

“Honoring Hāli‘imaile’s legacy is important and serves as a guiding principle in realizing our future.”

– Maui Land & Pineapple Company, Inc.

Hāli‘imaile

Maui, HI

PROJECT DETAILS

Project Area: approximately 847 acres
Client: Maui Land & Pineapple Company, Inc.
A&B Properties, Inc.
Year Designed: 2006
Website: haliimaile.com

For more information, visit doverkohl.com.



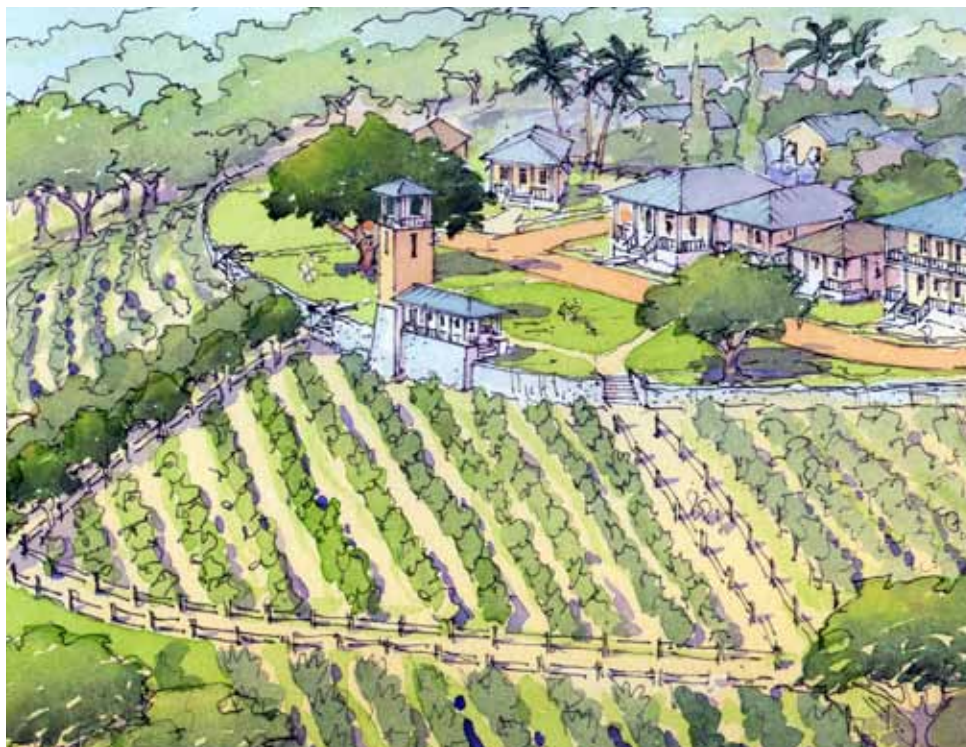
Neighborhoods have homes mixed in size and type, offering housing opportunities for a range of income levels. Small neighborhood greens serve as gathering places and are part of the overall stormwater management system for the community.



Located at the heart of town, the farmer's market hall is one of the most important gathering places, and can host a variety of community functions.



The proposed village center is located at the intersection of Hāli‘imaile Road and the General Store. The core of the Plan offers buildings with vertically mixed-uses, open spaces for public gatherings, and views toward Haleakala.



The Project

In 2006, Maui Land & Pineapple Company, Inc. (ML&P) and A&B Properties, Inc. joined together to plan the extension of historic Hāli‘imaile Town, located in upcountry Maui, Hawai‘i. The town founders set important goals for the completion of the town, to ensure that new development enhanced the quality of life for all upcountry residents. Among these goals were the preservation of the town’s agricultural legacy and ensuring that growth in Hāli‘imaile embraces the true essence of the land and its people. Dover, Kohl & Partners led the project, working together with Chael, Cooper & Associates, Seth Harry & Associates, and Charlier Associates. In collaboration with the Dover-Kohl team, William McDonough + Partners and WSP Environmental developed the Cradle to Cradle Community Framework for Hāli‘imaile.

The Process

During the week of March 10, 2006, upcountry residents joined together with leaders from Maui Land & Pineapple Company, A&B Properties, and the planning team in a series of on-site workshops to create a plan for future growth. At the conclusion of the community planning workshop week, a draft plan, which illustrated traditional urban design, livable transportation, sustainable agriculture and eco-effective water and energy systems, was presented. All of these ideas together will create a cohesive community that can set a precedent for the sustainable development of an island community. The Plan for Hāli‘imaile sets forth a coordinated strategy to guide appropriate growth by mixing land uses, creating an interconnected network of streets, and providing a wide range of housing options.

Status

The County of Maui is currently in the process of updating its General Plan. As part of this process, a community committee known as the General Plan Advisory Committee (GPAC) was formed to provide the Planning Commission and the County Council with recommendations for future urban growth areas throughout the Island. The GPAC is currently reviewing the Maui Island Plan. At the completion of their review, the Planning Commission and County Council will begin their respective reviews. Once the Plan updates are completed, ML&P will seek approval for Hāli‘imaile. In 2008, Hāli‘imaile was featured in the National Building Museum’s *Green Community* exhibit for contemporary innovations in sustainable urbanism. The project was also featured in the Spring 2009 edition of *Urban Land Green*.

Building a Sustainable Community



The drawing above represents the rural-to-urban transect, or varied neighborhood character, that will exist within the new community.



Hāli'imaile will be a model for sustainable growth and development of island communities, integrating traditional town planning principles, the principles of Cradle to Cradle design, livable transportation, and sustainable agriculture.

SITE INFRASTRUCTURE, based on the Cradle to Cradle framework, incorporates the following strategies:

- The street grid is rotated 15 to 30 degrees north of east to optimize use of prevailing winds and provide ideal solar orientation;
- A new firefighting reservoir is located "mauka" (towards the mountain) of Hāli'imaile Town;
- Rainwater is collected from neighborhoods, conveyed to new retention basins, and stored for use as irrigation; and,
- Future locations for on-site renewables and biodigesters have been identified.

ARCHITECTURE of the Hāli'imaile building types are inspired by Hawaiian traditions and employ devices that aid in water and energy conservation such as:

- South facing photovoltaics provide hot water;
- Deep roof overhangs provide shade;
- Lanais and trellises provide shade and facilitate cross ventilation;
- Casement windows take advantage of cross-ventilating trade winds;
- Thermal mass in ceiling assemblies, generous floor-to-floor heights, and ceiling fans provide thermal comfort; and,
- Cisterns collect rainwater for reuse and irrigation.