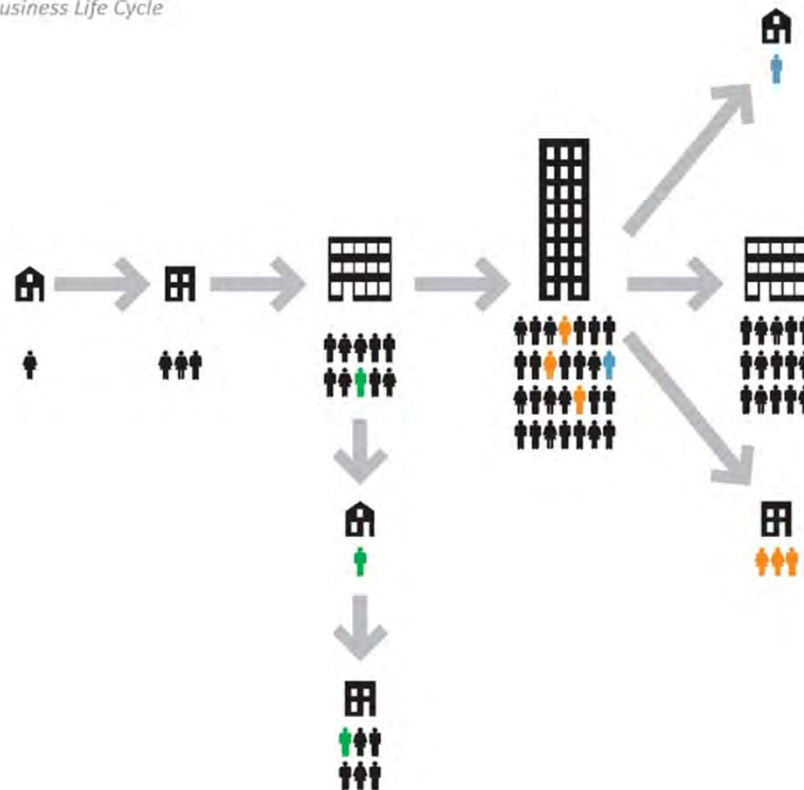


Family Life Cycle



Business Life Cycle

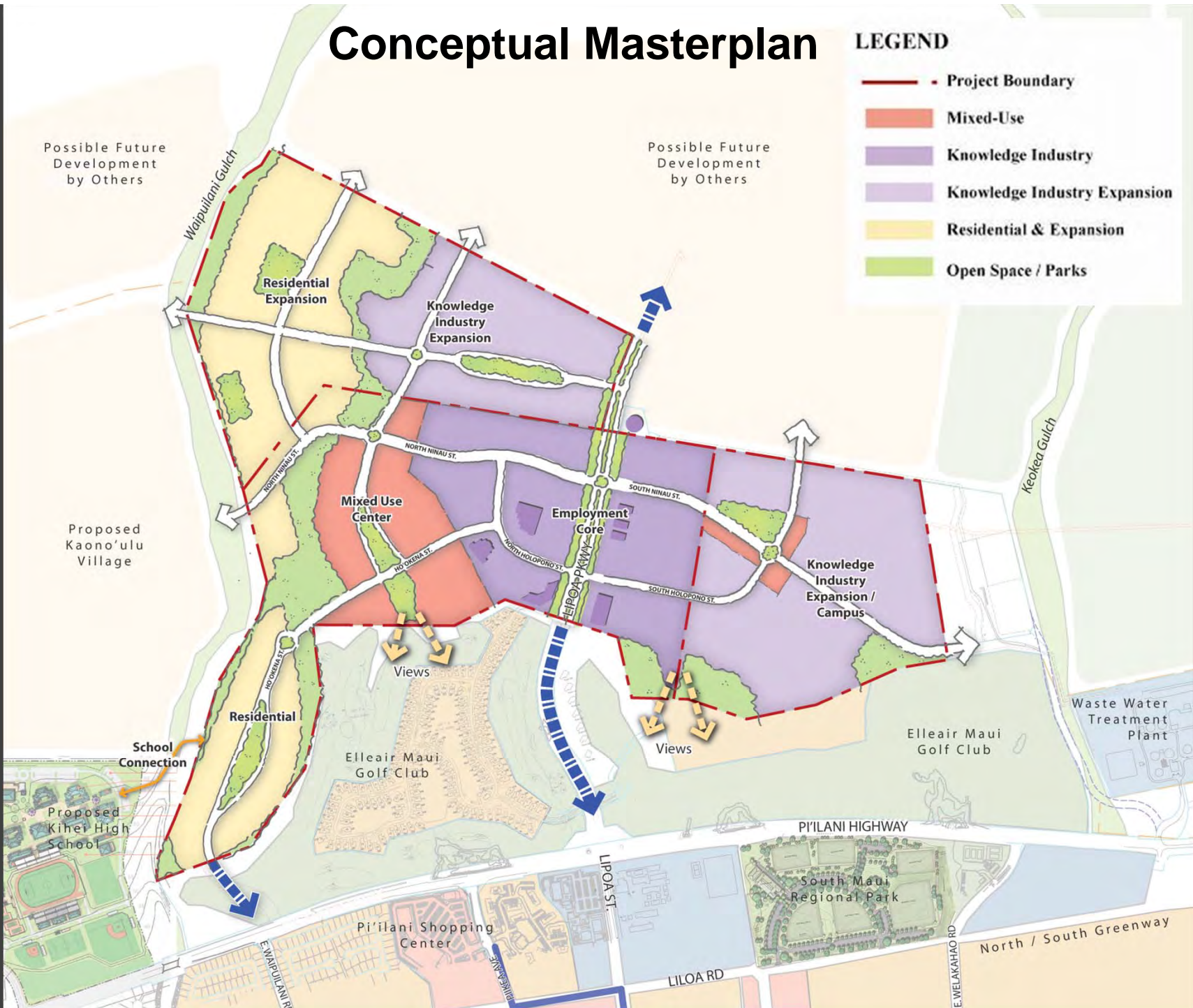




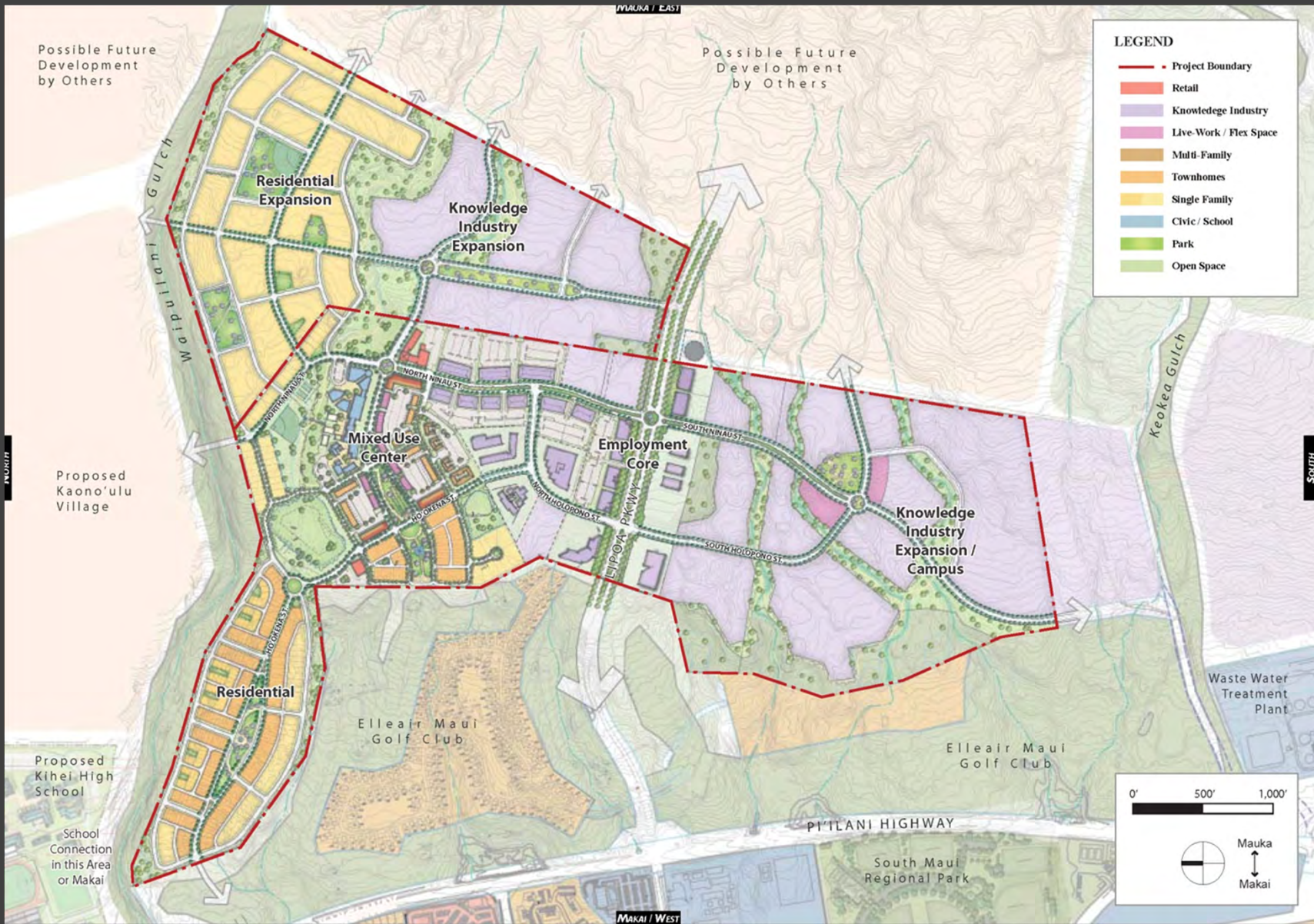
Conceptual Masterplan

LEGEND

- Project Boundary
- Mixed-Use
- Knowledge Industry
- Knowledge Industry Expansion
- Residential & Expansion
- Open Space / Parks



