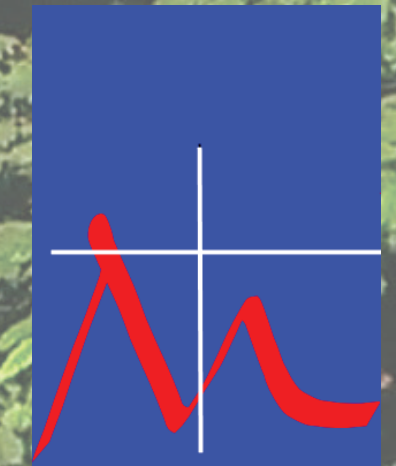


SAINT ANTHONY of Padua

CAMPUS & PASTORAL MASTER PLAN

1618 Lower Main Street
Wailuku, Maui, Hawaii
Tax Map Key: (2) 3-4-019:003 &
(2) 3-4-018:106

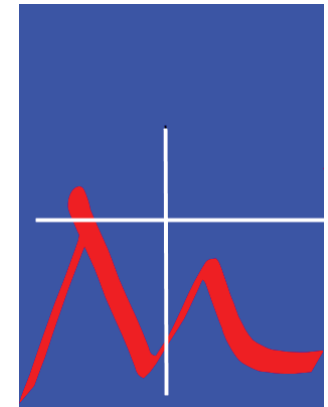


MARCH
2016

SAINT ANTHONY of Padua
CAMPUS & PASTORAL MASTER PLAN

1618 Lower Main Street
Wailuku, Maui, Hawaii
Tax Map Key: (2) 3-4-019:003 &
(2) 3-4-018:106

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MARCH 2016

ST. ANTHONY PARISH MASTER PLAN

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Note: Graphic scales are shown on some figures, however drawings are not scaled as noted. Scaled drawings provided on request.

PASTOR'S MESSAGE

St. Anthony Church and School is venturing toward the future with a bold vision which encompasses a Master Plan for our campus. Visioning for the future for our fourteen acres includes improvements for our school buildings, Church rectory, and new buildings.

We endeavor to engage our St. Anthony Catholic community to insure the continuance of our mission of evangelization. As we collaborate with our Church and school, we strengthen our Catholic identity and mission.

May this Master Plan instill in us the hope of moving forward toward Catholic education and formation for our community of faith.

- **Father Roland Bunda**

ACKNOWLEDGEMENTS

Master Plan Committee Members

Roy Silva, Committee Chair
Roger Dixon
Angela Gannon
Linda Morgan
Gary Passon
Mike Williams
Walter Clur - Maui Dioceses Representative

Parish Education Committee

Fr. Roland Bunda
Betsey Gunderson
Alvin Imada
Winona Martinez
Linda Morgan
Cathy Nobriga Kim
Gary Passon
Nanette Salcedo
Carlene Santos
Roy Silva
Tehani Shimabuku
Hilton Unemori
Mike Williams

EXECUTIVE SUMMARY

The overall purpose of this Master Plan is to provide a strategy to guide the revitalization of the St. Anthony Campus site. The objectives of the master planning process include:

- Facilitate parish and school input and support;
- Provide decision makers and the parish with a comprehensive vision of what is planned for the site;
- Provide the basis for logical and orderly implementation of tasks; and
- Provide overall project cost estimates and attract potential funding organizations and partners.

St. Anthony contracted with Chris Hart & Partners, Inc. in June 2015 to develop a master plan for the campus. The Master Plan project team worked closely with the Stakeholders and Focus Group to develop a Needs Assessment which guided the development a conceptual plan for the St. Anthony campus site.

Construction of a new gymnasium was the highest priority project identified by Stakeholders and the Focus Group. The Gymnasium was determined to be necessary to remain competitive in High school athletics. St. Anthony is the only high school on Maui without a gymnasium.

New proposed construction includes the development of a new approximately 25,000 square foot Athletics Center with gymnasium, an approximately 23,500 square foot Multi-Purpose building, and outdoor improvements such as lighting, landscaping and pedestrian walkways. The Grade School and Damien Hall will be renovated and enlarged. Other new buildings are the covered Playcourt for the Middle School, a Maintenance building, and a two-level parking structure. The Athletics Center will be located along the western boundary in the vicinity of the existing athletics building and in close proximity to the playing field. The Multi-Purpose building will be the centerpiece of the Campus Center which will be located in the vicinity of the existing central parking lot. The proposed main parking area will be a two-level structure located in the northeast quadrant of the site with the cafeteria being relocated within the Multi-Purpose building. The Multi-Purpose building is proposed for use by a variety of programs such as performing arts, media, arts, school offices, and other educational uses. The multi-purpose facility could be rented out to generate income and contribute to the financial sustainability of the site.

The parking layout accommodates 289 stalls (282 required) with the assumption that the County of Maui will grant a waiver for church use (30% reduction) and the modification of paving requirements (25% reduction).

Existing structures that are recommended for demolition are Carondelet Hall, the two Thrift Store buildings, the cafeteria and kitchen, the athletics building, and the band building. The Focus Group recommends preservation of the deteriorating Convent building because of its historical significance on campus. The building will be renovated in accordance with plans prepared by Territorial Architects Ltd. The lower floor is proposed for use by the Pre-School.

The Master Plan recommends relocation of the Thrift Store to the triangular portion of remnant land that will be created as a result of the construction of the future Imi Kala Street. The existing Pre-School building will be re-purposed as the Thrift Store. The new Maintenance building is also proposed to be located on the remnant parcel. The Master Plan assumes that the County will acquire and improve the Imi Kala Street extension. Configuration of the Imi Kala Street and Lower Main Street intersection should be discussed with the County to maximize the preservation of land area for

use by St. Anthony.

The Infrastructure Study (Otomo, December 2015) identifies inadequacies in the fire protection and drainage systems. The study makes recommendations for improvements and provides estimated costs.

St. Anthony campus will continue to serve as an inspiring educational facility – a school providing a progressive education experience that combines quality curriculum and 21st century competencies with Christian Catholic values in the Marianist spirit.

The revitalization of St. Anthony campus will require careful planning, and coordination between the Diocese, public, and private entities; identification and allocation of significant funding sources; and time. The plan recommends that revitalization of the campus be accomplished by 2035.

This Master Plan Report documents the ideas, concerns and comments of various stakeholders gathered over several months. The Report is intended to assist the Master Plan Committee (MPC) and the Parish Education Committee (PEC) in making informed decisions for future evaluation and development of the church and school campus as a whole.

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Chapter 1 INTRODUCTION

Overview

In March 2015 Chris Hart and Partners, Inc. (CH&P) began working with the St. Anthony Master Plan Committee, to develop a master plan for the revitalization of the St. Anthony campus. Beginning in the summer of 2015, CH&P attended meetings with the Master Plan Committee (MPC) and Parish Education Committee (PEC) in order to establish an understanding of the Mission Statement, Vision and Goals of Saint Anthony Parish and Schools.

Working with the MPC it was determined that a two prong approach to community outreach would be the preferred method of data collection. CH&P and the MPC collaborated to prepare a survey which was conducted in person at the Grade School Bazaar April 2015, at the Ho'olaulea July 2015 as well as online. The survey consisted of 18 questions most of which were designed to generate feedback on the function of the campus. 160 individuals participated in the survey.

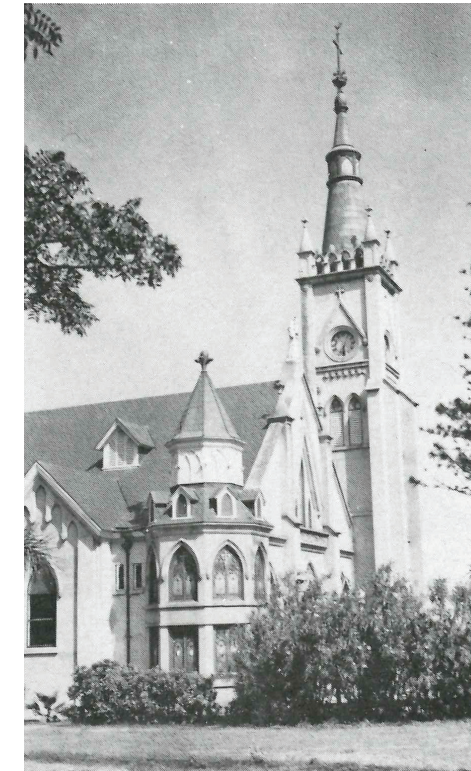
In collaboration with the MPC, CH&P also facilitated the stakeholder meetings in July 2015 with three (3) key groups identified by the MPC who would provide feedback on the existing conditions of the campus and recommendations for the future. The three stakeholder groups comprised of:

1. Jr & Sr. High School and Grade School Board members, Preschool leadership, with the Parish & Education Committee;
2. Church Parishioners; and finally
3. The Faculty and Staff of the High School, Grade School and Preschool.

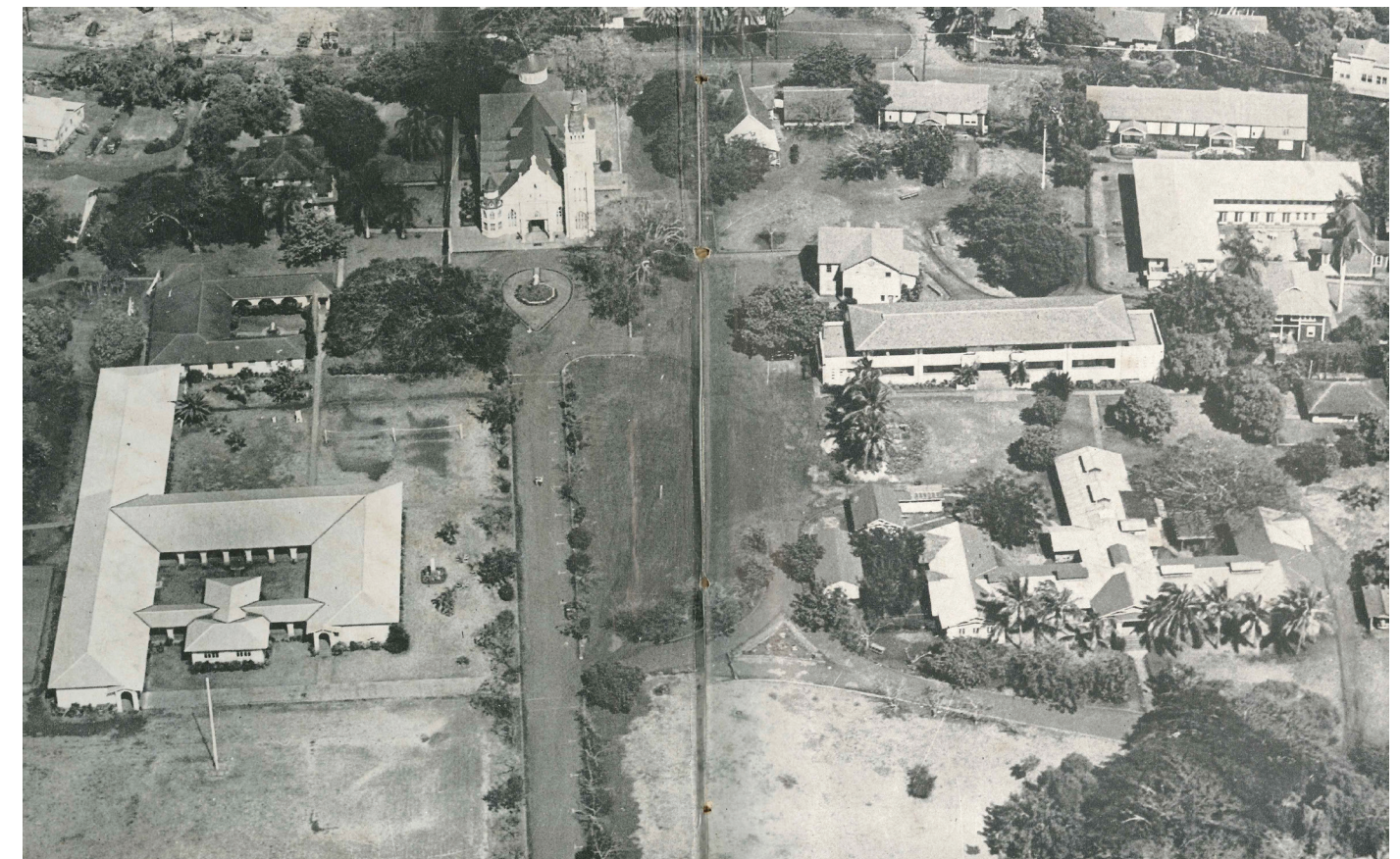
Following stakeholder meetings, a focus group was established. The Focus Group consisted of participants selected from each of the previous stakeholder meetings and was designed to represent a highly involved and knowledgeable cross-section of parish and school representatives to assist in the prioritization of feedback collected. Focus group meetings were held in September and November 2015.

The Focus Group contributed valuable information regarding the site including history, constraints and opportunities, and appropriate uses and design. The Focus Group and stakeholder meetings are further discussed in Chapter Two: Goals and Objectives.

1. The Master Plan process aimed to complete the following tasks:
 - a. Retain a multi-disciplinary consultant team to evaluate planning, engineering, and architectural opportunities and constraints;
 - b. Identify goals and objectives for the site; and
 - c. Produce a conceptual master plan and report with recommendations, including costs and funding sources.



1873 church after 1919 gothic remodel.



Early 1950s aerial.



Original church built in 1854.



Maryknoll Hall built in 1940 originally as St. Anthony Girls' School.

Master Plan Purpose

The overall purpose of this Master Plan is to provide a strategy to guide the revitalization of the St. Anthony campus. Other objectives of the master planning process include:

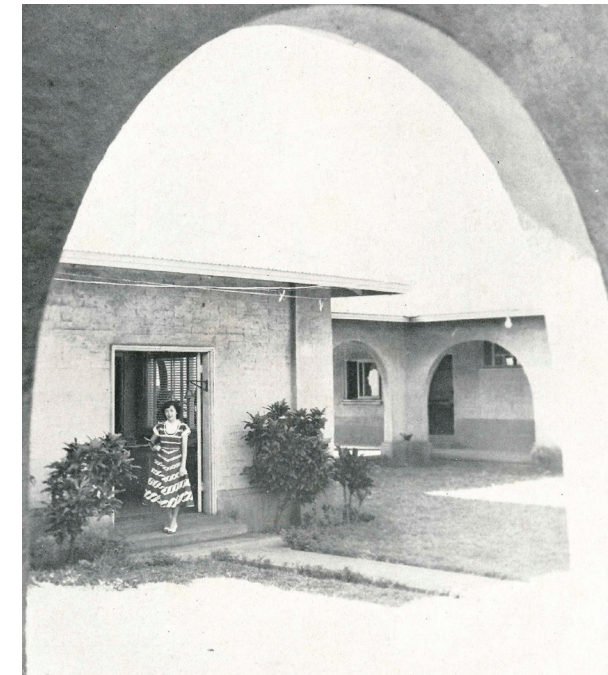
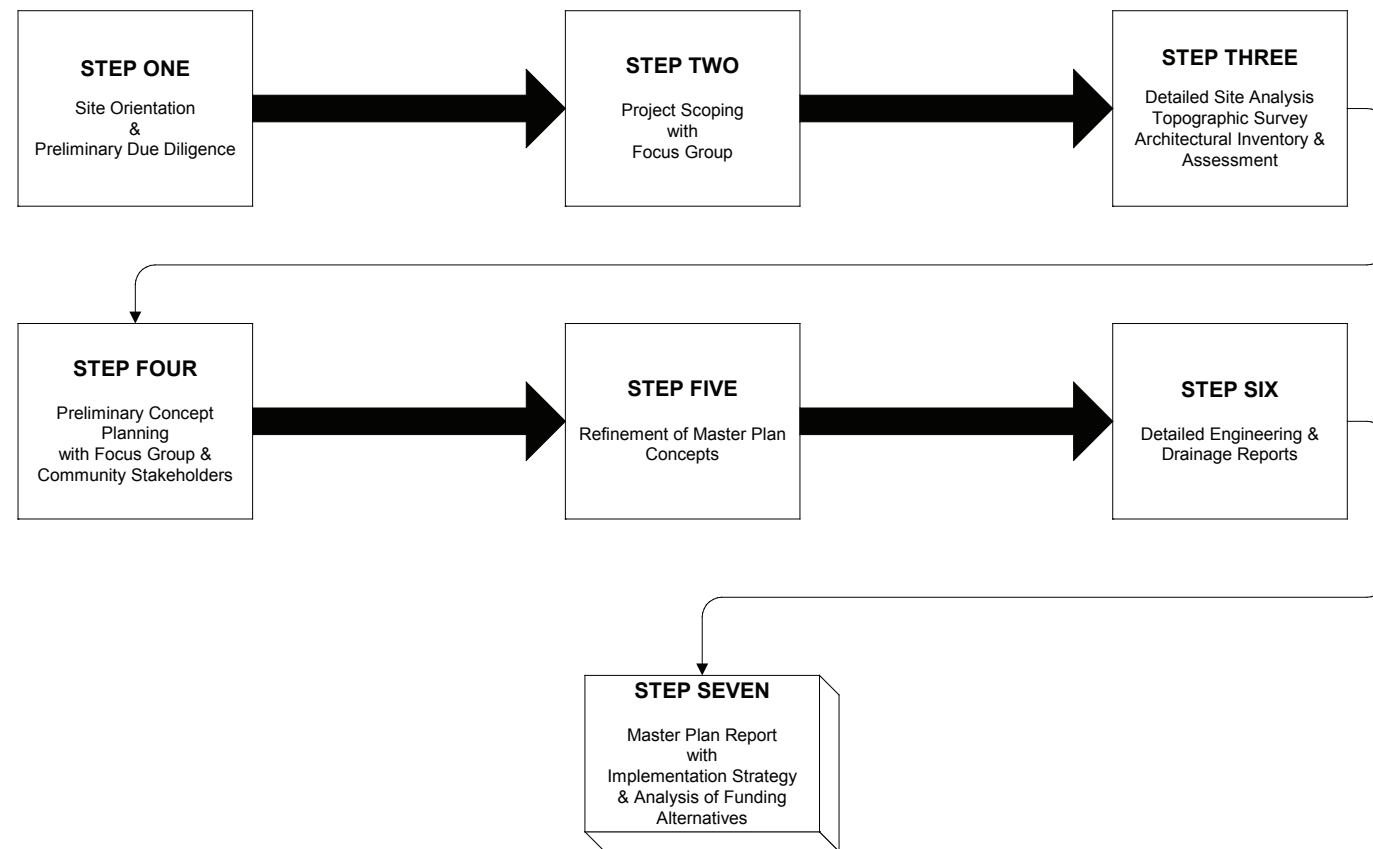
- Facilitate input and engage support;
- Assist decision makers in preparing a twenty year vision for the future of the site through 2035;
- Provide the basis for logical and orderly implementation of tasks; and
- Provide preliminary project cost estimates and establish a unified plan for use in attracting potential funding organizations and partners.

Project Organization, Methodology & Process

As prime consultant and project manager, Chris Hart & Partners, Inc., was responsible for overall coordination of planning and design activities. The following additional firms provided design, engineering, and planning expertise to the project:

Territorial Architects Ltd. Mr. Francis Skowronski, AIA Wailuku, Maui, HI	Architectural Planning and Design
Otomo Engineering, Inc. Mr. Stacy Otomo, P.E. Wailuku, Maui, HI	Civil Engineering
Control Point Surveying, Inc. Mr. Norman Wailuku, Maui, HI	Land Surveying
Organized Words Ms. Kathy Parker Star, ID	Funding Consultant
Mr. Randy Yamanuha Kahului, Maui, HI	Educational Consultant

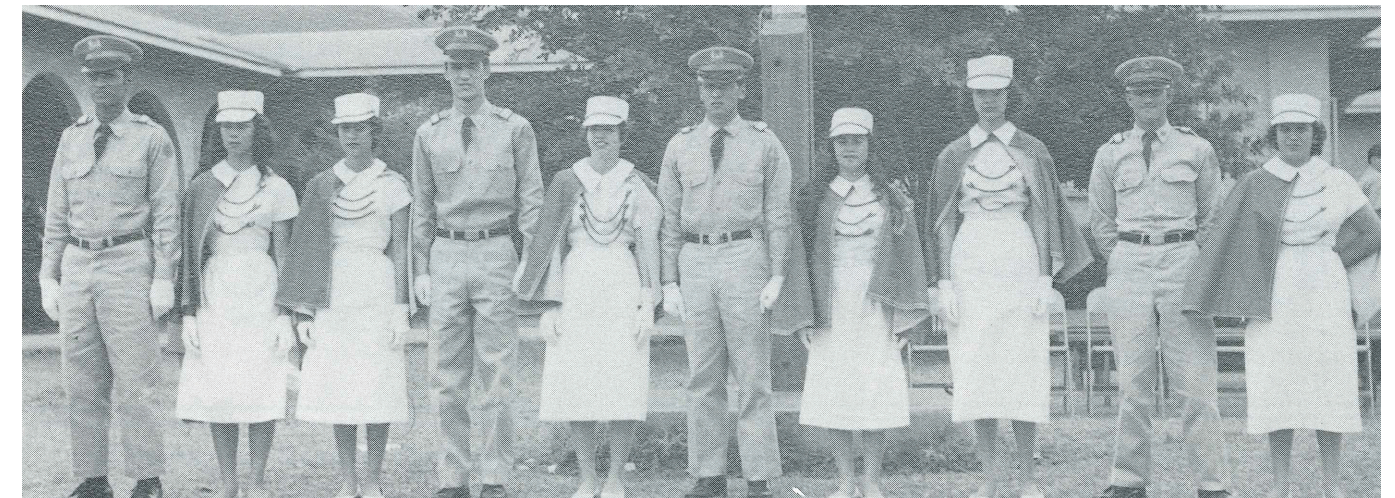
The planning and design process was conducted in several steps. These steps included site analysis, due diligence and consultation with the MPC, consultation with parish & school stakeholders and the focus group, preparation of technical studies followed conceptual planning and design. The diagram below depicts the master planning process:



Chaminade Hall built in 1925 originally as the St. Anthony Boys' School.



Damien Hall built in 1925 originally as a home for the Marianist Brothers..



ROTC officers and sponsors.

Draft Master Plan Review

On December 22, 2015 CH&P held a meeting with the full Master Plan Committee to review the Draft Master Plan document and provide comments and revisions. Additional comments were received at a meeting on January 7, 2016 with Master Plan Committee members. The following comments are summarized below.

PARKING/DROP-OFF LOCATIONS

The surface parking covers too much land area and the use of a parking structure is needed. Locate a 2 or 3 story parking structure on site with advice from Stacy Otomo.

Grade school needs additional student drop-off space.

Identify drop off /pick up location for all schools on the Circulation Plan and add narrative within Master Plan text for each school.

ST. ANTHONY PARISH MASTER PLAN

GRADE SCHOOL

Expansion of grade school to include 2 classrooms per grade levels Kindergarten thru 5th grade. It is assumed that the maximum grade school population would be approximately 175 students.

Grade school faculty and staff will need parking nearby.

MIDDLE SCHOOL

Add a portico element in front of the school (north side) and create a sheltered basketball court.

PRESCHOOL/CONVENT

Renovate Convent building to include a new/expanded preschool with drop-off parking. Preschool will relocate into the ground floor of the convent building. Second story will contain flexible office space (moveable walls) and meeting rooms for parish uses.

The existing preschool structure will be removed.

Provide Preschool drop-off space at the north (Mill Street side) of the convent building.

NEW MULTI-PURPOSE BUILDING

The school administrative offices will move from Damien Hall into the proposed campus center building.

MAINTENANCE BUILDING

An adequately sized Maintenance building (3,000-4,000 square feet) is needed to service and upkeep the campus.

OTHER

Address heat mitigation for classrooms with AC and alternatives.

Chapter 2 GOALS AND OBJECTIVES



Stakeholders meeting: School Boards.



Focus Group meeting.

The Needs Assessment for St. Anthony (See: Appendix “A”) documents surveys data collected, as well as feedback collected in stakeholder and focus group meetings. The information and feedback collected from the St. Anthony community drove the direction of and provided the foundation for the Master Plan. The process culminated in the determination the following Goals and Objectives.

Goals

The goals are driven by the Church and Schools Vision and Mission Statements:

ST. ANTHONY PARISH & SCHOOL VISION STATEMENT

St. Anthony Parish & School is a thriving community known for its congenial spirit, academic excellence, progressive growth and meaningful faith formation. Our `ohana is committed to sharing gifts of service with the families and community of Maui. We are the stewards of compassionate leadership committed to our highly regarded tradition of building a vibrant, values-based society.

ST. ANTHONY CATHOLIC COMMUNITY MISSION STATEMENT

We, the Saint Anthony of Padua Church, participate in the mission of the Diocese of Honolulu bringing Christ to the world. We are a community of faith that lives and promotes a vibrant family spirit in the Marianist tradition, Catholic spirituality, and service to the people of God on Maui.

ST. ANTHONY SCHOOL MISSION STATEMENT

The mission of St. Anthony School is to unlock the full potential of every child by providing a progressive educational experience that combines quality curriculum and 21st century competencies with Christian Catholic values in the Marianist spirit.

Distilling key phrases translate into these goals:

1. Sharing gifts of service with families and community of Maui;
2. Build a vibrant, value-based society.
3. Promote:
 - a. A vibrant family spirit in the Marianist tradition;
 - b. Catholic spirituality; and
 - c. Service to the people of God on Maui.

Improving the campus facilities will enable the St. Anthony community to better share its gifts of service. Providing a better built environment and increasing facility capacity will encourage more stewardship and provide an enhanced spiritual experience for Maui families.

ST. ANTHONY PARISH MASTER PLAN

4. Unlock the full potential of every child by providing a progressive educational experience.
 5. Combine quality curriculum and 21st century competencies with Christian Catholic values.
- Improving school facilities will give the St. Anthony School staff better tools to provide the best opportunities and educational opportunities for the children of Maui.

Objectives

Landscape Architecture and Site Design

1. Improve outdoor amenities to provide more
 - a. Gathering spaces with shade and seating;
 - b. Pathway connections;
 - c. Gardens for education, meditation, and studying;
 - d. Signage and drinking fountains.
2. Improve underutilized spaces.
3. Improve campus entrance to strengthen sense of arrival.
4. Beautify street frontages to improve visual presence and security.

Parking and Circulation

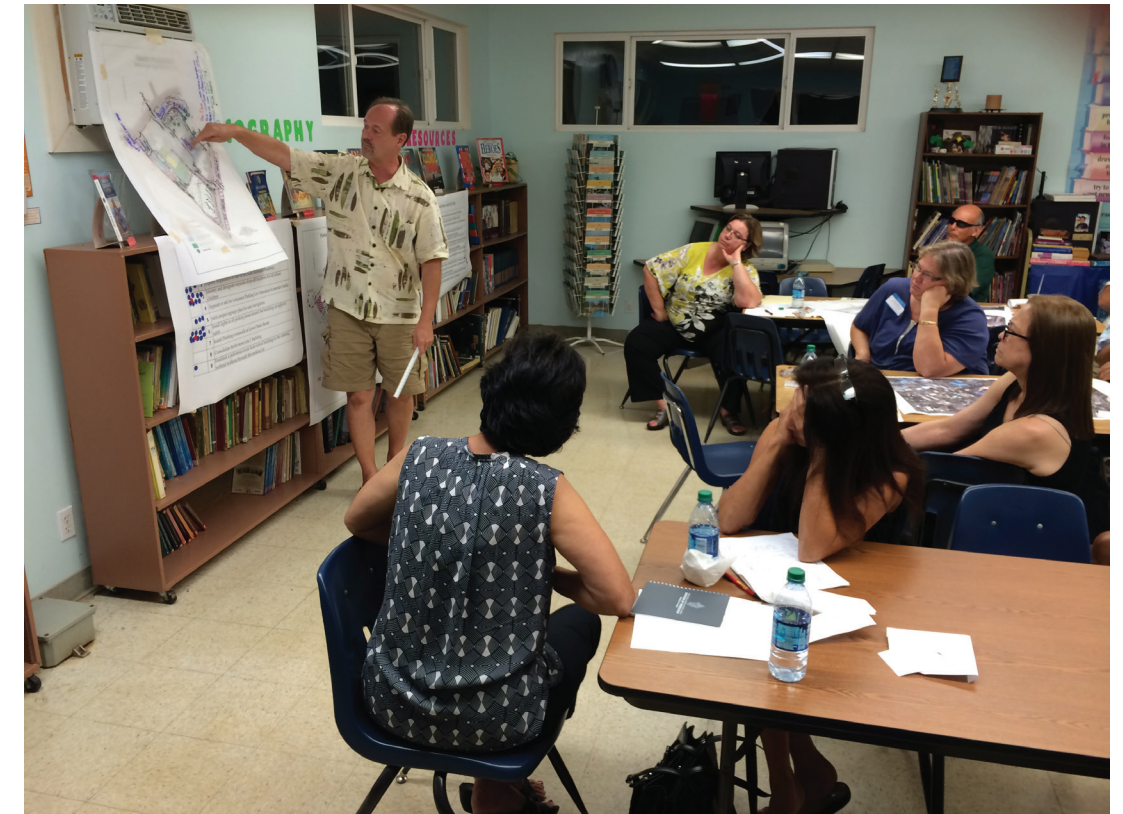
1. Install safety lighting in all parking areas.
2. Designate drop-off locations for each school.
3. Request that County of Maui's development of the Imi Kala Street extension allows St. Anthony to retain a full size athletic field and utilize the resulting remnant parcel.
4. Prepare campus signage plan.
5. Establish safe pedestrian routes to the cafeteria.
6. Promote offsite improvements such as flashing light crosswalks and Lower Main parking.

