



Kihei Community Association

"e mālama pono"...dedicated to protecting,  
sustaining and enhancing our 'āina, kai and 'ohana

## OVERVIEW OF KCA DESIGN GUIDELINES (updated 09-14-20)

Kihei Community Association is dedicated to maintaining and improving the quality of our built and natural environment. We believe in a “livable/walkable” community that shows respect to our beautiful natural assets such as the ocean and shoreline, the wildlife found in our waters and on land, our historic heritage of Hawaiian culture, and the friendly nature of our neighborhoods. We want Kihei to be a supportive place to live and visit. We see the threat of climate change around us in sea level rise and extreme climate events. Our goals are to guide new developments to be sensitive and responsive to the concerns expressed in our motto “*e Malama pono*”...*dedicated to sustaining and enhancing our 'āina, kai and 'ohana*. Please review the outline below for points that we will be looking for in our review of future projects.

### **Open Space Drainage Ways and Flood Control**

Major natural drainage ways shall remain undeveloped with a significant buffer to provide for visual open space and connectivity of neighborhoods to beaches, parks, schools, and commercial areas for pedestrians and bikers. Drainage ways left in a natural state or with native vegetation will aid in abating the serious flood problem that Kihei faces as a result of continuing development. Drainage ways shall not be diverted or enclosed in underground conduits. Low Impact Design principles shall be used in all open space development. Detention and/or retention basins that may be required for maintaining the control of on-site runoff generated from proposed developments shall be substantially completed in their construction and improved with landscape and native vegetation prior to significant clearing, grubbing, grading and building construction on the site.

### **Wetlands and Low Lying Drainage Areas**

Wetland areas no matter how small and low lying storm water drainage areas should not be used for development. Mitigating wetland areas and rerouting natural drainage ways is not permitted. Significant open space buffers shall be created around wetland areas and drainage ways to preserve open space and provide for a natural and adequate transition from the natural environment to a built one. This buffer may provide for visual and pedestrian access to beaches and coastlines.

### **Neighborhood Connectivity and Pocket Parks**

New neighborhood sub-developments shall include at least one pocket park to provide open space, recreation and refuge for residents. It is preferred that builders incorporate the park as a significant feature of the development and that sensitive environmental areas and their fringes are utilized for open space in lieu of infill. The pocket park should have easy pedestrian and bikeway access to the rest of the development and connect to adjacent neighborhoods, the North/South Collector Road and Greenway (if practical), beaches, parks, schools, and commercial areas. Developments abutting the North/South Collector Road and Greenway are required to develop and maintain the portion of the greenway abutting their projects.

### **Shoreline Property**

Shoreline property and contiguous areas suitable for open space and public parks should be preserved for that use especially as they relate to natural drainage areas, wetlands and impacts of sea-level rise.

### **Beach Access/Impact**

New developments shall incorporate into the overall development plan measures that will address any significant impact of their project on beach access including parking.

### **Pedestrian and Community Safety and De-Emphasis of the Automobile**

New developments shall provide measures for pedestrian and biking safety and de-emphasize the automobile. Roadway standards have been developed by the KCA for use in new developments that provide for a narrowing of roadway widths thereby reducing traffic speed and creating a smaller scale and sense of place suitable for small towns and neighborhoods, (The complete Roadway Standards are available on our website). All roadways shall have street shade trees and planted separations between walkways and the street curbs. Roadways shall incorporate tree planted bulb out areas where parallel parking is included. Neighborhood roads should provide connectivity to adjacent neighborhoods. Crosswalks through roadways should be slightly elevated as a table; a change in texture and color from asphalt is preferred. Neighborhood developments should not place garage door entrances in front yards near the streetscape and should incorporate front porches and/or high visibility of streetscape from homes. Privacy walls at streetscape are discouraged.

### **Roundabouts and Street Design Guidelines**

Roundabouts should be incorporated at intersections along Piilani Highway and at all major intersections entering and leaving Kihei's four commercial neighborhood districts, Suda Store, Azeka, Kalama and Kamaoli, and within neighborhoods as a first consideration over stop signs or signals. Roundabouts provide for traffic calming and pedestrian safety as well as beautification and a high quality sense of place. Street Design Guidelines have been created by the KCA for use in all road types for the Kihei/Makena Region with the intention of providing traffic calming and beautification. Guidelines are available on the KCA website.

### **Affordable Housing**

Projects that contribute directly to the development of affordable housing in the form of design and construction according to Maui County guidelines are highly encouraged and supported. Such projects shall not be exempt from installation of proper sidewalks and contributions to the North/South Collector Road. The site developments of these projects shall use Low Impact Design principles. Such developments should be designed specifically for low energy consumption to allow residents to have low energy bills and to reduce heat pollution on site and within the community at large. This includes using natural ventilation throughout the projects to minimize the use of air conditioning.

### **Schools, Parks, and Roads**

New developments shall participate in an effort to assure that assessment fees for schools, parks and roads are allocated directly to the improvement of schools, parks and roads in Kihei. Recent consensus reports provided by the Long Range Planning division of Maui County indicate that Kihei is currently underprovided for in the area of elementary, intermediate and high schools as well as Public Park Facilities and Open Space. Unimproved parcels adjacent to beach parks shall be considered for park accessory uses such as parking. Projects that contribute directly toward the development of schools, parks and roads in the form of design and/or construction are given preferential status.