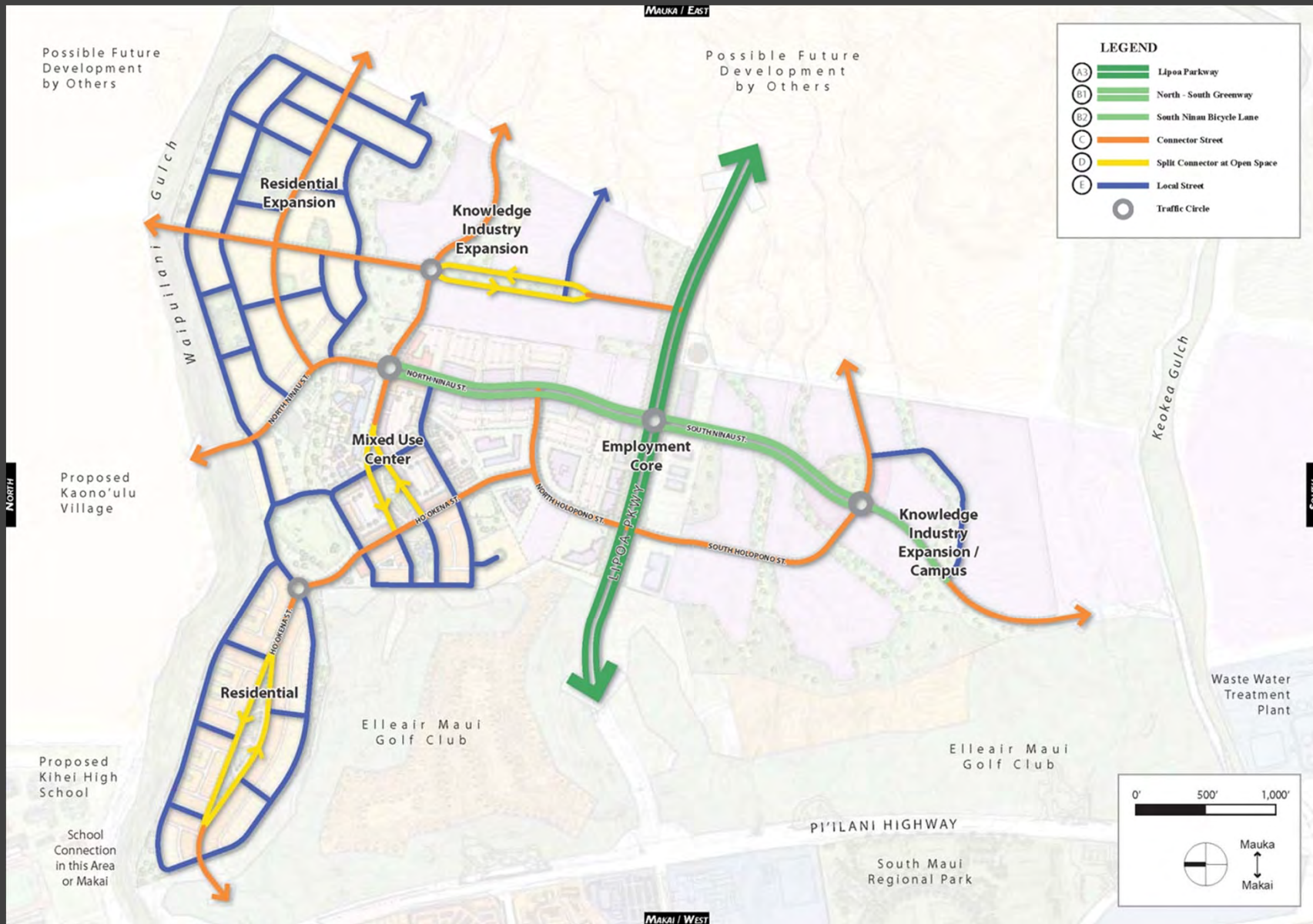
Illustrative Master Plan



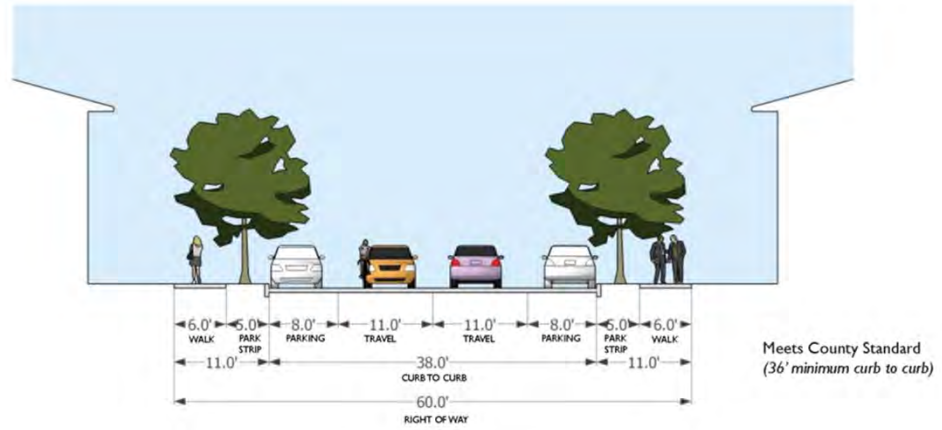
Open Space Network



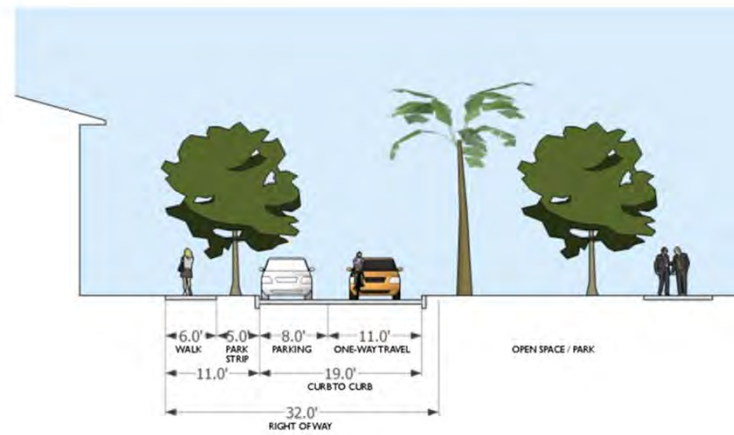
Circulation System



C
CONNECTOR STREET

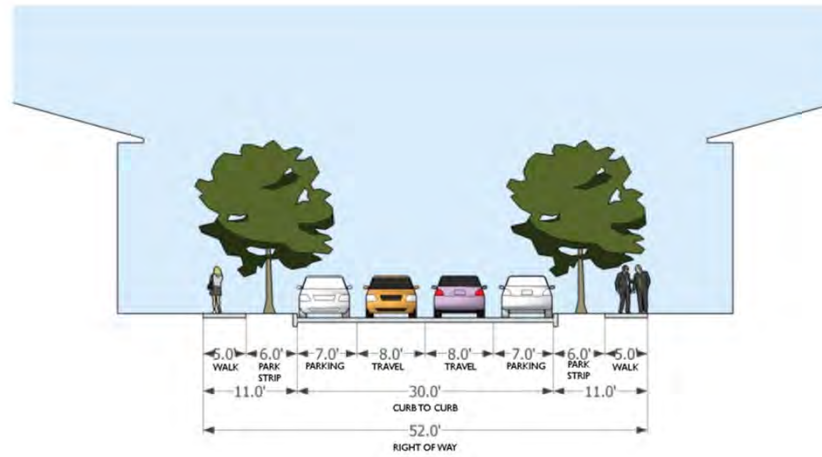


D
SPLIT CONNECTOR AT OPEN SPACE (One-Way)

