

Kihei Smart Growth Scorecard

Project:
Date of review:

KCA VISION "E malama pono" ...dedicated to protecting, sustaining, and enhancing the our 'aina, kai and 'ohana.

These are KCA's standards. KCA will support projects that meet our standards, especially in the SMA and Environmental Assessment public input phases.

REQUIRED BY KMCP	MAX POSSIBLE	PERTINENT	PROJECT
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I. NATURAL WORLD

Minimize the effect on the land, the sea, and the air. Improve upon our current interaction with our natural environment.

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

a. DRAINAGE

1. Commitment to KCA'S Best Management Practices (Written response required)
2. Retain all storm water on site (100%) to prevent it from flowing to the ocean
3. Provide permeable surface for drives and walkways
4. Provide permeable surface for parking
5. Maintain natural flow and path in gulches without diversion from traditional path
6. Restore gulch to traditional path
7. Prior to construction, provide agrarian watershed retention basin in material excess of the county required minimum
8. Implement Green Streets principles
9. Provide contribution to regional storm water solution
10. No impediments to gulch flow, such as culverts
11. Maintain/create riparian restoration of natural gulch

15		
12		
6		
6		
12		
15		
12		
10		
15		
15		
10		

b. WETLANDS & DUNES

1. Restore/maintain and protect wetlands
2. Expand wetlands
3. Enhance resident's & visitor's appreciation of wetlands
4. Preserve, maintain and enhance the dunes

CP	15		
	10		
CP	8		
CP	12		

c. WATER USE

1. Use drip irrigation in lieu of sprinklers
2. Use site-generated grey water for irrigation
3. Use county R1 irrigation

4		
10		
6		

d. VEGETATION

1. Remove invasive species
2. Use native plants for landscaping
3. Plant more shade trees (not palms) than county requires
4. Preserve mature trees & indigenous plants during and after construction

2			
CP	6		
	9		
CP	9		

e. NIGHT SKY

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

5		
5		

B. CONSERVE HYDROCARBON 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
5. Contribute to distributed energy generation solutions

9		
8		
7		
10		
15		

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
3. Provide solar hot water

CP	12		
	3		
	6		

C. ENHANCE OUR CONNECTIONS TO NATURAL WORLD & EACH OTHER

1. Include strong connection to all adjacent natural features such as waterways, greenways, wetlands

12		
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- 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

10		
9		
12		

D. NATURAL WORLD BONUS

- 1. Bonus for unique improvement proposed by the owner/applicant

342	0	0

NATURAL WORLD SUBTOTAL

II. CULTURAL HERITAGE

Respect and enhance the cultural heritage of our islands

A. PRESERVE OUR HISTORY/PROMOTE HAWAIIAN CULTURE

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

CP	8		
CP	8		
CP	6		
	8		
	8		

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
- 4. Commercial building size not to exceed 20,000 sf

12		
12		
15		
15		

C. CULTURAL HERITAGE BONUS

- 1. Bonus for unique improvement proposed by the owner/applicant

92	0	0

CULTURAL HERITAGE SUBTOTAL

III. SMART GROWTH

Promote a resilient economy and positive social interaction. Improve quality of life for existing residents.

A. ENCOURAGE PROSPERITY – ENHANCE THE LOCAL ECONOMY

- 1. Promote local production and local consumption of food

7		
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For Commercial and Mixed-Use Projects Only:

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

8		
12		
7		

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

12		
CP	12	

b. ADEQUATE EXISTING INFRASTRUCTURE

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

CP	8	
CP	8	
CP	8	
CP	8	

c. PROXIMITY (< 1 MILE) for Residential & Mixed-use Projects Only

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

CP	8	
CP	8	
CP	8	
CP	8	

d. PROXIMITY (<1 MILE) for Commercial and Mixed-use Projects Only

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

CP	8	
CP	8	
CP	8	
CP	8	

C. PROVIDE A MIX & BALANCE OF USES

a. For Mixed-use Only:

- 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

12		
8		
4		
4		

b. For Residential Projects Only:

- 1. Provide a mix of residential uses (apartments, row houses, SF)
- 2. Provide ohanas/potential ohanas

8		
5		

3. Provide affordable housing for at least 20% of the living units for families making at between 25% to 80% local AMI	CP	6		
4. Provide affordable housing for at least 20% of the living units for families making between 81% and 120% local AMI		10		
c. For Commercial Projects Only:				
1. Incorporate traditional neighborhood retail services/uses		12		
2. Maintain compatible scale/mass with surrounding neighborhood		7		
3. Provide street level use that generates maximum pedestrian activity 15 hours/day or more		9		
4. Provide new type use within 1 mile of existing neighborhood		2		
D. SMART GROWTH BONUS				
1. Bonus for unique improvement proposed by the owner/applicant				
SMART GROWTH SUBTOTAL		241	0	0

IV. SMART TRANSPORTATION

Minimize automobile impact and encourage multi-modal transportation.

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

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

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)		12		
2. Provide / maintain alleyway network		5		
3. Provide roundabouts at intersections		15		
4. Require no new traffic lights		12		
5. Provide park-ride accommodations		6		
6. Provide pull-outs for public transit		10		

b. PUBLIC TRANSIT

1. Provide transit stop with bike racks		8		
2. Provide new public transit solutions		15		

C. SMART TRANSPORTATION BONUS

1. Bonus for unique improvement proposed by the owner				
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SMART TRANSPORTATION SUBTOTAL		173	0	0
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TOTAL SCORE

		848	0	0
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Percentage (Total Project Points/Total Pertinent Points)