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## Maui Research & Technology Park-Today...

- 22 companies
  - 4 new in the last year
  - A good number are hiring
- Apx 400 people work in Park
- An estimated \$150 Million/yr flows through park projects
- 5 buildings, 180K SF
- ~\$3 Million in construction this year
- Sustainability
  - 2 solar projects deployed
  - New county recycled water connection, 35-40 MGY
- New website-[MauiTechPark.com](http://MauiTechPark.com)
  - News and master plan progress





# Maui R&T Park-Today...

- 10% build-out in past 20 years
  - 40 out of 400 acres
- Large minimum lot size
  - 2 Acre minimum lots
- Narrow acceptable uses-MCC 19.33
- Most all employees must drive to work
- No on-site amenities
- Very limited demand for this type of development on Maui
- Construction is very expensive
  - Passed through to buyers and tenants









## National Research Park and Employment Center Trends

- The recognized trend and future of employment centers and research/technology parks is moving towards mixing of uses in complete communities including R&D/Tech use
- The Association of University Research Parks—the industry group for these types of developments has called it the “the power of place”
  - *“A strategy to cluster research and incubator facilities (along with housing and amenities) in innovation zones is an important aspect of our future U.S. technological and ecological competitiveness.”*
- MRTP master plan update aligns well with draft Maui island plan, Community Plan, Kihei Community Association planning guidelines, and current planning trends nation-wide



*Creating Communities of Innovation*

# Stated Maui County Planning Goals

- Current county planning doctrine calls for:
  - Dense development—walkable, on transit, less automobile use
  - A mix of commercial and residential uses
  - Sustainable development—energy, water, waste water, building practices
  - Mixing housing types within neighborhoods—rental, owner occupied, multi-family, single family, market and affordable, life-cycle/disabled accessible
  - Integrated open space/parks

County of Maui  
2030 General Plan Update  
Draft Countywide Policy Plan

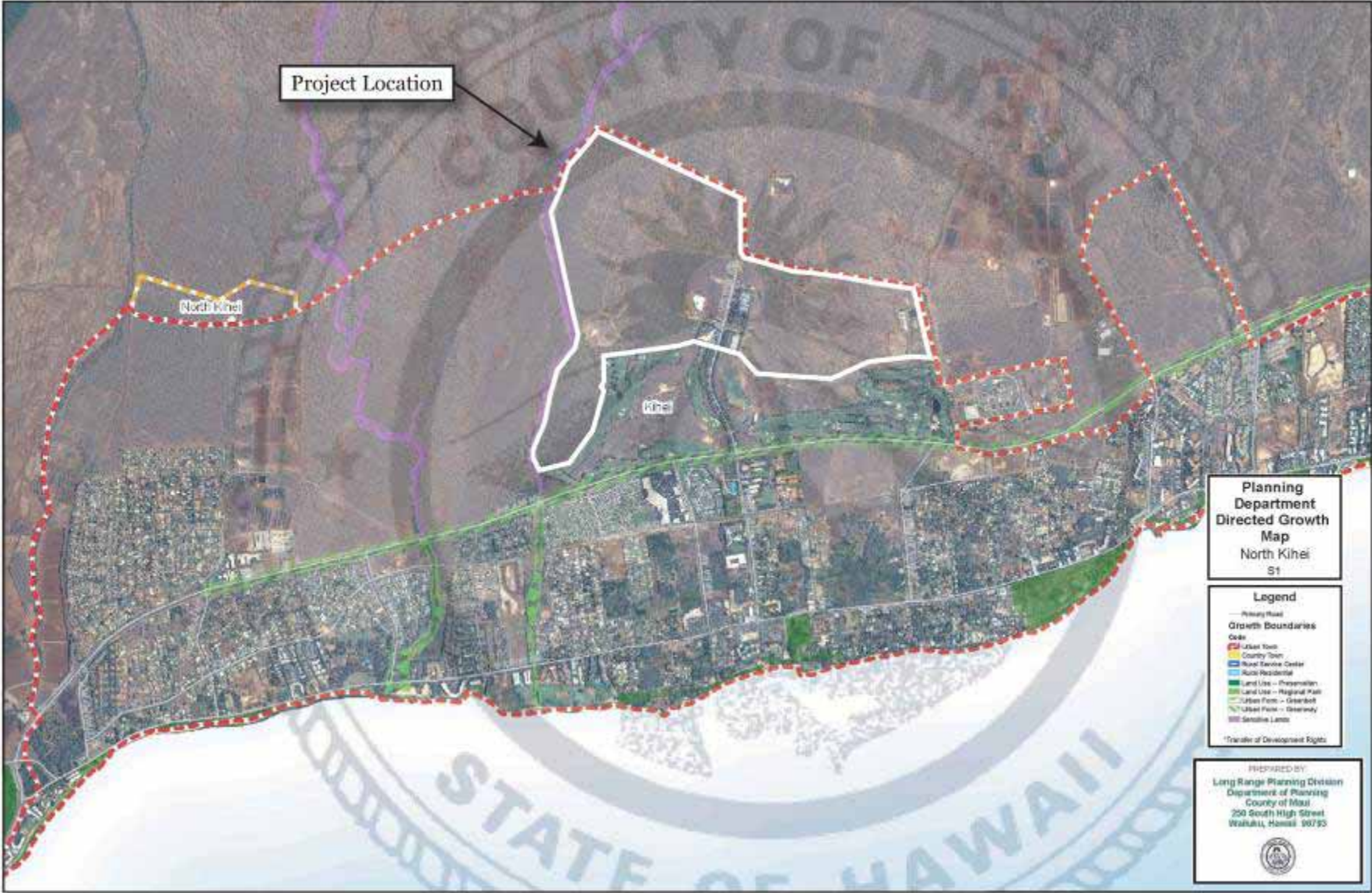


January 2008  
County of Maui, Planning Department  
Long-Range Planning Division