### **Commercial and High Density Developments**

Developments should orient building fronts toward the streetscape with parking in the rear or side of buildings away from the streetscape and pedestrian access ways. Wide sidewalks at streetscapes with ample canopy on buildings shall be incorporated. Streetscapes and sidewalks shall include benches and shade trees. Buildings shall have a comfortable scale relationship with the streetscape and sidewalks. Buildings at streetscapes are preferred to be three stories maximum with a massing progression of setting back the third level from the lower two. Mixed use buildings are highly encouraged in order to integrate the residential community into commercial

neighborhoods. There should be transition in scale of buildings and their appearance as commercial areas meet residential areas. Commercial zoned lots adjacent to residential shall be limited to two stories and incorporate residential style massing and detailing. Village type commercial areas encouraging pedestrian activity and walk ability within the community are given preference. Signage and building design should be geared toward the pedestrian and slow speed traffic not high speed traffic. All projects should be designed for low energy consumption by taking advantage of shading and natural ventilation.

### **Green Building Guidelines**

The KCA is a committed proponent of sustainable, adaptable and energy efficient building practices. We encourage environmentally conscious building methods wherever possible to reduce the footprint of development on our communal environment. We strongly encourage all projects to seek LEED status or other environmentally based rating systems such as USGBC's green building standards.

The green building standards that are particularly applicable to South Maui are outlined below:

#### **Water Efficiency**

- Reduce impervious coverings to increase absorption of storm water
- Use of drought tolerant plants and high efficiency drip irrigation systems to reduce use or irrigation water
- Incorporate dual flush toilets and waterless urinals to reduce water demand for sewage conveyance.

#### **Energy & Atmosphere**

- Install automated lighting control systems that incorporate occupancy sensors and daylight sensors for use in daylight harvesting
- Install automated shading systems that incorporate reflective backed materials and extending roof eaves to reduce thermal transfer to within a building
- Use of non-polluting renewable energy generation such as solar water heaters and photovoltaic electrical generating panels
- Use of shade trees, reflective paving materials and reflective or vegetative roof surface to reduce Heat Island Effect
- Use of highly efficient HVAC system that use non-ozone depletion refrigerant, such as Puron, to reduce energy consumption and ozone depletion
- Incorporation of natural ventilation systems with opening windows and courtyards to reduce energy consumption and increase indoor air quality
- Use of contained outdoor lighting systems, especially in proximity to natural reserve and coastal areas to reduce effects of "night lighting" on wildlife.

#### **Materials & Resources**

- Use of low emitting Volatile Organic Compound (VOC) adhesives, sealants, paints, coatings, and carpeting
- Incorporation of accessible recycling storage area for cardboard, newspaper, glass, and aluminum
- Use of FSC certified wood sources
- Employment of rapidly renewable building materials.
- Recycling of all construction waste.

#### **Site Planning**

- Civil Engineering shall use Low Impact Design (LID) with an emphasis on water retention and purification on site through the use of hardscape draining into green planted areas by way of swales, proper grading and curb cuts.
- Green Streets Principles shall be used in all street approaches and on-site roads.
- Vegetation shall be appropriate for filtration and purification of storm water on site.

- Areas shall be designated for food producing plants such as fruit trees and vegetable garden areas.
- View corridors shall be considered, protected and maintained especially from major roadways such as Piilani Highway, Kihei Road and the North/South Collector Road.

## Cultural and Archeological Preservation

We respect our Hawaiian heritage and want to preserve cultural and historic sites.

We ask that the developer consider using the well reputed firms listed below in their archeological and cultural surveys. These firms have shown depth and integrity in their work.

We appreciate when projects are given Hawaiian names that reflect the history of their location.

We encourage historic and cultural references to be made on site to help educate users about the traditional events and uses that are specific to each locale. This can be achieved in many creative ways either outdoors or inside the project. Every site is unique.

The Kihei-Makena Community Plan

[https://www.mauicounty.gov/DocumentCenter/View/1712/Kihei-Makena-Community-Plan-1998?bidId=calls for Identification, preservation, enhancement, and appropriate use of cultural resources, cultural practice, and historic sites that:](https://www.mauicounty.gov/DocumentCenter/View/1712/Kihei-Makena-Community-Plan-1998?bidId=calls%20for%20Identification,%20preservation,%20enhancement,%20and%20appropriate%20use%20of%20cultural%20resources,%20cultural%20practice,%20and%20historic%20sites%20that)

- a. provides a sense of history and defines a sense of place for the Kihei-Makena region*
- b. preserves and protects native Hawaiian rights customarily and traditionally exercised for subsistence, cultural, and religious purposes in accordance with Article XII, Section 7, of the Hawaii State Constitution, and the Hawaii Supreme Court's PASH opinion, 79 Haw. 425 (1995).*

Per the plan, developers are required to:

- a. Prepare a Kihei-Makena specific Cultural Resources Management Plan. Use the plan to update the Countywide Cultural Resources Management Plan. Include an inventory of cultural resources and develop strategies for the preservation and enhancement of those resources.*
- b. Require development projects to identify all cultural resources located within or adjacent to the project area, prior to application, as part of the County development review process. Further require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources, including site avoidance, adequate buffer areas and interpretation. Particular attention should be directed toward the southern areas of the planning region.*
- c. Implement a historic or cultural district overlay ordinance to provide protection for areas of significant archaeological, historical and cultural resources.*

For your reference, reputed archaeology firms:

<https://www.ainaarch.com/>

<https://www.pacificlegacy.com/>

Xamanek Researchers, LLS (808) 572-8900 [xamanekresearchesllc@gmail.com](mailto:xamanekresearchesllc@gmail.com)

Please reference the Kihei-Makena Community Plan for more details before designing projects.