



Kihei Community Association

“Working together to shape our Community’s future”

KCA GENERAL OPEN SPACE AND DESIGN GUIDELINES

The following are major areas of concern within the Kihei community and respective guidelines. These areas will be looked at for compliance in all new development projects and SMA reviews.

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 uncontrolled 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 allowed. 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 will 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 area and their fringes are utilized for open space in lieu of fill. 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 Roadway and Greenway (if practical), beaches, parks, schools, and commercial areas. Developments abutting the N/S Collector Roadway 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 and wetlands.

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 deemphasize 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 upon request). 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 the major intersections entering and leaving Kihei's four commercial neighborhood districts, Suda Store, Azeka, Kalama, and Kamaoli. 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 (these guidelines are available upon request).

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.

Schools, Parks, and Roads

New developments should 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 should 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 should be incorporated. Streetscapes and sidewalks should include benches and shade trees. Buildings should 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.

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 Certification, an environmentally based rating system administered by the U.S. Green Building Council, and when building a non-LEED certified project, to incorporate USGBC's green building standards.

The green building standards that are particularly applicable for 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 of 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 effect of "night lighting" on wildlife. All lighting along the coast line should be directed away from the ocean.

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 such as bamboo flooring and cotton based insulation

Runoff Conservation

- Incorporate drainage filtering systems along parking areas to absorb petro chemicals prior to them entering ground water.
- Use "Grasscrete" in place of traditional asphalt or concrete surfaces where applicable to increase rainwater absorption and decrease runoff and heat island effect.