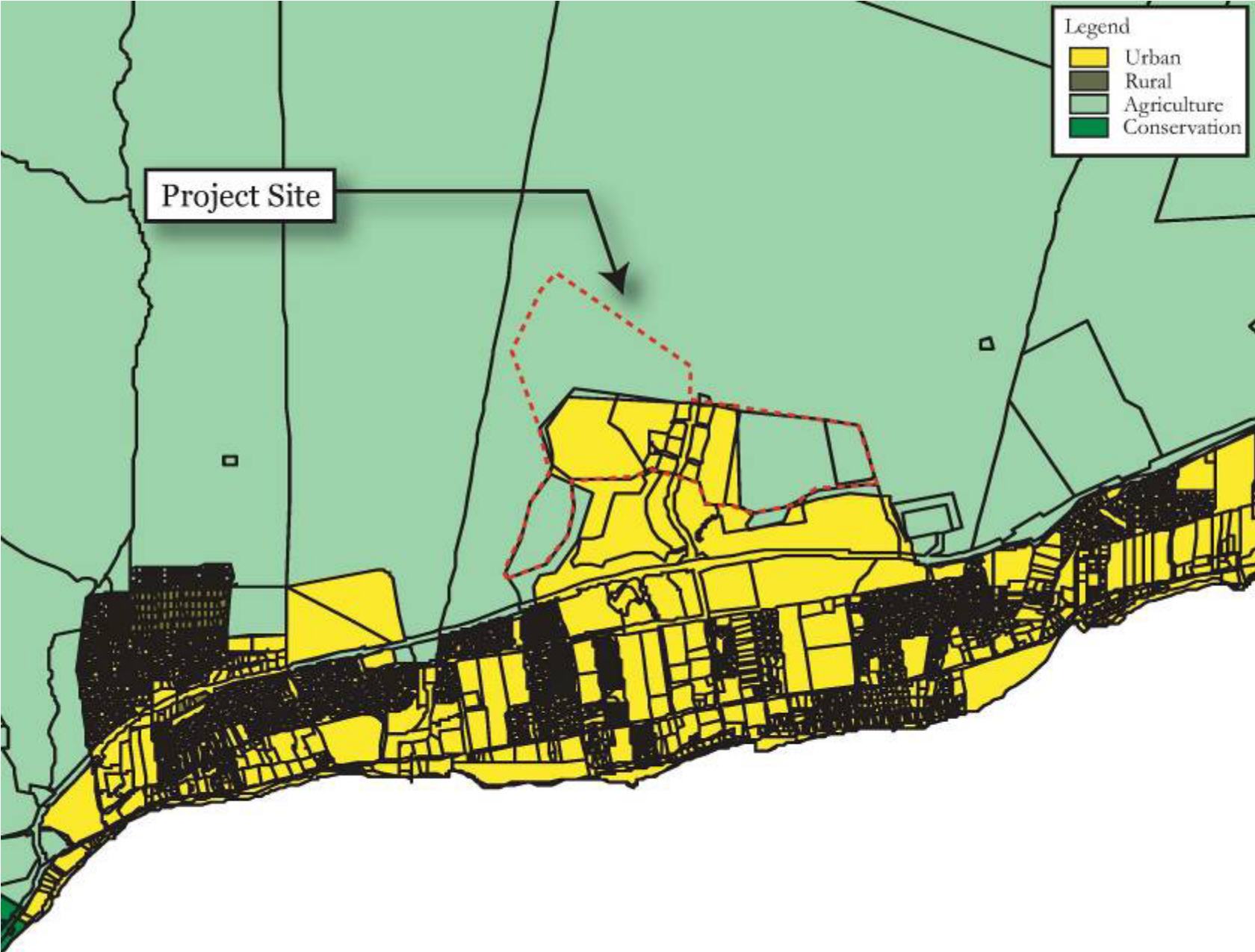




# Directed Growth Map



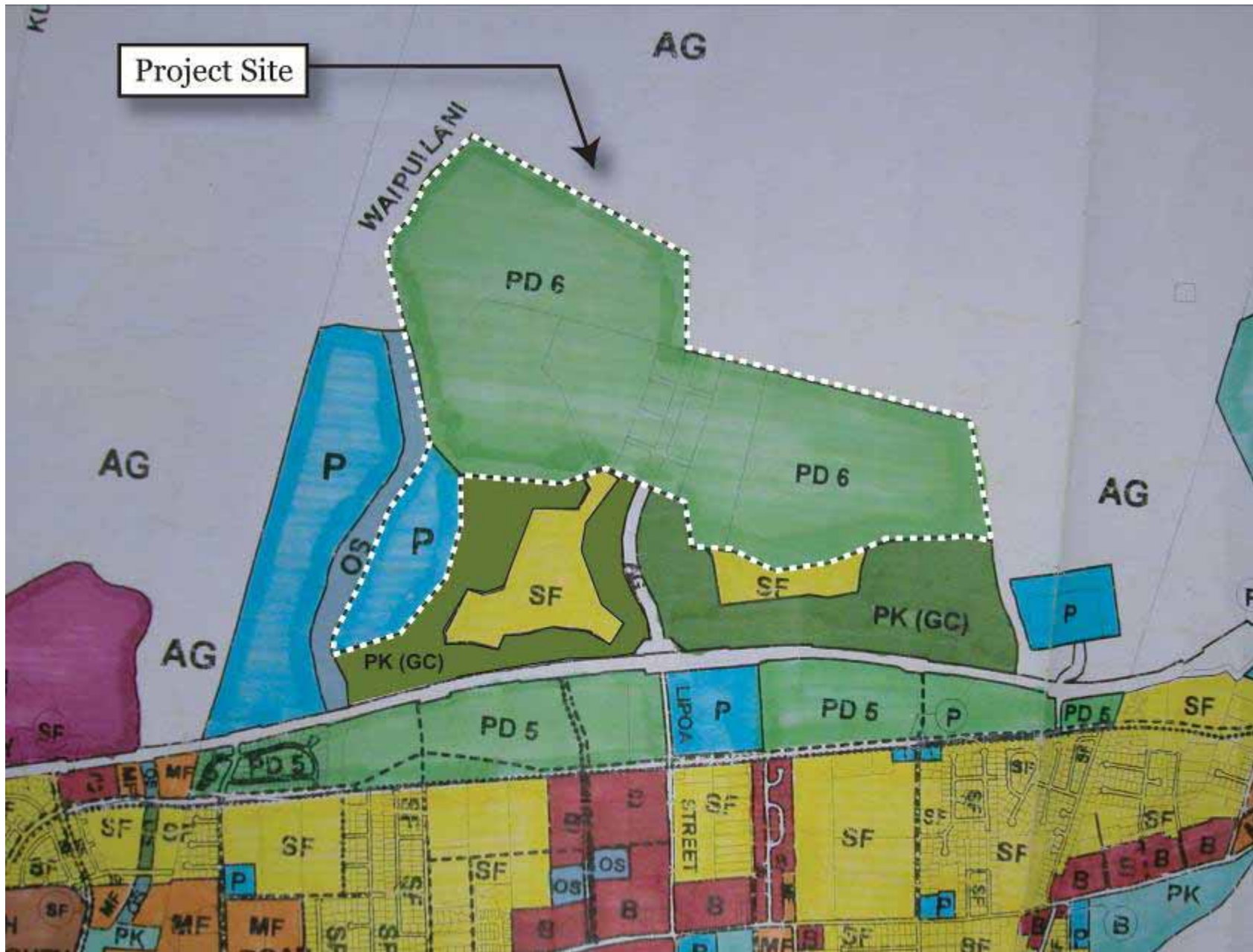
# State Land Use Districts



Maui R&T Park



# Community Plan Designations





# County Zoning Districts







Maui R&T Park



# Maui Research & Technology Park





# Maui Research & Technology Park



















MRTP

Wailea-Makena

Kihei

Maalaea  
Bay



## Golf Club and West Maui from MRTP







## Piilani Highway at Lipoa Parkway











# Piilani Highway Commercial







Possible Future Development by Others

Possible Future Development by Others

Agricultural Buffer Easement

Possible Future Access

Possible Future Access

Proposed Kaono'ulu Village

Views

Views

Elleair Maui Golf Club

Elleair Maui Golf Club

Waste Water Treatment Plant

Proposed Kihei High School

South Maui Regional Park

Pi'ilani Shopping Center

North / South Greenway

Waipulehi Gulch

Keokea Gulch

LIPOA PARKWAY

PI'ILANI HIGHWAY

LIPOA ST.

LILOA RD.

E. WELAKAMAO RD.

E. WAIKAIKAI RD.

POPEA RD.

POPEA RD.

LIPOA PKWY

NORTH ROAD

POPEA RD.

POPEA RD.

POPEA RD.

POPEA RD.

POPEA RD.

