

## Suggested Policies and Actions

## Responsible Stewardship of Resources, Culture and Character

## Policies

1. Maintain the scale, building massing and architectural character of historic Lahaina town (see "Design Policies for Lahaina Town" within this section).
2. Ensure new development projects provide continued access to kuleana lands protected under Hawai'i Revised Statutes, Section 7-1.
3. New permanent structures shall not be developed in or within 200 feet of the top of the bank of gulches. *define gulches*
4. All new development shall implement recommendations of the Maui County Planting Plan for street and parking area trees, ~~avoiding the plants that are on the Hawai'i Pacific Weed Assessment high risk list.~~ *shall not be utilized.*
5. Require implementation of low-impact development practices in developments in West Maui to reduce stormwater runoff and protect water quality.
6. Require developments with pools within the Special Management Area to use Best Management Practices for cleaning and maintaining the pool, specifically prohibiting draining of pool water directly to the ocean.
7. Ensure Malu'uluolele Park is cared for in an ecologically and culturally appropriate way.

## Actions (Lead County Agency)

1. Continue working with the community to identify appropriate uses and management practices for County-controlled properties in County Historic District No. 1, including Malu'uluolele Park, Kamehameha Iki Park, and Banyan Tree Park. (DPR/Planning)
2. Establish a code of conduct for visitor use at County parks with cultural sites in West Maui and install signs explaining the code of conduct at appropriate locations. (DPR)
3. *hav'* ~~Identify parks and County properties that should~~ *parks + City properties* display information about their historical, cultural or environmental significance. (DPR/Finance/Planning)
4. Expand the County Historic District to include both sides of Front Street from Shaw Street to the Puamana condo complex. (Planning)
5. Support and expand funding for citizen science and environmental restoration programs in West Maui. (Mayor/County Council)
6. Create an off-road motor vehicle park in an area that will not damage watersheds and ecosystems and encourage landowners to decommission existing off-road motor vehicle trails in areas that damage watersheds. (DPR)

7. Amend the Maui County Code to prohibit new development within gulches and implement a 200-foot buffer around gulches and streams where no structures will be allowed. (Planning) *and wetlands*
8. Amend the Maui County Code to establish low-impact development standards and require developments to incorporate those standards. (DPW)
9. Continue and expand collaborative ecosystem restoration efforts between nonprofits, private entities and County departments. (All County)
10. Provide funding and other support for Coral Reef Alliance's stream gulch vegetation restoration and high flow diversion pond construction at Wahikuli Stream, ma uka of Hanaka'ō'ō Beach Park, in order to reduce sediment that reaches the ocean and create cultural, educational, and recreational opportunities. (Mayor/Council)
11. Implement recommended actions that are within the County's jurisdiction from the Army Corps of Engineers West Maui Watershed Study when complete. (All County)
12. Develop new design guidelines for Lahaina Town that provide detailed guidance on: the rehabilitation of historic buildings; additions to historic buildings; the construction of new buildings; landscape and streetscape elements; and the treatment of archaeological properties and cultural sites. (Planning)

#### Design Policies for Lahaina Town:

The policies below apply to properties within the Lahaina National Historic Landmark District. As indicated in action #12, the long-term intent is to create design guidelines that incorporate the policies below.

1. Rehabilitation:
  - a. Rehabilitation of a historic building shall minimize changes to original materials, architectural elements, and ornamentation.
  - b. Deteriorated original architectural elements and materials shall be repaired rather than replaced.
  - c. Where repair is not possible, replacement features shall match the original component in design, material, color, and texture.
  - d. Original building materials shall not be covered with new materials.
  - e. Harsh cleaning treatments, like sandblasting and pressure washing, shall not be used because they can permanently damage historic materials. Buildings shall be cleaned using the gentlest means possible.
  - f. Previous additions or changes to buildings should be evaluated for historic significance. Changes that have gained historic significance should be retained and preserved.
  - g. Missing or deteriorated features shall be reconstructed based on physical evidence and archival documentation, such as historic photographs, plans, or written

descriptions. Details found on similar historic buildings shall not be reconstructed without other supporting documentation.

2. Additions:

- a. Additions shall be designed and located so they are subordinate to the main historic building in terms of scale and mass.
- b. Additions or changes to the front of the building are prohibited. Additions should be set back from the front of the building and located at the side or back of the building.
- c. Additions that damage or overwhelm the historic building (because they are too tall or their footprints are too large) are prohibited.
- d. Additions shall use a similar roof pitch, shape, and overhang as the historic building.
- e. Additions shall be similar in height to the historic building. An addition that is taller than the main historic building may be considered if it is substantially set back from the front facade and connected with a smaller linking element.
- f. Rooftop additions shall be limited to the back of the building to preserve the historic scale and form of the building and minimize visibility from the public right of way.
- g. The addition's windows shall be similar in shape, size, design, and placement to the openings of the historic building.
- h. The addition's shape, size, and openings shall create a directional emphasis (horizontal or vertical) that is similar to the historic building.
- i. The addition's exterior materials shall match or be compatible with the materials of the historic building in terms of type, color, and texture.
- j. The addition's architectural details shall not be more ornate than those found on the historic building. Architectural details that are not in keeping with the historic building's architectural style shall not be used.

3. New Construction

- a. New construction shall be similar in height, mass, form, and scale to the surrounding historic buildings.
- b. When the width of new construction exceeds that of neighboring historic buildings, the front facade shall be divided into smaller sections. This can be accomplished by stepping back sections of the wall plane or by using vertically oriented dividing elements such as pilasters.
- c. New buildings shall be limited to 30 feet in height.
- d. Roof forms shall resemble those found on neighboring historic buildings.
- e. Doors, windows, and other openings shall be similar in shape and placement to the openings of neighboring historic buildings. Additionally, door and window openings

shall have a similar proportion of wall to window space as neighboring historic buildings.

- f. Exterior materials shall match or be compatible with the materials of surrounding historic buildings in terms of scale, texture, and proportion.
- g. Imitation or synthetic materials, such as vinyl siding and T 1-11 veneer are prohibited because they are not visually similar to the traditional siding materials found in Lahaina.
- h. Architectural details shall be simple in design. They shall not be more ornate than those found in neighboring buildings.
- i. New buildings should correspond with the setbacks and orientation of neighboring historic buildings.
- j. Main entrances and porches of new buildings shall face the same direction as those found along the street frontage.
- k. New secondary buildings, such as garages and outbuildings, should be subordinate to the size and appearance of the primary historic building and located at the back of the lot.
- l. Mechanical, electrical, solar, or other exterior equipment shall be located in the least visible place possible. If equipment is mounted on the roof, it should be on the rear slope, behind the roof's midpoint, or set back from the front of the building so it is less visible from public spaces.
- m. Window air conditioning units shall not be located at the front facade.
- n. Access ramps and other accommodations for wheelchairs shall be located to provide access without being visually intrusive.
- o. New construction shall be located and designed to accommodate special natural or man-made site features.

#### 4. Streetscape:

- a. Preserve historic rock walls and other historic streetscape elements, such as basalt stone curbs.
- b. To maintain traditional visual continuity between the street and buildings, new walls and fences shall be limited to 3' in height.
- c. Ensure road and drainage improvements are compatible with the character of the town.
- d. Street furniture shall have a simple, contemporary design that is compatible with the scale, style, and texture of the surrounding historic buildings. Historic designs from other locations shall not be introduced.
- e. Significant archeological properties affected by a project shall be preserved. If these properties must be disturbed, mitigation measures shall be undertaken.