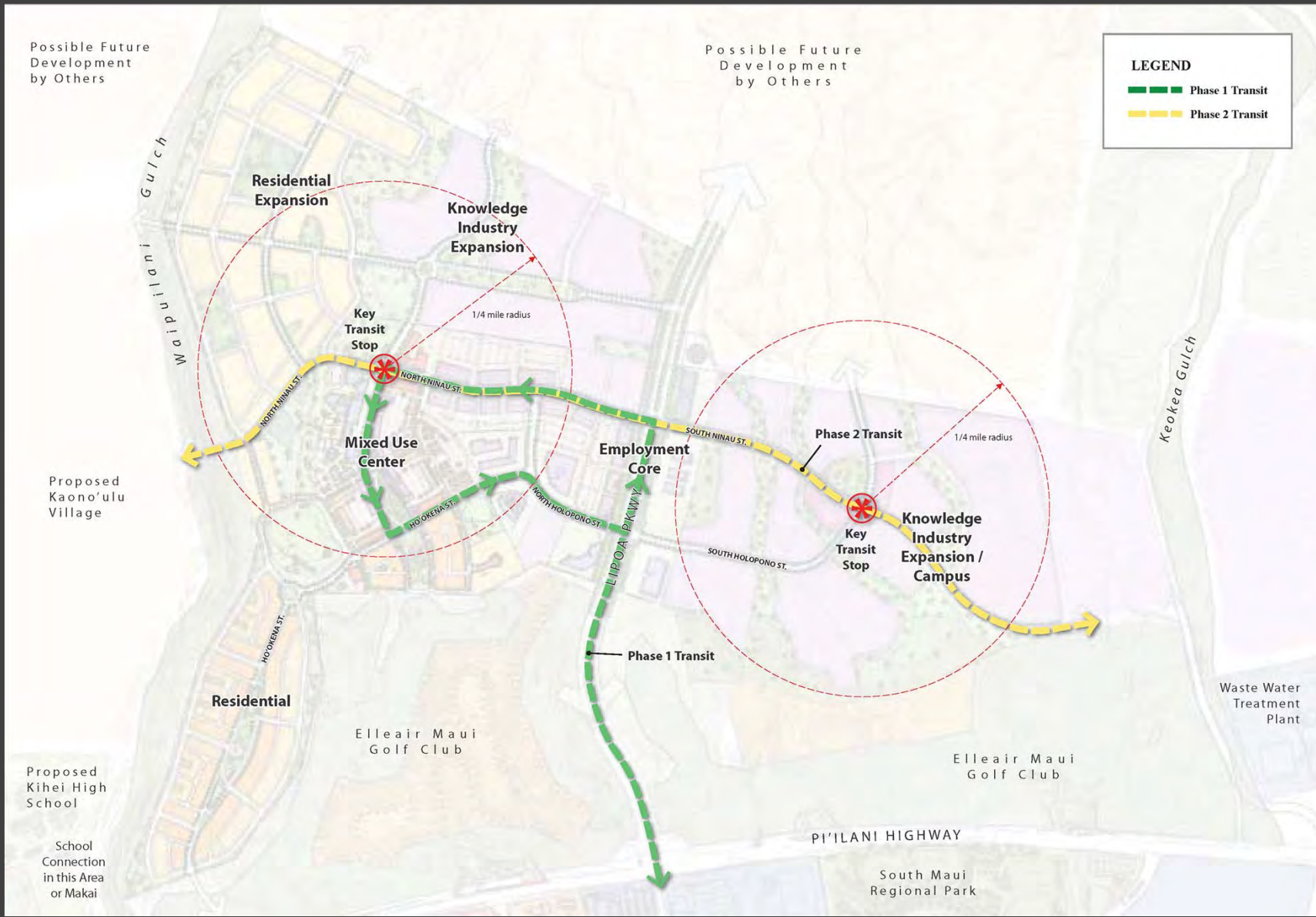


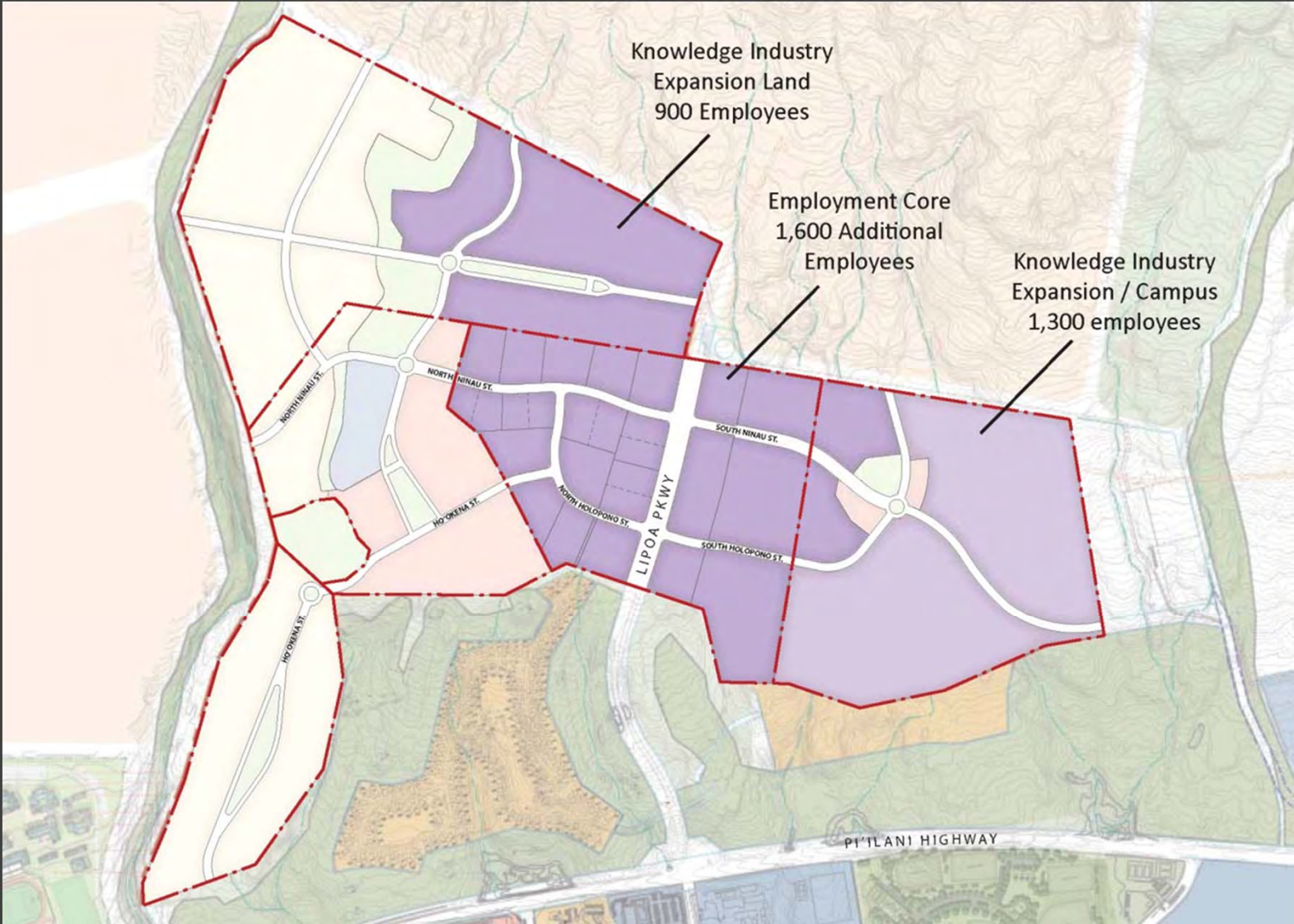


LOCAL STREET



Conceptual Transit Routes











Existing Residential and Commercial Areas

South Maui Regional Park

Elementary School

Existing Residential and Commercial Areas

Future Park Employment

Pi'ilani Shopping Center

Existing Park Employment

Elleair Maui Golf Club

Mixed Use Center



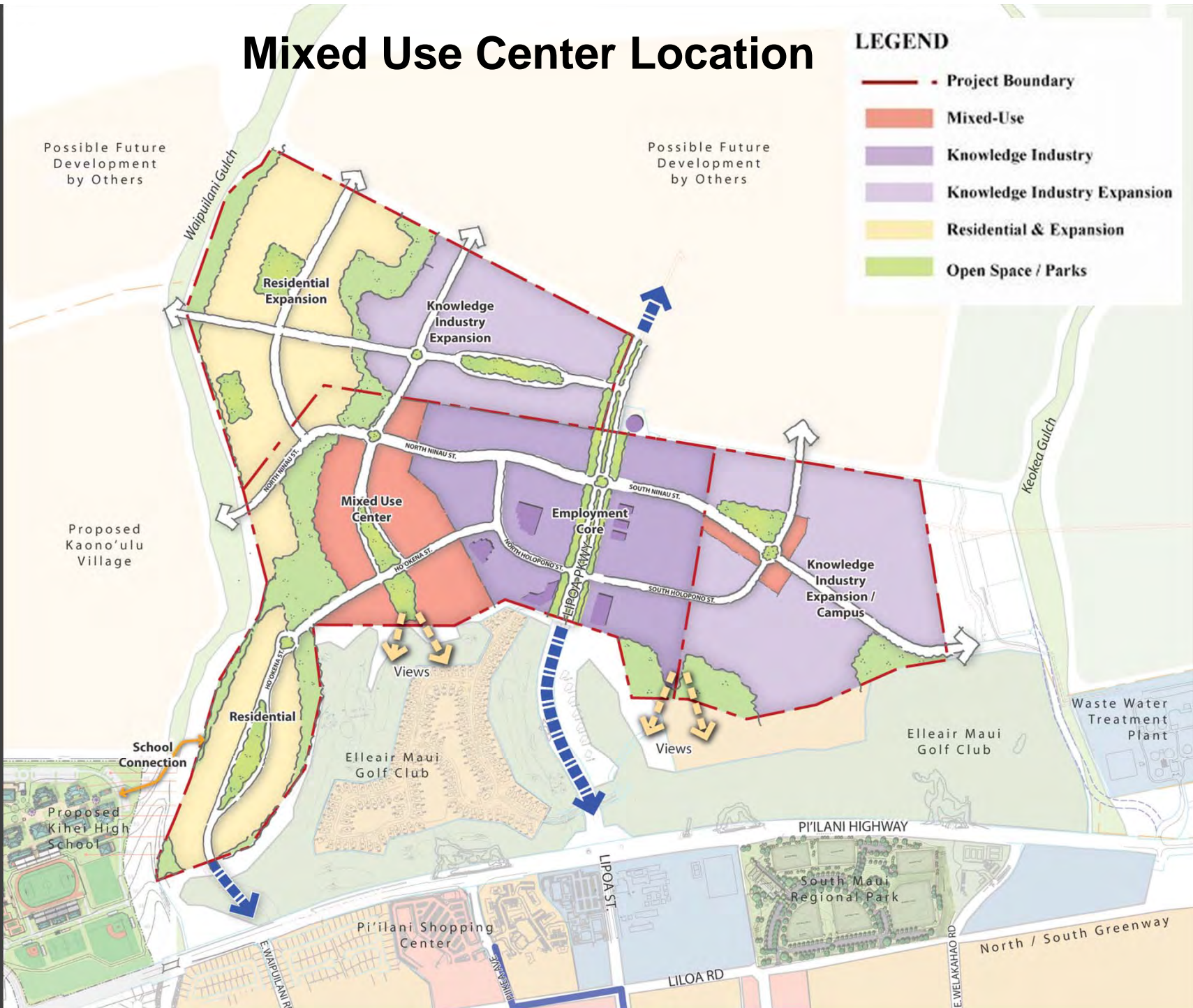
Business Hotel



Mixed Use Center Location

LEGEND

-  Project Boundary
-  Mixed-Use
-  Knowledge Industry
-  Knowledge Industry Expansion
-  Residential & Expansion
-  Open Space / Parks