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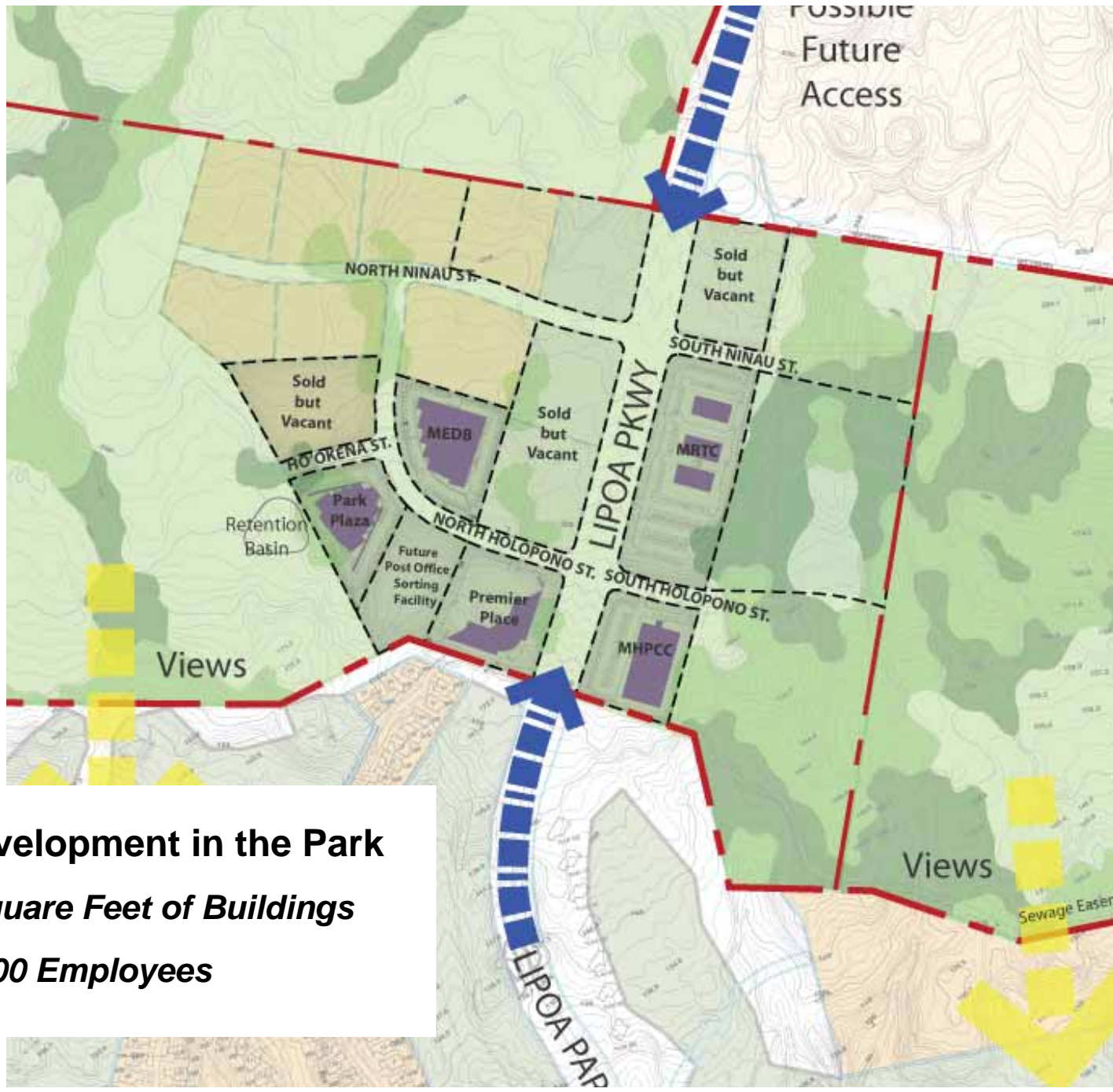
POPEA RD.



