



WAIKAPŪ COUNTRY TOWN

DRAFT Design Guidelines



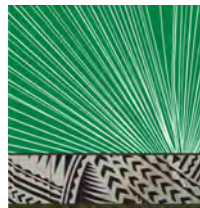
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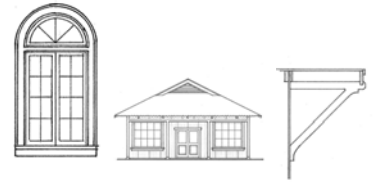
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Section One - Introduction





PURPOSE OF THE DESIGN GUIDELINES

Waikapū Country Town (WCT) is a master-planned community to be developed in Central Maui, near the small plantation town of Waikapū .

The WCT is to be a “complete community” of approximately 1,433 residential units and 146 ohana dwelling units, about 200,000 square feet of commercial and employment space, an elementary school, parks, and open space. The WCT includes 1,077 acres of protected agricultural lands to the south and west.

The **purpose** of the Design Guidelines (DGs) is to establish a palette of neighborhood design and architectural typologies that implement the Waikapū Country Town Master Plan (WCT Master Plan).

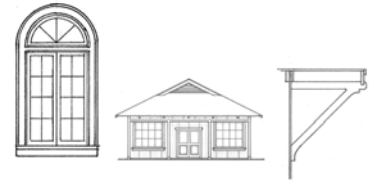
The DGs are organized into eight sections:

- I. Introduction;
- II. The WCT Master Plan;
- III. Complete Community Design Principles;
- IV. Neighborhood Design Guidelines;
- V. Architectural Guidelines;
- VI. Landscape Architectural Guidelines;
- VII. Sustainability Guidelines; and
- VIII. Administration of the Design Guidelines.

Section One, *Introduction*, describes the purpose of the DGs and their intended use. **Section Two**, *The WCT Master Plan*, describes the major land use, urban design, and infrastructure elements that comprise the project. **Section Three**, *Complete Community Design Principles*, describes urban design best practices for complete



HOW TO USE THE DESIGN GUIDELINES



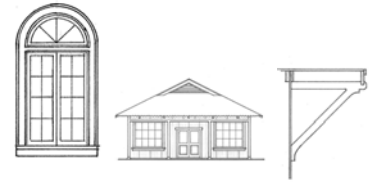
community design. **Section Four**, *Neighborhood Design Guidelines*, identifies design guidelines at the scale of the neighborhood, block or lot, such as lot types, the design of blocks, streets, parking, drainage facilities, parks and open space. **Section Five**, *Architectural Guidelines*, illustrates a distinct palette of architectural styles and details that will define the project's architectural vernacular. **Section Six**, *Landscape Architectural Guidelines*, documents desired landscape planting materials, street furniture and fixtures, and irrigation best practices. **Section Seven**, *Sustainability Guidelines*, identifies building and design practices intended to achieve a more environmentally sustainable community design. **Section Eight**, *Administration of the Design Guidelines*, explains the urban design review process for various types of development projects.

How to Use the DGs

The DGs and the zoning code are intended to be used together. The code establishes the project's zoning district, permitted uses, permitted lot types, special design standards, and other regulations related to land use and design. The DGs are intended to implement the desired character of development at the scale of the community, neighborhood, block, and the developable lot.

For planners, architects, and small and large builders the DGs should direct urban design decisions. The following describes how the DGs should be used:

HOW TO USE THE DESIGN GUIDELINES



For Neighborhood Scale Projects

Review the zoning code to determine your zoning district(s), permitted uses, permitted lot types, development standards, parking requirements, and all other applicable zoning requirements. Refer to **Section One** of the DGs to understand the purpose and intended use of the DGs.

Refer to **Section Two**, *The WCT Master Plan*, for a comprehensive overview of the desired vision for the WCT. Next, thoroughly review **Sections Three** through **Seven** of the DGs for the applicable design guidelines that apply to your project. Finally, review **Section Eight**, *Administration of the Design Guidelines*, which explains the urban design review process.



For New Buildings and Building Renovations on Existing Subdivided Lots

Review the zoning code to determine permitted uses, permitted lot types, parking requirements and other applicable requirements. Refer to **Sections Five**, **Six** and **Seven** of the DGs for the architectural, landscape architectural and sustainability guidelines. Finally, review **Section Eight**, *Administration of the Design Guidelines*, which explains the urban design review process.



For On- and Off-site Infrastructure

Acceptable standards for street design, parking, drainage, and utilities are described in **Section 4**, *Neighborhood Design Guidelines*, of the DGs. Refer to **Section Seven** of the DGs to identify applicable sustainability guidelines. Finally, review **Section Eight**, *Administration of the Design Guidelines*, which explains the urban design review process.

