

Kihei Smart Growth Scorecard

Project:
Date of review:

KCA VISION Dedicated to protecting, sustaining, and enhancing the 'aina, kai and 'ohana of Kihei.

Welcome to the Kihei Community Smart Planning and Development Scorecard. This scorecard is an overview of the priorities that are important to our community. It gives a structure and value to these goals, and provides a framework to inspire cooperation and collaboration in achieving our vision.

Because each project is unique, not every category will apply to every project. There is no passing or failing grade. Your project's score indicates how successful it is in meeting the goal of healthy growth in Kihei.

REQUIRED BY CP	MAX POSSIBLE	PERTAINENT	PROJECT
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I. NATURAL HERITAGE

We affirm our appreciation and respect for nature and we strive to minimize the effect that we have on the land, the sea, and the air. We additionally strive to improve our place in the natural surrounding by proactively supporting approaches that improve upon our current interaction with nature.

A. PROTECT THE 'AINA – OCEAN, WETLANDS, WATER, TREES

a. OCEAN

1. Prevent all storm water on site (100%) from flowing to the ocean
2. Preserve, maintain and enhance the dunes

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CP	6		

b. DRAINAGE TO OCEAN

1. Provide permeable surface for drives and walkways
2. Provide permeable surface for parking
3. Maintain natural flow and path in gulches without diversion from traditional path
4. Return gulch to traditional path
5. Prior to construction, provide agrarian watershed retention basin in material excess of the county required minimum
6. Implement Green Streets principles
7. No impediments to gulch flow, such as culverts
8. Maintain/create vegetative buffer along gulch

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c. WETLANDS

1. Reconnect flow from mountains to wetlands instead of to ocean
2. Restore/maintain and protect wetlands
3. Expand wetlands
4. Enhance resident's & visitor's appreciation of wetlands

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CP	12		
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CP	4		

d. WATER USE

1. Use drip irrigation in lieu of sprinklers
2. Use grey water for irrigation

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e. VEGETATION

1. Remove invasive species
2. Use native plants for landscaping
3. Plant more trees than county requires
4. Preserve mature trees & indigenous plants during and after construction

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f. NIGHT SKY

1. Meet dark sky requirements for all lighting
2. Provide lighting sensitive to neighbors and environment

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B. CONSERVE FOSSIL FUEL ENERGY/ USE ALTERNATIVE ENERGY

a. ENERGY USE

1. Use deep overhangs & other shading devices in building design
2. Recognize solar orientation and prevailing winds in site design/landscape
3. Promote building cooling via trade winds
4. Use green roof design

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b. ALTERNATIVE ENERGY

1. Include solar/wind power for site energy use
2. Provide charging stations for electric cars in excess of Maui County requirements

CP	12		
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C. ENHANCE OUR CONNECTIONS TO NATURAL WORLD & EACH OTHER

1. Include strong connection to all adjacent natural features such as waterways, greenways, wetlands
2. Create or enhance neighborhood/community spaces within the project, such as plazas, parks, squares
3. Create or enhance inter-connections between neighborhood/community spaces
4. Preserve mauka and makai views

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D. NATURAL HERITAGE BONUS

1. Bonus for unique improvement proposed by the owner

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II. CULTURAL HERITAGE

We respect and enhance our connection to the cultural heritage of our islands and its earlier people and cultures. We promote characteristics that tie the overall look and feel of Kihei to our unique heritage as well as enhance the visual, emotional, and sensory experience of living and visiting Kihei. We promote the education of each person, resident or visitor, of the story of our islands and people and the rich heritage that binds us together and helps form our appreciation of our place in nature and history.

A. PRESERVE OUR HISTORY/PROMOTE HAWAIIAN CULTURE

1. Preserve historic sites in original locations, in as part of a cultural landscape to preserve the story
2. Feature and educate about historic artifacts
3. Preserve access to cultural sites to encourage ongoing cultural practices
4. Use traditional place names for projects, sites, roads

CP	8		
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B. ENHANCE KIHEI'S SUB-TROPICAL HAWAIIAN CHARACTER

1. Reflect local historic style and design in building design
2. Design to minimize massing, articulate depth, relate to street edge
3. Relate scale and mass of buildings to neighborhood structures

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C. CULTURAL HERITAGE BONUS

1. Bonus for unique improvement proposed by the owner

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III. SMART GROWTH

The Kihei community is pro-growth when done in a sensitive, collaborative and smart manner. We as a community wish to offer a positive and relevant environment for the growth of business and jobs as well as to expand housing and commercial activities that are synergistic and complementary to our values and our inhabitants. Our core values are mixed and balanced use and minimized travel distances. We build in a manner that promotes togetherness and social interaction among us and minimizes negative impact to the environment.