# Employment Core

86 Acres





**Current Development in the Park**

***180,000 Square Feet of Buildings***

***400 Employees***

## Lipoa Parkway Intersection in MRTP





# Lipoa Parkway























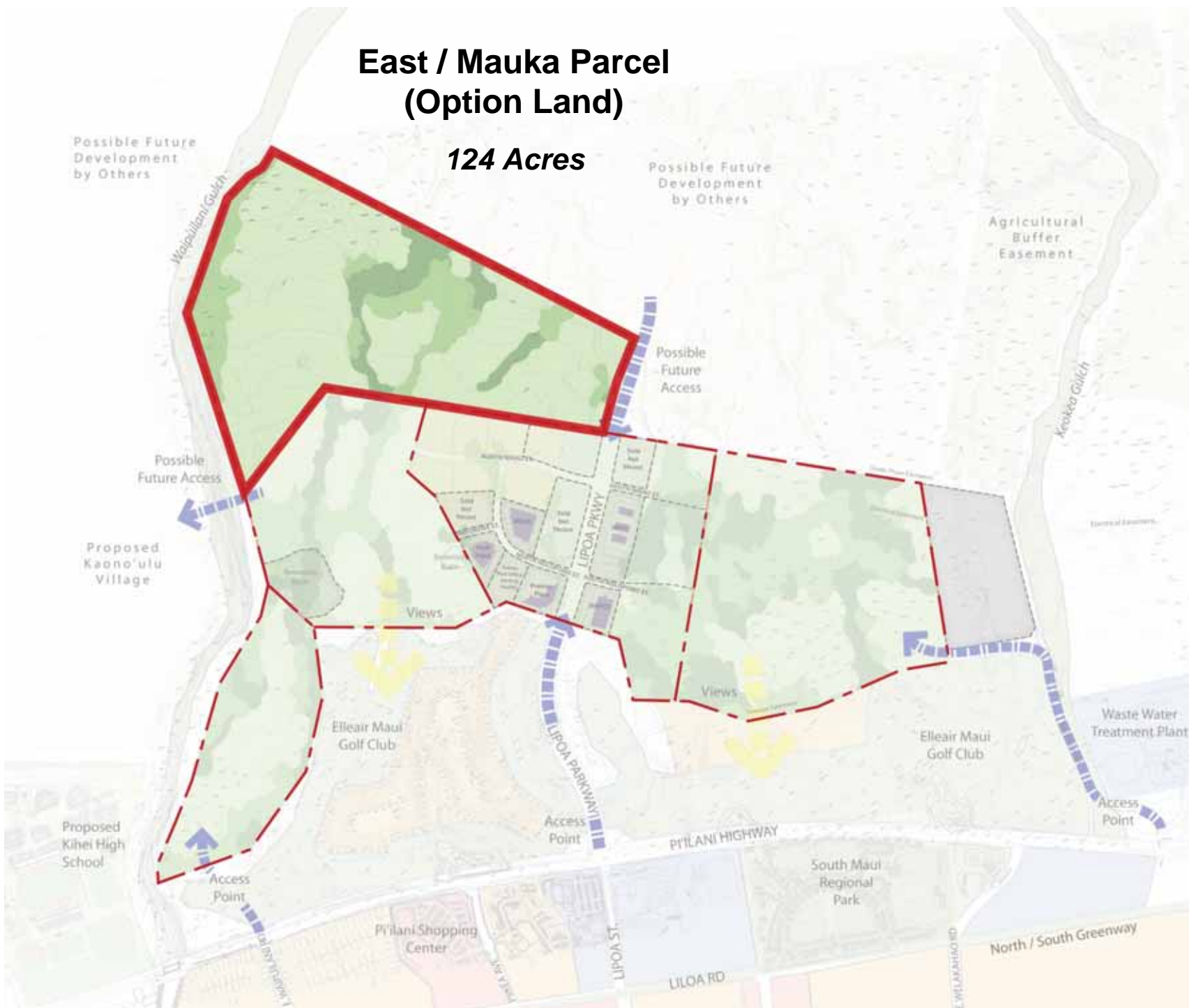






# East / Mauka Parcel (Option Land)

124 Acres



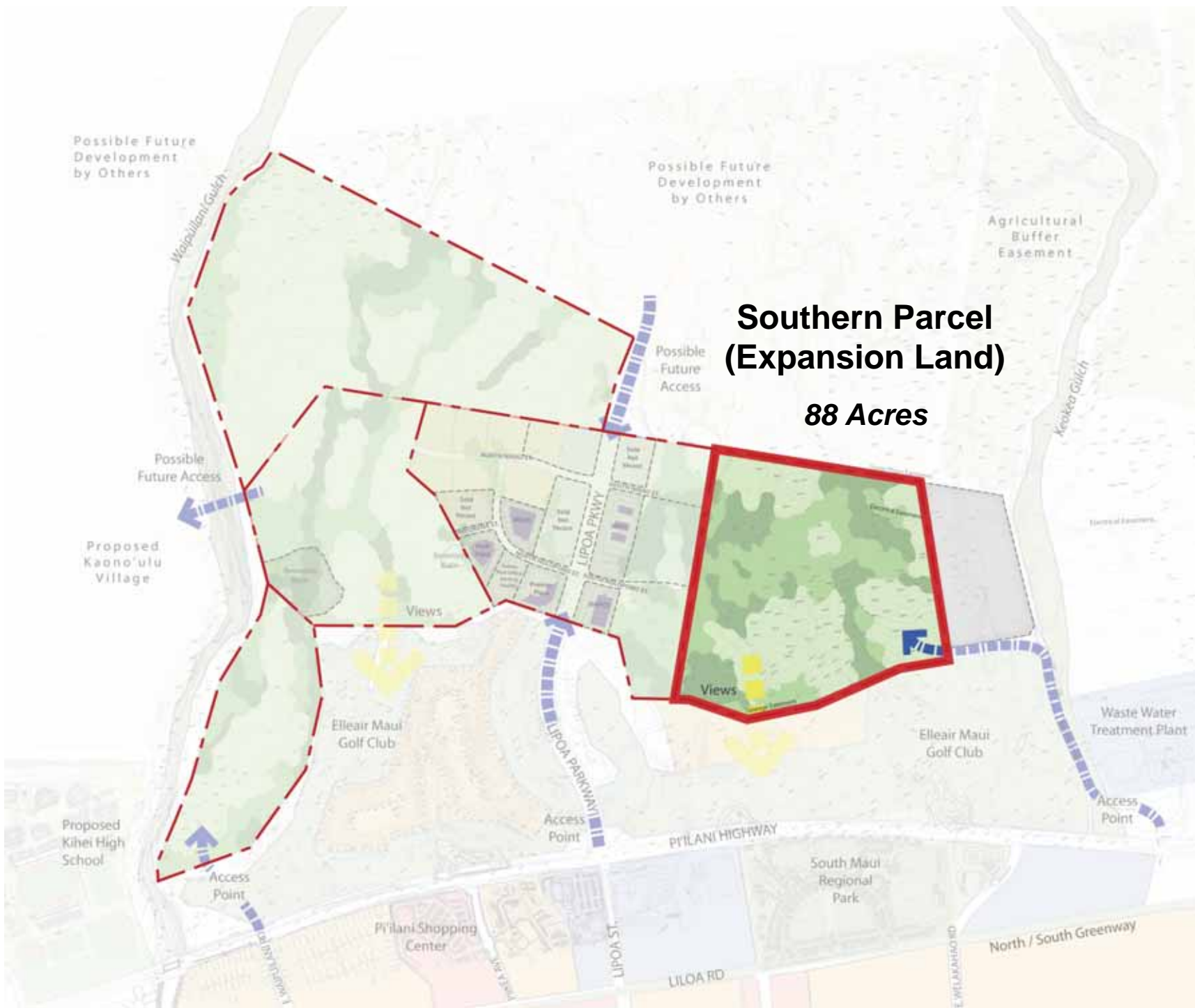












**Southern Parcel  
(Expansion Land)  
88 Acres**

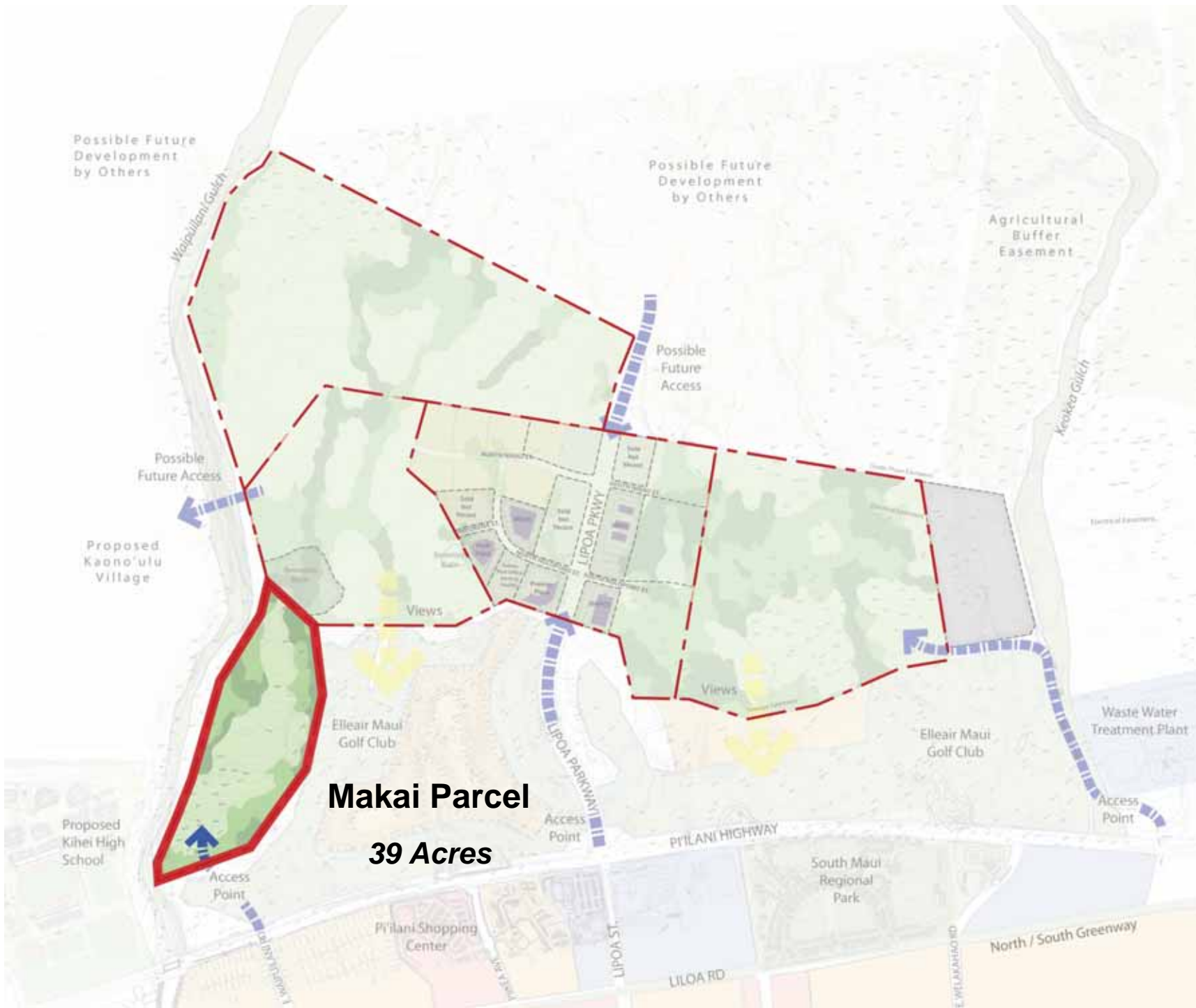