Site History and Architectural Significance

1. Establish a multi-purpose center to house a gymnasium, cafeteria, kitchen, gift shop, retreat center, performing arts center, education, and community areas.
2. Demolish, renovate, or relocate least significant buildings.
3. Preserve and restore significant buildings.
4. Incorporate statues into prayer and meditation areas.
5. Incorporate existing architectural stylings into new and renovated structures.
6. Emphasize the important history of the St. Anthony with signage and archive center.

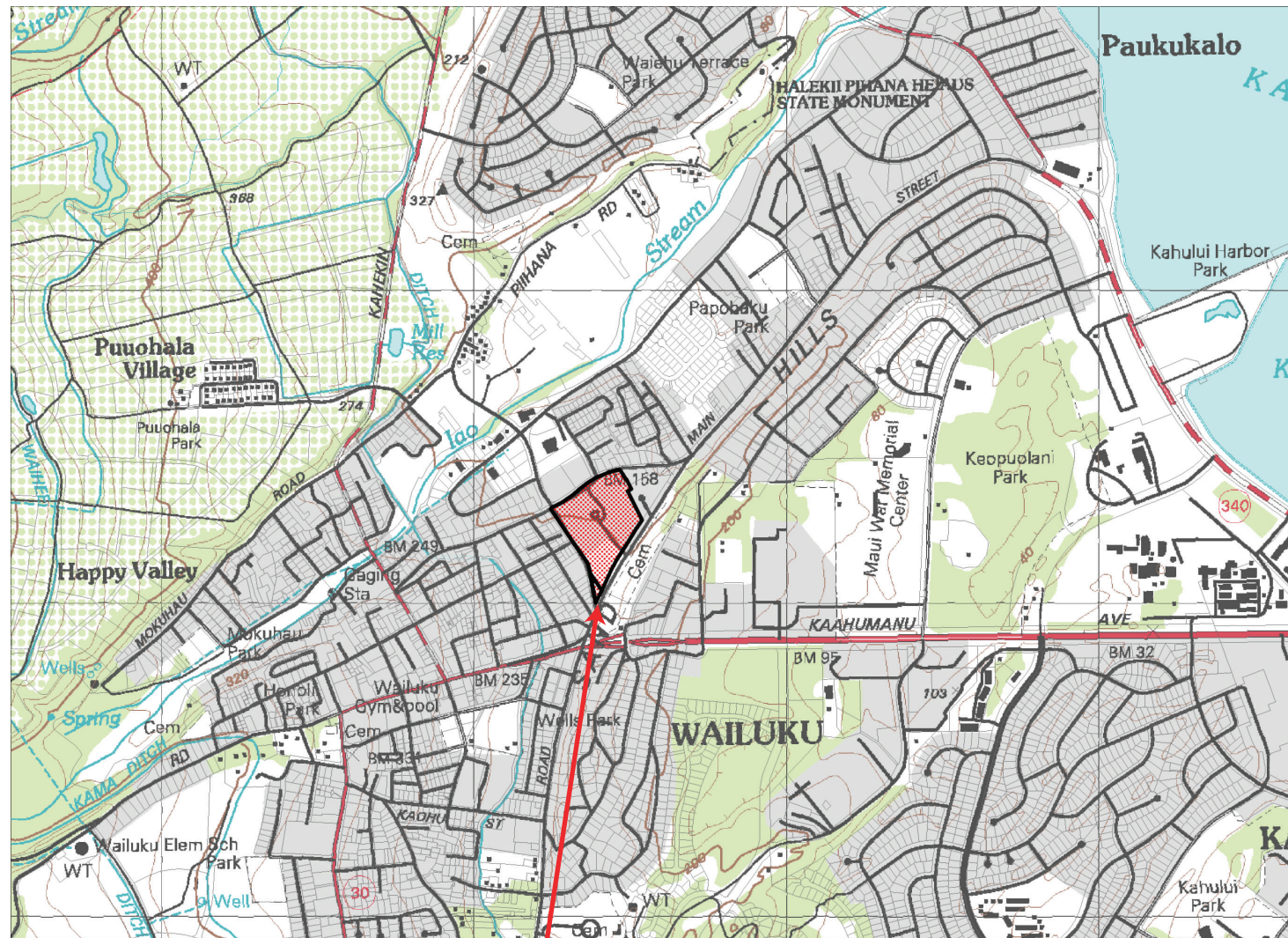


Focus Group site planning exercise.

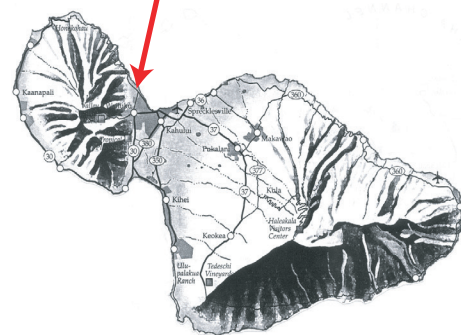


Focus Group site planning presentation.

Chapter 3 EXISTING CONDITIONS



Subject Property



Site Description

The St. Anthony campus is located in the heart of Wailuku between Mill Street and Lower Main Street. Wailuku is the seat Maui County of government. Many of the State and County offices and services provided are located in here. Wailuku is served by a multitude of shops, restaurants, places of worship, public schools, a theatre, and the St. Anthony campus.

The St. Anthony campus is comprised of two (2) parcels TMK Numbers: (2) 3-4-019: 003 (14.317-acres) (2) 3-4-018: 106 (.3133-acres) totaling 14.6303-acres with access from Lower Main Street and Mill Street. The urban setting provides picturesque views of the Iao Valley and Kahalawai (West Maui Mountains). Portions of campus allow for ocean views.

The primary access at Lower Main Street is two-lane two-way while the makai Mill Street driveway is two-lane, left and right exit only. The mauka Mill Street access is a two-way driveway providing access to parking for the rectory, offices, band building and Thrift Shop.

The campus abuts Mill Street with commercial and residential development beyond the north, Lower Main Street and the St. Anthony and Na Wai Eha cemeteries beyond to the south, Hale Makua to the east and the currently abandoned cane haul road right-of-way (future Imi Kala Street) to the west. The project site contains sixteen (16) major buildings, an abundance of landscaping & mature trees, concrete walkways, a playground, sports field and pockets of open space.

The campus ranges from 170 to 200 feet above sea level with topography gently sloping, generally from west to the northeast and east.

The area experienced an average of 12.8 inches of rainfall per year between 2010 and 2014 with an average temperature of 76 degrees Fahrenheit over the same period. For the most part, trade winds blow from the north and northeast with the occasional “Kona” winds blowing from the south and southwest.

Circulation

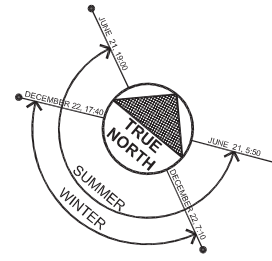
Vehicular entrances occurs at the Lower Main Street and on Mill Street at the Thrift Shop. Vehicular exits occur at all three driveways. The main vehicular roadway runs from Lower Main Street to the exit at Mill Street between the Church and Cafeteria Kitchen. This roadway, identified on maps as Hoomana Street, delineates the boundary between what is known as Upper (high school) and Lower Campus (all other schools). There are circular turn-arounds in front of the Church and at the area bordered by the Convent and Maryknoll Hall. The primary paved parking area is at the center of the campus bordered by the Grade School, the Library, and High School buildings.



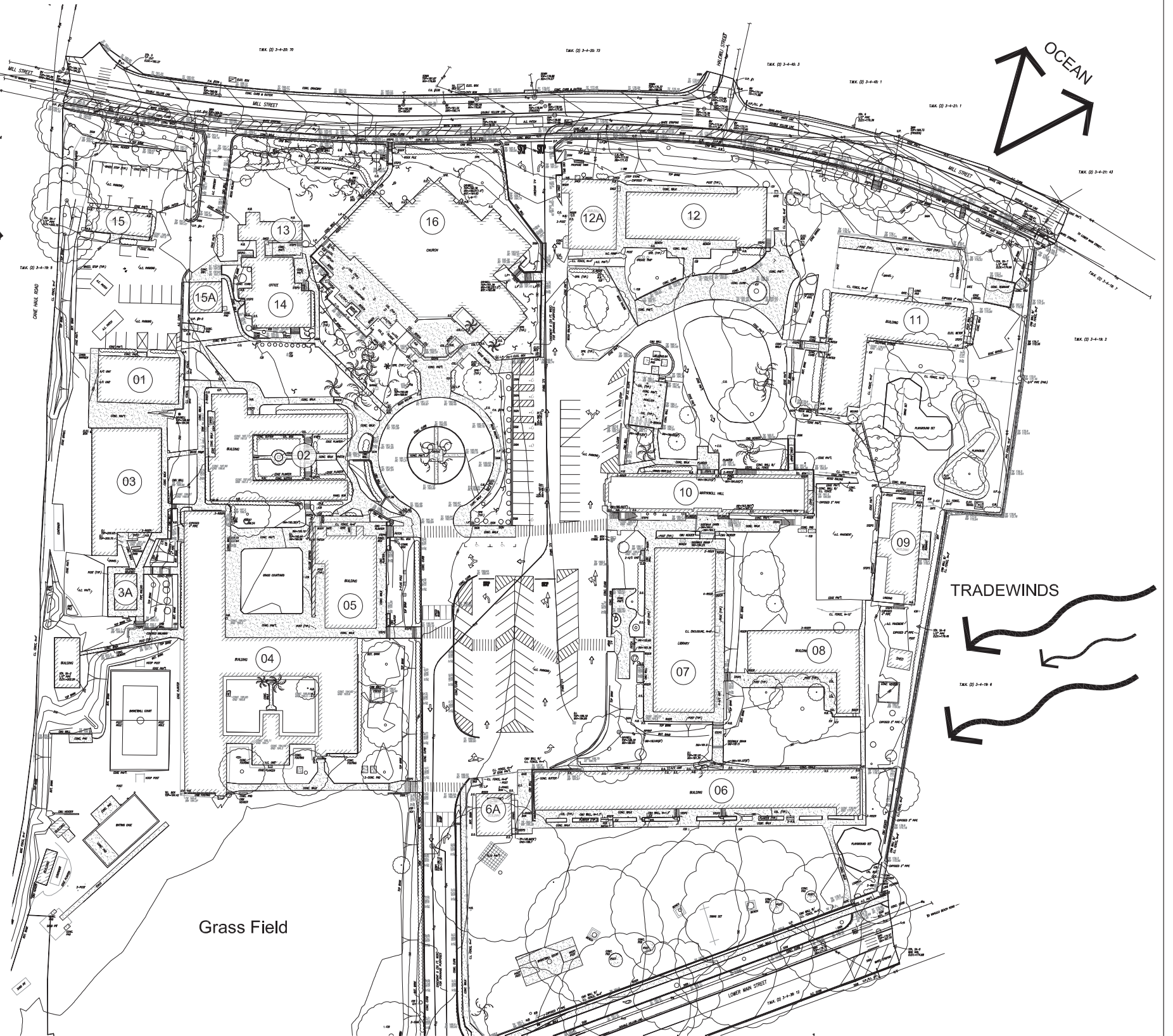
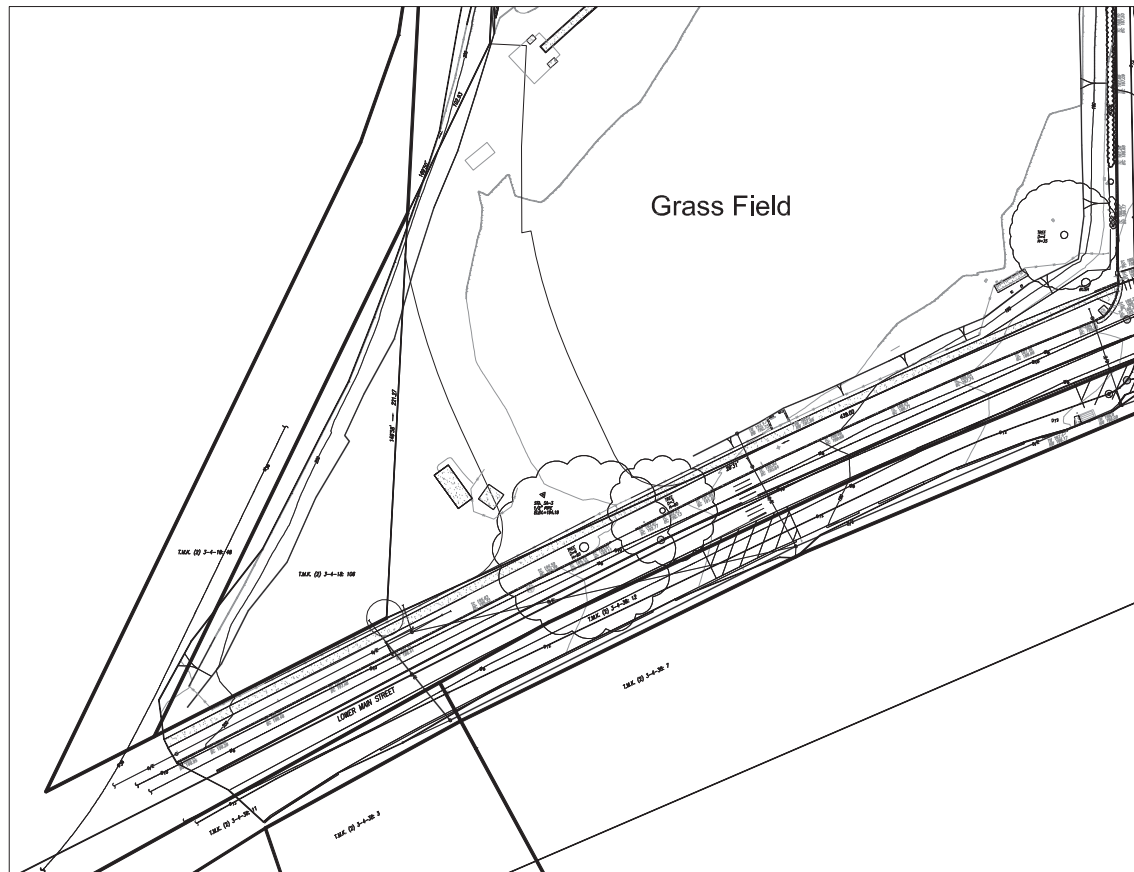
Aerial Photograph

Building Legend

1. BADER HALL (BAND)
2. DAMIEN HALL (SCHOOL OFFICE)
3. ATHLETIC BUILDING
- 3A. RESTROOMS
4. CHAMINADE HALL (UPPER CAMPUS)
5. WIEGAND SCIENCE CENTER
6. GRADE SCHOOL
- 6A. GRADE SCHOOL LIBRARY
7. LIBRARY
8. CARONDELET HALL
9. PRESCHOOL
10. MARYKNOLL HALL (LOWER CAMPUS)
11. CONVENT
12. MARIAN HALL (CAFETERIA)
- 12A. KITCHEN
13. RECTORY
14. CHURCH OFFICE
15. THRIFT SHOP
- 15A. THRIFT SHOP
16. CHURCH



INSET



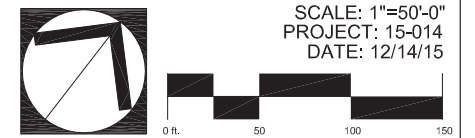
TMK: (2) 3-4-019: 003 & (2) 3-4-018: 106



SITE SURVEY

ST. ANTHONY CHURCH & SCHOOL

WAILUKU - MAUI - HAWAII



SCALE: 1"=50'-0"
PROJECT: 15-014
DATE: 12/14/15

FIGURE 1

ST. ANTHONY PARISH MASTER PLAN

Pedestrian paths between the Upper and Lower Campus (east-west) must cross the central parking lot and Hoomana Street via at-grade striped crosswalks. Numerous lateral paths (north-south) occur in front, behind, and between buildings and are mostly paved. Paths to the Cafeteria must cross road ways and do not include crosswalks.

Existing Buildings

The following existing buildings are located on campus (See Figure No. 1 “Site Survey”). Hawaii Inspection Group (HIG) completed a Building Assessment for the primary buildings of concern in this master plan as part of the Needs Assessment.

1. Brother Bader Memorial Hall (Band Building)

The Band Building is a 2,800 square foot structure, constructed around 2000 and, made of concrete. It is used for band rehearsal and instrument storage. The building is located mauka of Damien Hall in the northwest quadrant of campus and is used primarily by the high school students. HIG determined the building is in over all good condition however the metal framework needs rust treatment and repainting.

2. Damien Hall

Damien Hall was built in 1925 as a residence for the Marianist Brothers. Damien Hall currently serves as the administrative offices for the Junior and Senior High School. The 5,928 square foot wooden building is in need of repair to the foundation immediately in order to reduce the risk of further damage. During the Needs Assessment process Stakeholder groups identified Damien Hall as a significant building that should be preserved and/or restored. The main electrical panels need to be replaced and ceiling panels appear to be made of Canec material, which is known to contain arsenic.

3. Athletics Building

The Athletics building, constructed in 1976, is 5,400 square foot concrete structure located mauka of Damien Hall and south of the Bader Hall. The building contains workout rooms and storage of athletic equipment. If to remain, HIG determined the buildings (Athletics & Restrooms) are in good overall condition. Repairs will be needed to the plumbing and entry walkway.

3a. Restrooms

The restrooms are located in a small 630 square foot concrete structure, built in approximately 1965, adjacent and south of the Athletics Building. Only the Women’s section is open for use. As noted HIG determined these buildings are in good overall condition. If to remain, repairs will be needed to the plumbing and entry walkway.

4. Chaminade Hall

Chaminade Hall is a masonry building built in 1925 and is primarily used for High School



classrooms. The building contains eleven (11) classrooms and one teachers' lounge. During the Needs Assessment process Stakeholder groups identified Chaminade Hall as a significant building that should be preserved and/or restored. Online survey participants and stakeholder groups suggested that the high school buildings receive new paint, new chairs and desks. Comments noted in addition, landscaping should be better maintained such as mowing regularly and that high school grounds could be improved by adding shade trees.

5. Wiegand Science Center

The Wiegand Science Center is a 4,655 square foot concrete structure built in 1967. It consists of two-classrooms used for High School science classes. HIG determined this building is in overall good condition however the metal framework needs rust treatment and repainting. Electrical and mechanical systems were in good condition. The online survey participants identified the high school buildings were important to them.

6. Grade School Building

The Grad School Building, built in 1956, is approximately 11,200 square feet constructed of metal and wood provides seven (7) classrooms for kindergarten through sixth grade. The building also contains a school office and restrooms. The building is fronted by a playground with mature landscaping and play equipment. HIG determined this building "sound" requiring "some near term sanding, repair, and painting of the exposed metal framing." During the needs assessment process Grade School faculty expressed the need for wash sinks and air conditioning in classrooms.

6a. Grade School Library

The Grade School Library is located adjacent to the Grade School Building and the main entrance to the campus. Built in 2000, the wood building is 1,080 square feet and is exclusively used as the library for grade school students. HIG did not analyze this building.

7. Library

The Library was built in 1965 and is 7,434 square feet in size. The primary users of the Library are the high school and middle school students. The Library is currently home to the robotics lab, computer lab, audio-visual and media classes for St. Anthony High School. HIG determined that the building is in good overall condition and no repairs are needed at this time.

8. Carondelet Hall

Carondelet Hall, built in 1959, the concrete structure is approximately 4,238 square feet and contains four (4) classrooms. If to remain, HIG identified that this building is need of a new roof and exterior walls are cracking as result of foundation settlement and structural repairs could be expensive. The online survey participants did not identify Carondelet Hall as a building that was important to them. The stakeholders identified this building as one to have least significance on campus and recommended that this building be demolished, given a major face-lift, or relocated. At least 3 of the focus group teams recommended that this building be demolished.



ST. ANTHONY PARISH MASTER PLAN

9. Pre-School Building

The Pre-School two-classroom building was built in 1975 and is located along the north east property boundary with an adjacent play area. The wood building is approximately 2,361 square feet and is at its maximum capacity of 48 students. If to remain, HIG has determined that one of the foundation supports for the building needs to be re-set in concrete and parking lot water runoff needs to be diverted away from the building foundation to prevent further damage.



10. Maryknoll Hall

Maryknoll Hall was built in 1940. The concrete structure is approximately 11,732 square feet in size. The building is two-stories and contains nine (9) classrooms. HIG determined that the roof is showing corrosion that needs to be treated in the near future. The wooden stairs on the west end of the building need repairs and to be painted. The electrical and mechanical systems are in working condition. During the Needs Assessment process Stakeholder groups identified Maryknoll Hall as a significant building that should be preserved and/or restored. All four of the focus group teams agreed that this building should be remain on campus.



11. Convent

The two-story Convent building was built in 1949. The structure is made of concrete on the first floor and wood on the second floor and is approximately 12,920 square feet in size. The building was originally constructed as a convent for the Maryknoll Sisters and was later used a residence for the Marianist Brothers. The building has been boarded up because of structural and environmental concerns. HIG reports that the Convent likely contains lead paint, asbestos and mold. Environmental remediation will be required regardless of repair and rehabilitation or demolition. HIG has determined that the roof has been leaking which damaged the exterior siding, interior walls, and floors leading to mold inside the building. The plumbing and electrical need upgraded and doors and windows need replaced. HIG estimates the repair work will cost \$400,000.00 to make the building usable.

In October of 2013 a more detailed investigation of renovation and rehabilitation of the structure led by the Father Bunda and conducted by Territorial Architects contained a list of more specific improvements and a price range of \$3,572,200.00.

The stakeholders identified the Convent as significant and that the building should be preserved and/or restored. Three of the focus group teams recommended this building not be demolished.

12. Marian Hall

Marian Hall was constructed in 1959 and is the Cafeteria building for the campus. The concrete building is 5,157 square feet in size and was identified by the stakeholders as one of the buildings with the least significance which should be demolished, given a major face-lift or relocated. At least 3 of the focus group teams recommended relocation or demolition of this building.



12a. Kitchen

The Kitchen for the campus is a concrete structure 2,563 square feet in size and built in 1946. The



structure was identified by the stakeholders as one of the buildings with the least significance which should be demolished, given a major face-lift or relocated. HIG reports that the roof over the kitchen is actively leaking and needs immediate repair, if the kitchen is to remain in place. The bathroom is not serviceable and one of the cold storage lockers is not working. The electrical system is outdated for the current use and will need to be upgraded. At least 3 of the focus group teams recommended relocation or demolition of this building.

13. Rectory

The two-story Rectory is 2,002 square foot wood structure, built in 1996, and connected to the Church office by an enclosed hallway. This building was not analyzed by HIG.

14. Church Office

The two-story Church office is 5,584 square foot wood structure contains the administrative offices for St. Anthony Parish. This building was constructed in 1933 and was not analyzed by HIG.

15. Thrift Shop

The Thrift Shop has area of 1,120 square feet and is used as a second hand store open to the public built in 1961. HIG did not analyze this building. The online survey participants did not identify the thrift shop as an important building. The stakeholders identified this building as one that is least significant and should be demolished or relocated and consolidated into one building. At least 3 of the focus group teams recommended demolition and relocate the thrift shop. Stakeholder groups also expressed concern over management of diverse users of the thrift shop and school students as well as securing unscheduled thrift shop drop-offs to prevent the attractive nuisance of unattended donations.

15a. Thrift Shop Annex

This building, likely also constructed in 1961, is 751 square feet and located across the driveway from the main Thrift Shop. HIG did not analyze this building. The online survey participants did not identify the thrift shop as an important building. The stakeholders identified this building as one that is least significant and should be demolished or relocated and consolidated into one building. At least 3 of the focus group teams recommended demolition and relocate the thrift shop.

16. St. Anthony Church

The Church was considered the most significant building on campus by participants of the Online Survey and by the members of the stakeholder groups. The previous Church was built in 1873, remodeled in 1919, enlarged in 1940 and destroyed by arson in 1977. The existing church was constructed in 1980 and is 12,400 square feet in size and was not part of HIG analysis.

Online survey respondents suggested the following improvements for the Church:

- Addition of lights outside the church (and campus-wide) for better security and visibility for evening Masses,
- Church carpeting was recommended for replacement,





Existing old cane haul road (looking north from Lower Main Street) to be future Imi Kala Street.



Future Imi Kala Street, looking south towards residences east of the St. Anthony campus.



Existing water meters behind Church.

South: Parcel 7	West: Parcel 5
Owner: Roman Catholic Church	Size: 0.68 acres
State Land Use Designation: Urban	Owner: RCFC Kehalani LLC
County Zoning: R-3 Residential	State Land Use Designation: Urban
Wailuku Community Plan: P Public/Quasi-Public	County Zoning: R-1 Residential
Existing Use: Cemetery	Wailuku Community Plan: SF Single Family
	Existing Use: vacant road right of way, future Imi Kala Street

Existing Utilities and Infrastructure

This section describes the site’s existing utilities and infrastructure systems and identifies constraints and challenges. Recommended infrastructure improvements are discussed in Chapter 4 Master Plan and Recommendations. Otomo Engineering, Inc. prepared the Infrastructure Study for St. Anthony Parish, Ministry & Schools (December 2015) in support of the St. Anthony Master Plan (See: Appendix “B”). The following are summaries of the Otomo study.

Roadways

The St. Anthony Campus is bound on three sides by existing road right-of-ways. Lower Main Street to the south has widths ranging from approximately 42 feet to 50 feet. Mill Street to the north has widths ranging from 46 feet to 56 feet. Neither roadway would require widening. The abandoned cane haul road to the west has a width of 40 feet. The County of Maui is planning to acquire this right-of-way for the purpose of extending Imi Kala Street from Mill Street to Lower Main Street. St. Anthony is accessible by one driveway on Lower Main Street and two driveways on Mill Street. The Lower Main Street driveway and Mill Street driveway at the Thrift Store are both two lane two-way. The Mill Street driveway between the church and cafeteria is an exit only.

Water and Fire Protection

The project site is connected to the County of Maui’s Central Water System. Existing 6-inch and 8-inch waterlines run along Lower Main Street and existing 4-inch and 12-inch waterlines run along Mill Street. St. Anthony has six (6) existing water meters:

Meter Size (inches)	Quantity
3/4	2
1-1/2	1
2	3

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There are four (4) fire hydrants on Mill Street and one (1) hydrant on Lower Main Street fronting the subject property. There is also one onsite fire hydrant maintained by the County. According to the Infrastructure Study, existing fire protection does not meet current fire code.

Wastewater Disposal

There is an existing 15-inch sewer line along Lower Main Street and 8-inch and 10-inch sewer lines along Mill Street. St. Anthony has one (1) sewer lateral on Lower Main Street and three (3) sewer laterals connected to the 8-inch line on Mill Street.

Drainage

The majority of storm water runoff sheet flows across the site in a west to east direction. The runoff eventually flows into a curb inlet catch basin on Mill Street. Some runoff is captured by onsite catch basins and conveyed to existing drain lines, drywells, or outlets. A 72-inch drainline was installed through the St. Anthony property as part of the Wailuku Drainage Project that eventually outlets to Iao Stream. According to the the Infrastructure Study, the existing onsite drainage system is inadequate and does not meet current County drainage and water quality standards.

Solid Waste Disposal

Solid waste system is disposed of by a private company.

Electrical Power

The St. Anthony campus is served by the Maui Electric Company (MECO).

Available Community Facilities and Services

Wailuku is serviced by several recreational facilities that provide indoor and outdoor activities for the area's residents. These facilities include the War Memorial Sports Complex, Velma Santos Community Center, Wells Park, Kepaniwai Park, Wailuku Gym and Swimming Pool, and the Iao Valley State Park.

Police and fire protection are provided from stations located in Wailuku.

Maui Memorial Medical Center and the Kaiser Clinics in Wailuku provide centralized medical services for the island.

Public schools in the region include the Wailuku Elementary School, Puu Kukui Elementary, Iao Intermediate School, and H.P. Baldwin High School.



Fire hydrant at Church circle.



Drain inlet.



Dry well.