Mixed Use Center



Lahaina



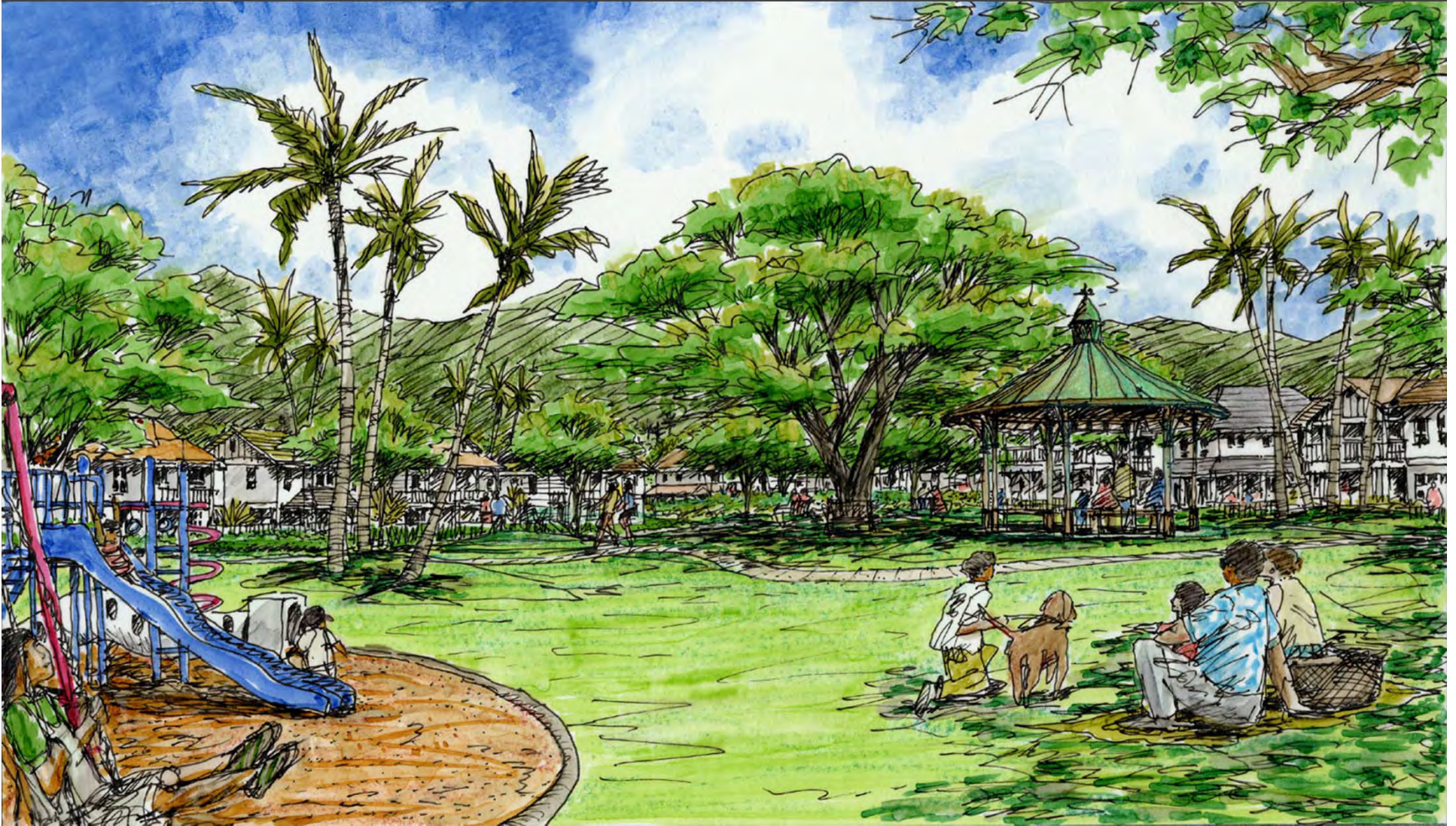
Lahaina



Lahaina



Village Green



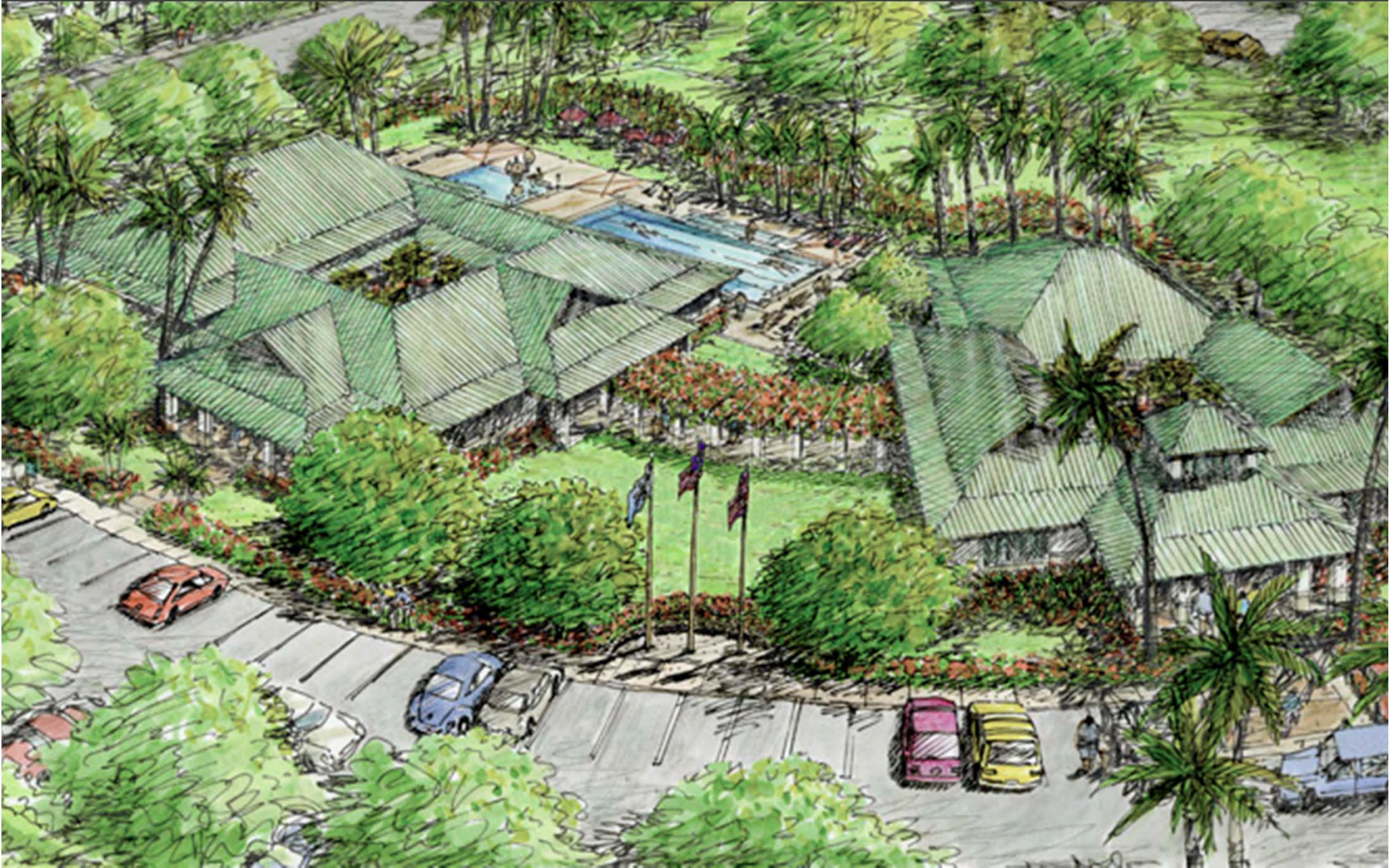
Village Center – Shops and Green



Village Center Shops and Restaurants



Private and Charter Schools

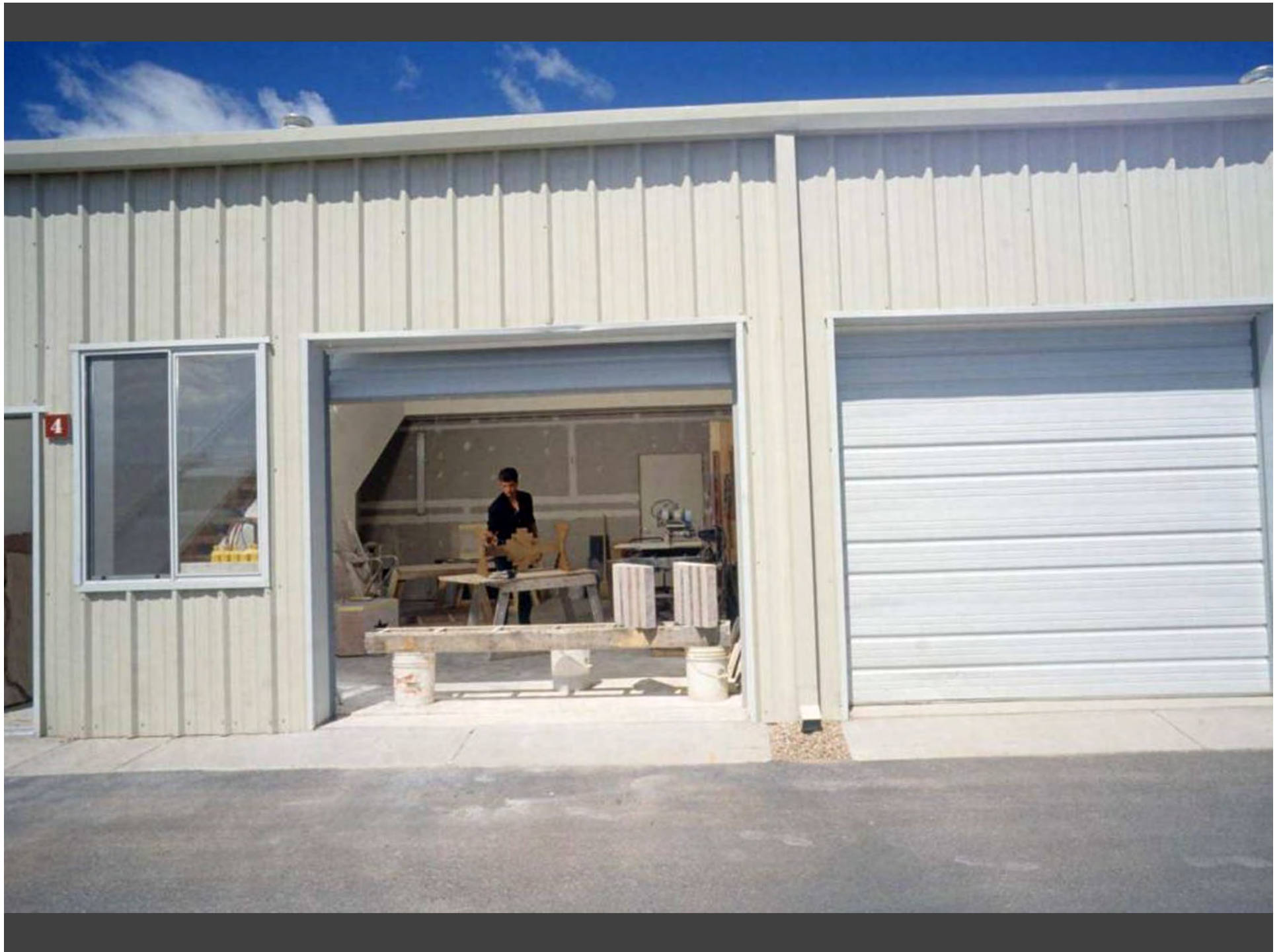


Kai Ani Village Mixed-use Development



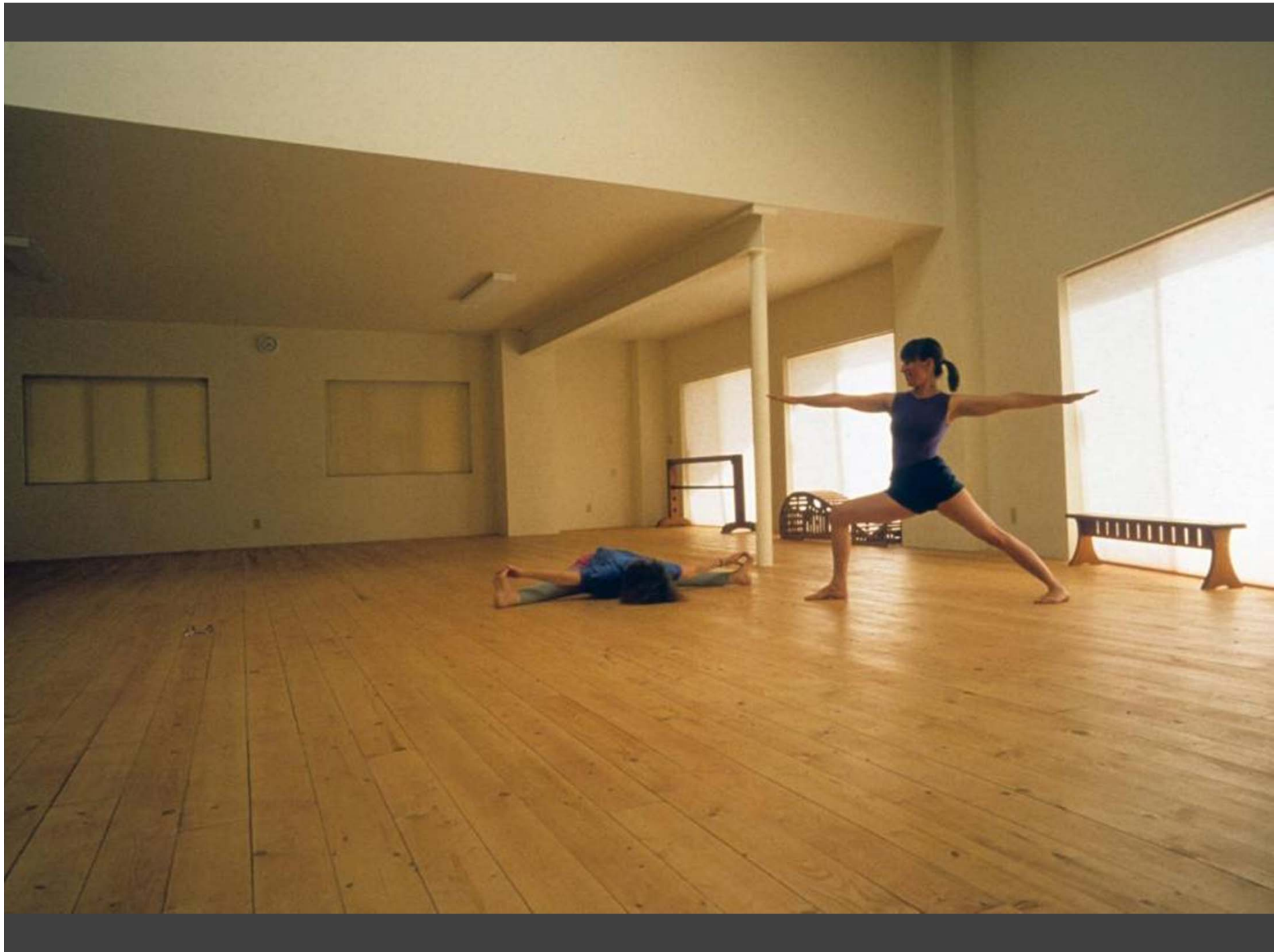