**Makai Parcel**  
**39 Acres**

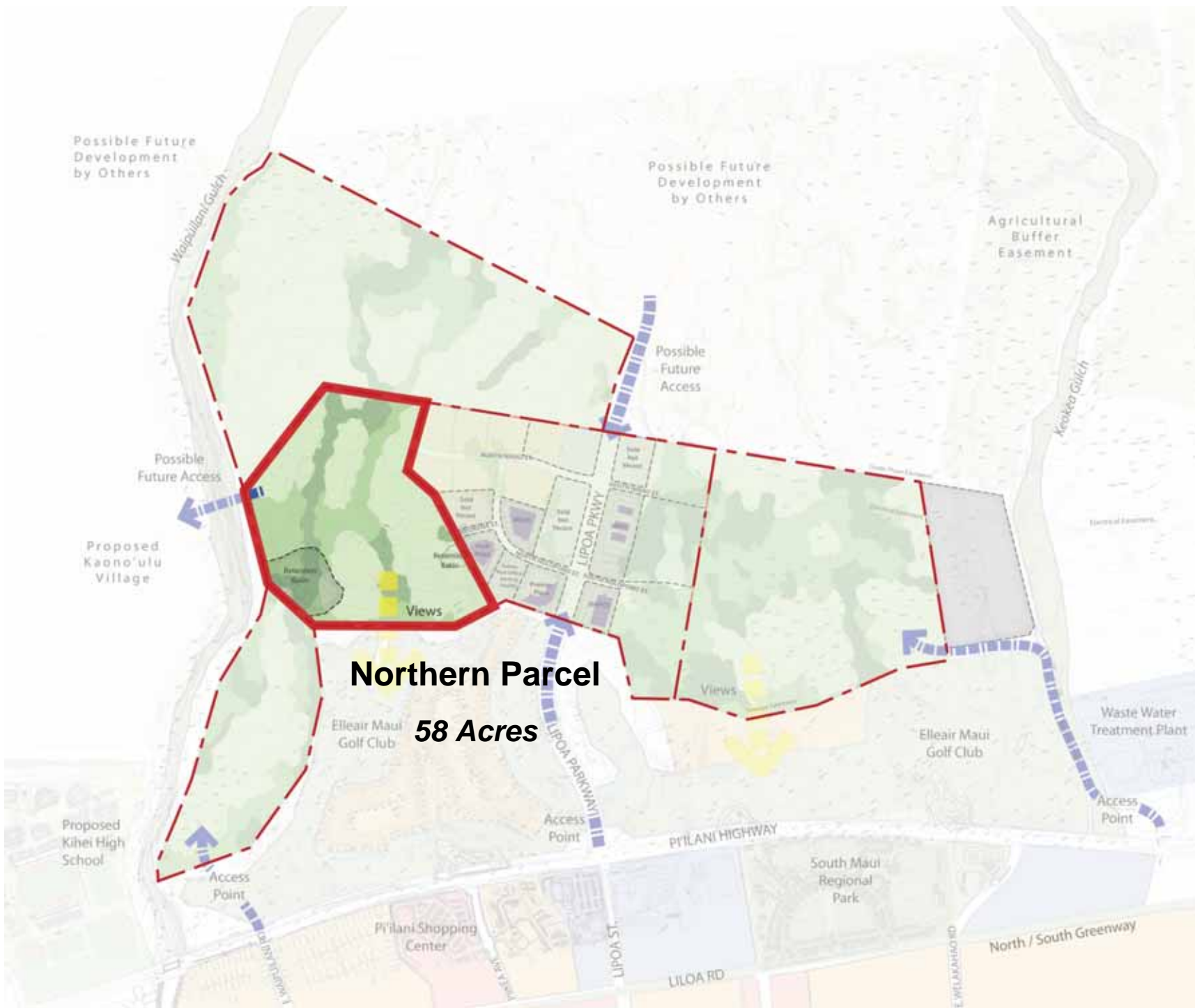












## Northern Parcel

58 Acres



## Retention Basin

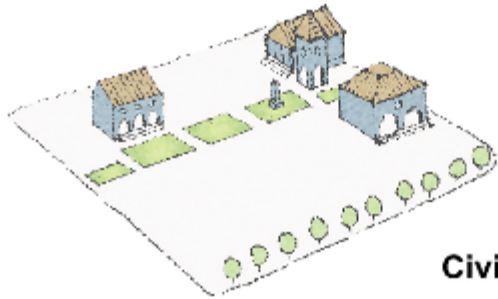








# Diversity



**Civic**



**Commercial**



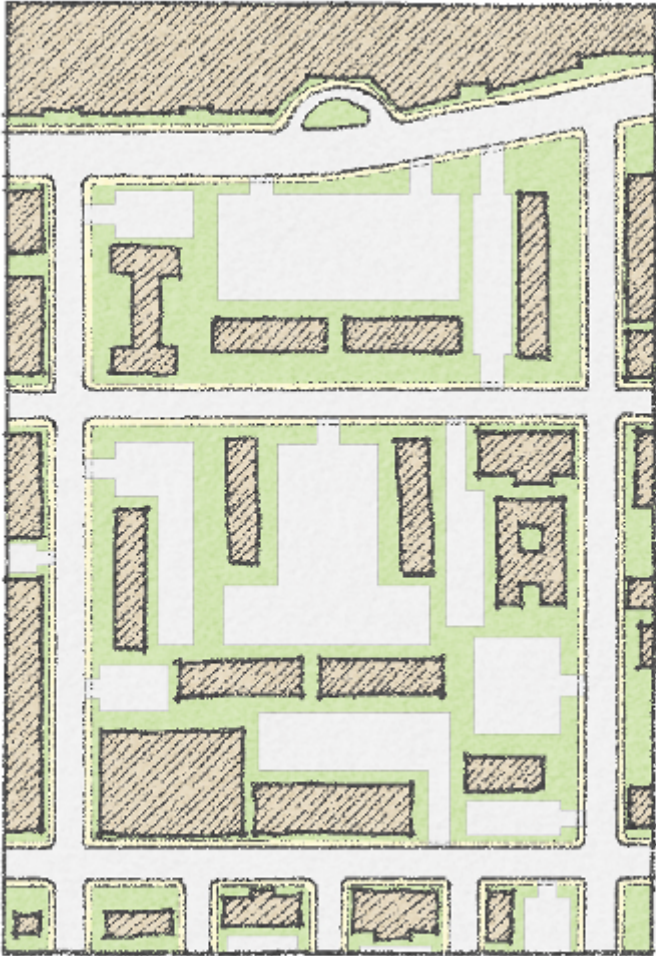
**Residential**



**Neighborhood**



# Human Scale



Auto - Scale



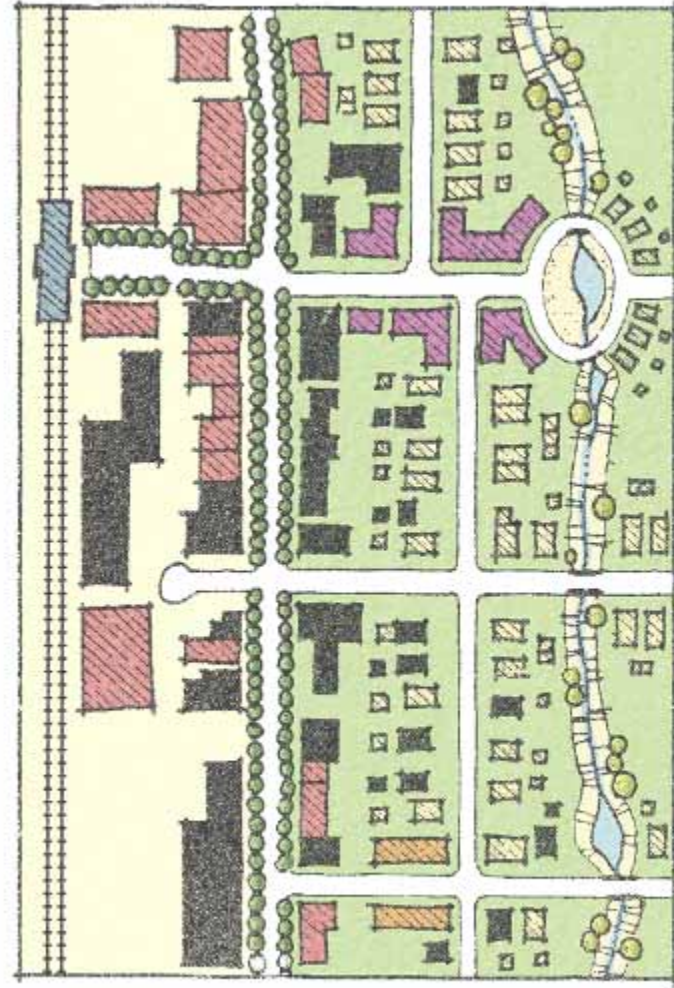
Pedestrian - Scale



# Conservation & Resoration



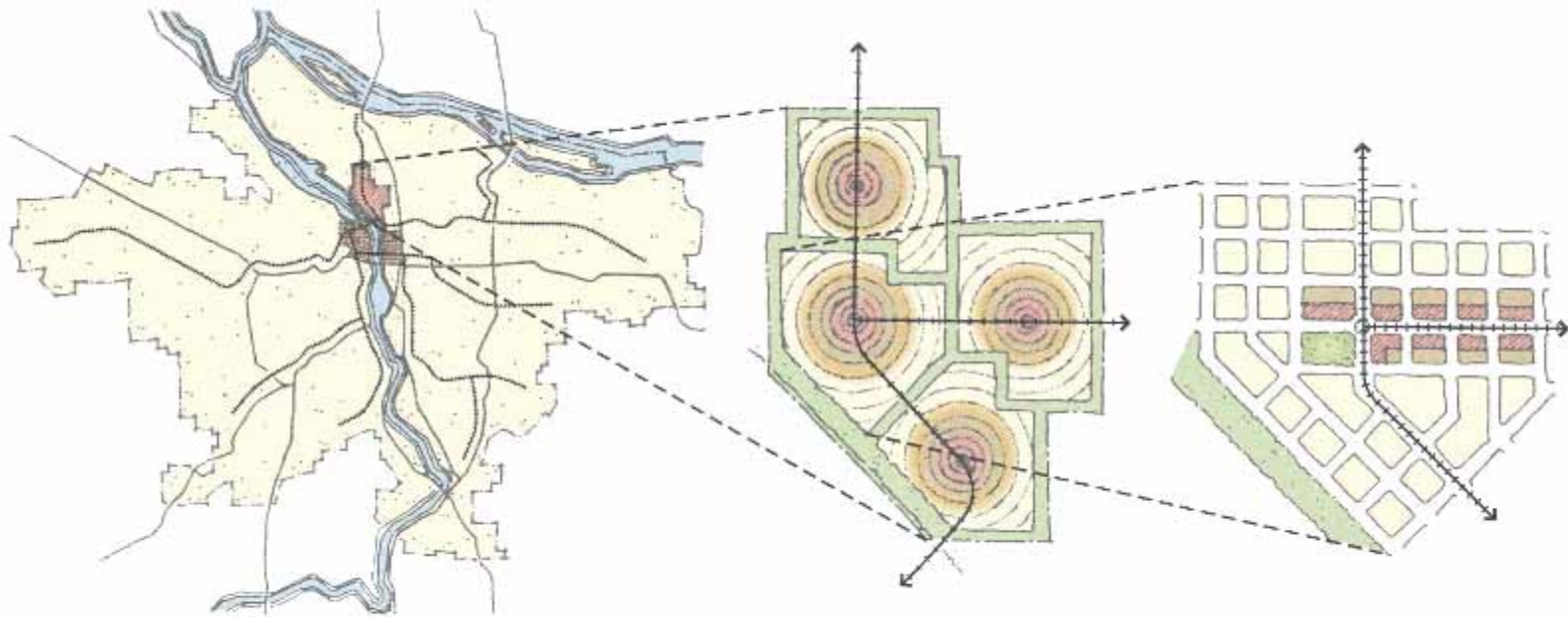
Before



After