A. ENCOURAGE PROSPERITY – ENHANCE THE LOCAL ECONOMY

1. Provide new opportunity for local, Hawaii-owned and operated businesses
2. Provide permanent full-time jobs as more than 50% jobs provided, not including construction phase
3. Promote local production and local consumption of food
4. Encourage production of other local products

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B. LOCATE PROJECT CLOSE TO EXISTING/PLANNED INFRASTRUCTURE & DEVELOPMENT

a. INFILL

1. Locate within an existing community
2. Locate in compliance with the Community Plan designated use

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b. ADEQUATE EXISTING INFRASTRUCTURE

1. County Water lines
2. County Sewer
3. Electric Power
4. Served by public transit system

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c. RESIDENTIAL PROXIMITY & ACCESSABILITY (< 1 MILE PREFERRED)

1. Distance to schools
2. Distance to food/retail
3. Distance to daycare
4. Distance to recreation

CP	8		
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d. COMMERCIAL PROXIMITY & ACCESSABILITY (<1 MILE PREFERRED)

1. Distance to civic & public spaces
2. Distance to housing
3. Distance to recreation
4. Distance to retail & services

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C. PROVIDE A MIX & BALANCE OF USES

a. MIXED COMMERCIAL & RESIDENTIAL USE

- 1. Provide a mix of commercial and residential uses that are compatible in scale and design
- 2. Include live-work units
- 3. Include 2 Uses
- 4. Include 3 uses

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b. RESIDENTIAL USE

- 1. Provide a mix of residential uses (apartments, row houses, SF)
- 2. Provide ohanas/ potential ohanas
- 3. Provide affordable housing for at least 20% of the living units for families making at between 25% to 80% local AMI
- 4. Provide affordable housing for at least 20% of the living units for families making between %81% and 120% local AMI

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c. COMMERCIAL USE

- 1. Incorporate traditional neighborhood retail services/uses
- 2. Maintain compatible scale/mass with surrounding neighborhood
- 3. Provide street level use that generates maximum pedestrian activity 15 hours/day or more
- 4. Provide new type use within 1 mile of existing neighborhood

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D. SMART GROWTH BONUS

- 1. Bonus for unique improvement proposed by the owner

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IV. SMART TRANSPORTATION

Our vision of a 21st century community requires a thoughtful reconsideration of the significant impact the past community planning approaches have focused on automobile travel as the only real mode of transportation and how that approach has affected the character of our community and our health. We wish to evolve in a manner that enhances and promotes the many ways we can move through our space and minimize negative environmental and cultural impact. We focus on use of multi-modal transportation executed in a safe and environmentally sound manner.

A. MAKE WALKING, BICYCLING, & TAKING THE BUS SAFE, EASY & ENJOYABLE

- 1. Minimize impact of automobile access on pedestrian experience
- 2. Separate sidewalks from vehicular traffic
- 3. Provide independent bike paths
- 4. Provide street trees between sidewalks and streets
- 5. Provide sufficient bike racks
- 6. Provide / maintain/enhance existing streetside sidewalk network
- 7. Provide on-site sidewalks
- 8. Provide traffic calming devices
- 9. Focus landscaping and lighting on the pedestrian experience
- 10. Provide benches, trash receptacles & recycling bins
- 11. Provide street-adjacent buildings with parking behind buildings
- 12. Design street block lengths less than 400'
- 13. Reduce off-street parking footprint
- 14. Provide on-street parking

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B. MINIMIZE IMPACT TO CURRENT LEVEL OF SERVICE ON OUR STREETS

a. ROADWAY DESIGN

- 1. Provide / maintain grid pattern and connectivity (no cul de sacs)
- 2. Provide / maintain alleyway network
- 3. Provide roundabouts at intersections
- 4. Require no new traffic lights
- 5. Provide park-ride accommodations
- 6. Provide pull-outs for public transit

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b. PUBLIC TRANSIT

- 1. Provide transit stop with bike racks

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C. SMART TRANSPORTATION BONUS

- 1. Bonus for unique improvement proposed by the owner

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TOTAL SCORE

Percentage

692	0	0