Live/Work Studios Santa Fe, NM



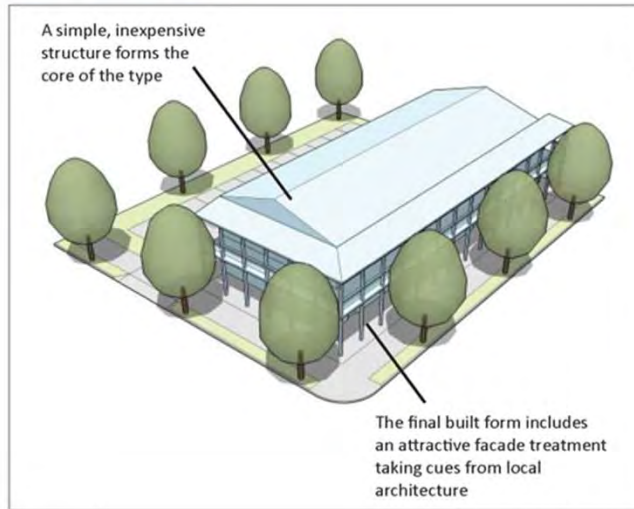








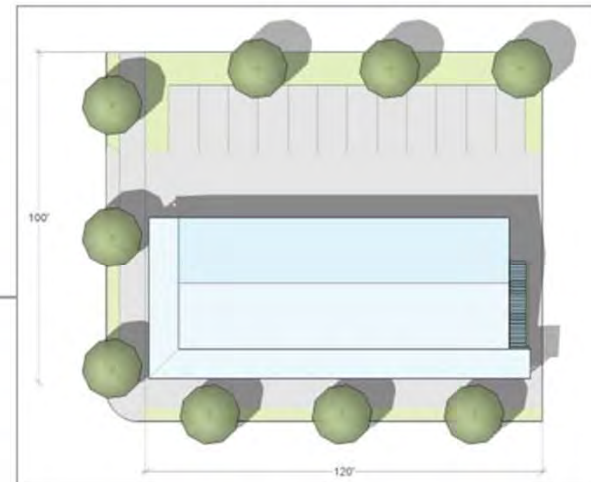
Flex Space



Typical Condition

The core building is simple in structure and easy to subdivide for multiple small tenants

Flex Space	
Proposed Height (max.)	2 stories
Total FAR (net)	0.5 - 0.8
Parking Access	Alley or secondary street



