTING AREA.
 - SHALL BE MINIMUM 8' WIDE WHERE CAR BUMPERS OVERHANG EACH SIDE.
 - SHALL BE 6' WIDE WHERE CAR BUMPER OVERHANGS FROM ONE SIDE.
- LOADING AREA SCREENED WITH OPAQUE FENCE OR PLANT COVERED SCREEN.
- WHERE PARKING AND PERIMETER PLANTING ARE WITHIN 15' PLANT REQUIREMENTS MAY BE SHARED.

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DESIGN CRITERIA

0 16.32 44 128

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L-200



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Coconut Palms, Canoe Plant



True Kamanii, Canoe Plant



Bamboo, Canoe Plant, however we will use an introduced variety



Sugar Cane, Canoe Plant



Banana, Canoe Plant, however we will use an introduced Brazilian Apple Banana variety

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Hala Tree, Native



Alahee, Native



Dwarf White Tecoma, Introduced



Geiger Tree, Introduced



Loulou Palm, Native



Hawaiian Kou, Native



Monkeypod Tree, Introduced



Singapore Plumeria Tree, Introduced

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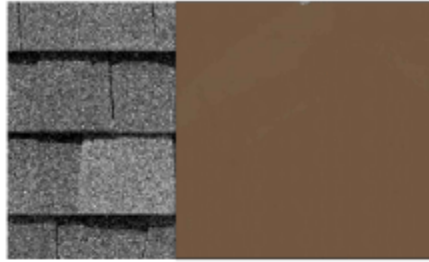
DESIGN IMAGES



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L-250

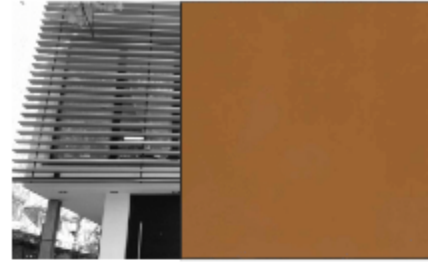
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ROOF & OTHER TOP OF
BUILDING ELEMENT -
BM plymouth brown HC-73



SECONDARY WALLS &
MECHANICAL SCREENS -
BM cedar bay CC-16



SECONDARY WOOD
MEMBERS -
BM warm tan 2162-05



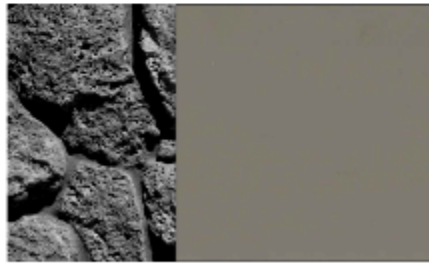
MAIN WALLS -
BM arapaho gray



FEATURED WALLS -
BM arizona tan 2162-05



MAIN WOOD MEMBERS -
BM pony brown 2163-20



BASE OF BUILDINGS &
FEATURED COLUMNS
(INCLUDING STONE) -
BM sage taupe 2111-40

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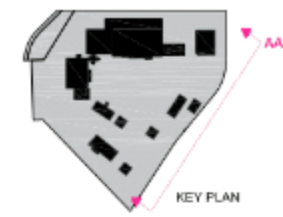
COLOR PALETTE

10/30/17



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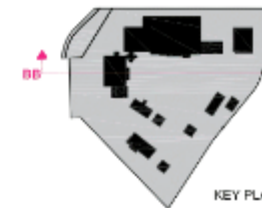


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BUILDING SECTION & ELEVATIONS

SITE SECTION - AA (HENRY STREET)

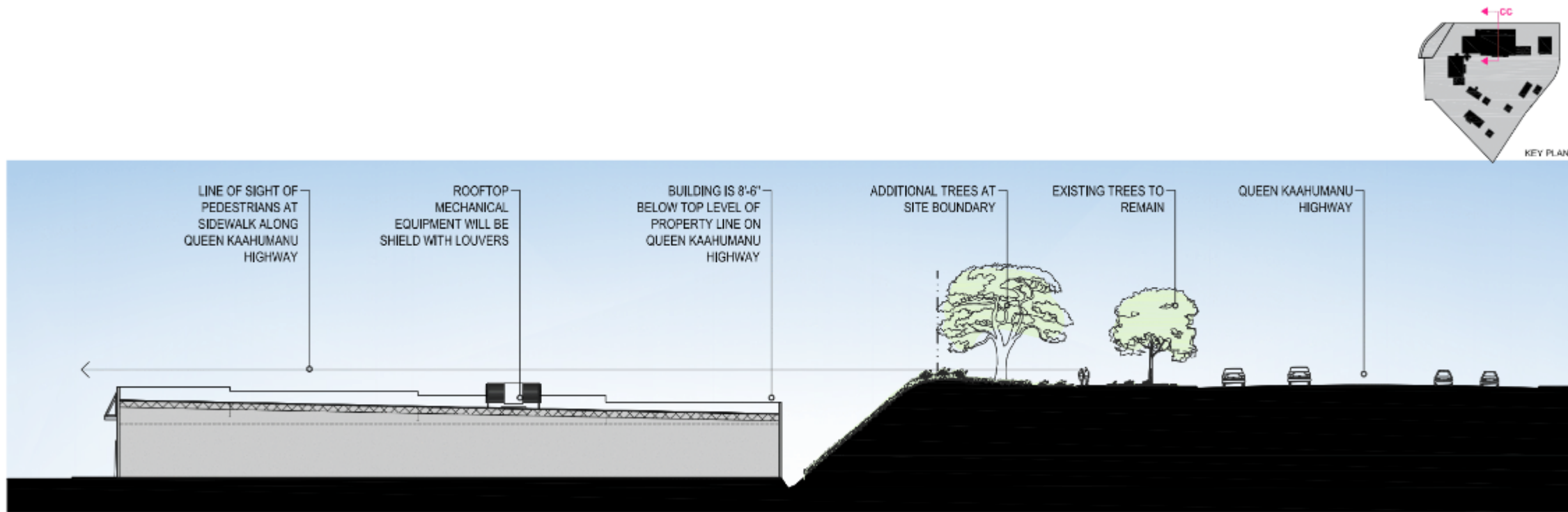


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SITE SECTION - BB

BUILDING SECTION & ELEVATIONS



SECTION CC

Niumalu
Market
Place

BUILDING
SECTION &
ELEVATIONS



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HENRY STREET VIEW

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**HENRY &
QUEEN
KAAHUMANU
VIEW**

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NIUMALU VILLAGE VIEW

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CENTRAL GATHERING SPACE VIEW

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**QUEEN
KAAHUMANU
VIEW**

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**ALAHOU
CONNECTION
VIEW**

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