Chapter 4 MASTER PLAN AND RECOMMENDATIONS

The development and evolution of the master plan was driven by a detailed site analysis that included an evaluation of physical characteristics and existing conditions on the campus. In addition to the process described in the Needs Assessment and technical studies in the Appendices, physical characteristics such as slope, wind and sun orientation, existing mature trees, building and side yard setbacks, parking requirements and land grading influenced the placement of individual buildings, and other features. (See: Figure No. 1)

Several key site-specific factors also drove the development of the conceptual master plan including site history, urban ambiance, and infrastructure constraints. The site's history as an important community-gathering place guided the decision to maintain and/or renovate certain historic campus buildings. Establishing a coordinated campus with interconnected pathways, outdoor gathering areas, and abundant shade trees was also a product of honoring the school's history. According to the St. Anthony Catholic Community website (stanthonymaui.org), St. Damien's presence at the dedication of the original St. Anthony Church in 1873 provided his inspiration to commit himself to the mission at Kalaupapa. St. Marianne lived on the property while establishing the first hospital on Maui, Malulani Hospital (current site of Hale Makua). Maintaining the historic identity of the site is most directly achieved through the restoration of the existing buildings and maintenance of mature landscape plantings.

The master plan seeks to balance a thoughtful layout that complements the historic campus and identifies an appropriate intensity of new uses shaped by site constraints such as building and property setbacks, the existing drainage easement running along Hoomana Street and the anticipated expansion of the Imi Kala Street right-of-way. Infrastructure constraints and opportunities such as water, waste management, and access were also important drivers in development of the conceptual master plan. An efficient site layout, the use of sustainable design and technologies, and other innovative approaches, such as the Principles of New Urbanism, provided solutions for the site's infrastructure challenges.

Circulation and parking on the project site are designed to enhance the existing campus layout and promote the pedestrian as the primary mode of transportation on campus. Vehicular and emergency access and circulation are also accommodated to the extent necessary, but are moved to the periphery wherever possible.

Land Use Designations

State Land Use District

The St. Anthony campus is located in the State Urban District. According to Hawaii Revised Statutes,

“§205-2 *Districting and classification of lands.*

(a) *There shall be four major land use districts in which all lands in the State shall be placed: urban, rural, agricultural, and conservation.*

...

In establishing the boundaries of the districts in each county, the commission shall give consideration to the master plan or general plan of the county.

(b) Urban districts shall include activities or uses as provided by ordinances or regulations of the county within which the urban district is situated.”

The ordinances and regulations of the County of Maui are described further below.

Maui Island Plan

The St. Anthony campus is located within the Urban Growth Boundary. The site is an appropriate location for the existence and further development of St. Anthony Church & Schools.

Wailuku-Kahului Community Plan

Nine community plan regions have been established in Maui County. Each region's growth and development is guided by a community plan, which contains objectives and policies in accordance with the Maui County General Plan. The purpose of the community plan is to outline a relatively detailed agenda for carrying out these objectives.

The Wailuku-Kihei Community Plan was adopted by ordinance No. 3061 on June 5, 2002. The primary Parcel 003, 14.317-acres in size is designated for Public/Quasi-Public use; however, the smaller Parcel 106, .3133-acres in size is designated for Single Family Use.

The St. Anthony School site is also identified in the Wailuku-Kahului Community Plan as a *wahi pana* (celebrated place). The Maui Planning Department is required to verify the location of significant sites and consult with the State Historic Preservation Division prior to development proposals.

No further Land Use Designation Changes are necessary for the primary Parcel 003, 14.317-acres in size. All of the proposed uses within this Master Plan will be permitted in the Public/Quasi-Public designation.

For the smaller Parcel 106, .3133-acres in size the uses proposed in this Master Plan, such as the use of the parcel as the future location of the Thrift Shop and Maintenance Building, may require a Community Plan Amendment from Single-Family to Public/Quasi-Public.

The County of Maui is in the process of updating the regional Community Plans. It is advised that St. Anthony petition the Department of Planning and the Wailuku-Kahului Community Advisory Committee to change the Community Plan Designation from Single-Family to Public/Quasi-Public.

The alternative is to file a Community Plan Amendment, which is a trigger for compliance with HRS Chapter 343, which requires the processing for an Environmental Assessment. This is a more costly process, but can be completed if a need arises to change the Community Plan Designation in a timeframe that is shorter than the update to the Wailuku-Kahului Community Plan.

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Maui County Zoning

The subject property is situated within the County of Maui's R-1 Residential District. School uses are allowable in the Residential District pursuant to Section 19.08.020, MCC:

19.08.020 - Permitted uses.

Within residential districts, the following uses shall be permitted:

D. Elementary, intermediate, and high schools, and colleges, publicly or privately owned, which may include on-campus dormitories;

F. Accessory buildings located on the same lot, the use of which is customary, incidental, usual, and necessary to that of the main building or to the use of the land.

Church and Pre-school uses are considered "special uses" within the Residential District pursuant to Section 19.08.030, MCC:

19.08.030 - Special uses.

The following uses and structures shall be permitted in residential districts provided that a County special use permit, as provided in section 19.510.070 of this title, has first been obtained:

A. Churches, including any accessory buildings.

B. Day care nurseries, kindergartens, nursery schools, child care homes, day care homes, day care centers, nurseries, preschool kindergartens, babysitting services, and other like facilities located in private homes used for child care services serving more than the number of children defined in section 19.08.020(H).

Since the St. Anthony Church has existed on the site since 1848, the church use is an existing non-forming use. No valid Special Use Permit is shown in County online records for the Pre-school that was established in 1973.

Option 1: Keep existing R-1 Residential District zoning.

Through the County's approval of the building permit for the existing church in 1979, the County acknowledges that church uses are non-conforming.

Pros:

1. No entitlement action (Change in Zoning) is required.
2. Residential setbacks are less restrictive:

Front yard: 15 feet.

Side and rear yards: 6 feet for single-story, 10 feet for two-story.

Cons:

1. Building heights cannot exceed two-stories or thirty feet.
2. Some existing uses are non-conforming. Non-conforming uses normally cannot be expanded, which could limit future growth opportunities.
3. While conceptual in nature, structures proposed in this Master Plan exceed the height limitation of the Residential Zoning District. Increasing the height of future development will be a method

preserving open space and areas for future expansion.

Option 2: Apply for a Change in Zoning (CIZ) to P-1 or P-2 Public/Quasi-Public District zoning.

St. Anthony could apply to Maui Planning Department for a CIZ. The Planning Department would solicit comments from other agencies and the community and refer the application to the Maui Planning Commission for review and recommendations. The application would then be forwarded to the Maui County Council for review and decision.

As a preferred alternative, St. Anthony could petition a member of the Maui County Council to introduce a resolution for the CIZ as a council action. This would significantly reduce the time and cost of processing a conventional CIZ.

Pros:

1. All existing uses would be permitted within the Public/Quasi-Public zoning district.
2. Maximum building heights are greater (P-1: 40 feet; P-2: 90 feet), allowing flexibility for renovations and new buildings.

Cons:

1. Minimum building setbacks are greater:
 - Front & rear: 15 feet (P-1), 30 feet (P-2)
 - Side: 10 feet (P-1), 15 feet (P-2)

Land Use Recommendations

Proposed building will likely exceed the 35 foot height limitation of the Residential District. A Change in Zoning to P-2 Public/Quasi-Public would result in:

- 1) Bringing all existing uses into conformance with the zoning district;
- 2) Bringing consistency with the Wailuku-Kahului Community Plan.

Heat Mitigation

As part of the Master Plan project, classroom temperatures are acknowledged as a factor in student performance. Recommendations for heat mitigation in three (3) categories are provided below

1: Reduce Solar Gain

Solar gain is the single most important contributor to interior temperature. Solar gain can be reduced in a number of ways, through roof color, paving, and shading. The following recommendations to reduce solar gain are provided below;

1.1 Lighter Roof Colors

Roof color appears to have an impact on room temperature. Changing dark roofs to a lighter color will reduce roof heat gain.

1.2 Additional Roof Insulation

Roof insulation can be used to reduce the indoor temperature impacts from rooftop solar gain. This could be applied to buildings for maximum effectiveness.

1.3 Re-plan Paved Areas

Paved surfaces act as thermal masses and absorb and retain heat throughout the day. This heat can radiate to nearby buildings, causing their interior temperatures to rise. Darker color paving materials absorb and retain more heat than lighter paving materials. Therefore, light colored paving materials should be used when possible. Ideally, natural landscaping or unpaved areas are preferable to surface paving.

1.4 Shading Asphalt Surfaces Adjacent to Rooms

This condition potentially causes hot air radiating from the parking lot to enter the room and cause temperatures to rise. Possible mitigation strategies could include the proposed parking structure, and replacing the asphalt parking lot surface with a lighter colored paved surface.

1.5 Increasing Shading

Shade from canopies and other landscaping elements can reduce ground temperatures.

Increasing the amount of paved area shaded by trees, canopies, arbors, or overhangs can decrease the amount of heat absorbed and radiated by asphalt, concrete, and other paving materials. Architectural canopies and increased shade tree plantings have been incorporated into new buildings to provide shading in addition to providing cover from the rain.

2: Increase Natural Ventilation

Natural air flow and ventilation could be increased and maximized in a number of ways.

2.1 Fenestration Configuration

Many of the classrooms in the St. Anthony campus have louver windows. Opened louvers (jalousies) can increase thermal comfort by allowing natural ventilation to occur. Closed jalousies will not only block air flow, but will also increase heat gain.

2.3 Thermal (Nocturnal) Flushing

Thermal or nocturnal flushing presents a significant opportunity for indoor temperature reduction. The nighttime outdoor air temperature often much cooler than the indoor room temperature, with the differential sometimes exceeding 15°F. The benefit of thermal flushing benefit is twofold:

- Lower starting temperature
- Increase lag time between exterior and interior temperature peaks (i.e. interiors warm more slowly than exterior temperature) Passive flushing (opening windows and jalousies) should be tested, in addition to active flushing (assisted by fans or centralized system), which can accelerate interior cooling.

3: Mechanical Conditioning

Mechanical systems can be added where needed to supplement passive cooling.

3.1 Fans

Some combination of ceiling fans, box fans, wall-mounted fans, and floor fans can be used to increase air movement inside classroom spaces. The presence of moving air can increase an occupant's perception of thermal comfort.

3.2 PV Air Conditioning Units

PV air conditioning units can be a more energy-efficient way of providing air conditioning. PV air conditioning units use solar energy collected in solar thermal panels to cool indoor spaces.

3.3 Optimize Air Conditioning Usage

The comfort levels during school hours should be monitored to assess actual need of Air Conditioning in order to reduce energy consumption when AC is not needed. It is also recommended that carbon dioxide levels be monitored to determine if a classroom or building has poor ventilation.

Emphasis on History Through Use of Technology

In addition to improved onsite signage, there is an opportunity to make use of various smart phone applications (apps) to enhance a visitor's experience during self-guided walking tours of the campus, similar to the app currently used by the Lanai Culture & Heritage Center (<https://www.lanaichc.org/lanai-guide.html>).

Signage on campus would inform the visitor of the opportunity to download the tour guide app. The app would use the smart phone's Global Positioning System (GPS) to determine when the correct pieces of historic information including audio clips, videos, graphics and text would become available.

The app could be coordinated with campus signage to guide visitors to the most notable spots on campus. The St. Antony community would have the ability to manage update the information that is made accessible by the app.

If deemed appropriate, the walking tour could incorporate the St. Anthony cemetery, providing history and information on notable individuals lain to rest at the site, as well as information on the lives and accomplishments of parishioners during different historic eras. Adding stops on a self-guided walking tour would create an opportunity to increase the level of use, activity and interest currently experienced at the cemetery.

The use of a multimedia tour guide app would be an opportunity for St. Anthony to showcase its history for new visitors and longtime residents, without needing to maintain a tour schedule, docents, access to the library or Hall of Honor. The project of collecting historic materials could be conducted as an educational opportunity for students to interact with alumnus to collect oral histories, photographs and artifacts, or the project could be contracted to a consultant specializing in this work.

Alternatives

1. No New Buildings

This alternative proposes no structures. Repair all structures as recommended by the Building Assessment (HIG, October 2015). Replace all deteriorating materials, refinish and paint as needed. Repair roofs, plumbing, electrical, and utility deficiencies.

Positive. This is the lowest cost option. Brings all buildings up to good condition. Brings all utilities up to maximum efficiency.

Negative. No new spaces are created and no expansion opportunities. Circulation remains the

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same with same safety concerns. No additional parking can be added. Does not achieve the primary objective of constructing a gymnasium.

2. Demolish All Buildings and Rebuild

This alternative proposes to demolish all buildings except for the church. All church support and school structures would be rebuilt.

Positive. All buildings and utilities would be upgraded to modern standards. The entire site can be laid out in a more efficient manner.

Negative. This may be the highest cost option. Historical buildings (older than 50 years) would have to be reviewed by the State Historic Preservation Division which may recommend restoration rather than demolition. The existing character of the site would be lost along with physical, visual, and emotional connection to history.

Preferred Alternative

The Master Plan recommendations are illustrated on Figures Nos. 4-6.

Building Analysis

The Needs Assessment identifies structures that were considered significant by consensus. These buildings are the Church, Damien Hall, Chaminade Hall, Maryknoll Hall, and the Convent. In the context of the Preferred Alternative, all other buildings were considered expendable.

The Needs Assessment identified new uses that is manifested in at least one new structure. The structure would contain the following elements:

Gymnasium	Kitchen
Cafeteria	Retreat Center
Gift Shop	Performing Arts Center
Education Center	Community Center

As some of these elements are not necessarily compatible, two separate structures are proposed:

Structure	Elements
Athletics Center: (See: Figure Nos. 7-10)	Gymnasium Locker Rooms Training Room Offices Gift Shop Hall of Honor
Stories:	Three at classrooms, two at main entrance
Area:	24,938 square feet

Multi-Purpose Center: (See: Figure Nos. 11-15)	Cafeteria & Kitchen Performing Arts Center Flex Classrooms Band Room
Stories:	Two with mezzanine level
Area:	23,376 square feet

The Convent is identified as a significant building, but is currently in an unsafe dilapidated state and unused. It is proposed that the building be renovated. The plans prepared by Francis Skowronski, AIA, of Territorial Architects, should be implemented (See: Appendix "C"). Since the Master Plan Committee has decided to move the Pre-School into the former Convent, the internal spaces on the ground floor will be redesigned accordingly. This will accommodate the existing capacity of the Pre-School while providing the opportunity for expansion into the upper floor should the need arise.

Schools

The State of Hawaii developed "The Educational Specifications and Standards for Facilities" for elementary (January 2008), middle (March 2006), and high schools (December 2006) as a comprehensive guide for the development of school sites and master planning for public schools. These standards, referred to as "EDSPECS", are not required specifications for private schools, but are used as a guide for the school facilities for the St. Anthony Parish Master Plan.

The optimum general classroom size for all levels of public schools is 980 square feet. In addition to student and teacher desks, the classroom should contain a sink, storage, instructional whiteboard, audio/visual equipment, and computer workstations.

Enrollment

	School Year 2015-2016	Current Capacity	Future Capacity
Pre-School	48	48	96 ¹
Grade School ²	124	168	300
Middle School ²	60	80	150
High School	100	160	200
Total	332	456	746

¹ The State of Hawaii Department of Education is in the process of developing a public Pre-Kindergarten program that may impact private pre-school demand. While the St. Anthony Pre-School director doesn't foresee near term future growth because of the State's anticipated actions, the Master Plan Committee wishes to make accommodations should growth opportunities arise.

² Currently, the Grade School includes the 6th Grade which will be moved to the Middle School in order to parallel the State of Hawaii Department of Education system. The current numbers reflect the existing alignment. Future Capacity reflect the realignment and the wishes of the Master Plan Committee.

Pre-School

The Pre-School has two classrooms, each having an area of 833 square feet. As noted above, the State of Hawaii's future Pre-Kindergarten program may affect demand for private pre-schools. While there is currently a high demand for pre-school enrollment, there is also uncertainty in regards to growth potential. This Master Plan provides flexible options for growth.

The Pre-School will move into the Convent building after it is renovated. The plan prepared by Territorial Architects will be modified to allow accommodation of the existing Pre-School enrollment on the ground floor. If there is an expansion opportunity, the school can utilize the upper floor.

Pre-school students are signed in and out. This requires the parent, guardian, or family member to park and walk the student to and from the classrooms. Convenient parking is provided on the west and north sides of the building.

Grade School

The Grade School currently consists of seven (7) 975 square foot classrooms, with seven (7) grade levels (K through 6). This will be reduce to six (K through 5) grade levels when the Middle School is aligned to parallel the public school system. The Master Plan Committee envisions school growth to double its existing capacity. As such, an additional five (5) classrooms will be needed for a total of twelve (12) classrooms.

In order to preserve land area for open space and other uses, such as student play areas, the most efficient way to add classrooms would be to add an additional story to the existing school (See: Figure Nos. 20 & 21).

Student drop-off and pick-up will occur at two areas. The new driveway loop in front of the grade school library will provide curbside drop-off and pickup. Ample parking behind the grade school building (north side) will allow parents, guardians, and family members to park and walk younger children to their classrooms.

Middle School

The Middle School (Maryknoll Hall) currently consists of eight (8) 750 square foot classrooms on two levels, with one (1) 1,218 square foot classroom in the basement. With two classrooms per grade, this configuration is adequate to accommodate the three (3) grade levels (6 through 8). The excess classrooms can be used for special programs or support services.

Maryknoll Hall will be converted to a fully functional Middle School. Renovations will include, but not limited to, improvements to electrical, plumbing, windows, and fire sprinklers. A portico will be added to the north entrance. Traffic circulation in this area will allow for student drop-off and pick-up at this entrance.

High School

The High School (Chaminade Hall) currently consists of ten (10) classrooms varying in size from 832 to 884 square feet. Additionally, there are one 1,690 square foot classroom and two 1,428 science classrooms. With two classrooms per grade, this configuration is adequate to accommodate the four (4) grade levels (9 through 12). The excess classrooms can be used for special programs, to augment the size of other classrooms, or support services. Three of the classrooms are proposed to be part of the new athletics center. If instructional space is not needed, this could be used for the athletics program (locker room, wrestling room, etc.).

Student drop-off and pick-up will be enhanced with a proposed pull out area in front of the Chaminade statue and at the new Athletic Center circle drop-off.

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Site Analysis

The Needs Assessment identifies many deficiencies associated with both pedestrian and vehicular circulation. In order to formulate improvements, the relationship between buildings and uses must be clearly articulated.

Building Relationships

Essentially there are two primary uses on the property: Church and School. There are subsets of these uses in the form of several ministries and the school levels from Pre through Twelfth grade. Some uses overlap and can co-exist in the same spaces.

With this concept in mind, Zones are established to articulate the relationships between uses. These Zones are (See: Figure No. 2):

A	Church
B	Pre-School
C	Grade School
D	Middle School
E	High School
F	Athletics
G	Library/Technology
H	Campus Center

The proposed new Athletic Center is placed at one end of the Athletics Zone with the playing field at the other end. This displaces the Thrift Shop, Band, and Athletics buildings and three classrooms of Chaminade Hall. Athletics will be located in the new building as well three new classrooms. Band will be moved to the Multi-Purpose Center. The Thrift Shop moves to the remnant parcel that will be created by the establishment of the Imi Kala Street extension. Alternate sites considered:

Alternate Sites	Reasons not selected
Existing Cafeteria	Disconnected from playing field
High School Playing field	Eliminates use of field for team sports. If the Imi Kala Street extension renders the field too small for team sports, this site could be reconsidered.
Grade School Play field	Reduces the Grade School playground size.

The proposed Multi-Purpose Center is placed in the middle of the St. Anthony property as the focal point of the Campus Center Zone. This displaces the existing parking lot which will be moved to the north side of the property. Since this building will contain a new cafeteria and kitchen, the existing cafeteria and kitchen will be demolished, maximizing the area for parking. The central location of the cafeteria is convenient to all of the school. Only high school students will need to cross a roadway to access the Multi-Purpose Center.

Circulation

Based on the Zone placement, the network of pedestrian and vehicular circulation is developed to provide efficient connectivity. (See: Figure No. 3)

The hub of pedestrian circulation is the Campus Center. The main spine of the pathway network extends to west toward the Athletics Center and to the east towards the Pre-School. Secondary pathways off of this spine lead to the other Zones.

Hoomana Street remains the primary vehicular route. Access to the new parking area is just north of Maryknoll Hall. With the removal of the cafeteria kitchen, the entrance at Mill Street is widened to accommodate two-way traffic as well as separate left and right exit lanes. Emergency vehicle access should be adequate with appropriate turn arounds.

Parking will be concentrated within the northeast portion of the property with a two-level structure where the Needs Assessment identifies as underutilized. Secondary parking areas are located at the front of the new Athletics Center and between the Middle School and Grade School. (See: Figure No. 3)

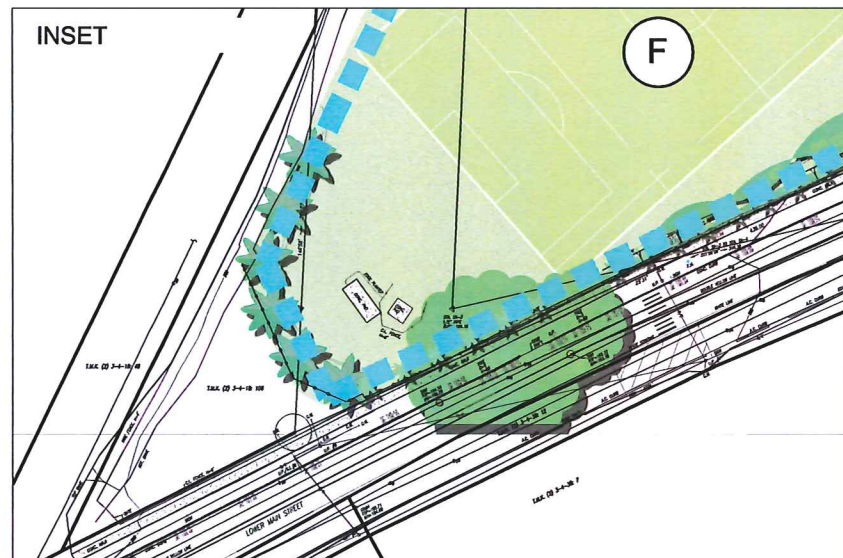
School drop off lanes are provided at widened pavement areas off of Hoomana Street. Grade School drop off is at a new loop in front of the Grade School Library. Middle School drop off is at the north side of Maryknoll Hall with a new portico and walkway. High School drop off is in front of Chaminade Hall. Pre-School requires an adult to sign-in so convenient parking is provided.

Building Legend

1. CHURCH
2. RECTORY
3. CHURCH OFFICE
4. NEW 2-STORY PARKING STRUCTURE
5. CONVENT & RELOCATED PRESCHOOL
6. MARYKNOLL HALL
7. NEW MIDDLE SCHOOL PLAY COURT
8. LIBRARY
9. NEW GRADE SCHOOL
10. GRADE SCHOOL LIBRARY
11. NEW MULTI-PURPOSE BUILDING
12. CHAMINADE HALL
13. WEIGAND SCIENCE CENTER
14. DAMIEN HALL (SCHOOL OFFICE)
15. NEW CLASSROOMS (CHAMINADE)
16. NEW GYMNASIUM
17. NEW THRIFT STORE & MAINTENANCE BUILDING

Zone Legend

- A. CHURCH
- B. PRE-SCHOOL
- C. GRADE SCHOOL
- D. MIDDLE SCHOOL
- E. HIGH SCHOOL
- F. ATHLETICS
- G. LIBRARY / TECHNOLOGY
- H. CAMPUS CENTER



TMK: (2) 3-4-019: 003 & (2) 3-4-018: 106



SITE ZONES

ST. ANTHONY CHURCH & SCHOOL
WAILUKU - MAUI - HAWAII

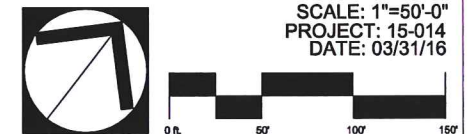







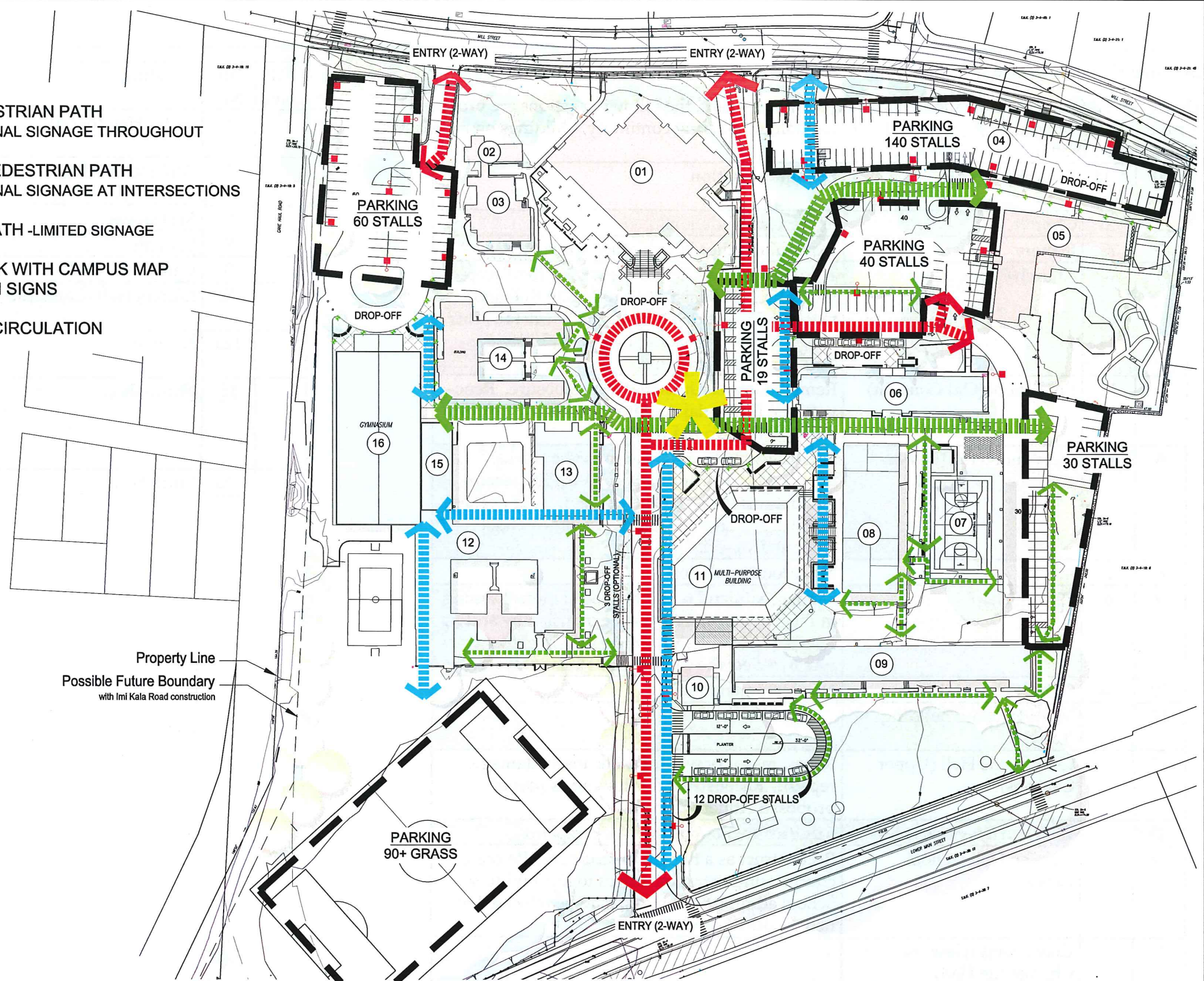
FIGURE 2

Building Legend

1. CHURCH
2. RECTORY
3. CHURCH OFFICE
4. NEW 2-STORY PARKING STRUCTURE
5. CONVENT & RELOCATED PRESCHOOL
6. MARYKNOLL HALL
7. NEW MIDDLE SCHOOL PLAY COURT
8. LIBRARY
9. NEW GRADE SCHOOL
10. GRADE SCHOOL LIBRARY
11. NEW MULTI-PURPOSE BUILDING
12. CHAMINADE HALL
13. WEIGAND SCIENCE CENTER
14. DAMIEN HALL (SCHOOL OFFICE)
15. NEW CLASSROOMS (CHAMINADE)
16. NEW GYMNASIUM
17. NEW THRIFT STORE & MAINTENANCE BUILDING

Symbol Legend

-  PRIMARY PEDESTRIAN PATH
- WITH DIRECTIONAL SIGNAGE THROUGHOUT
-  SECONDARY PEDESTRIAN PATH
- WITH DIRECTIONAL SIGNAGE AT INTERSECTIONS
-  PEDESTRIAN PATH - LIMITED SIGNAGE
-  COVERED KIOSK WITH CAMPUS MAP & INFORMATION SIGNS
-  MAIN VEHICLE CIRCULATION



Property Line
Possible Future Boundary
with Imi Kala Road construction

CIRCULATION & SIGNAGE

ST. ANTHONY CHURCH & SCHOOL
WAILUKU - MAUI - HAWAII



SCALE: 1"=50'-0"
PROJECT: 15-014
DATE: 03/31/16



TMK: (2) 3-4-019: 003 & (2) 3-4-018: 106



Building Recommendations

Under the Preferred Option guided by the Needs Assessment, the following actions are proposed for the existing buildings. Note: In order to maintain numbering continuity, buildings on the Master Plan are identified by “MP” numbers:

MP No.	Old No.	Building	Recommendation
1	16	Church	No recommendation.
2	13	Rectory	Expand into the Church office space (MP3).
3	14	Church Office	The Master Plan Committee wishes to relocate the Church administrative offices to the renovated and expanded Damien Hall (MP14). This would allow the Rectory (MP2) to utilize this building as guest rooms.
5	11	Pre-School (Old Convent)	Remediate hazardous material exposure. Renovate per Territorial Architects plans and relocate Preschool to ground floor.
6	10	Maryknoll Hall (Lower Campus)	Retain structural engineer to assess cracks. Repair windows and gutters. See: HIG recommendations in Needs Assessment. Building to be renovated and upgraded to a fully functional Middle School, including but not limited to improvements to electrical, plumbing, windows, and fire sprinklers. Add portico at north entrance to facilitate Middle School student drop-off.
8	7	Library	No recommendation.
9	6	Grade School	Sand, repair, and repaint exposed metal framing in the short term. Proposed expansion by adding a second story. Renovate the façade of the structure to reflect the Chaminade Hall archways.
10	6a	Grade School Library	No recommendation.
11		Multi-Purpose Building (New)	
12	4	Chaminade Hall (Upper Campus)	Repair masonry window sills, insect damage, repaint. Reconstruct north wing as part of proposed Athletic Center.
13	5	Wiegand Science Center	Rust treatment on metal work, repaint.
14	2	Damien Hall (School Office)	Reconstruct as a two-story structure. Relocate church administration offices to this building. School administration offices to be relocated to new Multi-Purpose Center.
15		Classrooms (New for Chaminade Hall)	
16		Athletics Center (New)	

MP No.	Old No.	Building	Recommendation
17	9	Thrift Shop (Old Pre-School) and Maintenance Building	Move Preschool into renovated Convent (MP5). Existing building to be relocated to remnant parcel after Imi Kala Street extension is completed and repurposed as the Thrift Shop.
	1	Bader Hall (Band)	Demolish. Relocate Band Room to proposed Multi-Purpose Center.
	3	Athletic Building	Demolish. Relocate athletics to proposed Athletic Center.
	3a	Restrooms	Demolish.
	3b	Storage	Demolish.
	8	Carondelet Hall	Demolish.
	12	Marian Hall (Cafeteria)	Demolish. Relocate cafeteria to proposed Multi-Purpose Center.
	12a	Kitchen	Demolish. Relocate kitchen to proposed Multi-Purpose Center.
	15	Thrift Shop	Demolish. The Pre-School building (9) will be relocated to future remnant parcel at Lower Main Street and Imi Kala Street and used as the new Thrift Shop.
	15a	Thrift Shop	Demolish.