Typical Condition

Diverse Housing Opportunities



Option Land

500 Dwelling Units

Possible Future Development by Others

le Future Development by Others

Agricultural Buffer Easement

Proposed Kaono'ulu Village

Village Center

400 Dwelling Units

School Connection

Proposed Kihei High School

Makai Residential

300 Dwelling Units

Elleair Maui Golf Club

Elleair Maui Golf Club

Waste Water Treatment Plant

PIILANI HIGHWAY

South Maui Regional Park

North / South Greenway

Waipuhani Gulch

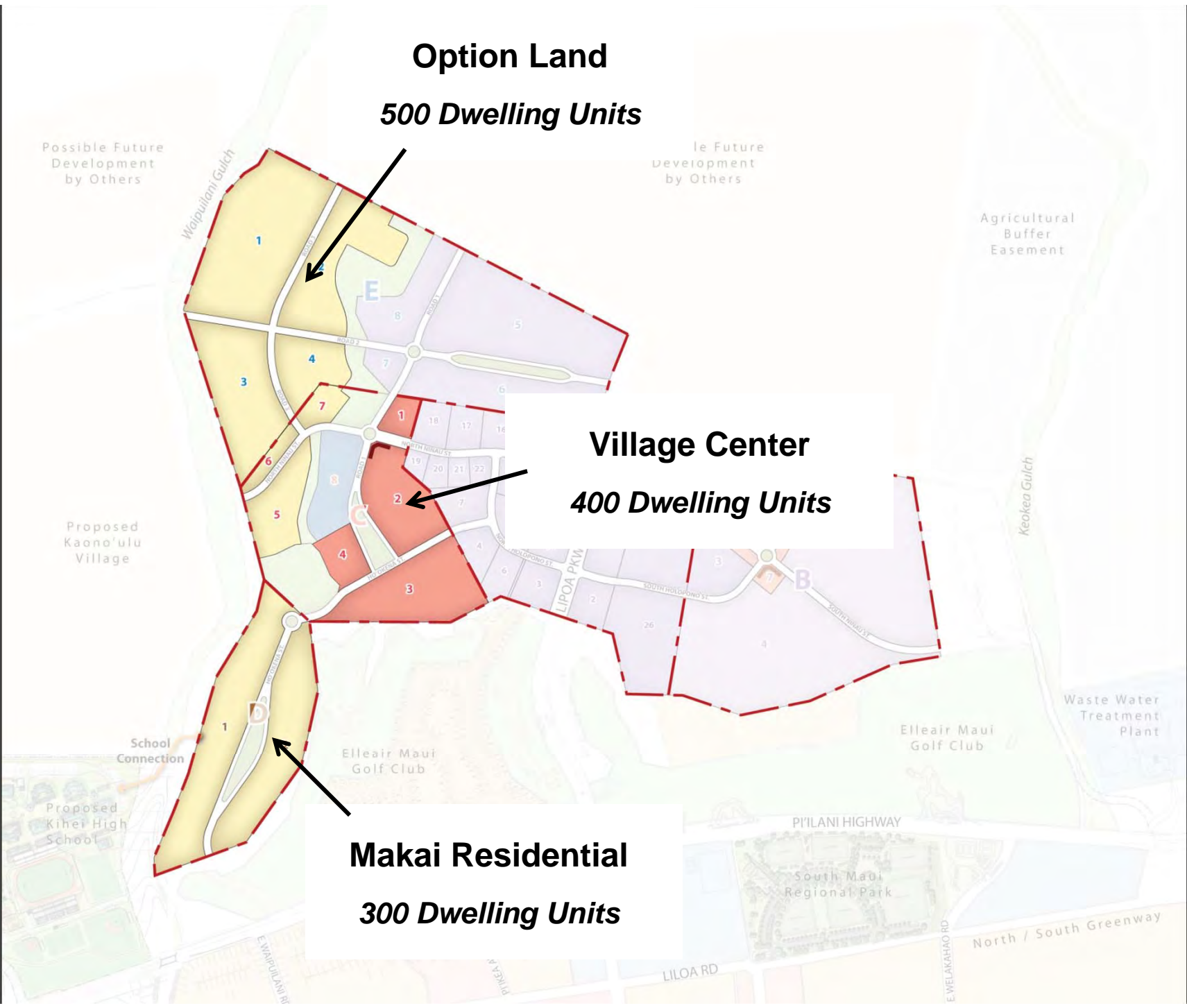
Keokea Gulch

E. WAIPIUHANI RD

PIILANI RD

LILOA RD

E. WELAKAHAO RD



Neighborhood Parks



Pocket Parks



Hillside Green Court Housing



Green Court Housing





6 - FORM BASED CODE

BUILDING SCALE

Building Scale Design Goals	80
Building Typologies	81
Relationships Between Buildings and Streets	100
Relationships of Buildings to Neighbors	110
Vehicle Access & Storage	116
Architectural Guidelines	123
Universal Design	137
Green Building Standards	138

BUILDING TYPOLOGIES





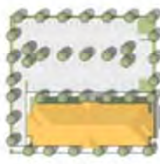



Building typologies are used in this plan to set parameters for development on the private parcels. The typologies which follow show a wide variety of building types, including many different land uses. All of these types have in common the treatment of the public space as a valued and important realm. Rather than allowing buildings to be hidden behind parking lots or large garages, the intent is to present a human face to the street. Such buildings create a more lively and vital common space, and make an area safer with “eyes on the street.” All buildings will have prominent entrances to the street, allowing easy access from street side parking and for pedestrians, bicyclists and transit users.

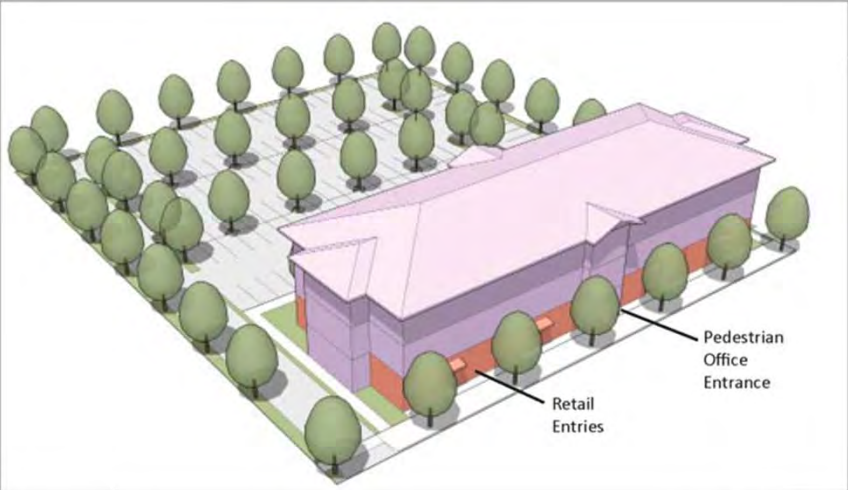
These typologies are generalized massing diagrams. Final architecture should be culturally and climatically appropriate to Maui, and should fulfill the intent of these guidelines to create a high quality public realm.



Building Typologies Summary Matrix

BUILDING TYPE	OFFICE / RESEARCH and DEVELOPMENT	OFFICE over RETAIL	RETAIL	FLEX SPACE	CIVIC	RESIDENTIAL over RETAIL	MULTI-FAMILY
	 Primary Street	 Primary Street	 Primary Street	 Primary Street	Not Illustrated	 Primary Street	 Primary Street
OVERALL							
Lot Size (examples shown above)	75,000 sf	70,000 sf	23,400 sf	12,000 sf	Not shown	49,400 sf	38,250 sf
Lot Area (minimum square feet)	6,000	6,000	2,400	1,800	5,000	6,000	4,500
FAR (net) (min./max.)	0.3 - 0.65	0.5 - 0.65	0.3 - 0.4	0.5 - 0.8	N/A	N/A	N/A
Unit Size (min./max.)	N/A	N/A	N/A	1,000 sf - 2000 sf	N/A	400 sf - 1000 sf	400 sf - 1,000 sf
Stories / Building Height (maximum)	4 / 50 feet	4 / 50 feet	2 / 40 feet	2 / 40 feet	4 / 50 feet	4 / 50 feet	3 / 40 feet
Density (net units/ac) (min./max.)	N/A	N/A	N/A	15 - 20	N/A	18 - 30	28 - 40
Parking Access	Alley or side drive or secondary street	Alley or side drive or secondary street	Alley or side drive or secondary street	Alley or secondary street	Alley or side drive or secondary street	Alley or side drive or secondary street	Alley or side drive or secondary street
SETBACKS							
Setbacks (min./max. feet) - Front, Back, Side	0-15, 5 (min), 0 (min)	0-15, 5 (min), 0 (min)	0-10, 5 (min), 0 (min)	0-10, 5 (min), 0-3	5-15, 5 (min), 0 (min)	0-10, 5 (min), 0 (min)	5-15, 5 (min), 5 (min)
Length of Primary Frontage Occupied (minimum)	60%	60%	70%	80%	50%	70%	70%

