

Architecturally, the drawings prepared by the Hunt team reflect a direct convergence of existing zoning, market analysis and present day small town planning standards and practices.

Small towns, in addition to the residences and homes that comprise the living units for its constituents, are comprised optimally and traditionally by centralization and grouping of service amenities best located in the direction and close for the most major traffic flow.

Such groupings encourage the usage of those facilities and helps establish a physical center of the neighborhood and even more importantly, stimulates community relationships and community responsibility.

For the town and neighborhood, this focal arena is separate from the area needs of a school and the park and the playground for its youth and learning. And it often is even separate from the functions of automobile service stations and repair and bulk storage areas required by the town.

In small towns and villages all over the world, and for literally centuries, whether from Europe or all over America, and even in Asia, the small towns that generated a strong and discernible character, tradition, and heritage were those that developed and evolved around such focal areas as a market place, or a town center, or the village green.

In example after example, those towns that prospered and attracted growth and the most appeal were those that evolved with a strong iconic gathering place. These epicenters delineated the active services and sustainability for the community, and in a manner unique to itself and its outlying periphery. It was what distinguished itself from that of another town or another village or what was down the road.

Kilauea Town is a small neighborhood and it does have so very many of the basic services and function amenities...It has a school, a theater of sorts, and service station, churches and salon and it even has a focal complex of shops and offerings in Kong Lung. It has a post office and a pharmacy operating out of a home. .

What it lacks in any discernible sense is a central grouping of services and amenities that emanates and expresses the face of the community. Kilauea Road and the Lighthouse itself, as a tourist attraction, are not the face of the community. And as well known and as well marketed as Kong Lung is, this in itself is not enough to in any way distinguish the heart of the community of Kilauea.

What is basic to all the best towns and villages, and is basic in the terminology of urban planning.... is a sense of place, unique, definitive and spatially expressive of Kilauea as a town.

Hunt Development Group's intent and efforts, respectful of Kilauea's sugar plantation history, and within the constraints of the already existing neighborhood commercial zoning of the six acre parcel, focuses on what has optimized small towns and villages the world over...a town center and village green for Kilauea, and this in the face of such exigencies as traffic, land values, market influences, job opportunities, and the economies of rising costs and inflation.

The character of the buildings is simple...no frills and no code variances. There is only one two-story building, all the rest are one-story with the possibility of a loft space or a mezzanine as required by a tenant.

The market is at a max of 12,000sf, less than half of what a typical supermarket 25-30,000 sf. Of the maximum projected 45,000 sf at full build-out, over 30,000 sf is relegated to neighborhood service functions such as food purchase, health products and prescriptions, banking, home and auto maintenance and repair.

Of the remaining 15,000 sf, food service (no fast food chains) small retail, startups, and offices are the intent. Parking will meet with full County compliance.

Unlike strip malls, the commercial-business setting is that of a village, with separate structures within a park and open space. None of the structures will exceed 25' in height. For comparison purposes, the stone buildings, including the realty office, are 16' high at the ridges. Vast parking lots are discouraged and parking meanders.

Respectful of the historic stone buildings, on the larger buildings, Hunt will employ judicious usage of cut stone wainscoting flanking the main entrances.

Hunt will employ USGBC (LEED) as the basis for green design energy savings and sustainability, for all building design and site civil work and interiors.

Using typical planning practices, and for preliminary design purposes, Kilauea and outlying areas are assumed at a demographic of approx 5,000 persons or roughly 1,600 families, with a sales and service area demand of approximately 35-40,000sf. The 45,000-sf projected per Hunt's GLA, with the stone buildings and with Kong Lung, in total, envisions a town center of 55-60,000sf and is the basis for the proposed project plans,