# Connectivity



**Region**

**District**

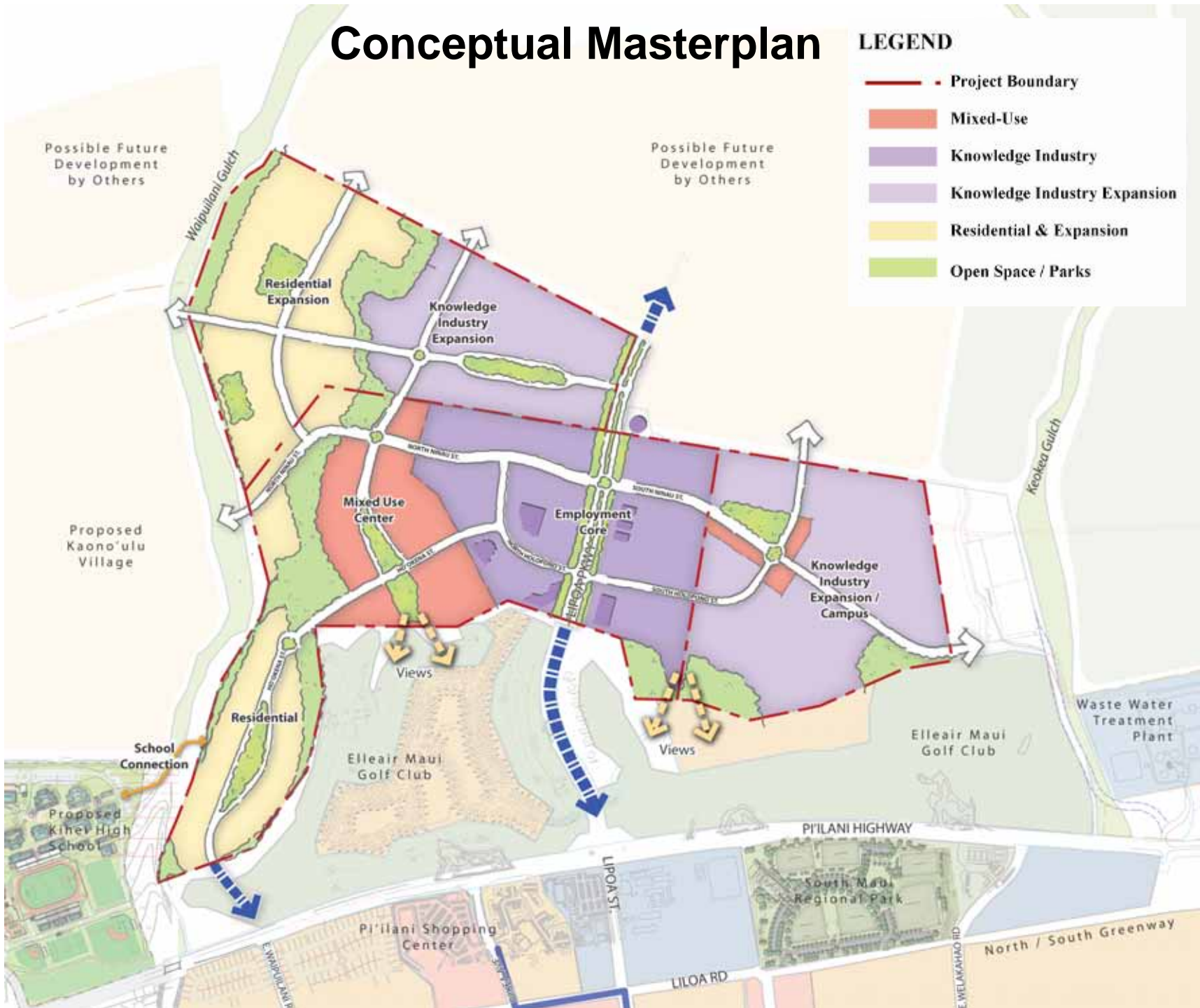
**Neighborhood**



# Conceptual Masterplan

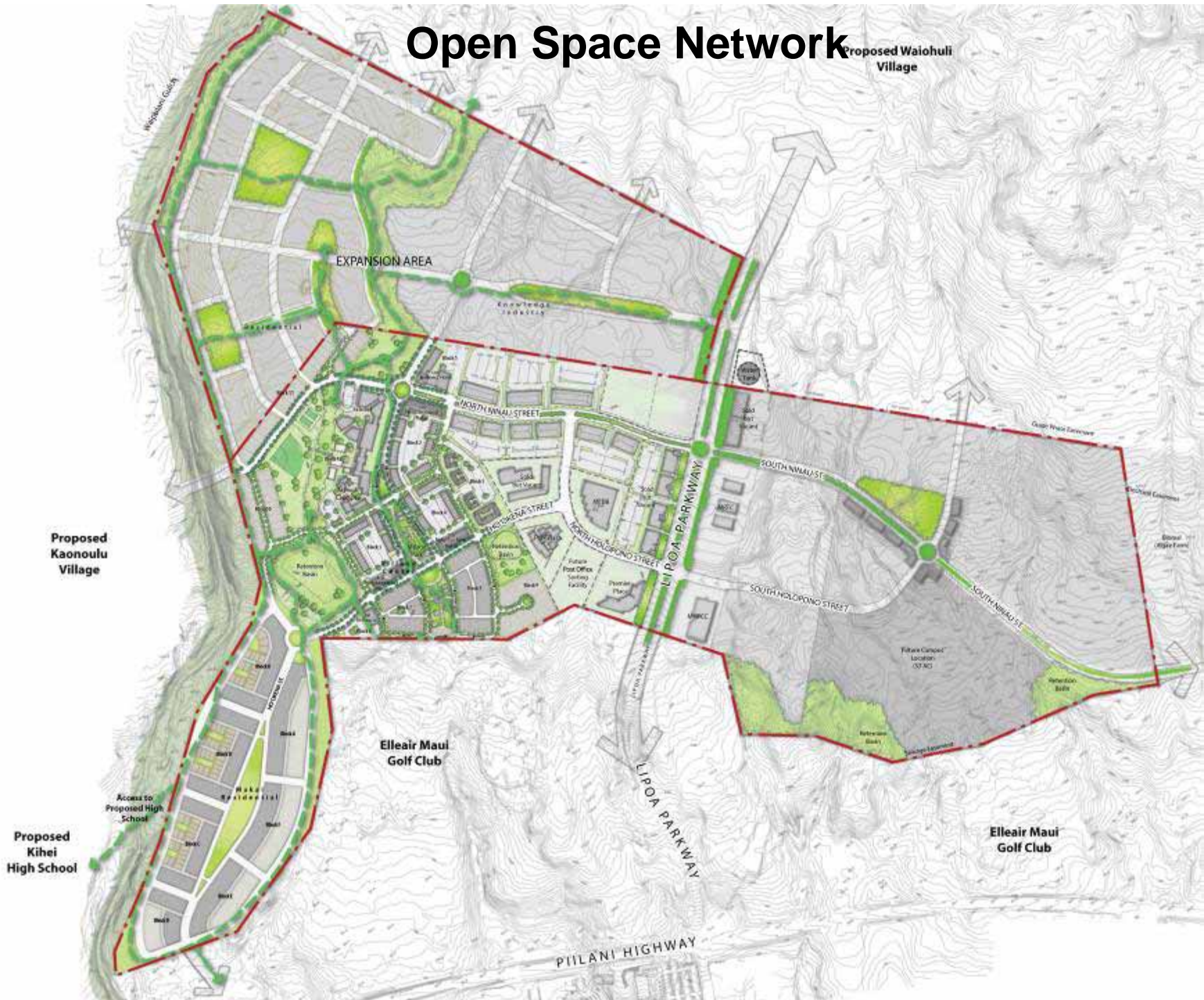
## LEGEND

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





# Open Space Network

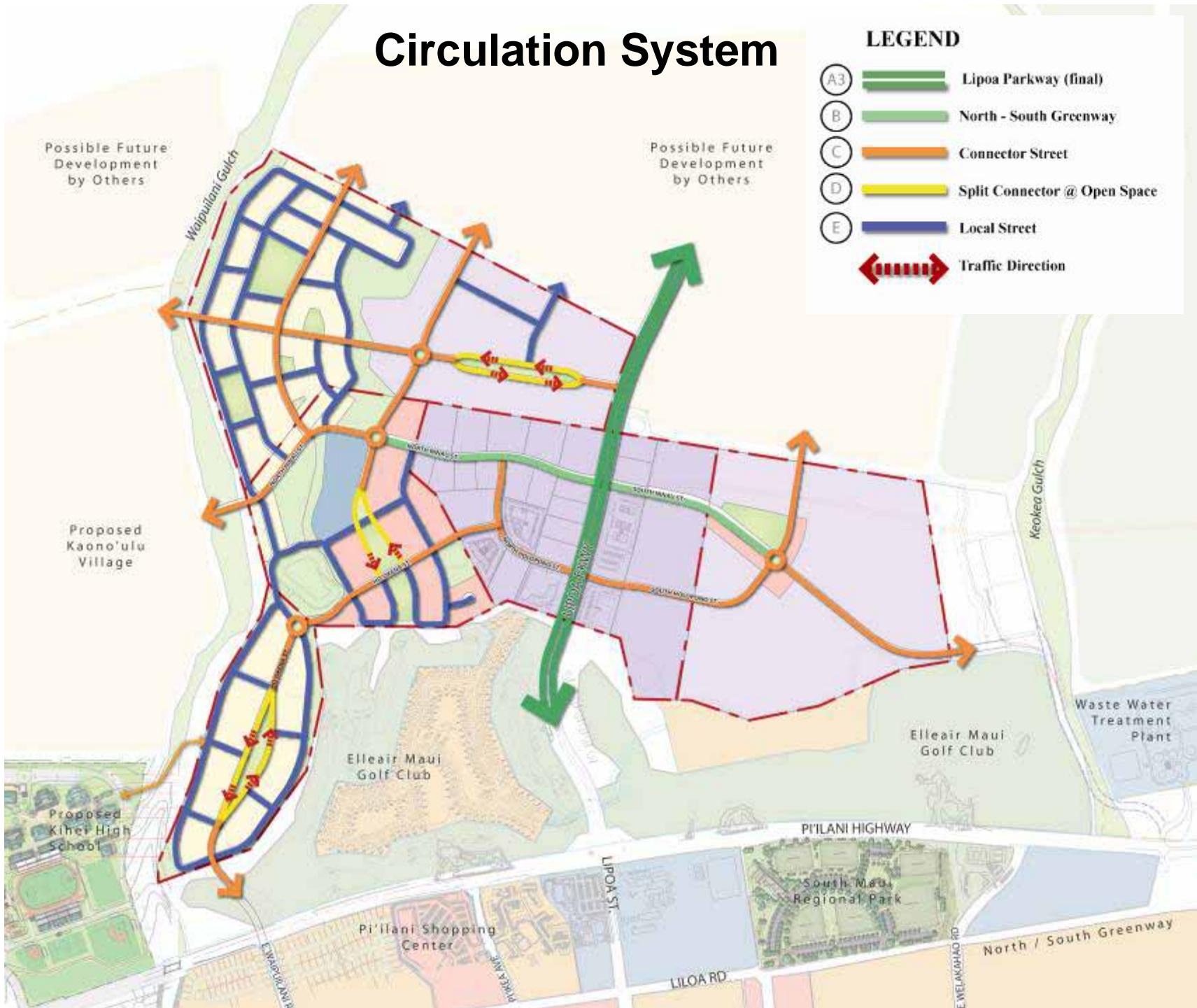




# Circulation System

## LEGEND

- (A3)  Lipoa Parkway (final)
- (B)  North - South Greenway
- (C)  Connector Street
- (D)  Split Connector @ Open Space
- (E)  Local Street
-  Traffic Direction



# Maui Research & Technology Park

## STREET TREE PALETTE

### CIRCULATION LEGEND

-  Lipoa Parkway
-  North-South Greenway
-  Connector Street
-  Split Connector @ Open Space
-  Local Street

### STREET TREE PALETTE

-  MONKEY POD
-  MONKEY POD SHOWER TREE  
GOLD TREE
-  PINK TECOMA  
FERN TREE  
FIDDLE WOOD
-  GOLD TREE  
JOANNIS PALM  
SHOWER TREE
-  MILO  
PINK TECOMA  
TULIPWOOD  
ORCHID TREE
-  MONKEY POD  
HAWAIIAN KOU  
NORFOLK PINE  
SHOWER TREE