Notes:
 sf = square feet
 ' and ft = feet
 N/A = not applicable



Typical Condition

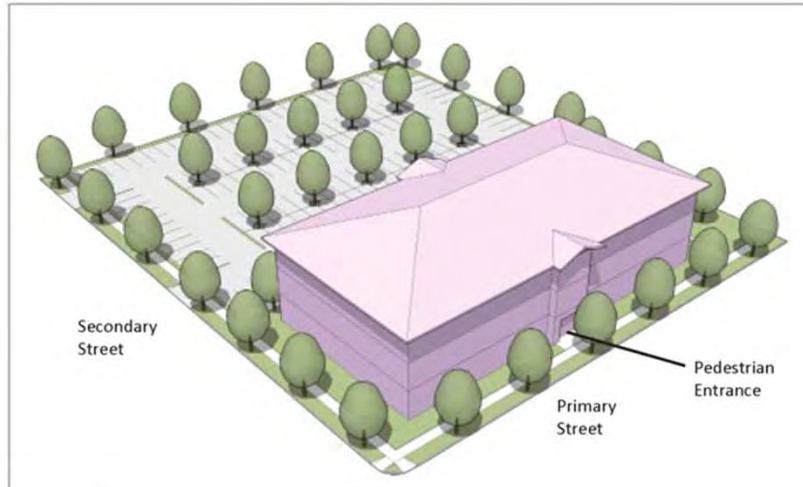
Office Over Retail

Proposed Height (max.)	3 stories
Total FAR (net)	0.5 - 0.65
Parking Access	Alley or side drive or secondary street



Typical Condition

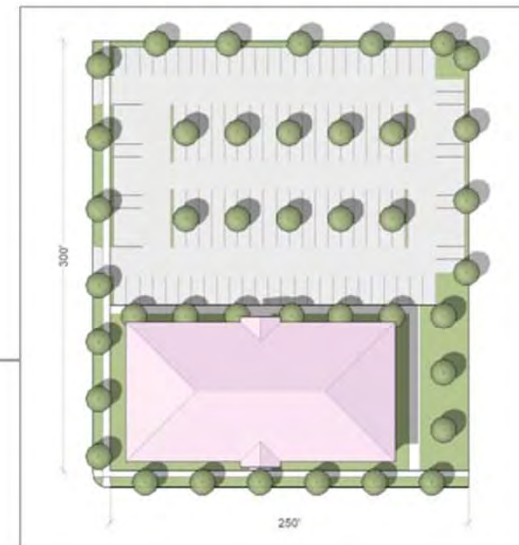
Commercial









Typical Condition

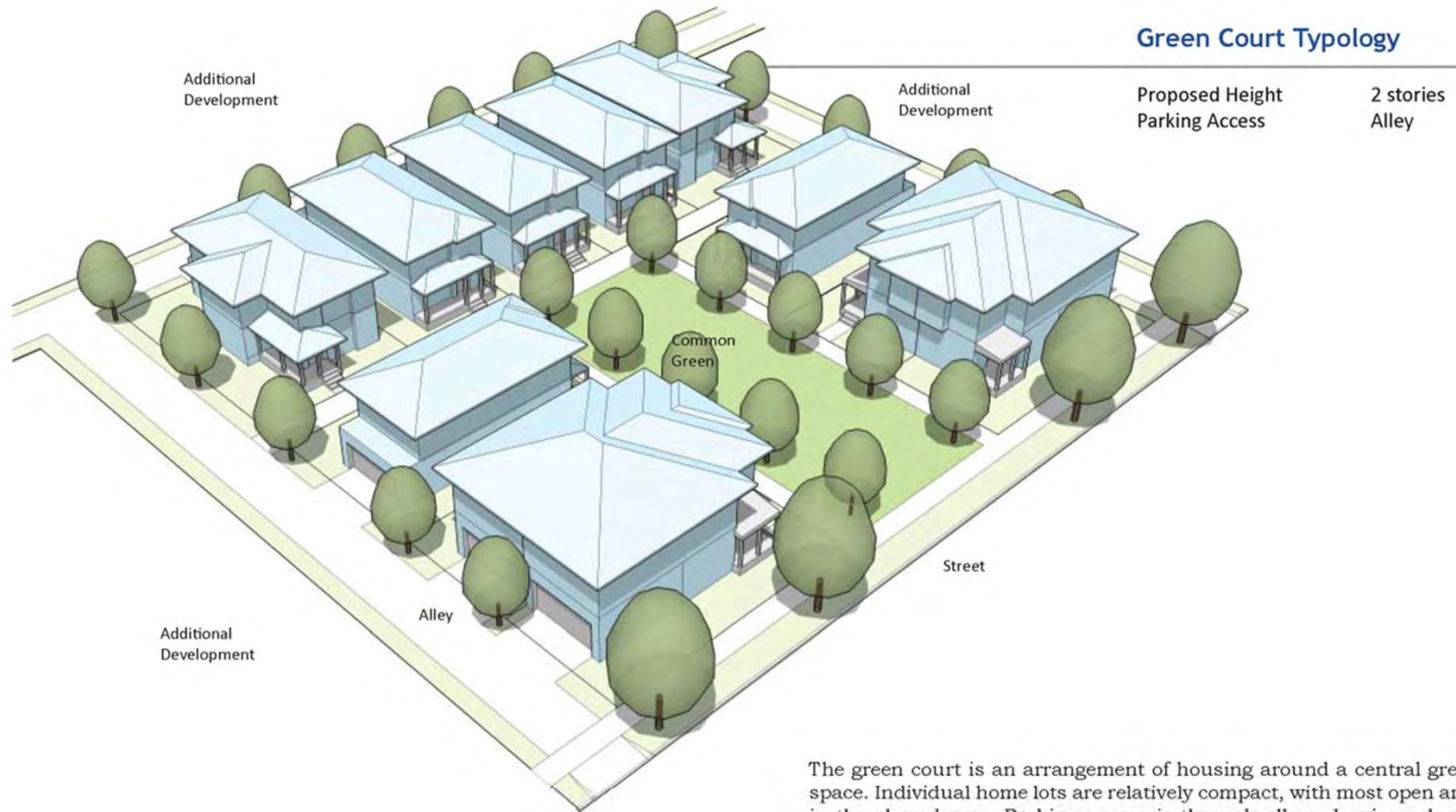
Office / Research & Development

Proposed Height (max.)	3 stories
Total FAR (net)	0.3 - 0.65
Parking Access	Alley or side drive or secondary street



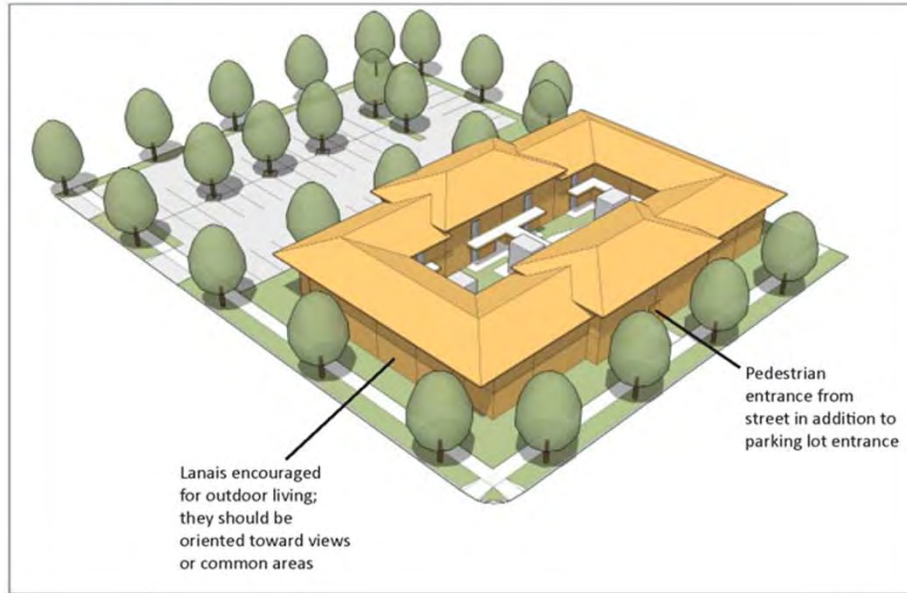
Typical Condition

BUILDING TYPE	FOUR-PLEX	TRI-PLEX	TOWNHOME	SINGLE FAMILY/DUPLEX GREEN COURT	SINGLE FAMILY SMALL LOT	SINGLE FAMILY LARGE LOT
	 Primary Street	 Primary Street	 Primary Street	 Primary Street	 Primary Street	 Primary Street
OVERALL						
Example Lot Sizes (common sizes)	40' x 75' (3,000 sf) 50' x 85' (4,250 sf)	30' x 75' (2,250 sf) 35' x 90' (3,150 sf)	20' x 55' (1,100 sf) 24' x 100' (2,400 sf)	55' x 30' (1,650 sf) 70' x 50' (3,500 sf)	50' x 70' (3,500 sf) 45' x 100' (4,500 sf)	55' x 90' (4,950 sf) 70' x 100' (7,000 sf)
Lot Size (min./max. square feet)	3,000 (min)	2,200 (min)	1,100 (min)	1,650 (min)	3,600 - 4,800	4,801 - 7,250
FAR (net) (min./max)	N/A	N/A	N/A	N/A	N/A	N/A
Unit Size (min./max.)	500 sf - 1,100 sf	500 sf - 1,100 sf	900 sf - 1,400 sf	800 sf - 1,400 sf	1,200 sf - 1,800 sf	1,400 sf - 2,000 sf
Stories / Building Height (maximum)	3 / 40 feet	3 / 40 feet	3 / 40 feet	2 / 30 feet	2 / 30 feet	2 / 30 feet
Density (net units/ac) (min./max.)	40 - 60	40 - 60	18 - 40	12 - 26	9 - 12	6 - 10
Parking Access	Alley or secondary street (side of unit)	Alley or secondary street (side of unit)	Alley or secondary street (side of unit)	Alley	Alley or secondary street (side of unit)	Alley or side drive or secondary street (side of unit)
SETBACKS						
Setbacks (min./max. feet) - Front, Back, Side	5-12, 5 (min), 5 (min)	5-12, 5 (min), 5 (min)	5-11, 5 (min), 0 - 3	5-10, 5 (min), 5 (min)	5-10, 5 (min), 0 - 3	5-15, 6 (min), 6 (min)
Length of Primary Frontage Occupied (minimum)	70%	70%	70%	60%	60%	40%



The green court is an arrangement of housing around a central green space. Individual home lots are relatively compact, with most open area in the shared area. Parking access is through alleys, leaving a large, quiet, and protected pedestrian zone. This typology has proven popular in many places and appeals to a wide range of people, from families with children to older people and professionals looking to minimize time spent on yard maintenance.