Building Legend

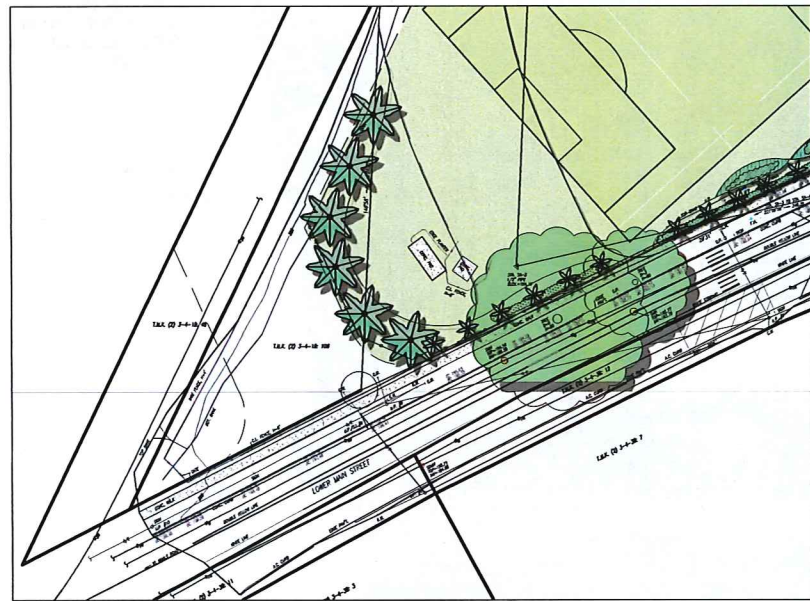
1. CHURCH
2. RECTORY
3. CHURCH OFFICE
4. NEW 2-STORY PARKING STRUCTURE
5. CONVENT & RELOCATED PRESCHOOL
6. MARYKNOLL HALL
7. NEW MIDDLE SCHOOL PLAY COURT
8. LIBRARY
9. NEW GRADE SCHOOL
10. GRADE SCHOOL LIBRARY
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13. WEIGAND SCIENCE CENTER
14. DAMIEN HALL (SCHOOL OFFICE)
15. NEW CLASSROOMS (CHAMINADE)
16. NEW GYMNASIUM
17. NEW THRIFT STORE & MAINTENANCE BUILDING

P NEW PARKING

Plant Legend

Symbol	Common Name
TREES AND PALM	
	TREE: Monkey Pod
	Plumeria / Ohia
	Rainbow Shower
	Poinciana
	Milo / Geiger Tree
	Cook Pine
	PALM TREE:
	Royal Palm
	MacArthur Palm
	Joannis Palm

INSET



CONTINUES AT LEFT

TMK: (2) 3-4-019: 003 & (2) 3-4-018: 106



MASTER PLAN

ST. ANTHONY CHURCH & SCHOOL

WAILUKU - MAUI - HAWAII



SCALE: 1"=40'-0"
PROJECT: 15-014
DATE: 03/31/16



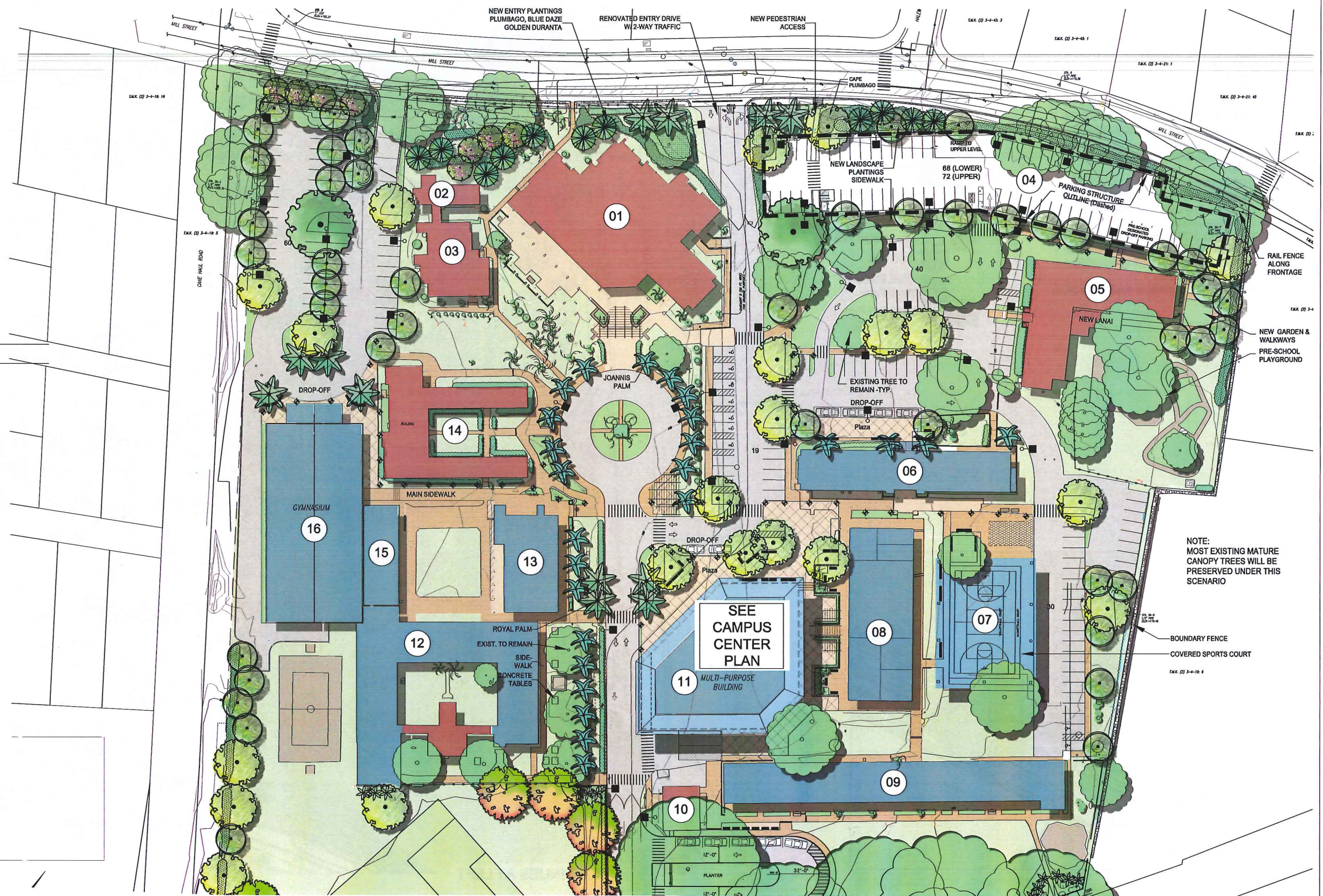
FIGURE 4

Building Legend

1. CHURCH
2. RECTORY
3. CHURCH OFFICE
4. NEW 2-STORY PARKING STRUCTURE
5. CONVENT & RELOCATED PRESCHOOL
6. MARYKNOLL HALL
7. NEW MIDDLE SCHOOL PLAY COURT
8. LIBRARY
9. NEW GRADE SCHOOL
10. GRADE SCHOOL LIBRARY
11. NEW MULTI-PURPOSE BUILDING
12. CHAMINADE HALL
13. WEIGAND SCIENCE CENTER
14. DAMIEN HALL (SCHOOL OFFICE)
15. NEW CLASSROOMS (CHAMINADE)
16. NEW GYMNASIUM
17. NEW THRIFT STORE & MAINTENANCE BUILDING

Plant Legend

Symbol	Common Name
TREES AND PALM	
TREE:	
	Monkey Pod
	Plumeria / Ohia
	Rainbow Shower
	Poinciana
	Milo / Geiger Tree
	Cook Pine
PALM TREE:	
	Royal Palm
	MacArthur Palm
	Joannis Palm



TMK: (2) 3-4-019: 003 & (2) 3-4-018: 106

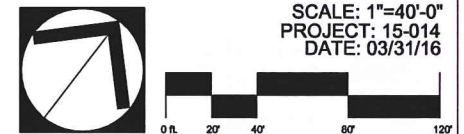


MASTER PLAN - North

ST. ANTHONY CHURCH & SCHOOL

WAILUKU - MAUI - HAWAII

FIGURE 5



SCALE: 1"=40'-0"
PROJECT: 15-014
DATE: 03/31/16

Building Legend

1. CHURCH
2. RECTORY
3. CHURCH OFFICE
4. NEW 2-STORY PARKING STRUCTURE
5. CONVENT & RELOCATED PRESCHOOL
6. MARYKNOLL HALL
7. NEW MIDDLE SCHOOL PLAY COURT
8. LIBRARY
9. NEW GRADE SCHOOL
10. GRADE SCHOOL LIBRARY
11. NEW MULTI-PURPOSE BUILDING
12. CHAMINADE HALL
13. WEIGAND SCIENCE CENTER
14. DAMIEN HALL (SCHOOL OFFICE)
15. NEW CLASSROOMS (CHAMINADE)
16. NEW GYMNASIUM

Plant Legend

Symbol	Common Name
TREES AND PALM	
TREE:	
	Monkey Pod
	Plumeria / Ohia
	Rainbow Shower
	Poinciana
	Milo / Geiger Tree
	Cook Pine
PALM TREE:	
	Royal Palm
	MacArthur Palm
	Joannis Palm
ST ANTHONY CHURCH & SCHOOL PREFERRED IMI KALA ALIGNMENT	

20-FT. OFFSET FROM EXISTING PROPERTY LINE (IMI KALA)

COUNTY OF MAUI IMI KALA ALIGNMENT

ST ANTHONY CHURCH & SCHOOL PREFERRED IMI KALA ALIGNMENT

SOCCER FIELD
(NFHS COMPLIANT)

SEE CAMPUS CENTER PLAN

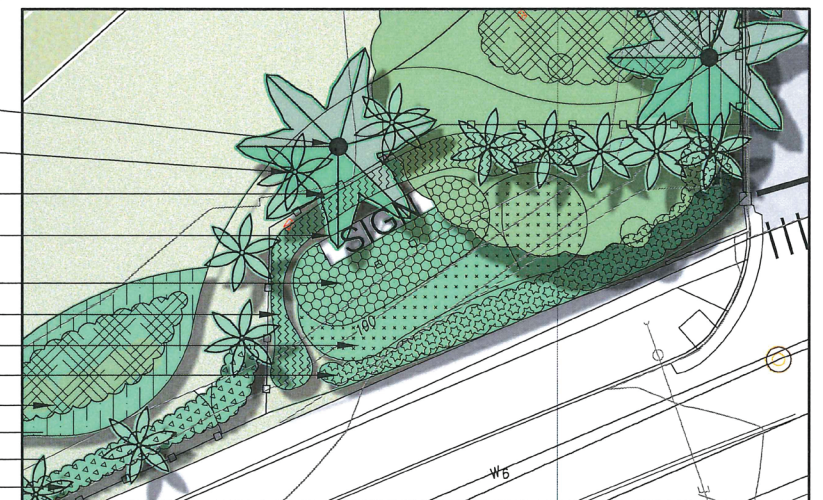
BOUNDARY FENCE COVERED SPORTS COURT
TAK. (2) 3-4-18 #

GRADE SCHOOL DESIGNATED DROP-OFF STALLS & PARKING

DECORATIVE FENCE ALONG STREET FRONTAGE

FRONTAGE & ENTRY SIGN PLANTING

- ROYAL PALM
- MACARTHUR PALM
- 5-FT. ALUMINUM RAIL FENCE
- GROUND SIGN
- GOLDEN DURANTA
- BEACH VITEX
- BLUE DAZE
- CAPE PLUMBAGO
- NAIO
- ILIMA PAPA
- PA'UOHI'IAKA
- A'ALI'I



TMK: (2) 3-4-019: 003 & (2) 3-4-018: 106



MASTER PLAN - South

ST. ANTHONY CHURCH & SCHOOL

WAILUKU - MAUI - HAWAII



SCALE: 1"=40'-0"
PROJECT: 15-014
DATE: 03/31/16

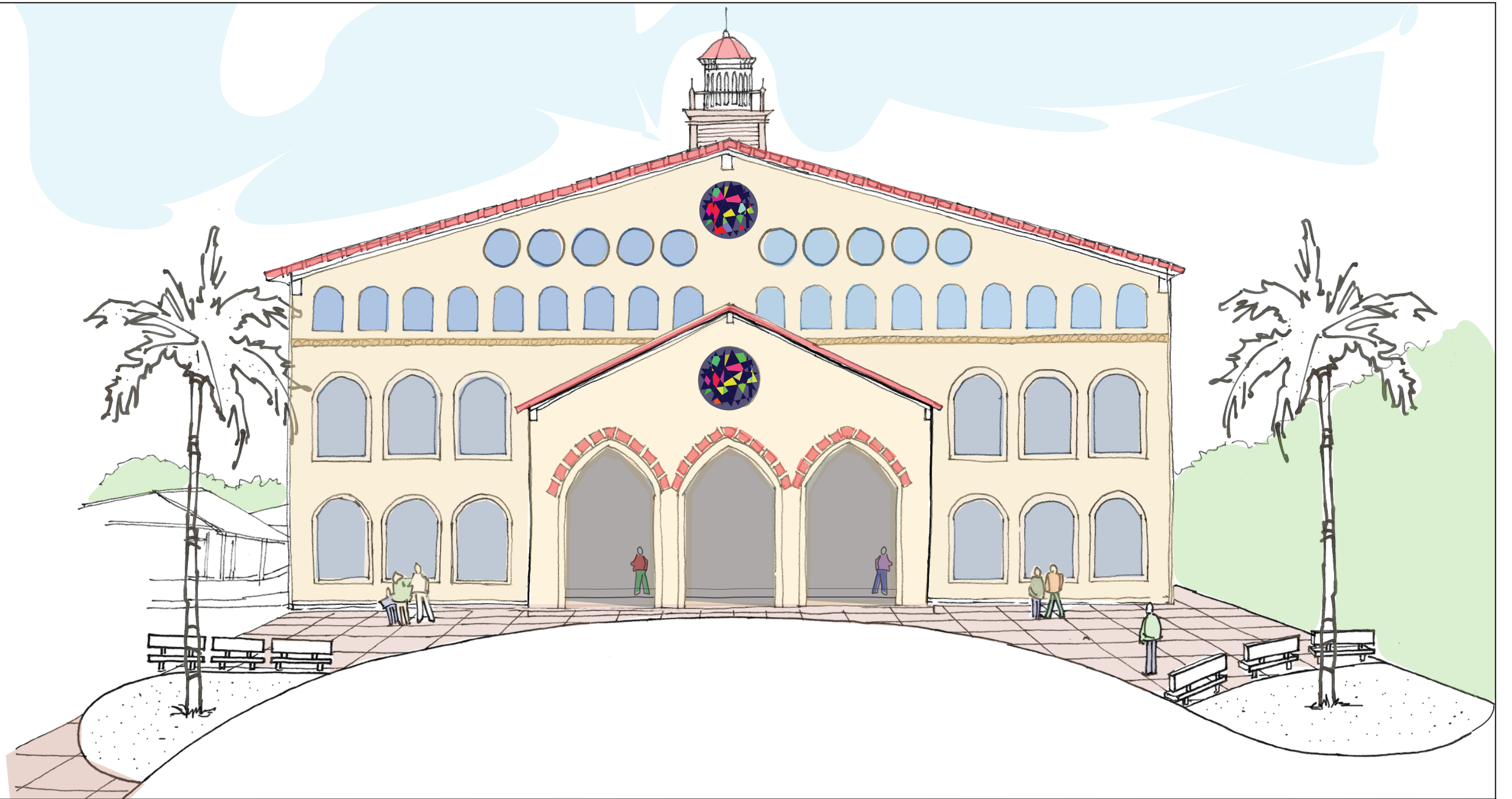


Proposed Buildings

The proposed conceptual Athletic Center will have these approximate areas:

Athletic Center	Floor		Area (square feet)	Subtotal (square feet)
(See: Figure Nos. 7-10)	1	classroom	570	
		classroom	960	
		classroom	960	2,490
	2	lobby	3,200	
		court	9,920	
		locker	2,490	15,610
	3	hall of honor / gift	3,456	
		press/office/training	3,382	6,838
		Bldg. Total		24,938

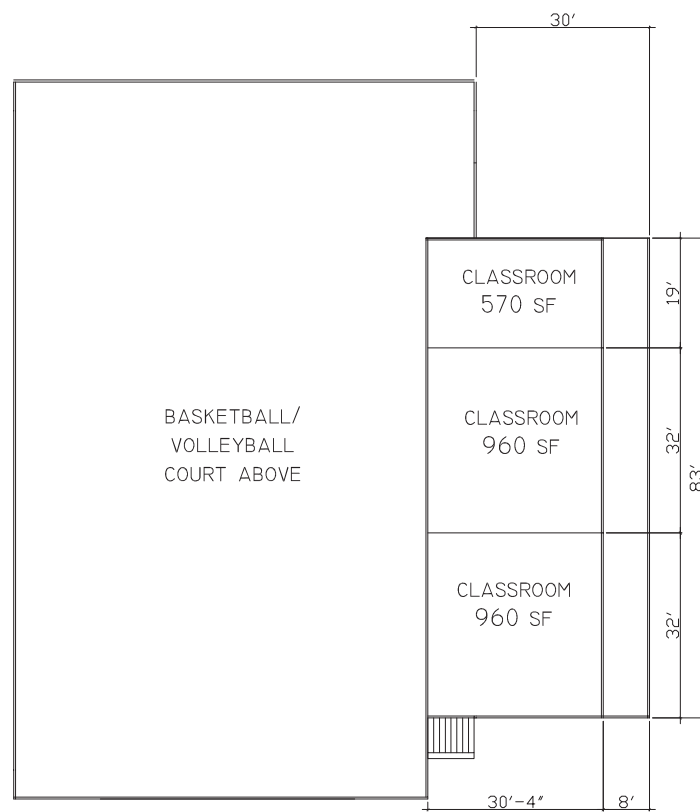
The Athletics Center will face a drop off and parking area that is accessed from the western Mill Street entrance. The lobby will have a reception area, ticketing facilities, concessions, and restrooms. The second level above the lobby contains a gift shop and the Hall of Honor. The building extends into the area now occupied by the north wing of Chaminade Hall. New classrooms will replace the existing, with this elevation (east) facing the existing science quad. Locker rooms and storage will be provided on the second level. The third level will contain press box facing the gymnasium floor, training room, and office. The gymnasium floor will accommodate basketball and volleyball games. The bleachers are retractable to allow for expanded play area on smaller sized courts.



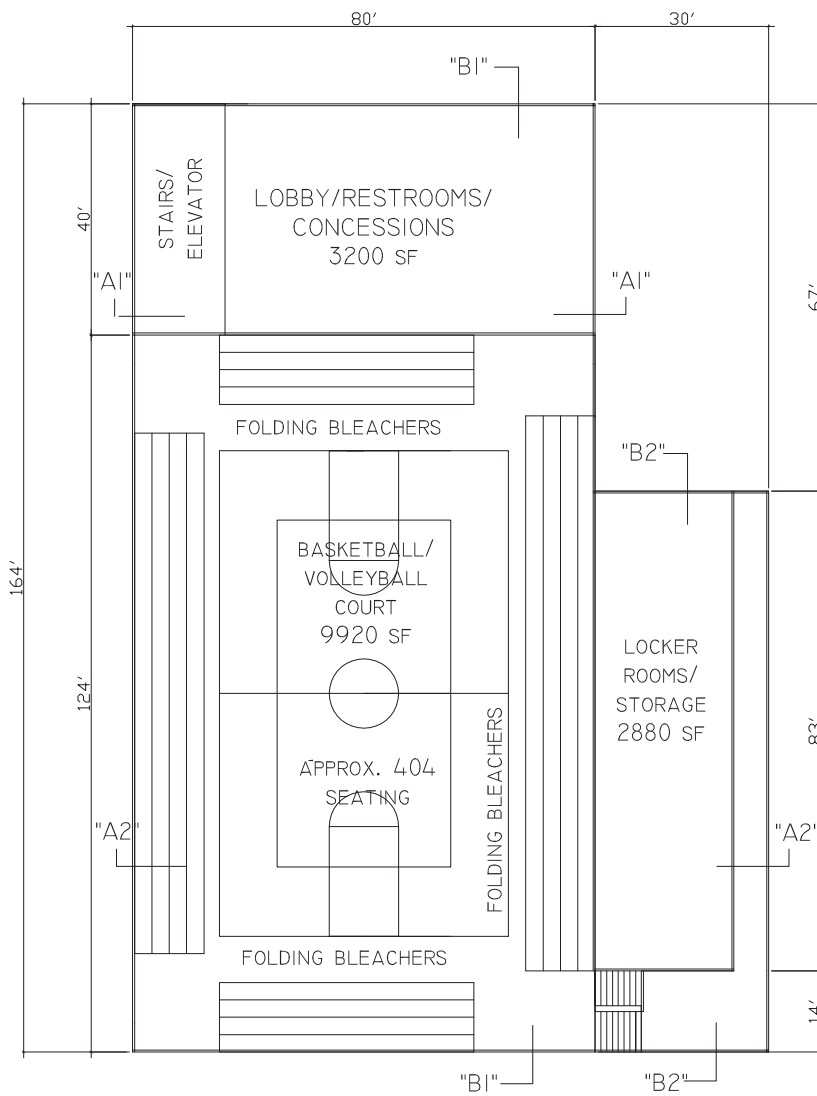
Athletics Center
ST. ANTHONY CHURCH & SCHOOL
WAILUKU - MAUI - HAWAII

PROJECT: 15-014
DATE: 12/14/15

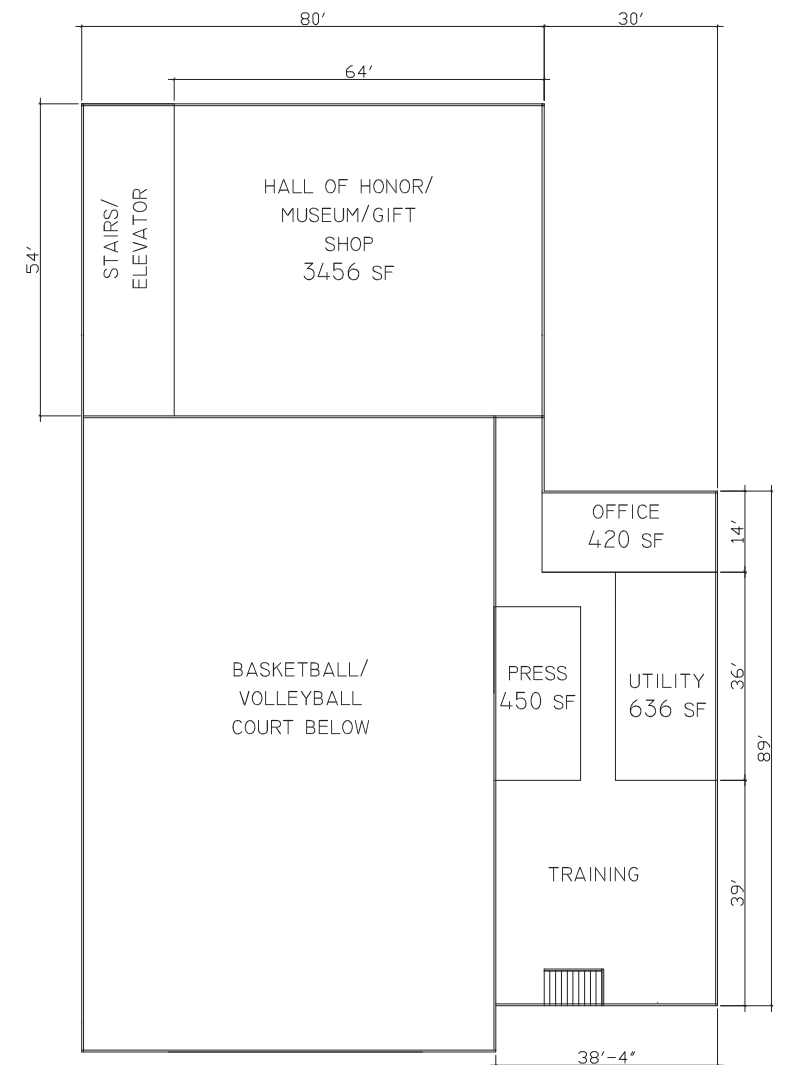




LOWER LEVEL



COURT LEVEL



UPPER LEVEL

TMK: (2) 3-4-019: 003



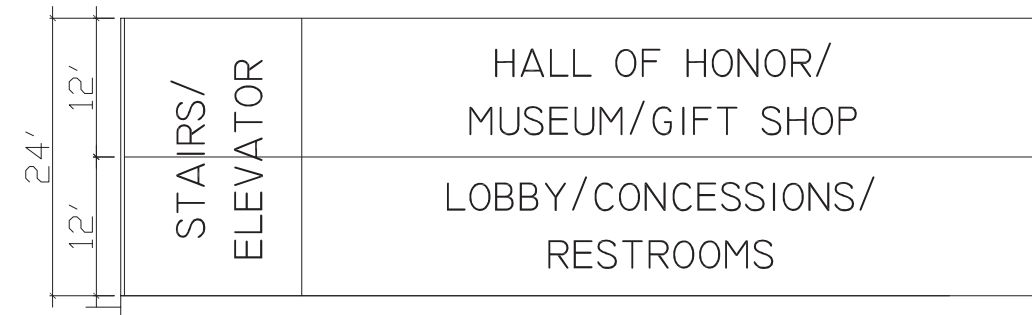
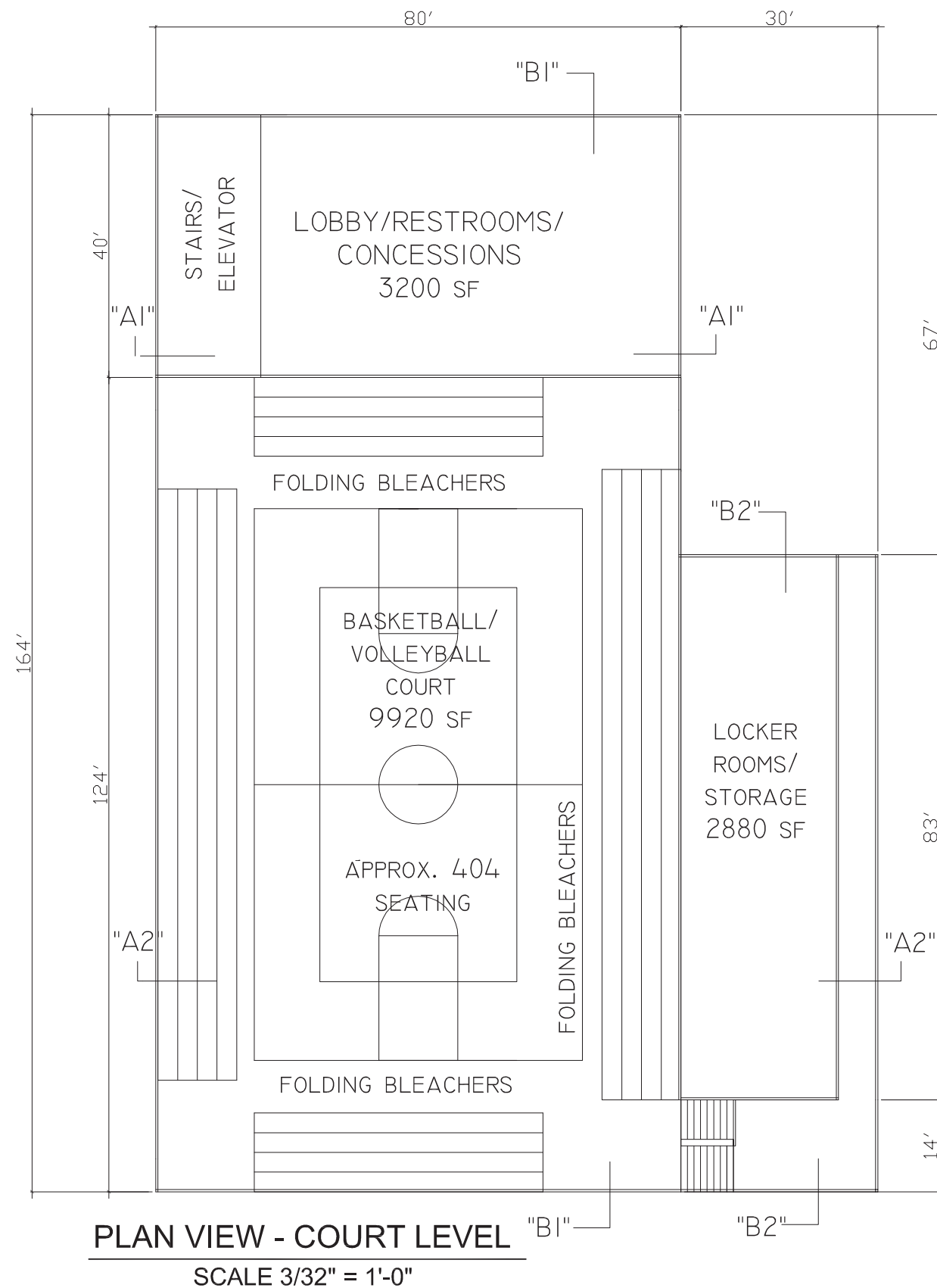
ATHLETIC CENTER PLAN

ST. ANTHONY CHURCH & SCHOOL

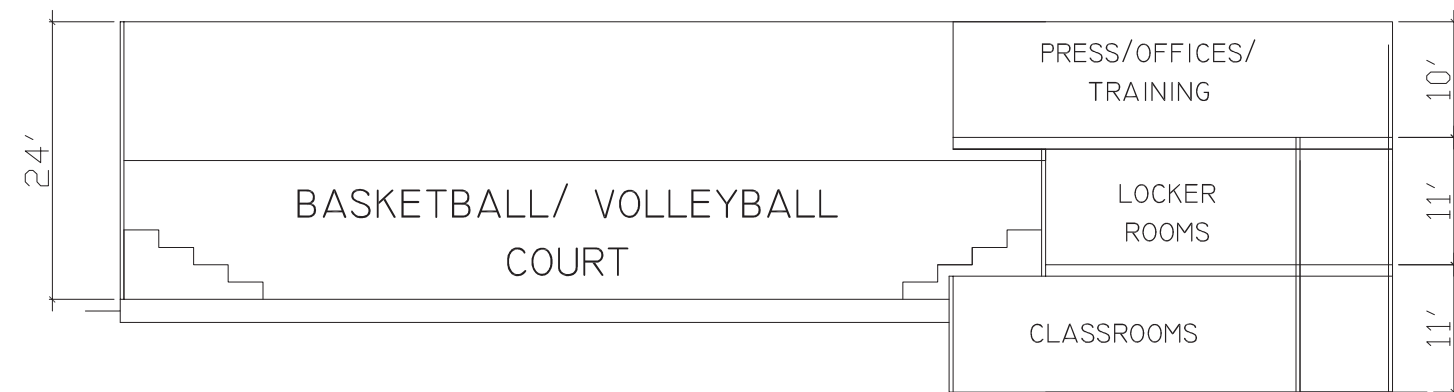
WAILUKU - MAUI - HAWAII

SCALE: 1/16"=1'-0"
PROJECT: 15-014
DATE: 12/14/15

FIGURE 8



SECTION "A1"
SCALE 1/8" = 1'-0"



SECTION "A2"
SCALE 1/8" = 1'-0"

TMK: (2) 3-4-019: 003

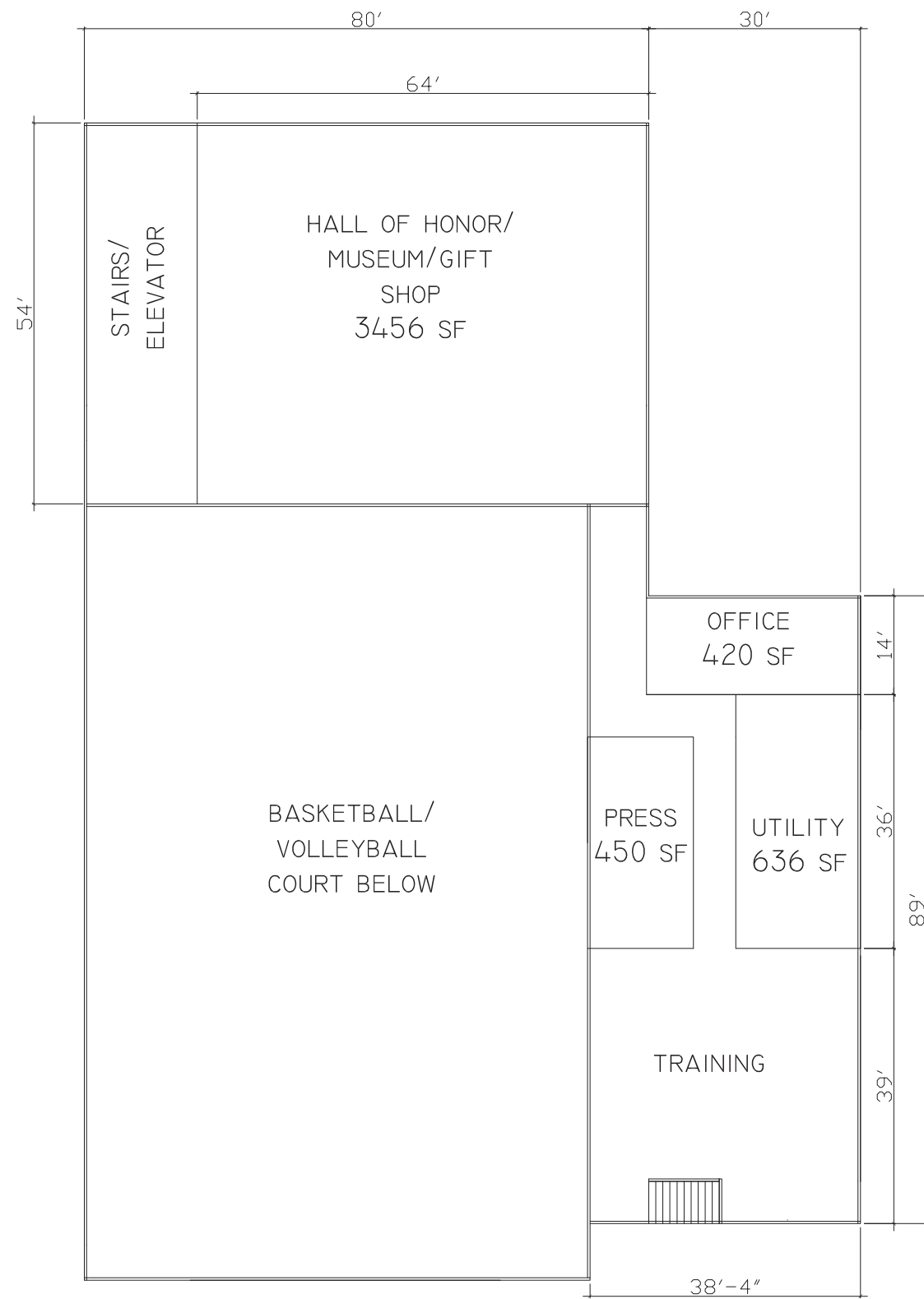


ATHLETIC CENTER PLAN

ST. ANTHONY CHURCH & SCHOOL

WAILUKU - MAUI - HAWAII

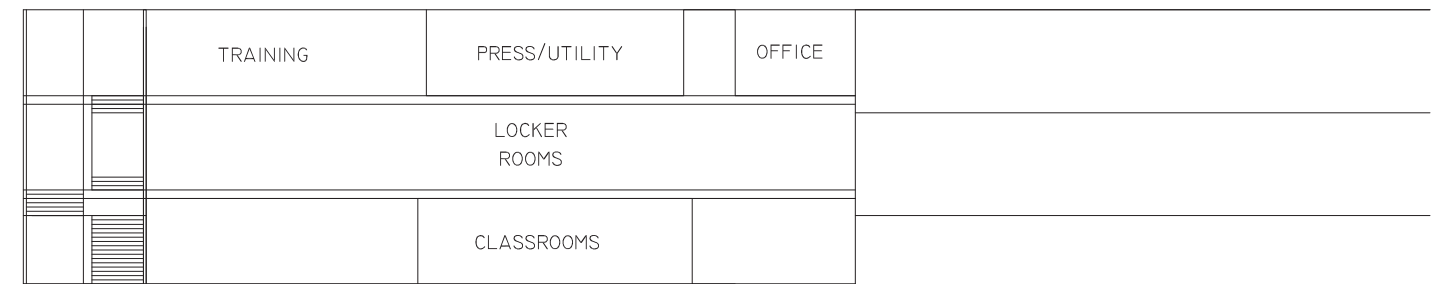
DATE: 12/14/15



PLAN VIEW - UPPER LEVEL
SCALE 3/32" = 1'-0"



SECTION "B1"
SCALE 3/32" = 1'-0"



SECTION "B2"
SCALE 3/32" = 1'-0"

TMK: (2) 3-4-019: 003



ATHLETIC CENTER PLAN

ST. ANTHONY CHURCH & SCHOOL
WAILUKU - MAUI - HAWAII

DATE: 12/14/15

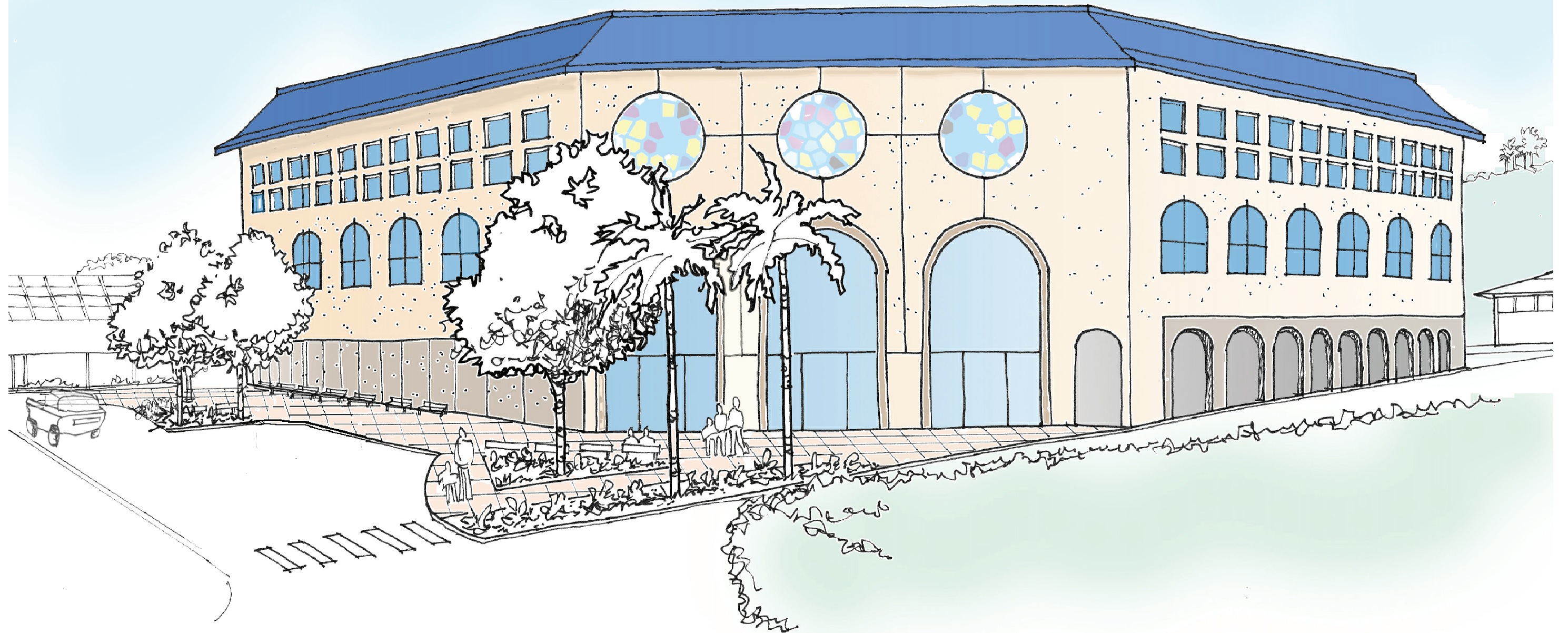
FIGURE 10

ST. ANTHONY PARISH MASTER PLAN

The proposed conceptual Multi-Purpose Building will have these approximate areas:

Multi-Purpose Center	1	entry	1,820	
(See: Figure Nos. 11-15)		cafeteria	5,368	
		kitchen	2,980	10,168
	2	band	3,000	
		theater	3,000	
		backstage	1,008	
		classroom	1,600	8,608
	3	offices	3,000	
		lobby	1,600	4,600
		Bldg. Total		2,3376

The Multi-Purpose Center entry will open to the Campus Center Plaza and face the existing Church, providing a visual connection with the most important building on campus. The entry lobby will feature a wide stairway leading to the upper floors. A secondary stairway and elevator will serve the south portion of the building. The first floor contains the kitchen and cafeteria which can open to a secondary plaza area fronting the Library. The second level will house the band program, a classroom, and features a 250-seat performance theater, inspired by the “black box” concept of the Maui Arts & Cultural Center’s McCoy Theater. The third level provides the lobby/reception area and entrance to the theater, as well as housing the relocated school administration offices. The west side of the building features an arcade walkway at ground level that replicates the arches of Chaminade Hall across Hoomana Street.

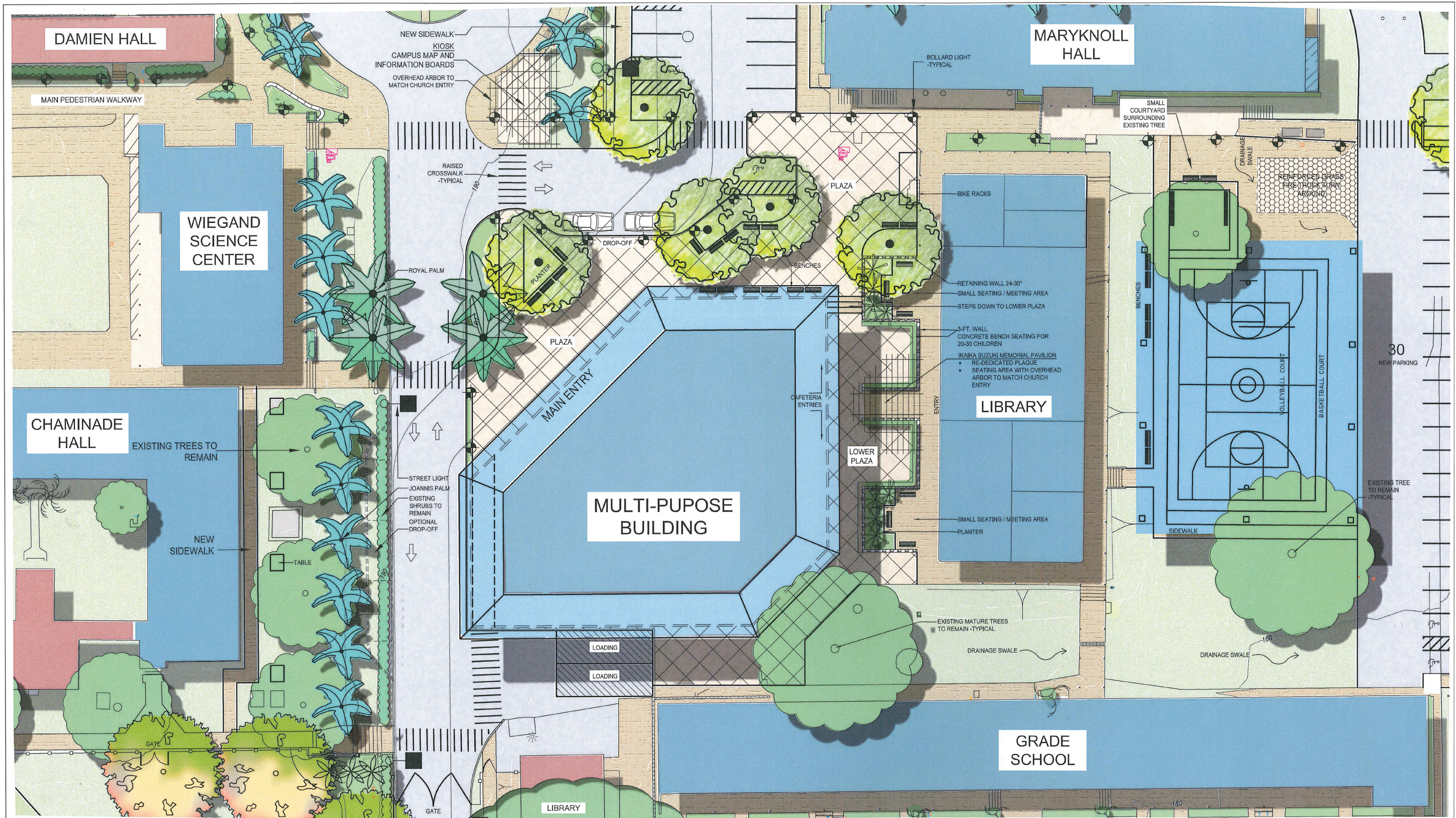


Multi-Purpose Building

ST. ANTHONY CHURCH & SCHOOL

WAILUKU - MAUI - HAWAII

FIGURE 12



TMK: (2) 3-4-019: 003 & (2) 3-4-018: 106



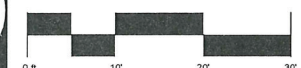
MASTER PLAN - Campus Center

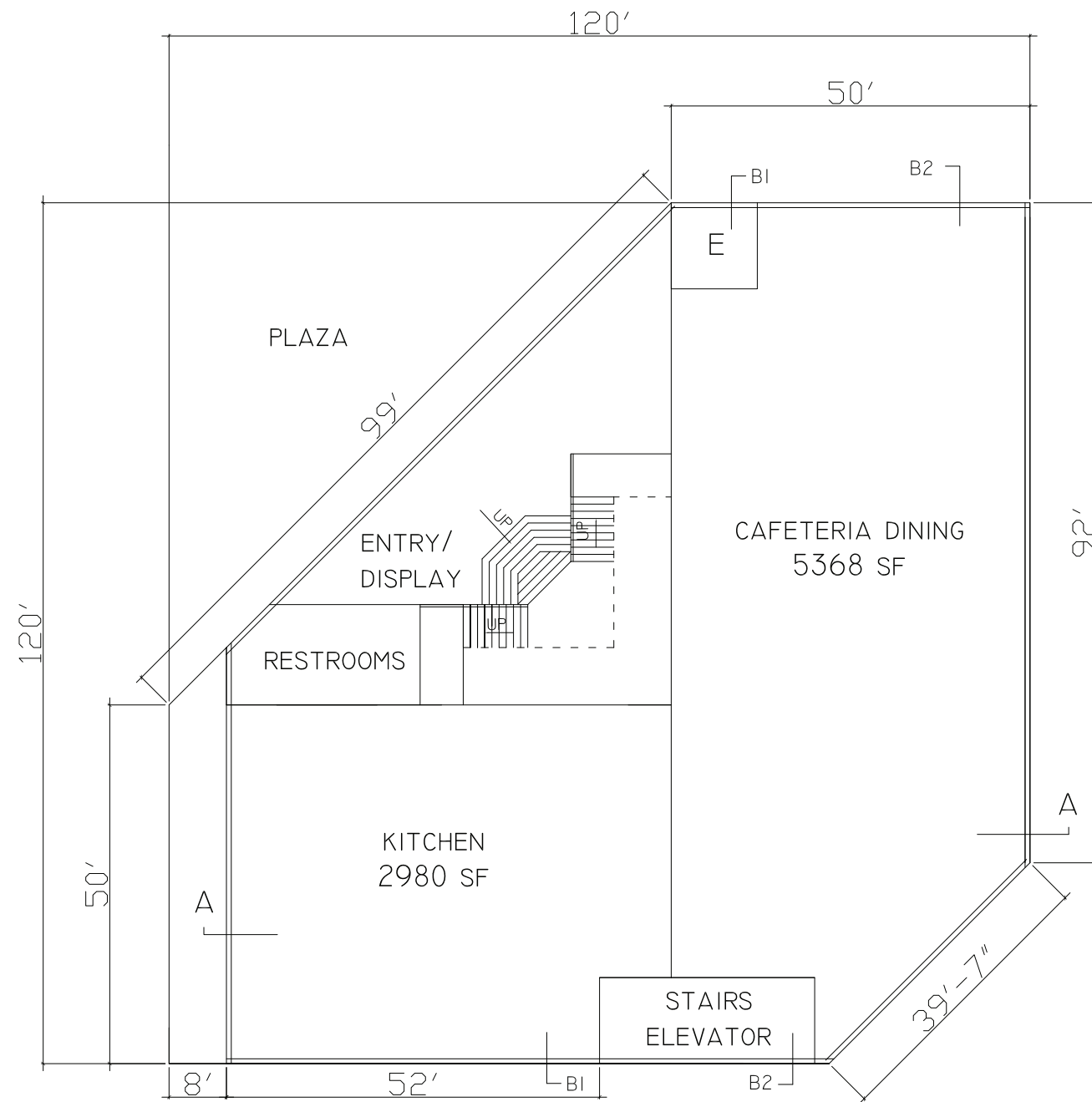
ST. ANTHONY CHURCH & SCHOOL

WAILUKU - MAUI - HAWAII

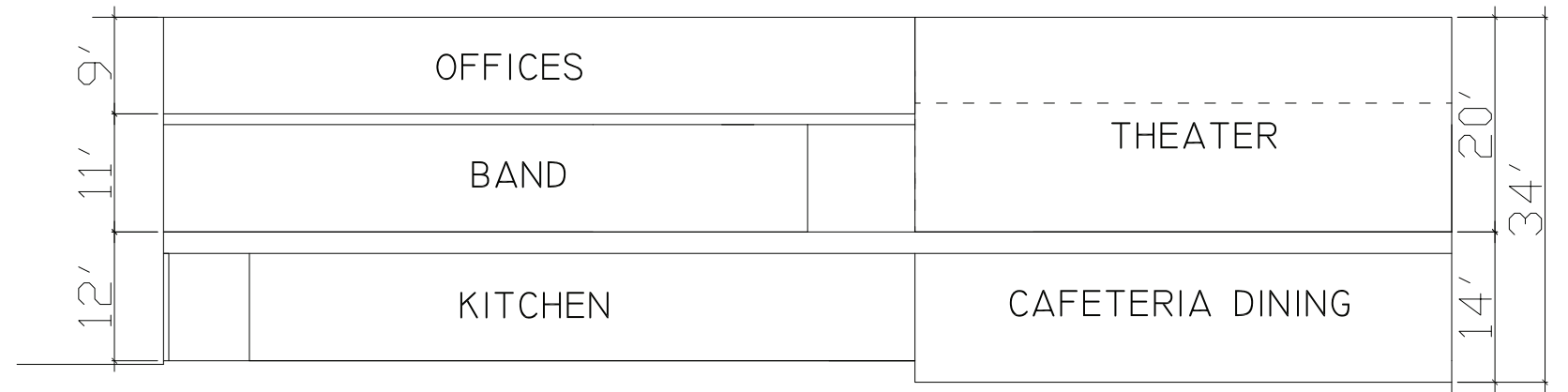


SCALE: 1"=10'-0"
PROJECT: 15-014
DATE: 03/31/16





PLAN VIEW - 1st LEVEL
SCALE 3/32" = 1'-0"



SECTION "A"
SCALE 1/8" = 1'-0"

TMK: (2) 3-4-019: 003



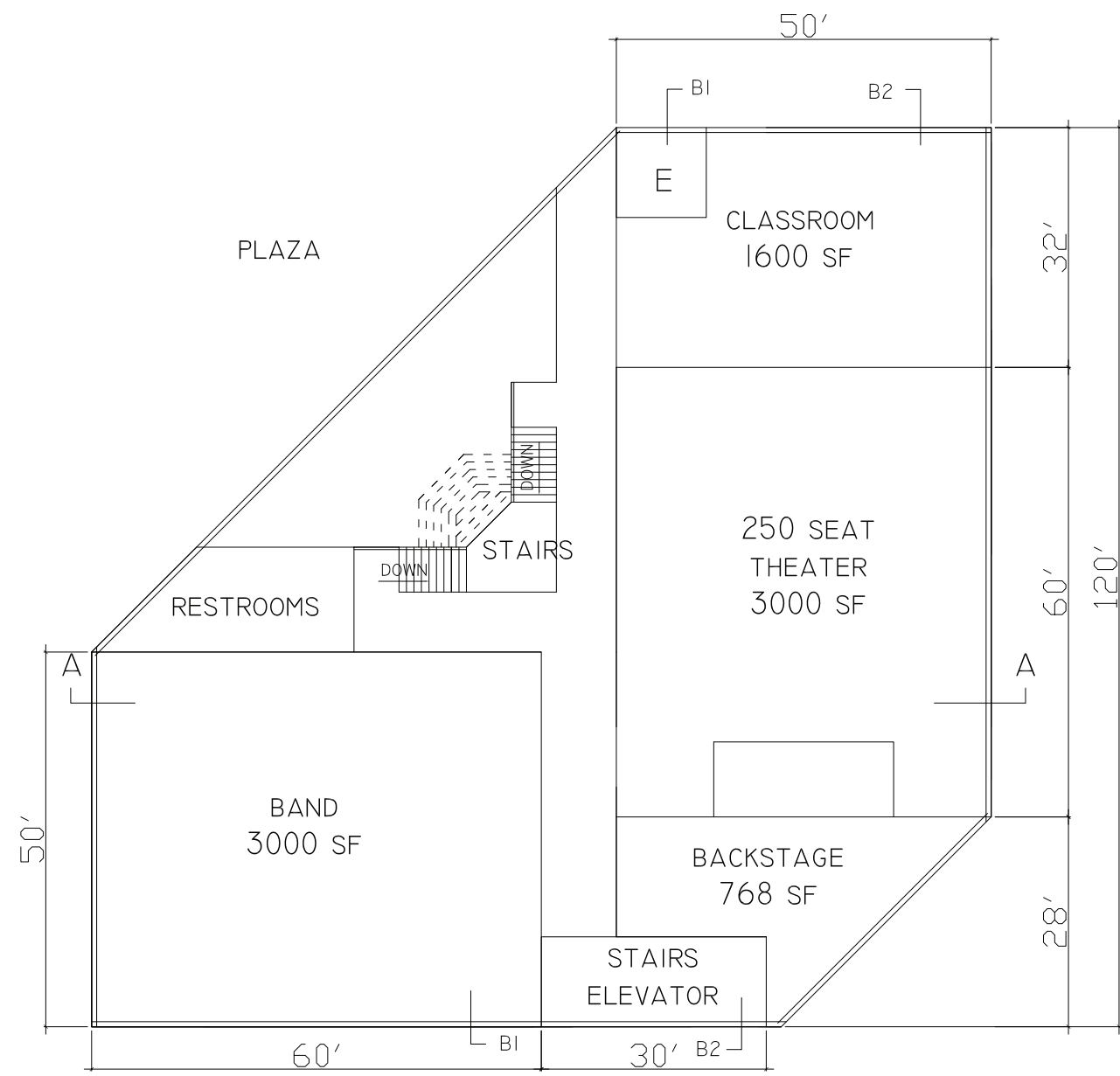
MULTI-PURPOSE BUILDING PLAN

ST. ANTHONY CHURCH & SCHOOL

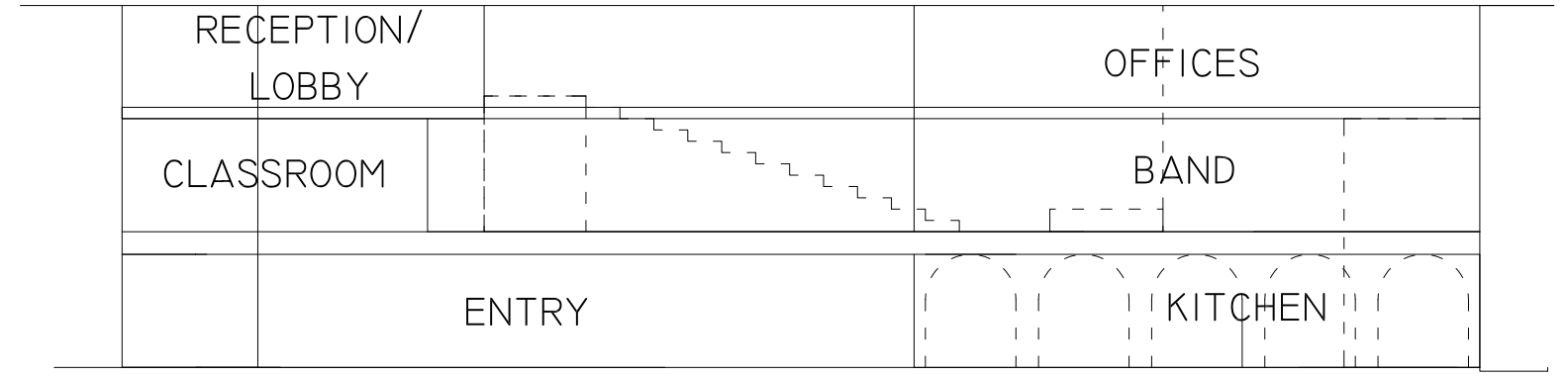
WAILUKU - MAUI - HAWAII

DATE: 12/14/15

FIGURE 13



PLAN VIEW - 2nd LEVEL
SCALE 3/32" = 1'-0"