Residential

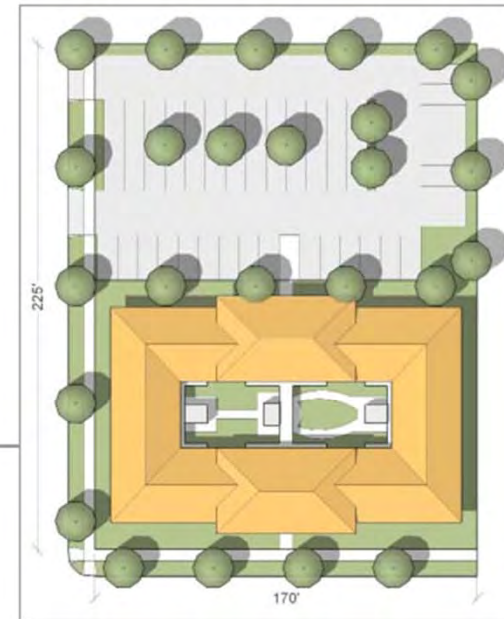


Typical Condition

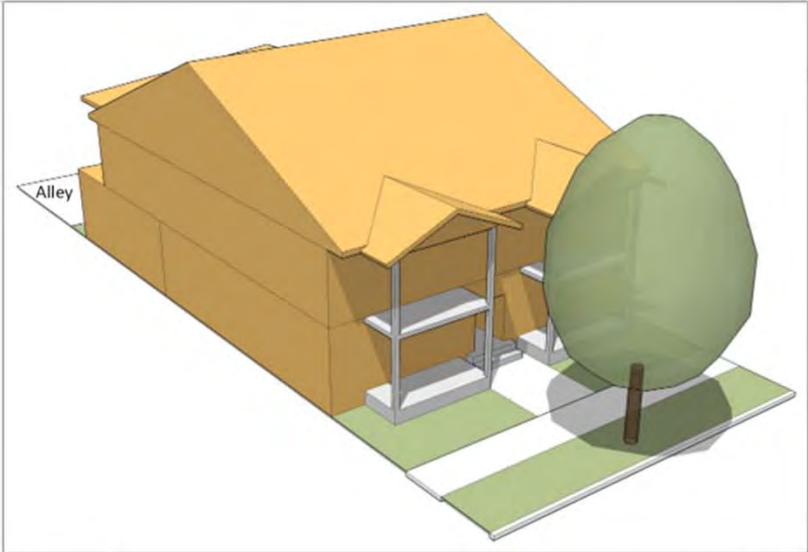


Multifamily

Proposed Height (max.)	3 stories
Density (min.-max.)	28 du/ac - 40 du/ac
Parking Access	Alley or side drive or secondary street



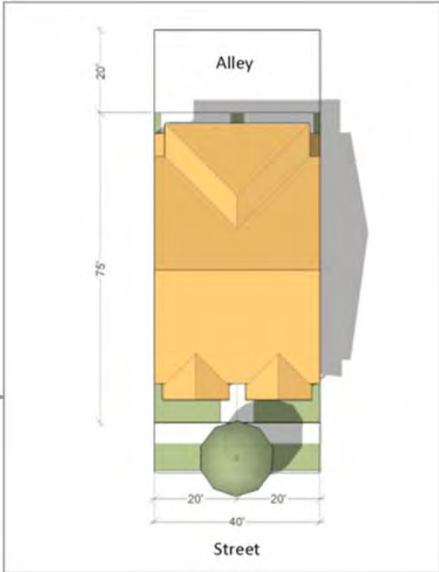
Typical Condition



Typical Condition

Four-Plex

Proposed Height (max.)	3 stories
Density (min.-max.)	40 du/ac - 60 du/ac
Parking Access	Alley or secondary street (side of unit)



Typical Condition

ARCHITECTURAL GUIDELINES

Commercial, mixed-use and residential buildings within the Maui Research and Technology Park will have architectural characteristics which are culturally and environmentally appropriate to Maui's traditional buildings and the project's climate. The Park should have a variety of architecture and this Code does not impose a specific architectural style. Rather, inspiration should be taken from pedestrian-scaled areas in the island's historical towns such as Wailuku, Lahaina, and Paia. The intention is for the architecture at the Park to reflect but not duplicate this architectural tradition. Each project should bring architectural creativity that honors local architecture yet is unique in this village setting.



Despite the allowance for eclectic architecture, however, each building must maintain the high quality urban character of the Park. Buildings in the park can accommodate a mix of building types and architectural styles while still creating a cohesive sense of place. Buildings should be in scale and character with pedestrian-oriented activities. Materials, especially for portions of buildings near the pedestrian realm, should use materials of quality, durability, and scale appropriate to pedestrian activity and contact. The following guidelines are intended to ensure a high quality public realm while still allowing for architectural freedom and diversity.



Stores in Holoaloe Town

Building Mass & Proportion



Multifamily building types



Example of scale for street level retail

Buildings within the Park shall be characterized by a pedestrian emphasis in their scale, level of detail, and variety of materials. Buildings designed to be seen by passengers in automobiles rely on large, blocky shapes and little detailing because viewers will have no time to see subtle treatments. Buildings in the Park should be designed to be seen at the speed of someone walking.

Monolithic forms should be avoided and the addition of scale-giving elements should be used to reduce the apparent scale of larger buildings. Building masses, especially larger commercial, mixed-use and multifamily buildings, should be articulated and organized with a variety of composite forms. While the physical scale of buildings will vary with building size, "user scale" should be consistently intimate.



Example of scale for street level retail

While individual buildings are encouraged to differ significantly in form, color, and material, all buildings should emphasize common elements, such as consistent horizontal trim lines, roof forms, and awning heights. The design of elements such as awning locations and roof heights will be determined based upon the usage and requirements of each building type. Mixed-use buildings, multi-family and single-family buildings will be differentiated through the variation of these elements.

For larger multi-level buildings, emphasis should be placed on distinguishing three-part massing with distinctive base, body, and roof forms. The care of the building base design should be apparent, including the use of awnings, arcades, canopied entry ways, courtyards, and transparent panes of glass at the building base. Covered pedestrian walkways should be provided whenever possible to create an inviting place for people.

Facade Articulation



Example of appropriate articulation for a mixed-use building

Changing from an auto-centric to a pedestrian-oriented streetscape makes facade details and articulation more important. Instead of being viewed at high speed from behind a windshield, buildings in the Park should be of the high quality suitable to be viewed by pedestrians, at slow speed and close proximity.

Facades should meld the architectural characteristics of Maui's historic buildings with modern woods and sustainable design strategies. Facades should also reflect the life of the users and residents. Blank, expressionless facades are discouraged. Lively, animated facades are encouraged.

Project designers are encouraged to use a wide array of details, patterns, textures, and decorations to enhance



Example of using entry lanais and balconies for bringing scale to large buildings

the facades of their buildings, but must always keep in mind that buildings should not alienate themselves from the development as a whole.

Architectural details, such as balconies, pop-outs and window planters are encouraged. Integration of decorative bands will help to break down scale of larger buildings, as monolithic forms should be avoided. Details such as wood rafter ends, supporting members, columns, hand rails, ventilation grills, capitals and cornices provide a textural quality and charm.

Parking structures must have visually interesting facades, preferably similar to retail or office buildings. The parking structure facades should be of comparable detail and quality to adjoining buildings.



Different building prototypes shall have appropriate facade articulation to allow for a variety of architectural characters

Lanais & Stoops



Stoop used for front entry to a local home

Lanais are a uniquely Hawaiian architectural form. Along with stoops - covered entryways that are either recessed into or protrude from facades - they should feature prominently in the residential areas of the Park. Not only can their design give a sense of individuality and variety to similar home plans, but they serve an important function as intermediate spaces between the public and private realms. Entry lanais are a place of receiving guests and meeting neighbors.

The steps and railings of lanais and stoops provide a physical separation and a psychological sense of protection, creating a comfortable place from which to view and interact in the street scene. As bridges between the inside and outside, they also provide shelter from the elements, offering a dry place to look for keys on rainy days, or a shaded place to sit on warm days. Residences should have lanai spaces off of the kitchen or family room fronting private yards when possible. Lanais should be large enough for outdoor sitting and dining.

Standards

All street-facing ground floor units in multifamily build-

ings shall have individual entries to the street. It is encouraged that ground floor units that do not face a street have individual entries to a walkway or court.

In general, all single-family homes shall have an entry lanai where possible.

Homes without lanais shall have stoops.

Homes on corner lots shall have lanais (wrap-around lanais are encouraged).

To differentiate home plans, lanais and stoops should vary in size, roof pitch, materials, and style.

Where possible, lanais should be elevated from grade to provide a physical transition between public, semipublic, and private zones.



Usable, street-facing lanai



Front entry lanai for sitting with balcony above



Trellis entrances for Mixed-Use buildings



Stoop entrance for Multi-family building

Maui Research & Technology Park