SECTION "B1"
SCALE 1/8" = 1'-0"

TMK: (2) 3-4-019: 003

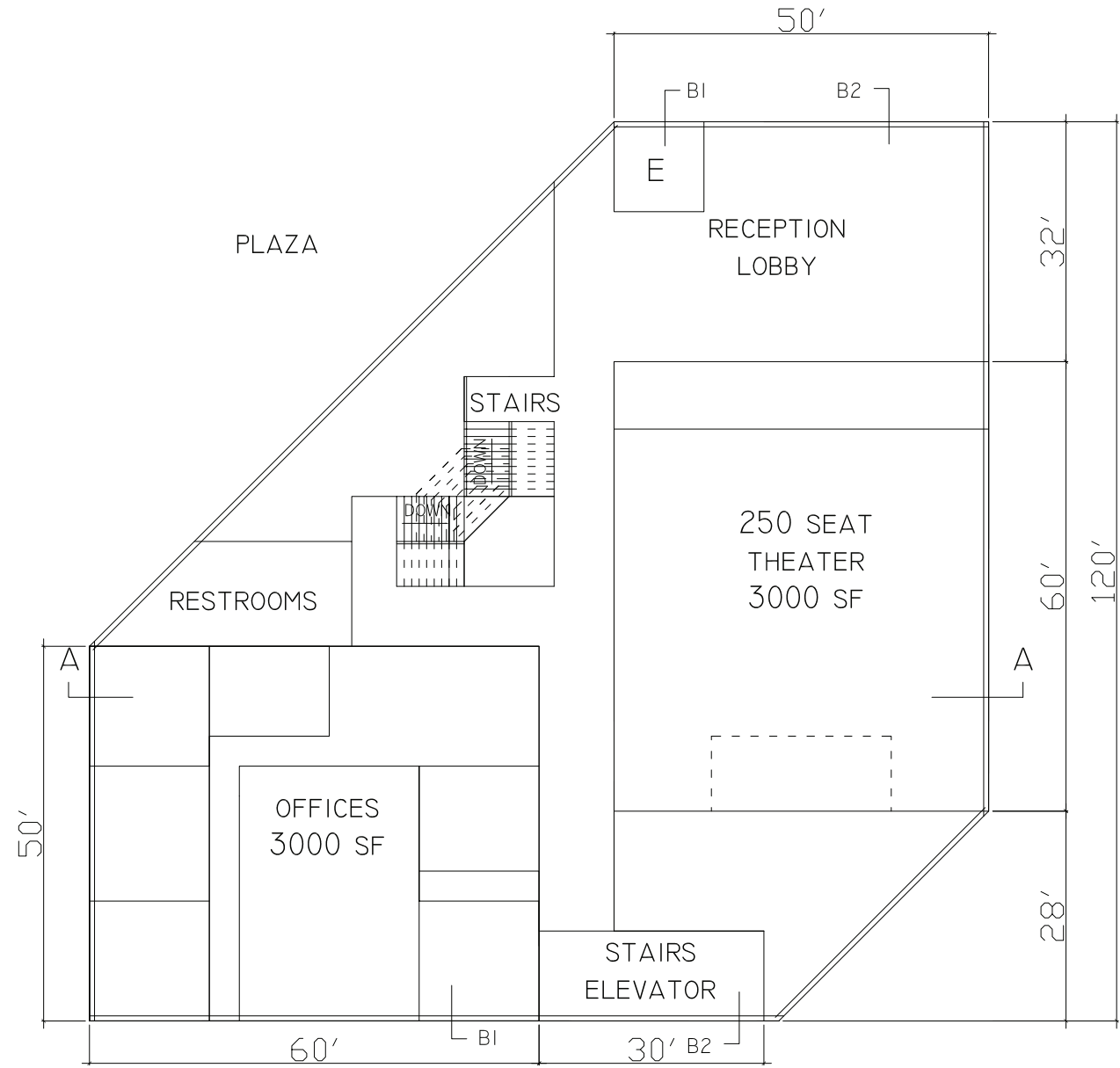


MULTI-PURPOSE BUILDING PLAN

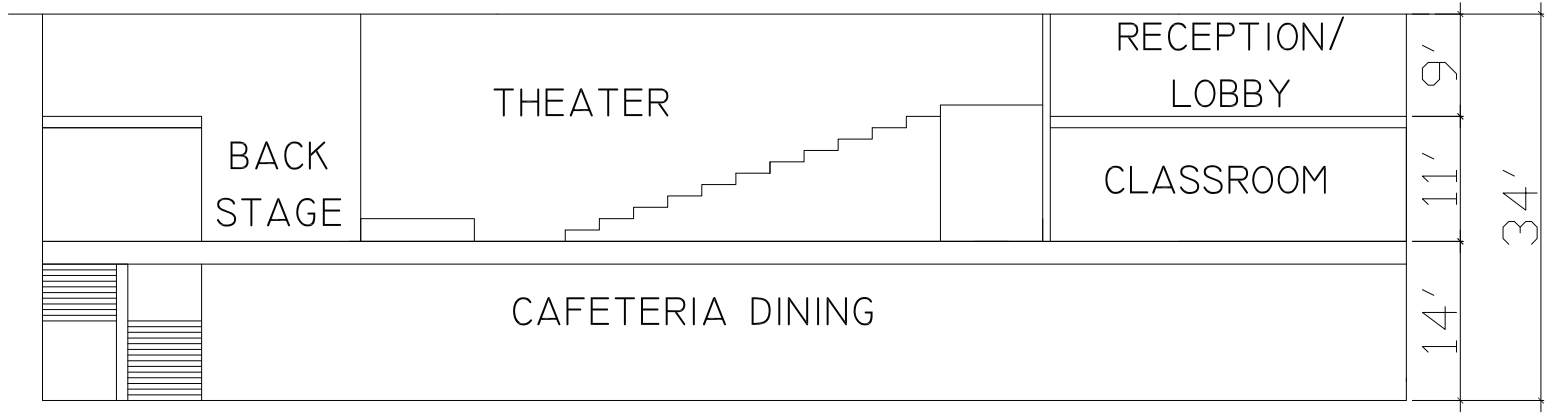
ST. ANTHONY CHURCH & SCHOOL

WAILUKU - MAUI - HAWAII

DATE: 12/14/15



PLAN VIEW - 3rd LEVEL
 SCALE 3/32" = 1'-0"



SECTION "B2"
 SCALE 1/8" = 1'-0"

TMK: (2) 3-4-019: 003



MULTI-PURPOSE BUILDING PLAN

ST. ANTHONY CHURCH & SCHOOL
 WAILUKU - MAUI - HAWAII

DATE: 12/14/15

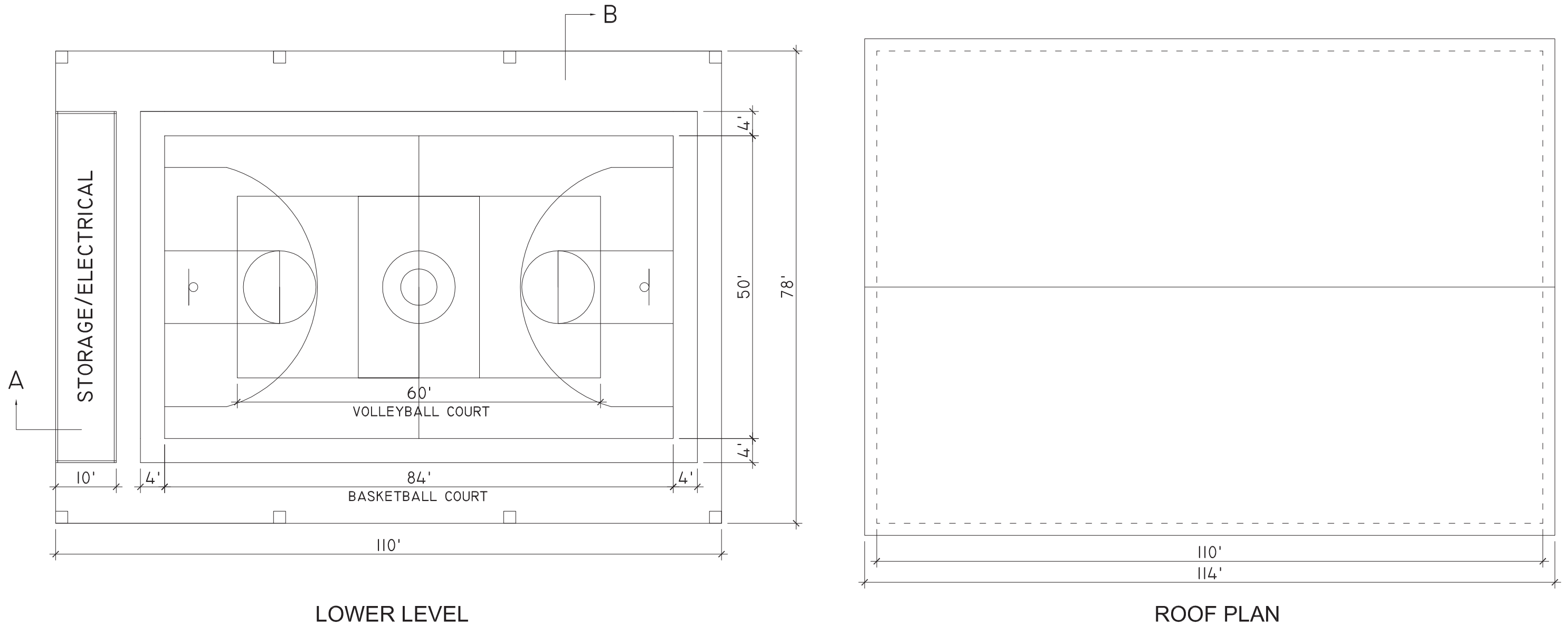
FIGURE 15

Other Buildings

The Master Plan Committee requested two other new structures: a covered Middle School Playcourt (See: Figure Nos. 16-17) and a Maintenance Building (See: Figure Nos. 18-19).

The Middle School Playcourt will be located in the area south of Maryknoll Hall an east of the Library. This 8,580 square foot structure (78 feet by 110 feet) will

have a metal roof and open on 3 sides with a ten-foot high chainlink fence. It will include equipment storage and an electrical/mechanical room. The court surface will be lined for regulation high school combination basketball, volleyball, and tennis courts with permanent basketball backboards and holes for removable stanchions.



TMK: (2) 3-4-019: 003

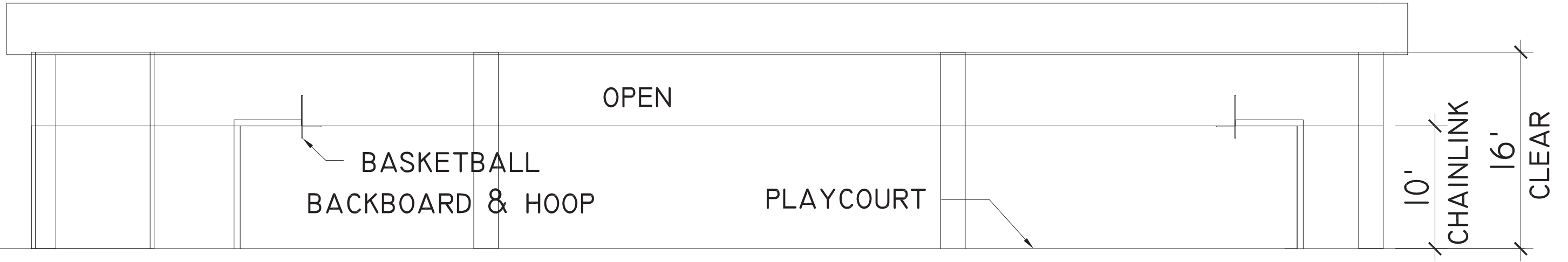


MIDDLE SCHOOL COVERED PLAYCOURT PLAN VIEW

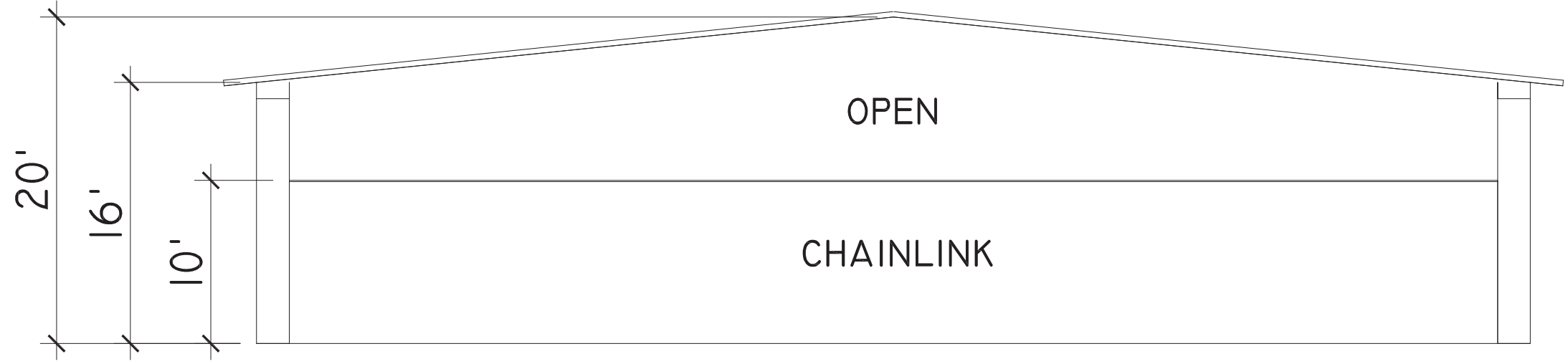
ST. ANTHONY CHURCH & SCHOOL

WAILUKU - MAUI - HAWAII

SCALE: 1/8"=1'-0"
 PROJECT: 15-014
 DATE: 12/14/15



SECTION "A"
SCALE 1/4" = 1'-0"



SECTION "B"
SCALE 1/4" = 1'-0"

TMK: (2) 3-4-019: 003



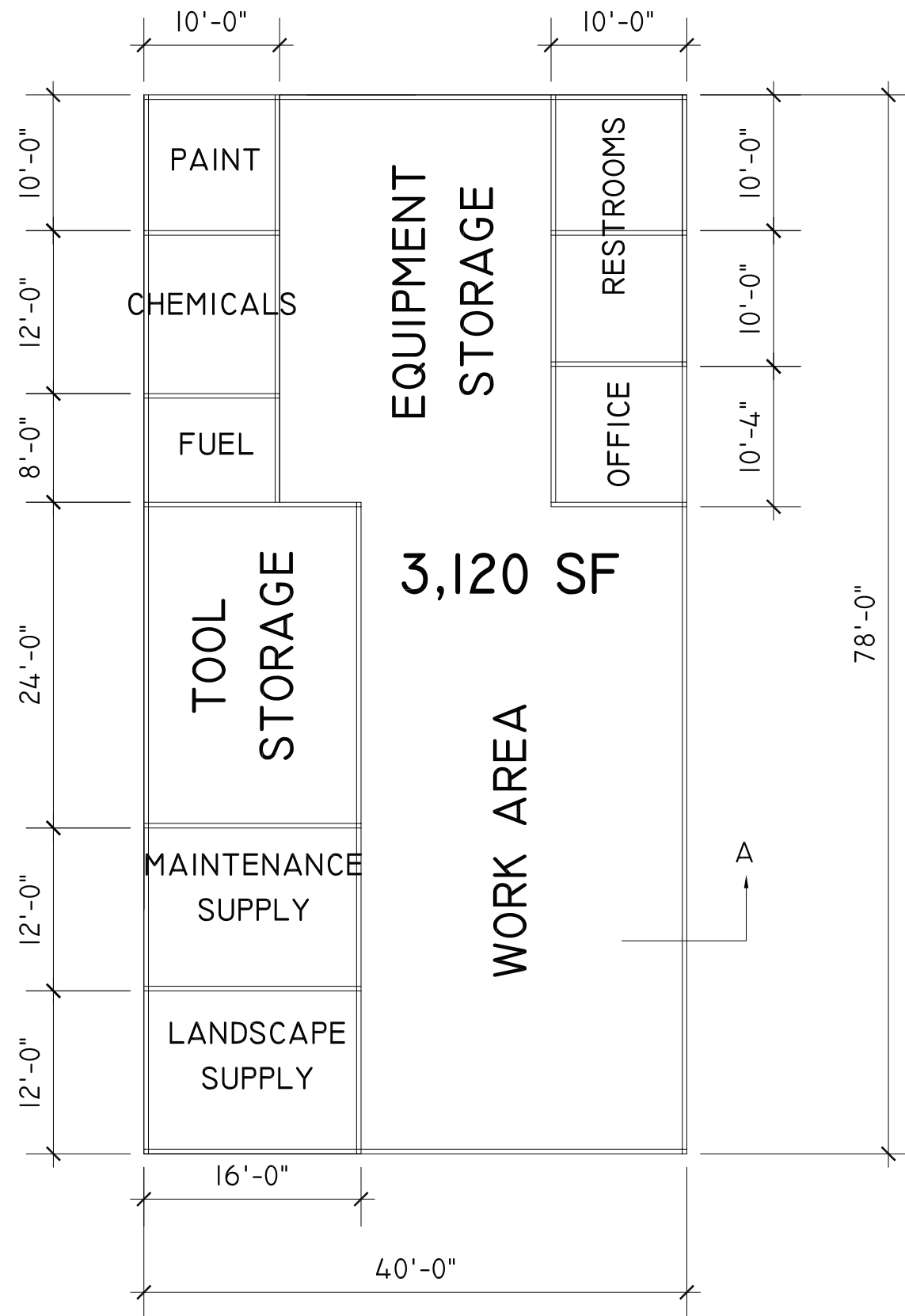
MIDDLE SCHOOL COVERED PLAYCOURT SECTION

ST. ANTHONY CHURCH & SCHOOL
WAILUKU - MAUI - HAWAII

SCALE: 1/4"=1'-0"
PROJECT: 15-014
DATE: 12/14/15

FIGURE 17

The Maintenance Building will be located on the future remnant parcel that will be created with the construction of the Imi Kala Street extension between Lower Main Street and Mill Street. The structure will have an area of 3,120 square feet (40 feet by 78 feet) with a minimum height of 16 feet.



TMK: (2) 3-4-019: 003

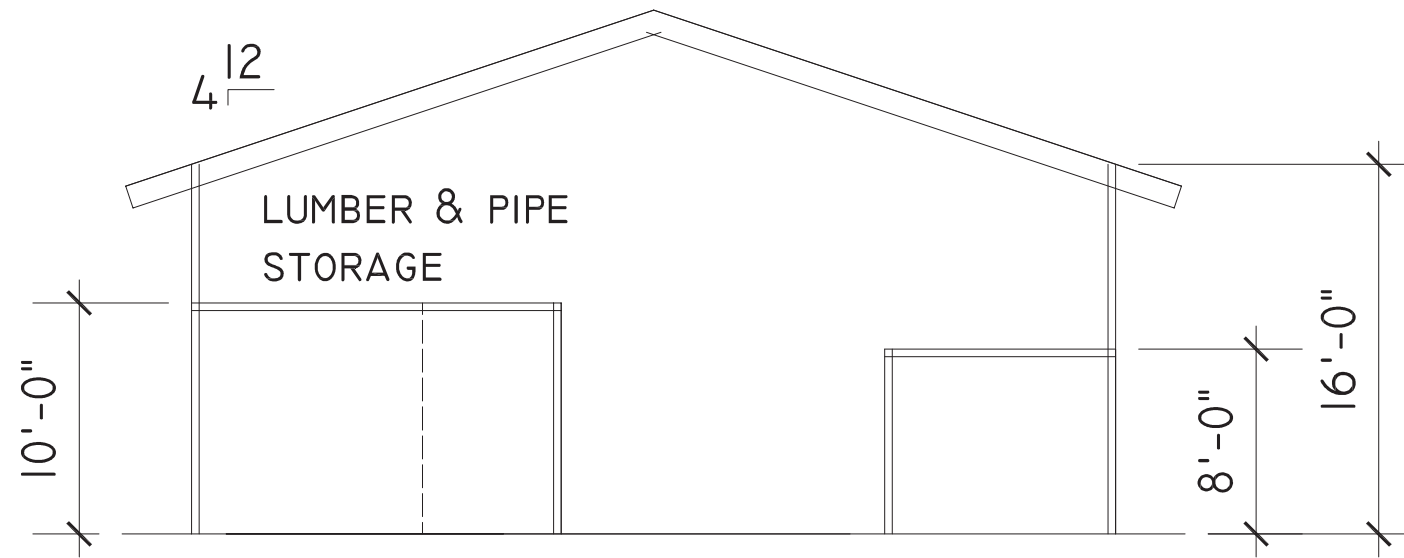


MAINTENANCE BUILDING PLAN VIEW

ST. ANTHONY CHURCH & SCHOOL
WAILUKU - MAUI - HAWAII

SCALE: 3/16"=1'-0"
PROJECT: 15-014
DATE: 12/14/15

FIGURE 18



SECTION "A"
SCALE 1/4" = 1'-0"



FRONT ELEVATION

TMK: (2) 3-4-019: 003



MAINTENANCE BUILDING SECTIONS AND ELEVATIONS

ST. ANTHONY CHURCH & SCHOOL
WAILUKU - MAUI - HAWAII

SCALE: 1/4"=1'-0"
PROJECT: 15-014
DATE: 12/14/15

FIGURE 19

ST. ANTHONY PARISH MASTER PLAN

Building Expansion

The Master Plan Committee requested the expansion/renovation of two structures: the Grade School to allow for increased capacity and Damien Hall as a Church Center. The School Offices in Damien Hall will move to new Multi-Purpose Center. Church Offices will move into the renovated Damien Hall.

The Grade School (**See:** Figure Nos. 20-21) will be expanded to twelve (12) classrooms within a two-story structure essentially on the same footprint as the existing Grade School. The facade will feature arches along the lower level to match Chaminade Hall's Mediterranean/Mission architecture style resulting in a uniform impression from Lower Main Street.

Damien Hall (**See:** Figure Nos. 22-24) will retain its original architecture with an added floor above the same building footprint. An entry lanai is added on the north face to establish a visual and physical relationship with the Church and Rectory. The renovated building will contain 7 offices, 4 classrooms, and 2 meeting rooms. It will also include a kitchen and a media room. The distinct arched facades that face the interior courtyard will remain. The tri-arched wall connecting the north and south wings will be replicated to provide a sheltered walkway.

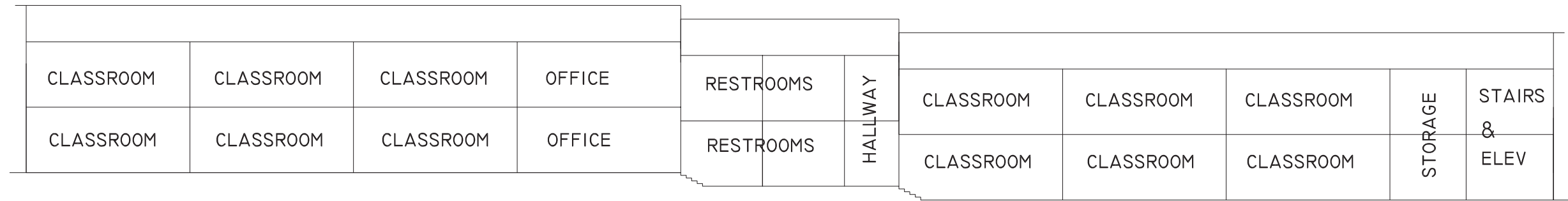


Grade School (Renovated)

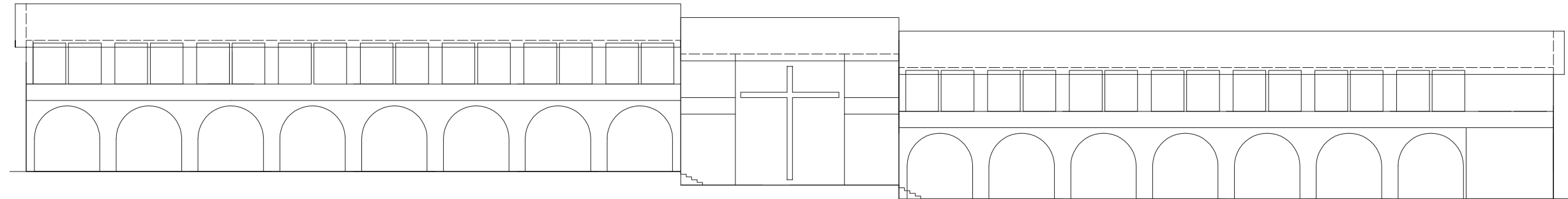
ST. ANTHONY CHURCH & SCHOOL

WAILUKU - MAUI - HAWAII

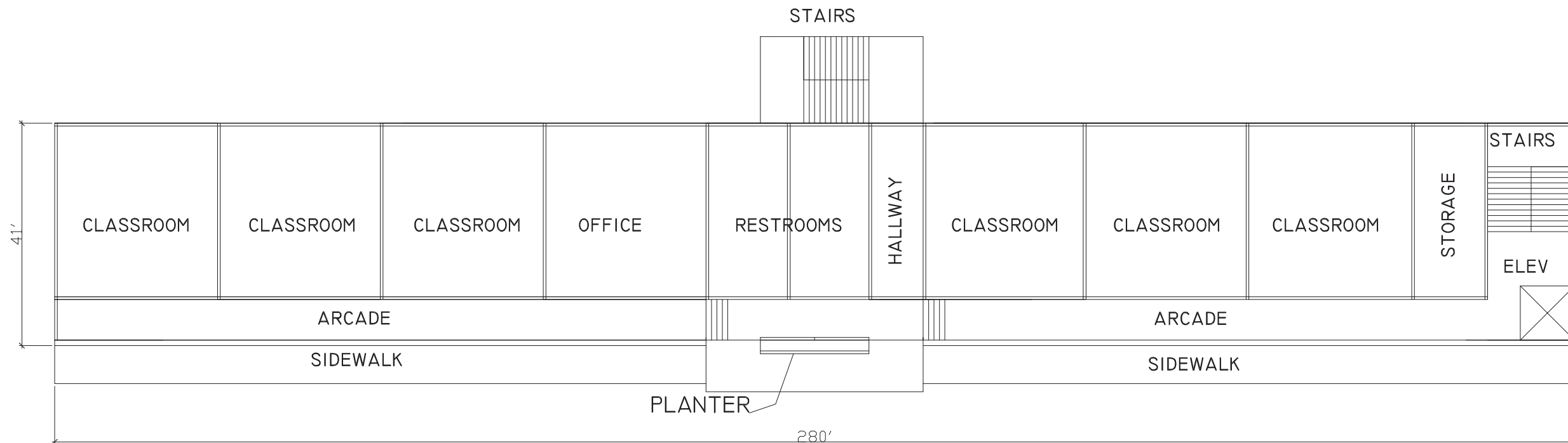
FIGURE 20



INTERIOR SECTION



SOUTH EXTERIOR ELEVATION



LOWER LEVEL PLAN VIEW

TMK: (2) 3-4-019: 003



GRADE SCHOOL
 ST. ANTHONY CHURCH & SCHOOL
 WAILUKU - MAUI - HAWAII

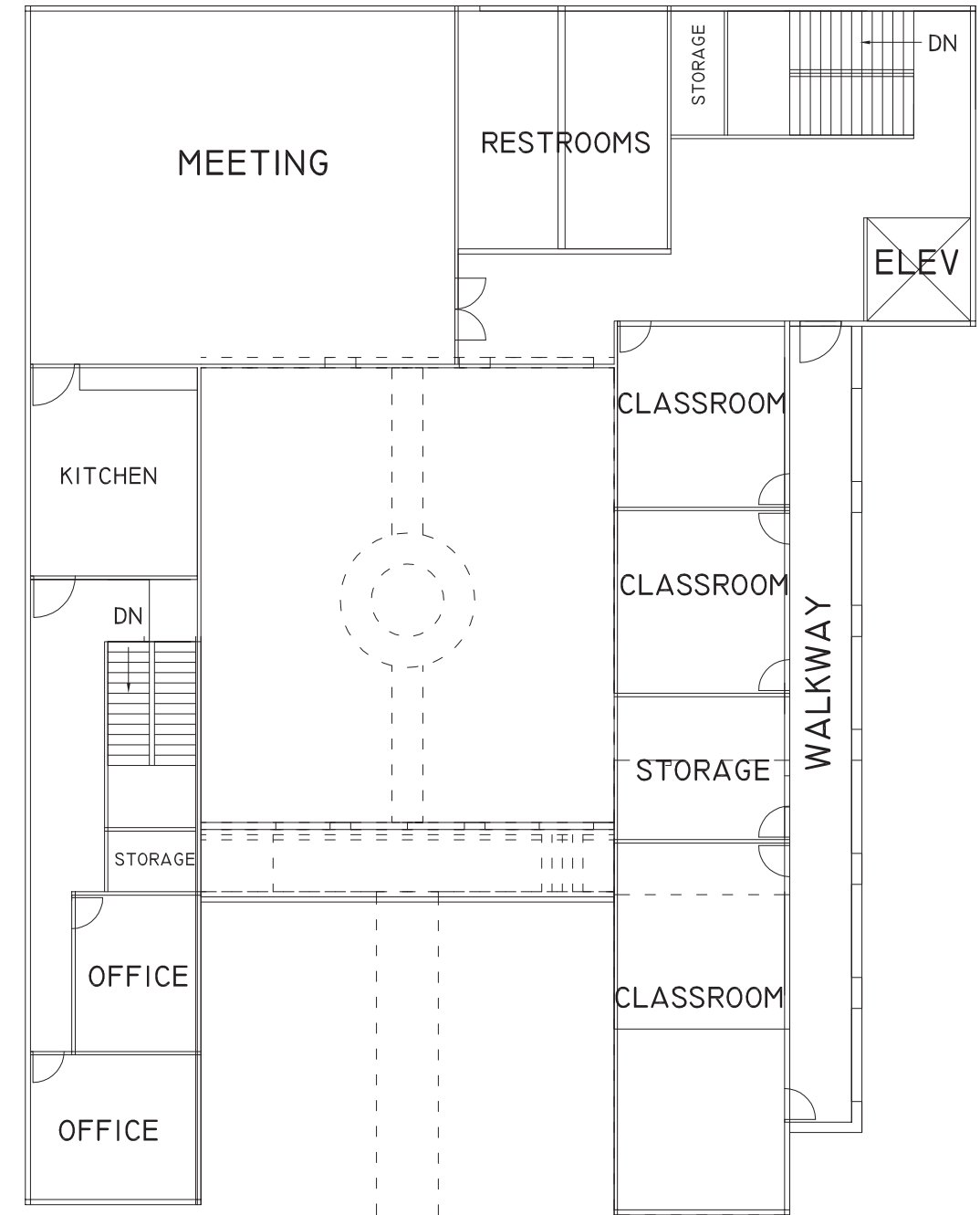
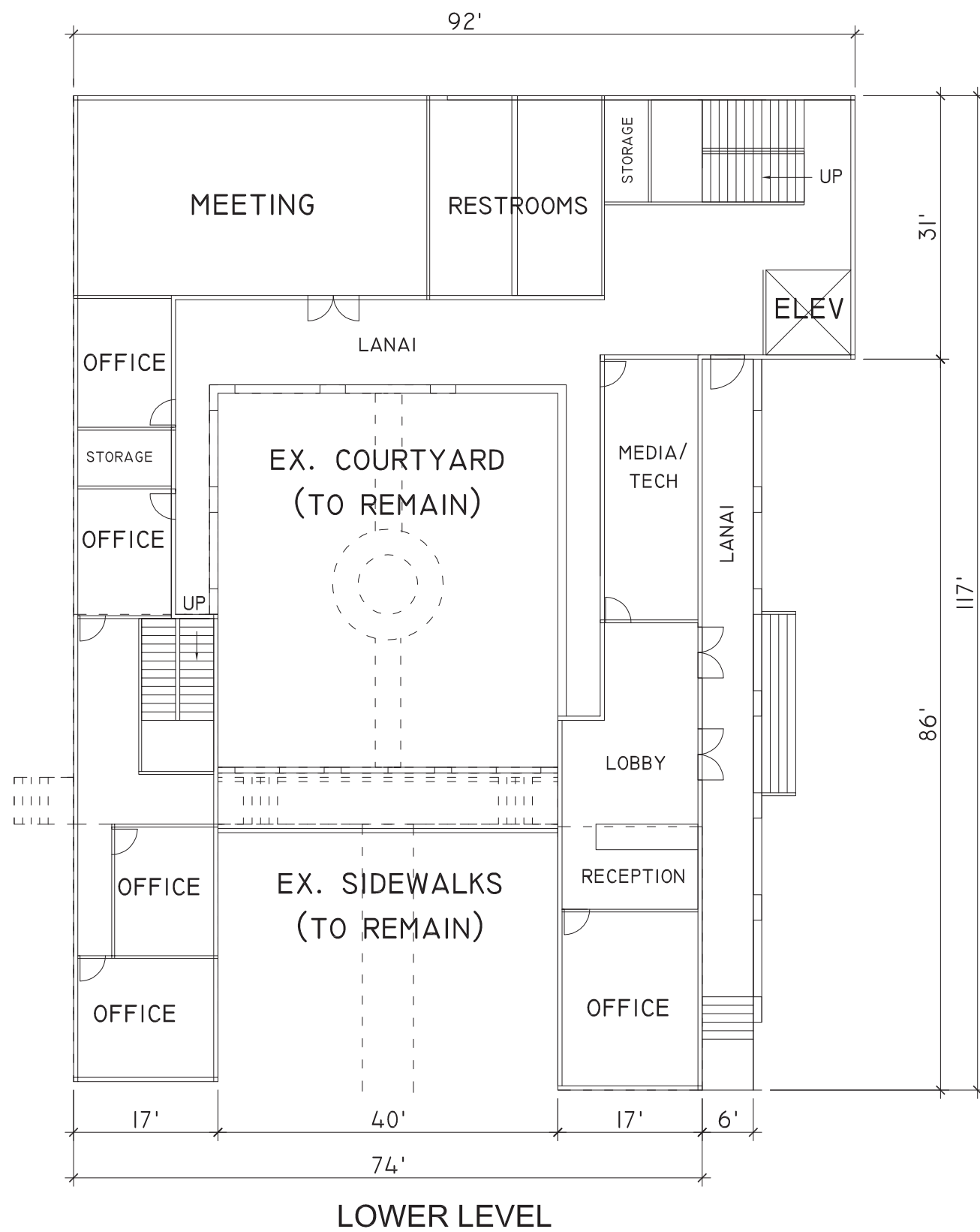
SCALE: 3/32"=1'-0"
 PROJECT: 15-014
 DATE: 12/14/15



Damien Hall (Renovated)

ST. ANTHONY CHURCH & SCHOOL

WAILUKU - MAUI - HAWAII



LOWER LEVEL

UPPER LEVEL

TMK: (2) 3-4-019: 003

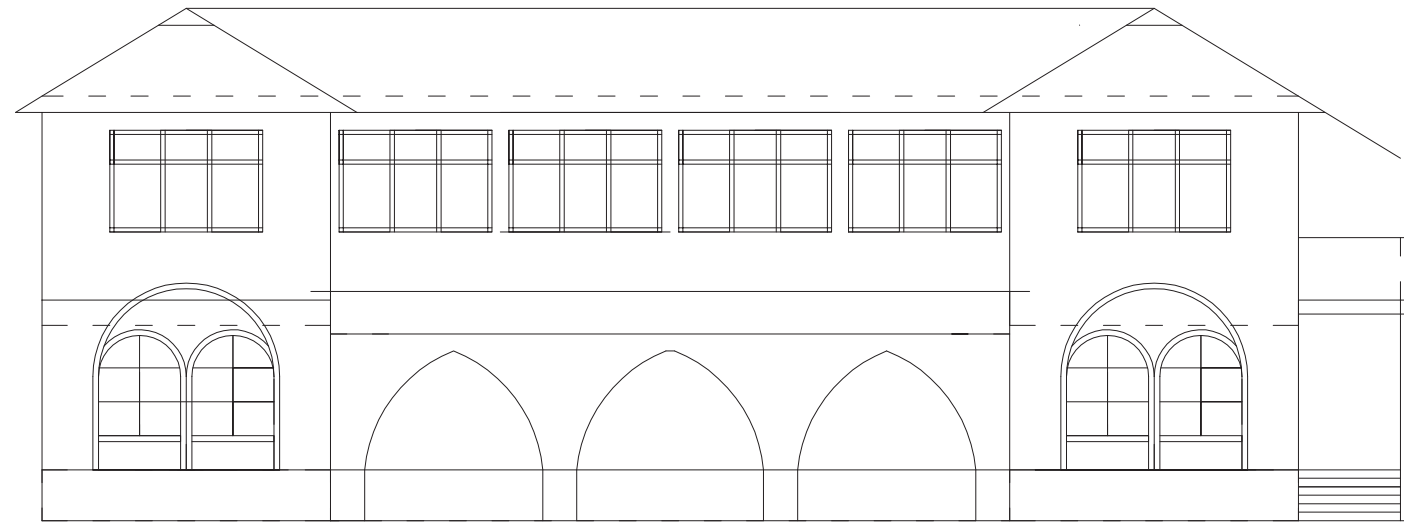


DAMIEN HALL PLAN VIEW

ST. ANTHONY CHURCH & SCHOOL

WAILUKU - MAUI - HAWAII

SCALE: 1/8"=1'-0"
PROJECT: 15-014
DATE: 12/14/15



EAST ELEVATION



NORTH ELEVATION

TMK: (2) 3-4-019: 003



DAMIEN HALL ELEVATIONS

ST. ANTHONY CHURCH & SCHOOL

WAILUKU - MAUI - HAWAII

SCALE: 3/16"=1'-0"
PROJECT: 15-014
DATE: 12/14/15

FIGURE 24

Outdoor Spaces

The Lower Main Street entrance and sign area (See: Figure No. 25) is enhanced for a stronger presence and to convey a sense of arrival. Colorful plantings in front of the ground sign (in the school colors) will present a striking focal point to visitors. New Poinciana trees will be planted along the entry drive and along the South face of Chaminade Hall. A row of nine Joannis Palms are planned for the Chaminade Hall and the Wiegand Science Center frontages. These will also continue around the Church turn-around, drawing the eye down Hoomana Street towards the Church. Groupings of Royal Palms have been strategically located at both main campus entrances and at the two proposed buildings, serving as gateways and bringing a sense of importance to those locations. (See: Figure Nos. 4 & 6).

The main landscape enhancements occur along the street frontages which are visually improved with decorative fencing and layered plantings along Mill Street and Lower Main Street. This provides a measure of security, continuity and visual separation from public areas (See: Figure Nos. 5-7, 28-30). These improved frontages will create an aesthetically attractive “face” of the Church & School to the community, announcing its presence with pride. Landscape improvements, including irrigation, are estimated at \$350,000.

The Needs Assessment calls for the creation and enhancement of outdoor amenities. In general, successful outdoor gathering spaces should be created at a variety of scales, depending upon their function and most likely users. They should be well-integrated into the overall fabric of the campus utilizing exterior corridors and pathways. The pedestrian connections should be part of an overall circulation system that is safe and efficient.

A Campus Center plaza is proposed at the entrance of the Multi-Purpose Center (See: Figure No. 12). This outdoor space will have shade structures, landscape plantings, and bench seating. This main plaza will be used primarily in conjunction with events at the Multi-purpose Building. However, it is designed in such a way as to invite informal gatherings as well.

A covered kiosk area with a campus map and information boards will be installed directly across from the main plaza, at the beginning of the church turn-around. An arbor (similar to the Church entry) will shelter this area. Signage will also be installed along main walking routes (See: Figure No. 30).

Small outdoor spaces are designated, in a lower plaza space, between the Multi-Purpose Center and the Library. This plaza will be re-dedicated as the Ikaika Suzuki Memorial to replace the pavilion on north side of Maryknoll Hall honoring the Boy Scout. These areas can be used for small gatherings of children (20-30) on bench seating. These are adjacent and facing the cafeteria, so they can be used in conjunction with that space. Two smaller, more intimate spaces exist at either end of the lower plaza. These areas can be used for cafeteria spill out, informal meetings, and meditation/prayer/study.

A similar plaza-type gathering space will exist in front of the Athletic Center (See: Figure No. 5). This will facilitate informal gatherings and drop-off / waiting associated with Athletic Center activities.

A small courtyard encircles an existing tree on the east-side of the Library and south of Maryknoll Hall, adjacent to the proposed covered playcourt. The courtyard could be occupied by middle-school students as outdoor study areas or as informal shaded seating areas.

A gathering space is planned for the east-side of the Convent building (See: Figure No. 5). This could be used as an outdoor meeting area or, with the right design, as a mediation garden.

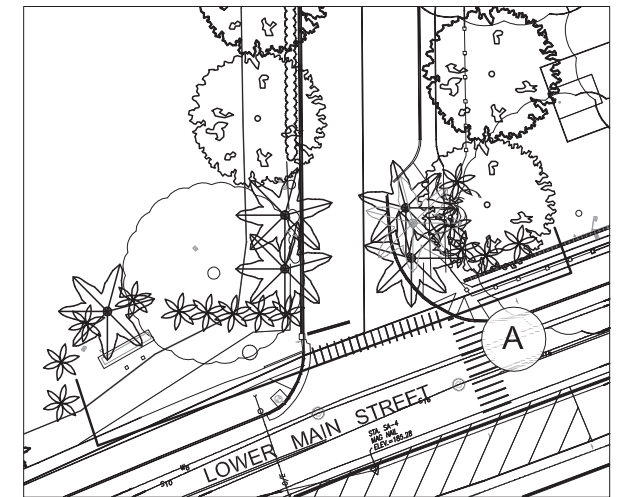
Meditation/Prayer areas are at the Convent garden, the Church courtyard, Damien Hall courtyard, and the smaller seating areas in the Ikaika Suzuki Memorial plaza. Since Damien Hall will be a dedicated Church Center, the central courtyard can be designated as a more private area for prayer. Statues can be relocated or added to these areas for inspiration. Statues should also be added to the Campus Center plaza and at the Athletic Center entrance.

A new sidewalk and additional picnic tables are shown in front of Chaminade Hall, facing the entry drive (See: Figure Nos. 6 & 27). This area is already a popular gathering place and facilitating that use will bring more life to the entry drive frontage.

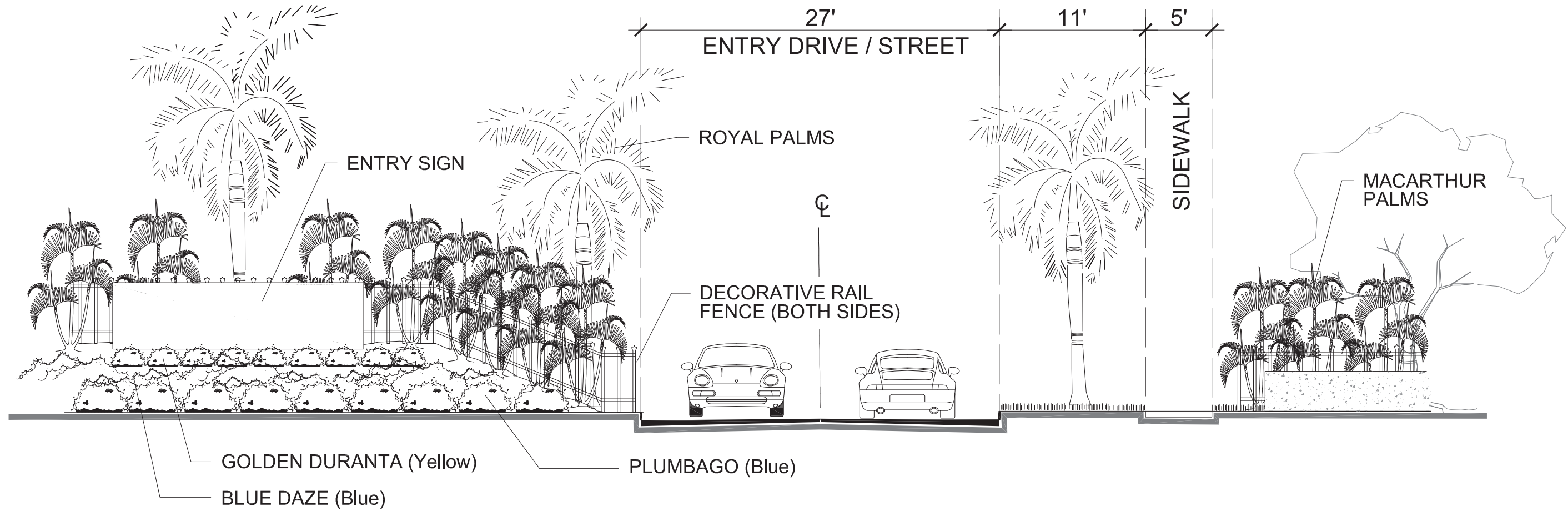
Some consideration might be given to installing permanent shade canopy structures at the quad courtyard, between Chaminade and Wiegand buildings. These canvas structures are visually appealing and provide shade and shelter during outdoor events.

Most of the existing landscape plantings are retained with some new plantings proposed to enhance new structures (See: Figure Nos. 4-6). Almost all of the mature shade canopy trees are to be preserved in-place. For example, the parking area north of Maryknoll Hall is designed in such a way as to preserve almost all of the existing trees in this area.





SECTION LOCATION

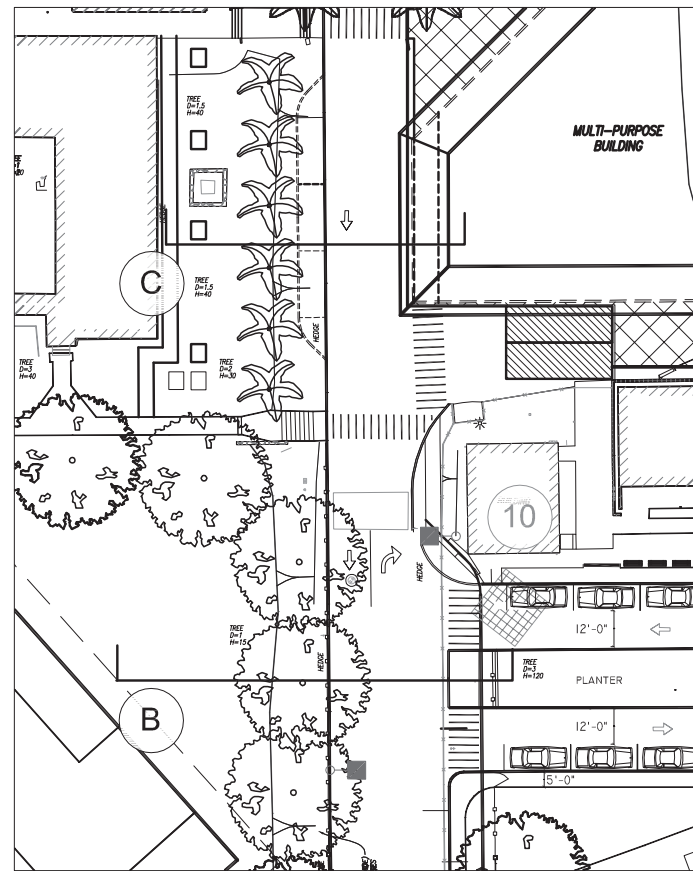


SECTION A - MAIN ENTRY

ST. ANTHONY CHURCH & SCHOOL

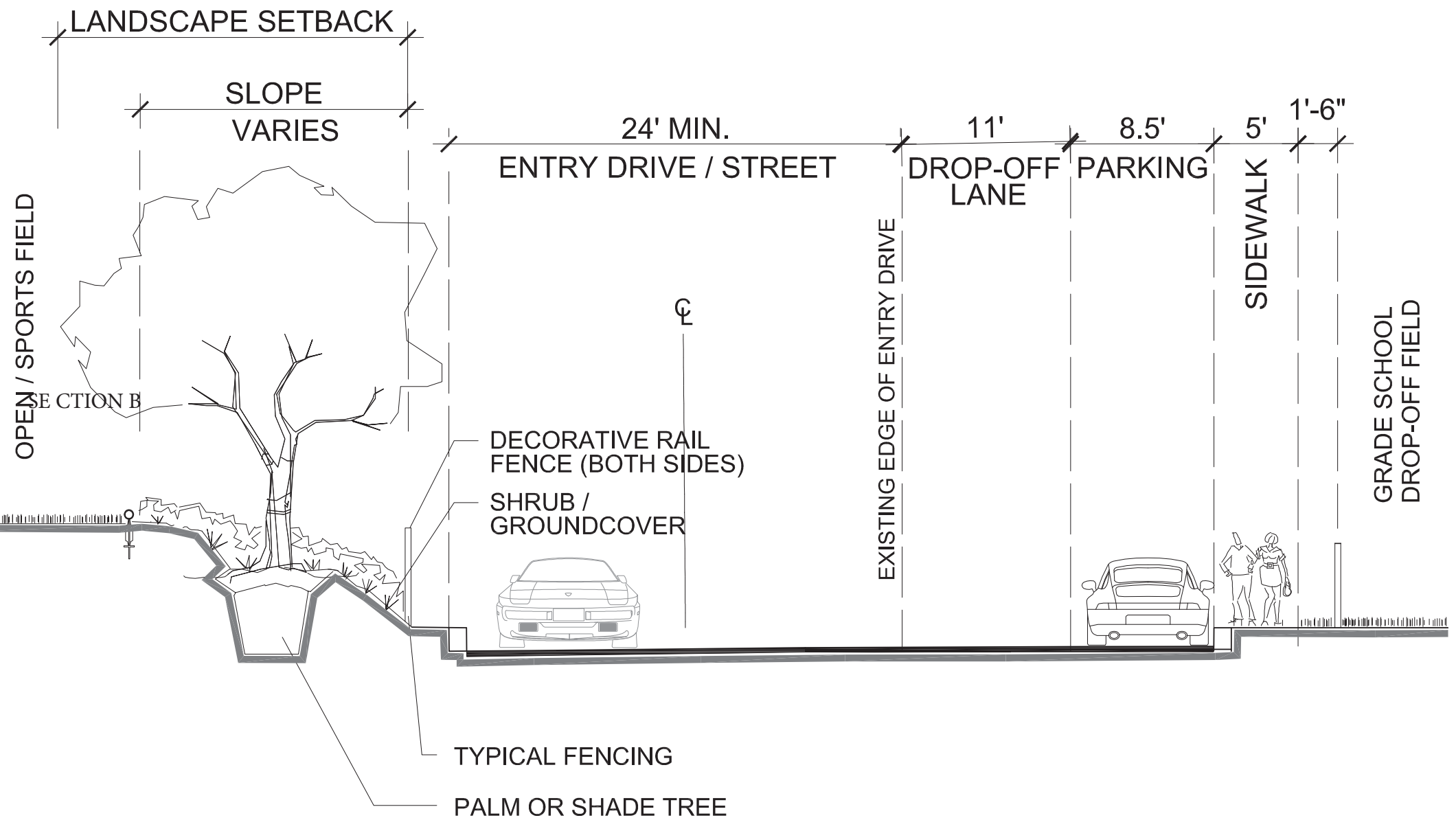
WAILUKU - MAUI - HAWAII

FIGURE 25



SECTION LOCATION

SOCCER FIELD

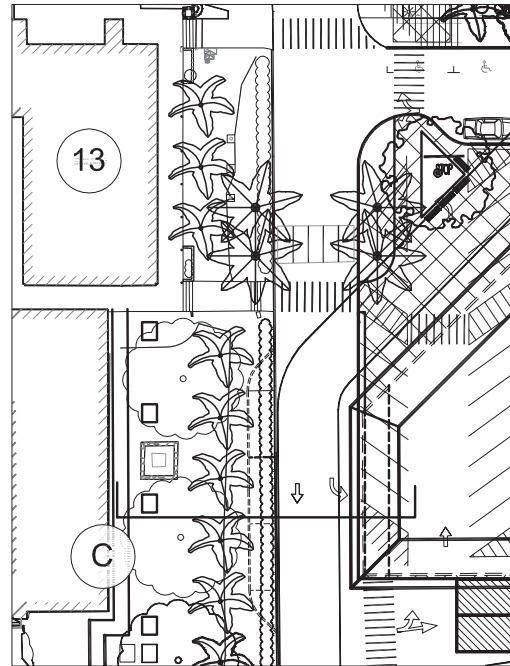


SECTION B - CAMPUS CENTER

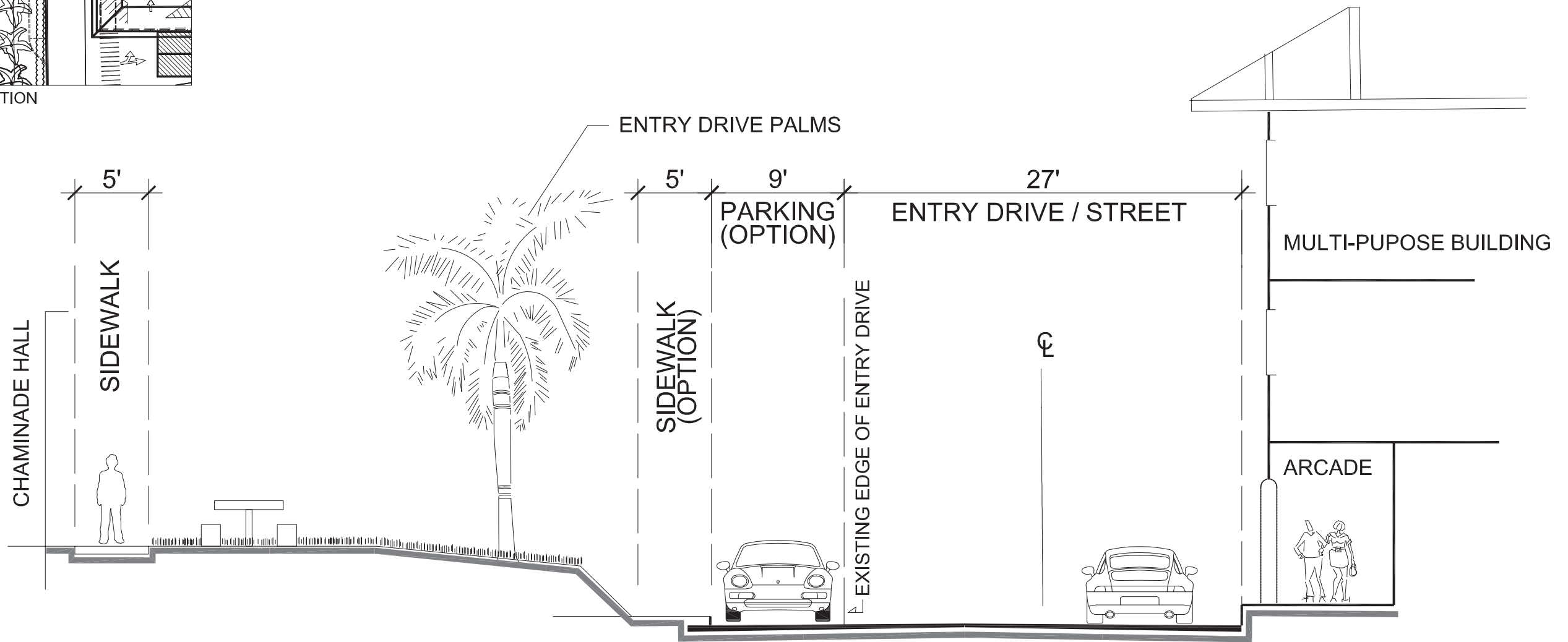
ST. ANTHONY CHURCH & SCHOOL

WAILUKU - MAUI - HAWAII





SECTION LOCATION



SECTION C - CAMPUS CENTER

ST. ANTHONY CHURCH & SCHOOL

WAILUKU - MAUI - HAWAII





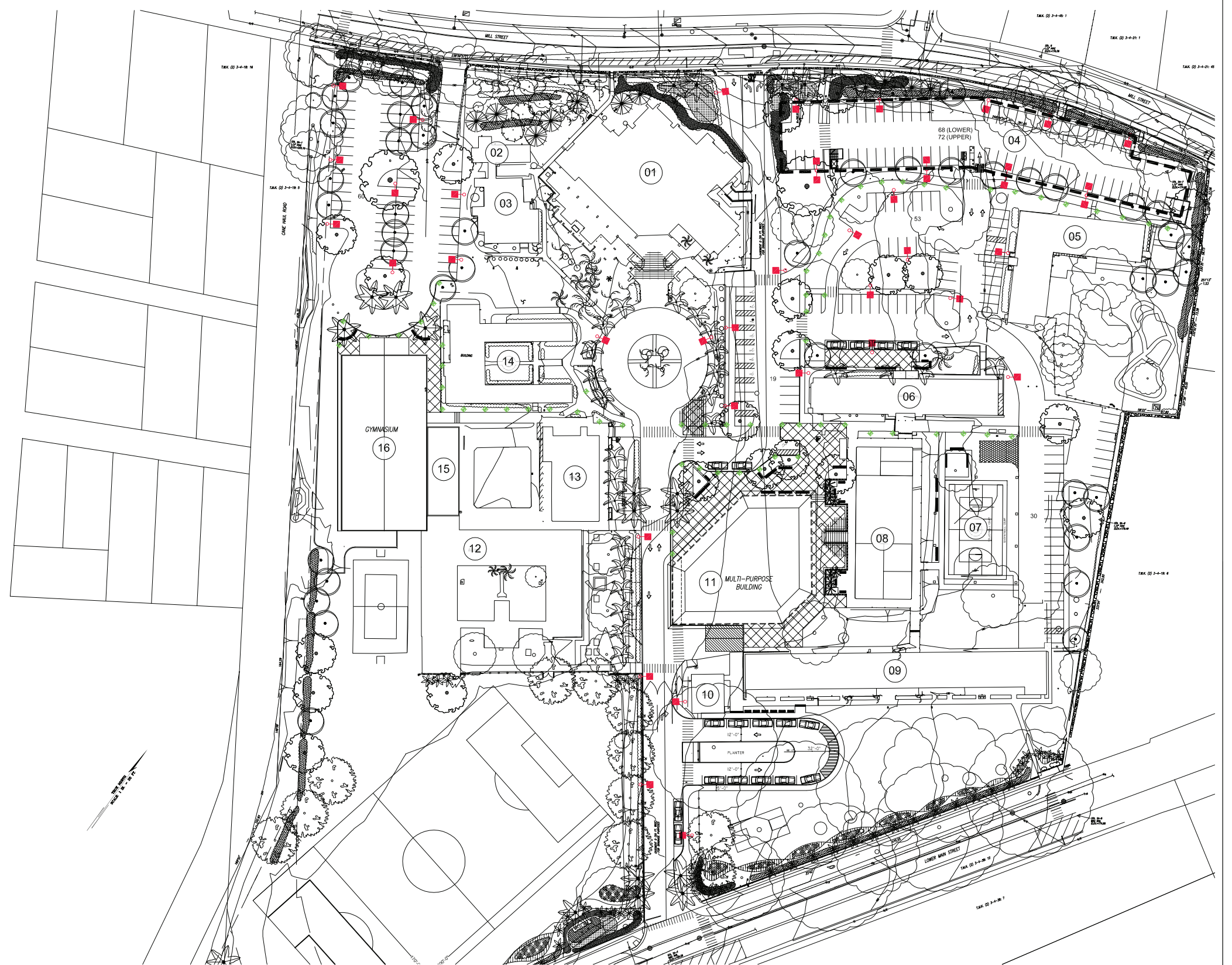
FIGURE 27

Building Legend

1. CHURCH
2. RECTORY
3. CHURCH OFFICE
4. NEW 2-STORY PARKING STRUCTURE
5. CONVENT & RELOCATED PRESCHOOL
6. MARYKNOLL HALL
7. NEW MIDDLE SCHOOL PLAY COURT
8. LIBRARY
9. NEW GRADE SCHOOL
10. GRADE SCHOOL LIBRARY
11. NEW MULTI-PURPOSE BUILDING
12. CHAMINADE HALL
13. WEIGAND SCIENCE CENTER
14. DAMIEN HALL (SCHOOL OFFICE)
15. NEW CLASSROOMS (CHAMINADE)
16. NEW GYMNASIUM

Symbol Legend

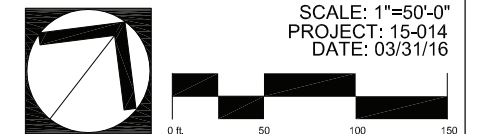
-  LINE VOLTAGE BOLLARD
-  PARKING LIGHT



TMK: (2) 3-4-019: 003 & (2) 3-4-018: 106



SITE LIGHTING PLAN
ST. ANTHONY CHURCH & SCHOOL
 WAILUKU - MAUI - HAWAII





Cook Island Pine



Milo



Hala



Geiger Tree



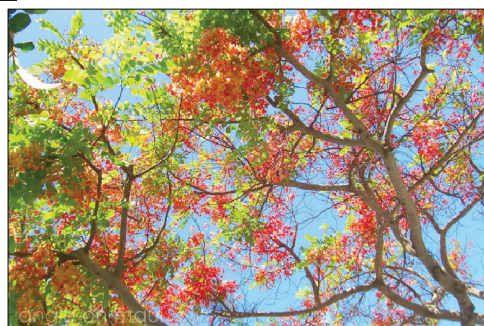
Ohia



Joannis Palm



Royal Palm



Shower Tree



Plumeria



Monkey Pod



MacArthur Palm



Fan Palm Loulu

TREES & PALMS

SHRUBS & GROUNDCOVER



Naio



Alahe'e



Hapu'u



Ohai



Maiopilo



A'ali'i



Pauhi'iaka



Akia



Naupaka



Cape Plumbago



Ulei



Blue Daze



Golden Duranta

PLANT MATERIAL

St. Anthony Church & School

WAILUKU, MAUI, HAWAII

DATE: 12-14-15



CHRIS HART & PARTNERS

FIGURE 29



Stamped and Colored Concrete



Concrete Brick Paving



Raised Crosswalk



Parking Light



Bollard Light



Bike Rack



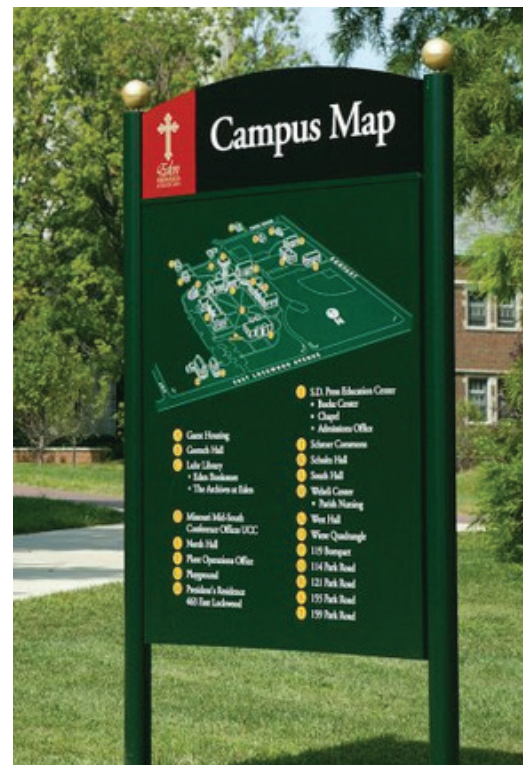
Perimeter Fence



Bench



Trash Receptacle



Campus Signage (EXAMPLES)



HARDSCAPE MATERIAL

St. Anthony Church & School

WAILUKU, MAUI, HAWAII

DATE: 12-14-15



Utility Recommendations

Otomo Engineering, Inc. prepared the Infrastructure Study for St. Anthony Parish, Ministry & Schools (December 2015) in support of the St. Anthony Master Plan (See: Appendix “B”). The following are summaries of the recommendations from the Otomo study which are based on site investigation, research, and consultation with various government agencies.

Driveways/Internal Roadways

The proposed driveway/internal roadway improvements will provide vehicular movements at the project site as shown on the Circulation & Signage Plan. Driveways and parking lots will be constructed to County standards adequate for serving emergency vehicles (See: Figure No. 3 Circulation and Parking Plan).

The County of Maui intends to acquire a 20-foot road widening lot from St. Anthony in order to construct the Imi Kala Street extension through the abandoned cane haul road. The proposed alignment of the Lower Main Street intersection will have a direct negative impact on the high school playing field. The Otomo study recommends discussions with the County to reduce the road widening width and to realign the future Imi Kala Street intersection.

Water

The Otomo Study recommends confirming with the County that use of one of the 2-inch meters is dedicated to irrigation in order to minimize sewer charges. The study also recommends determining which buildings are served by the meters in order to confirm that existing uses are within the meter capacities and that water service is adequate for new structures.

The Otomo Study determined that the existing fire protection system is inadequate. Recommendations include extension of the existing fire line into the campus and installation of five fire hydrants with the required appurtenances.

St. Anthony may want to consider exploring the possibility installing a ground water well for irrigation purposes to reduce potable water consumption.

Sewer

The Otomo study recommends that future sewer connection use one of the four existing sewer laterals. Onsite sewer manholes required by the County are included in the engineering cost estimates. The condition of the laterals need to be assessed to determine if upgrades are necessary. Other improvements include the installation of sewer lines and clean outs.

Drainage

The Otomo study determined that the existing onsite drainage system is inadequate and do not meet current standards. Proposed improvements include subsurface retention systems, detention basins, drainline network, filtered catch basins.

Electrical

Individual electrical systems need to be upgraded or replaced as noted in the building recommendations. An assessment of the overall system should be conducted by an electrical engineer.

ST. ANTHONY PARISH MASTER PLAN

Parking

As previously noted, existing parking is primarily located in the central parking lot and scattered throughout campus informally.

Existing

The County of Maui's current parking ordinance is codified in Chapter 19.36A, Maui County Code (MCC). The breakdown of current uses, are categorized as follows:

Uses	Stalls	Notes
Church	144.1	
Pre-School	3.0	
Grade School	12.7	
Jr. High School	10.0	
Sr. High School	140.1	
General School Use	93.5	Library & Cafeteria
Total	407.4	

Note: Since the Convent building is currently unoccupied, parking requirements for this building are not included in this calculation.

Existing Parking Areas. On the subject property, there are two primary areas of striped parking. The central parking area, consisting of 72 marked stalls, serves all of the uses on the property. The parking area at the northwest corner of the property, consisting of 33 marked stalls, serves as parking primarily for church and school office workers, thrift shop, and clergy. This results in total of 105 marked stalls. Thirteen (13) stalls are ADA compliant. There are other unmarked areas used for parking such as the areas fronting the cafeteria, old convent, and the old basketball court fronting the pre-school.

Parking for Proposed Buildings

The Preferred Option of this Master Plan proposes three new buildings on the campus:

1. Gymnasium and Athletics Center

In addition to the basketball and volleyball play court with bleachers, this building will include classrooms, locker/equipment rooms, offices, gift shop, concession area, and a "Hall of Honor". Based on the County's current interpretation of Chapter 19.36A "Off-Street Parking and Loading" (Maui County Code), this structure will require approximately 54 parking stalls.

2. Multi-Purpose Building

This structure will house a new cafeteria and kitchen of the first floor. The second floor will include a new band room, a classroom, and a 250-seat performing arts theater. The mezzanine floor will provide a reception/lobby area for the theater and school administration offices. Based on the County's current interpretation of Chapter 19.36A "Off-Street Parking and Loading" (Maui County Code), this structure will require approximately 120 parking stalls.

3. The Middle School Playcourt has an area of 8,580 square feet and will require approximately 14 parking stalls.

The Preferred Option also proposes to renovate the currently unused Convent building. Based on plans prepared by Francis Skowronski (April 26, 2013) (See: Appendix "C"), this building will require approximately 49 parking stalls.

The future remnant parcel at Lower Main Street and the future Imi Kala Street extension would contain the Thrift Shop (former Pre-School building) and the Maintenance Building (new). These structures would require 11 parking stalls.

Master Plan Buildout

1. Demolition and Renovation

The Preferred Plan proposes to demolish or renovate the following buildings:

Building	No. of Stalls
Bader Hall (Band)	8.2
Athletic Building	8.0
Restrooms (upper campus)	0.0
Chaminade Hall (3 classrooms only)	24.0
Carondelet Hall	4.0
Marian Hall (cafeteria)	51.6
Cafeteria Kitchen	3.0
Thrift Shop (2 buildings)	3.8
Damien Hall	12.2
Grade School	9.0
Total	123.8

The following table summarizes the parking stall requirements at the end of full build out of the Master Plan:

	No. of Stalls
Existing Requirement	407.4
Demolished/Renovated Structures	-123.8
Renovated Structures	+64.2
New Structures	+188.5
Total Required at Full Build Out	536.3

2. Exceptions

Chapter 19.36A allows for waiver of up to thirty percent (30%) of required parking for certain development categories (§19.36A.160 "Parking Reduction or Waiver"). "Churches or other places of worship" is one of those categories. The Planning Director takes into consideration the following conditions when granting the waiver:

Trees are retained to comply with shade requirements.

Conclusion

Existing marked parking (105 stalls) will not accommodate the parking requirements for existing uses or the full buildout of the Master Plan. For full buildout there would be a requirement of 536 stalls resulting in a shortage of 431 stalls. However, assuming that the previously discussed waiver and paving modification are approved by the Planning Director, the proposed parking layout will meet the parking requirements for full build out of the Master Plan with 289 parking stalls. (**Note:** The State of Hawaii [HRS §291-71] requires that parking facilities available to the general public must have 1% of stalls designated for electric vehicles [EV]. 3 EV stalls are required.)

An alternative to requesting the above described exceptions would be to request a variance from parking requirements from the County.

1. Off-site parking agreements, provided that the off-site parking facility is not more than four hundred feet from the nearest principal entrance of the building occupied by the use;
2. Joint-use parking agreements between two or more uses that demonstrate that the peak parking times of the uses occur at different times of the day, and that the joint-use parking facility will be sufficient to accommodate the anticipated demand of the two or more uses;
3. Whether a publicly owned off-street parking lot containing one hundred fifty or more parking spaces is in the proximity of the development and is available;
4. Off-site employee parking, employee car or van pooling, and provision of employee transit passes;
5. Superior pedestrian, bicycle, or transit access; and
6. Proof of parking reserves in the form of reserved open space area in excess of the minimum open space or landscape requirements and agreements to construct additional parking when and if warranted as determined by the planning director or commission based on evidence of overflow parking on public streets, in fire lanes, or in other areas that are not striped for parking.

Joint use parking (No. 2) and Parking Reserves (No. 6) could be considerations for this waiver. Uses such as church services, after-hour and weekend meetings/ gatherings, court games, and drama/ music performances would typically not occur during school hours. The soccer field is an additional overflow parking area that is currently used during special events, such as the annual Ho’olaulea.

Chapter 19.36A also allows for modification of the requirement for asphalt or concrete surface parking stalls categories (§19.36A.110 “Grass Parking”). The Planning Director can approve a modified requirement allowing:

... five stalls or twenty-five percent of the provided spaces, whichever is greater, may be located on a grassed, gravel, or concrete mason grid paver area.

If these exceptions are approved by the Planning Director, parking could be reduced thusly:

	No. of Stalls
Required	536.3
30% Waiver	-160.9
Minus 30%	375.4
25% Paving Modification	-93.9
Revised Requirement	281.6

3. Proposed Parking Layout

In order to conserve open space and allow for more efficient use of land, the Master Plan Committee wishes to construct a two-level parking structure along the Mill Street boundary. The Master Plan layout provides for parking in the following areas (**See:** Figure No. 4):

Area	No. of Stalls
Parking Structure	140
Ground parking (northeast)	59
North of Grade School	30
Athletics (northwest)	60
Total	289

ST. ANTHONY PARISH MASTER PLAN

Sustainable Technologies & Green Design

At the time of implementation of the Master Plan, a Leadership in Energy and Environmental Design (LEED®) accredited professional can be engaged to work with St. Anthony and other professionals to facilitate the goal of achieving LEED® certification for new and existing buildings, if desired.

The United States Green Building Council's LEED® Green Building Rating System determines a project's certification level based on the number of points awarded from among five green design categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, and Environmental Quality. A sixth category, Innovation in Design, allows the opportunity to achieve exceptional performance above the rating system requirements.

Principles of New Urbanism

The proposed components of the St. Anthony master plan promotes the following Principles of New Urbanism.

1. Walkability

the Master Plan calls for a pedestrian friendly campus design which includes locating buildings close to street; incorporating tree-lined streets, parking garages and designated pedestrian pathways.

2. Connectivity

The Master Plan provides interconnected street grid network that disperses traffic & eases walking. The Campus layout lends itself to a high quality pedestrian network and open spaces makes walking pleasurable.

3. Quality Architecture & Urban Design

New construction and renovation projects proposed in the Master Plan will emphasize beauty, aesthetics, human comfort, and creating a sense of place.

4. Sustainability

Construction and renovation projects shall have a minimal environmental impact of development and its operations. New construction should incorporate Eco-friendly technologies, respect for ecology and value of natural systems. Other elements of sustainability include promoting Energy efficiency, less use of non-renewable fuel sources, promote more walking and less driving on campus through the development of a connected pedestrian network.

Plan Implementation and Funding

Implementation - Phasing

The revitalization and reuse of St. Anthony campus will require careful planning, identification and allocation of significant funding sources, and time. The revitalization of the campus can be categorized into the following phases based on anticipated time of completion.

- Actions Underway (2016 - 2017)

- Short-Term Actions (2018-2021)
- Mid-Term Actions (2022-2025)
- Long-Term Actions (2026 to 2035)

The St. Anthony Master Planning Committee will determine the final actions within each phase.

Funding Strategy

The revitalization and reuse of the St. Anthony campus will require funding from various sources: state and county partnerships; government and non-profit grants; and on site revenues. Kathy Parker, of Organized Words, provides information of potential funding sources:

Potential Funding Sources for St. Anthony Capital Projects
(Both Large and Small Amounts Available for Capital Projects)

Atherton Family Foundation

<http://www.hawaiicommunityfoundation.org/nonprofits/open-grants/atherton-family-foundation-grants>

The Atherton Family Foundation supports a broad spectrum of programs and projects that benefit the people

of Hawaii. The maximum grant for major capital projects will be \$200,000, normally paid out over three years. Identify how much funding has been secured as of the date of the proposal. The Foundation is rarely a lead funder. Construction: Describe the status and timeline for design and engineering work and the status of required permits. Provide the source for cost estimates. Describe who will manage the design and construction phases and their experience in this work."

Cooke Family Foundation

<http://www.cookefdn.org> (apply through Hawaii Community Foundation)

The term of a grant is usually one year. In general, organizations may receive a maximum of three consecutive years of grant support. The Foundation may choose to fund over a number of years. Requests to the Foundation over \$5,000 may not exceed 30% of the project budget. Requests for more than \$20,000 must be sponsored by a Trustee. Construction: Describe the status and timeline for design and engineering work and the status of required permits. Provide the source for cost estimates. Describe who will manage the design and construction phases and their experience in this work.

Fred Baldwin Foundation

<http://www.hawaiicommunityfoundation.org/nonprofits/open-grants/fred-baldwin-memorial-foundation> (apply through Hawaii Community Foundation)

The foundation supports programs and projects, including capital projects, that benefit the people of Maui County. Generally, the Foundation is not a source of ongoing support for any organization. The Trustees prefer to support small capital requests or programs that are new or expanding. Median grants are \$5,000 with occasional exceptions.

The Bill Healy Foundation

<http://www.billhealyfoundation.org>

Small Grants: \$1,000 to \$25,000 OR Large Grants: \$26,000 to \$75,000

A larger number of Small Grant are selected for funding than Large Grants. Often, first time requests will be in this category. After organizations have received a Small Grant, the Board has the opportunity of "previous experience" when considering future or larger grants. Fewer Large Grants are selected for funding than Small Grants. Generally, the board looks for projects that have a well-grounded history, financial stability, good leadership, and a reasonable plan of execution for achieving goals.

The Harry and Jeanette Weinberg Foundation

<http://hjweinbergfoundation.org>

At least 50% of the Foundation's grantmaking must be capital grants. To qualify for capital grant consideration, the proposed project must meet the following criteria:

- Specific, confirmed plans, including value-engineered drawings and confirmed total project costs,
- At least 50 percent of project costs have been raised,
- Services provided through the project must be consistent with the Foundation's overall grantmaking criteria as well as the priorities for the particular program area.

The Foundation prefers to provide support in the later stages of a capital campaign, after construction costs are

fixed and a substantial portion of the funding has been raised. The Foundation's charter also sets a threshold for the total funding it can provide to any one capital project at a maximum of 30 percent. However, grants are often approved for lower amounts.

The Joseph and Vera Long Foundation

<http://www.jvlf.org/Grants.html>

Grants will be awarded to selected organizations involved in the fields of Conservation, Education and Health-care. The Foundation will accept an RFI (a request for an invitation) only during an 'open period.' The first open period will run from 2/16/2015 through 3/10/2015. RFIs submitted during this cycle must be for grants ranging between \$50,000 and \$100,000 only. Please note that if your organization has not received a grant from The JM Long Foundation, The Vera M. Long Foundation or The Joseph & Vera Long Foundation before, it is strongly advised that you hold off submitting a request until the second open period. The second open period will run from 8/17/2015 through 9/7/2015. Requests submitted during this cycle must be for grants ranging between \$10,000 and \$49,000 only.

McInerney Foundation

<https://www.boh.com/files/foundations/MCI-GNRLCAPTLGdlnsCvrSht-5-2011.doc.pdf>

(Apply through Bank of Hawaii)

Support organizations benefitting the people of Hawaii (but excludes churches, etc. – would need clarification if St. Anthony is eligible). General Capital requests are for projects or equipment having a total cost under \$500,000; however, at the discretion of the foundation, projects or purchases of certain values and scope may be treated as large capital projects. Major Capital requests are for projects of \$500,000 or more.

Elsie H. Wilcox Foundation

<https://www.boh.com/apps/foundations/FoundationDetails.aspx?foundation=3&show=3>

(Apply through Bank of Hawaii)

Broad-purposed grants (including Education as field of interest) for organizations whose programs benefit a sizeable number of people throughout Hawaii statewide, but with a preference for programs and projects on the Island of Kauai. Grants are provided for small capital projects or equipment with total costs of less than \$500,000.

G.N. Wilcox Trust

<https://www.boh.com/apps/foundations/FoundationDetails.aspx?foundation=4&show=3>

(Apply through Bank of Hawaii)

Broad-purposed funding (with Education as one field of interest) for General Capital grants are provided for small capital projects or equipment with total costs of less than \$500,000. Available to organizations within the state of Hawaii with first priority to Kauai.

Clarence TC Ching Foundation

<http://www.clarencetchingfoundation.org/grant-making>

ST. ANTHONY PARISH MASTER PLAN

Grants for charitable and educational purposes. Capital project funding shall not commence until construction has begun and will follow the construction in progress. Have given very large amounts in the past, even to parochial schools. Requires 2-3 page application, then if they're interested, will ask for much more information.

The Louis Calder Foundation

<http://www.louiscaldersfoundation.org/grant-program/capital-projects/2015>

The Foundation considers capital projects that help schools build on their success. We assist charter management organizations and faith-based schools to improve the functionality of the physical school environment and to enhance the delivery of the content-rich curriculum that is the foundation of academic success. The Foundation focuses on science- and STEM-related capital improvements and considers grants to organizations with a high-performing academic model and a strong vision of their future goals, helping them make renovations to their existing facilities or the necessary real estate acquisitions for expansion. Letter of Inquiry first.

Hawaii Electric Industries (HEI) Charitable Foundation

<http://www.hei.com/phoenix.zhtml?c=101675&p=charitable-foundation#how-to-apply>

Fund Educational Excellence – We hope to fulfill our responsibility to strengthen our communities and serve as a catalyst for a better Hawaii. Multi-year and capital pledges are limited. Applications accepted quarterly.

First Hawaiian Bank Foundation

<https://www.fhb.com/en/caring-for-our-community/corporate-giving/>

The Foundation's primary focus remains enriching education opportunities for our youth, improving the lives of others We continue to invest in programs and services that are dedicated to solving our community's challenges, extending opportunities for young and old, and enriching lives throughout the Hawaiian islands, etc.

Rural Communities The USDA Community Facilities Loans and Grants program (Section 381E(d) (1) of the Consolidated Farm and Rural Development Act) provides direct loans, guaranteed/insured loans, and project grants for the construction, enlargement, extension, or other improvement of community facilities providing essential services to rural residents.⁴¹ Community facilities include child care facilities and K-12 and postsecondary education facilities. State and local governments, political and quasi-political subdivisions of states and associations, federally recognized Indian tribes, and nonprofit organizations may apply. Loan authorization levels are. For more information, see CRS Report RL31837, An Overview of USDA Rural Development Programs, by Tadlock Cowan. School Construction and Renovation: A Review of Federal Programs Congressional Research Service 15 \$1.3 billion for direct loans and \$106 million for guaranteed loans in FY2012, with a subsidy level of \$5 million for guaranteed loans. In FY2013, loan authorization levels were \$2.2 billion for direct loans and \$57 million for guaranteed loans, with a subsidy level of \$4 million for guaranteed loans. The grants appropriations were \$21 million in FY2012 and \$28 million in FY2013.

The Economic Development Administration Public Works and Economic Development Facilities Program (42 U.S.C. §3141) as one of its Economic Development Assistance Programs. The competitive grant

program awards grants to fund public works investments to support the construction or rehabilitation of essential public infrastructure and facilities (e.g. schools) necessary to generate or retain private sector jobs and investments, attract private sector capital, and promote regional competitiveness. Indian tribes and nonprofit IHEs are eligible to apply for grants. The area to be impacted by the project must meet certain criteria of economic distress. The Economic Development Administration allocated \$112 million to the program in FY2012 and \$77 million in FY2013.

Suggest partnering with public agencies as needed if funding sources are not available directly to nonprofits.

Note: Italics = cut directly from web site information.

The top giving foundations in the State of Hawaii:

FOUNDATION NAME	TOTAL ANNUAL GIVING
Hawaii Community Foundation	\$27,361,979
Harold K. L. Castle Foundation	\$5,948,273
Atherton Family Foundation	\$4,069,046
McInerny Foundation	\$3,353,550
The Victoria S. and Bradley L. Geist Foundation	\$1,939,363
Samuel N. and Mary Castle Foundation	\$1,715,500
First Hawaiian Foundation	\$1,580,738
Hawaiian Electric Industries Charitable Foundation	\$1,575,958
HMSA (Hawaii Medical Service Association) Foundation	\$1,335,209
Bank of Hawaii Charitable Foundation	\$1,247,295
George N. Wilcox General Trust	\$1,081,950
Hindu Heritage Endowment	\$1,052,840
Barbara Cox Anthony Foundation	\$1,052,011
Cooke Foundation, Limited	\$803,034
The James and Abigail Campbell Family Foundation	\$772,426
The Kosasa Foundation	\$750,000
LGA Family Foundation	\$667,500
J. Watumull Fund	\$515,450
The Cades Foundation	\$509,500
Hung Wo and Elizabeth Lau Ching Foundation	\$469,166
First Insurance Company of Hawaii Charitable Foundation	\$372,112
Antone and Edene Vidinha Charitable Trust	\$340,875
Teresa F. Hughes Trust	\$335,000
Na Lei Aloha Foundation	\$278,670
Servco Foundation	\$258,759
Fred Baldwin Memorial Foundation	\$196,920
George P. and Ida Tenney Castle Trust	\$184,000
George F. Straub Trust	\$143,351
The Earl and Doris Bakken Foundation	\$130,554
Hawaii People's Fund	\$105,744
Finance Factors Foundation	\$69,226
The Edward and Peggy EU Foundation	\$56,715
Hawaii National Foundation	\$5,700

Chapter 5 REFERENCES

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