### MAUI RESEARCH & TECHNOLOGY PARK

Kihei, Maui, Hawaii

November 10, 2010

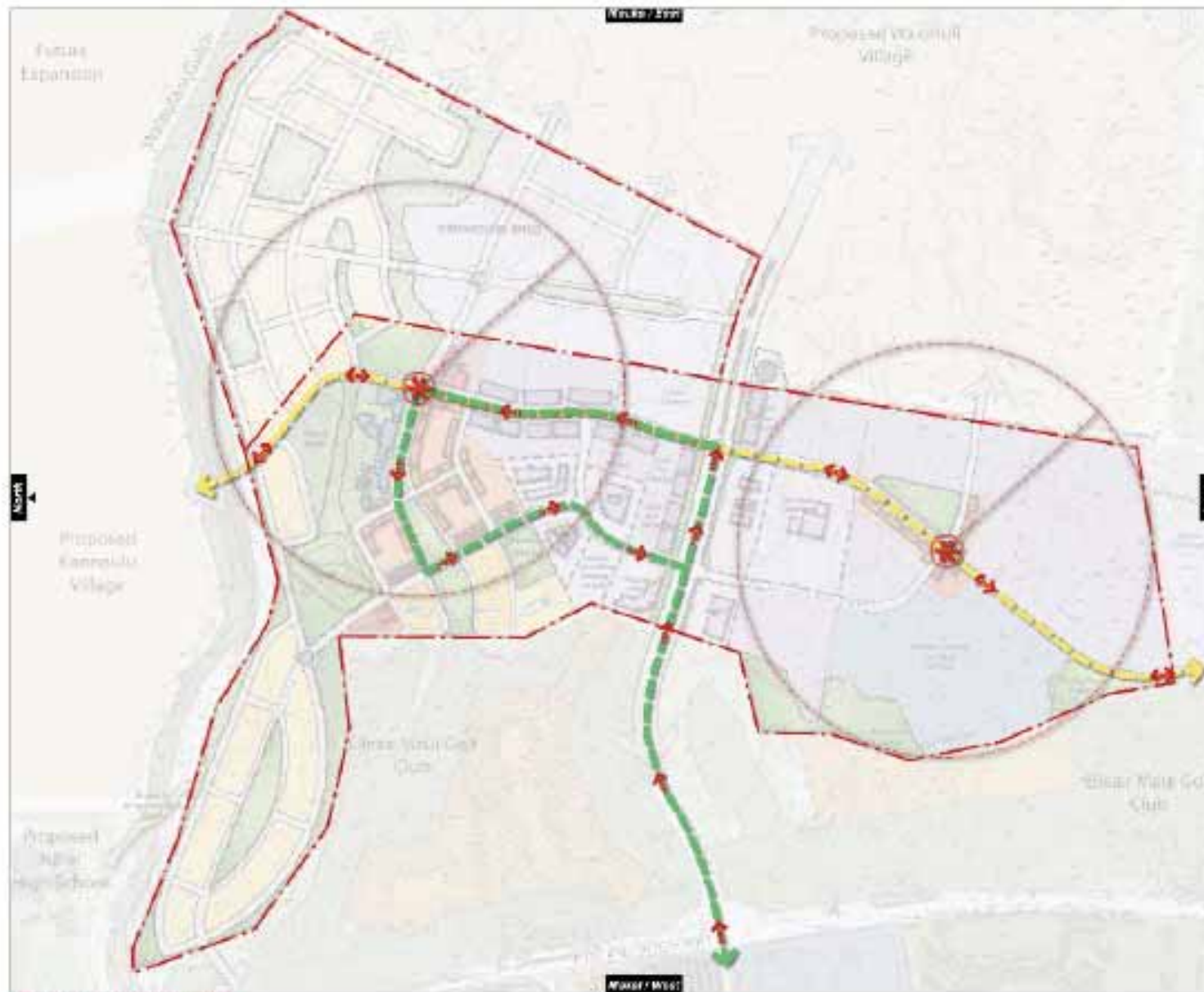


Maui R & T Partners, LLC  
Maui, Hawaii

Calliørpe Associates  
Berkeley, California







**LEGEND**

- Phase 1 Transit
- Phase 2 Transit
- Traffic Direction
- Transit Stop

0 500 1000

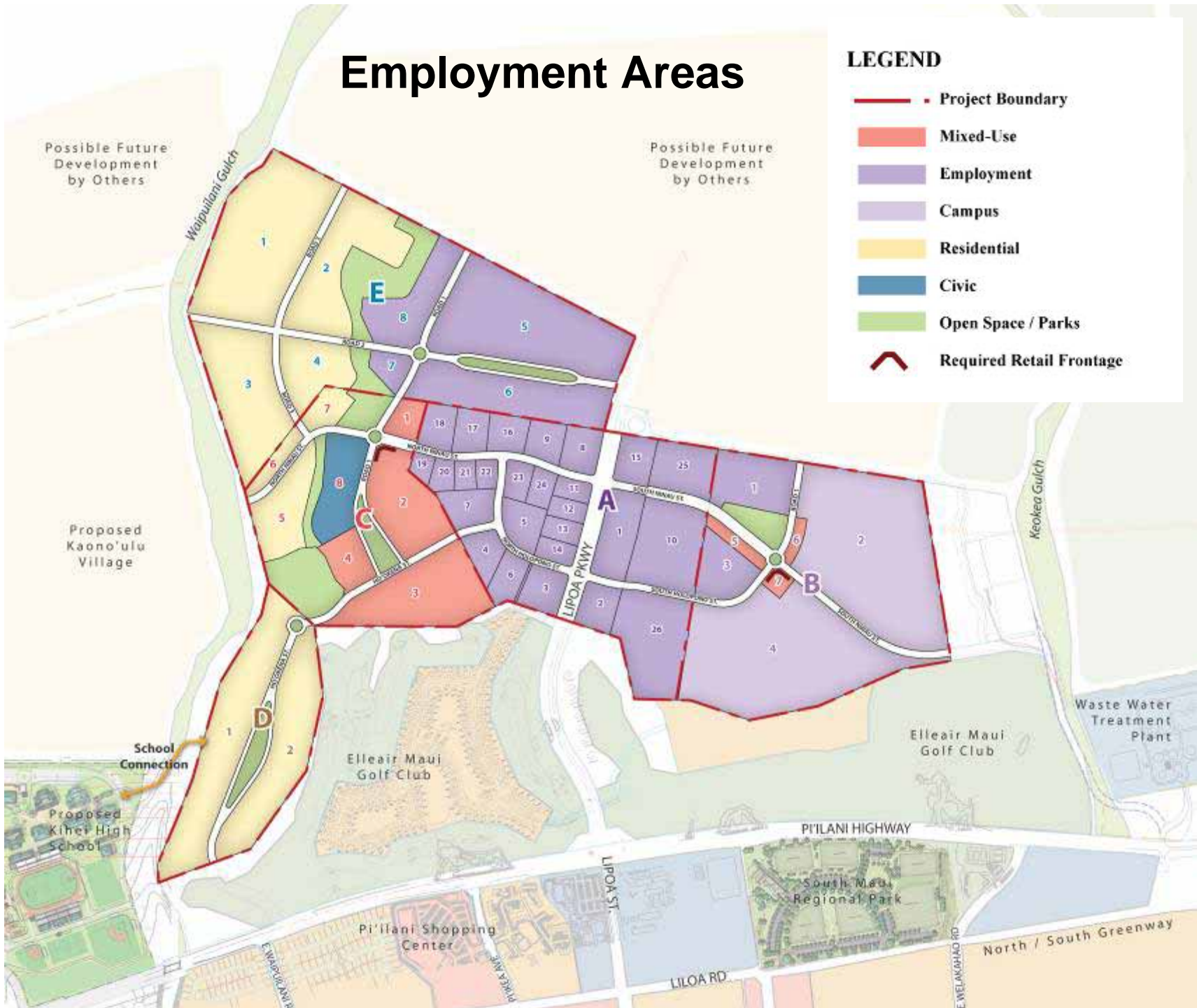
0 500 1000

Public Transit Phasing Diagram

# Employment Areas

## LEGEND

-  Project Boundary
-  Mixed-Use
-  Employment
-  Campus
-  Residential
-  Civic
-  Open Space / Parks
-  Required Retail Frontage





## Option Land

**700,000 Square Feet of Buildings**

**1,600 Employees**

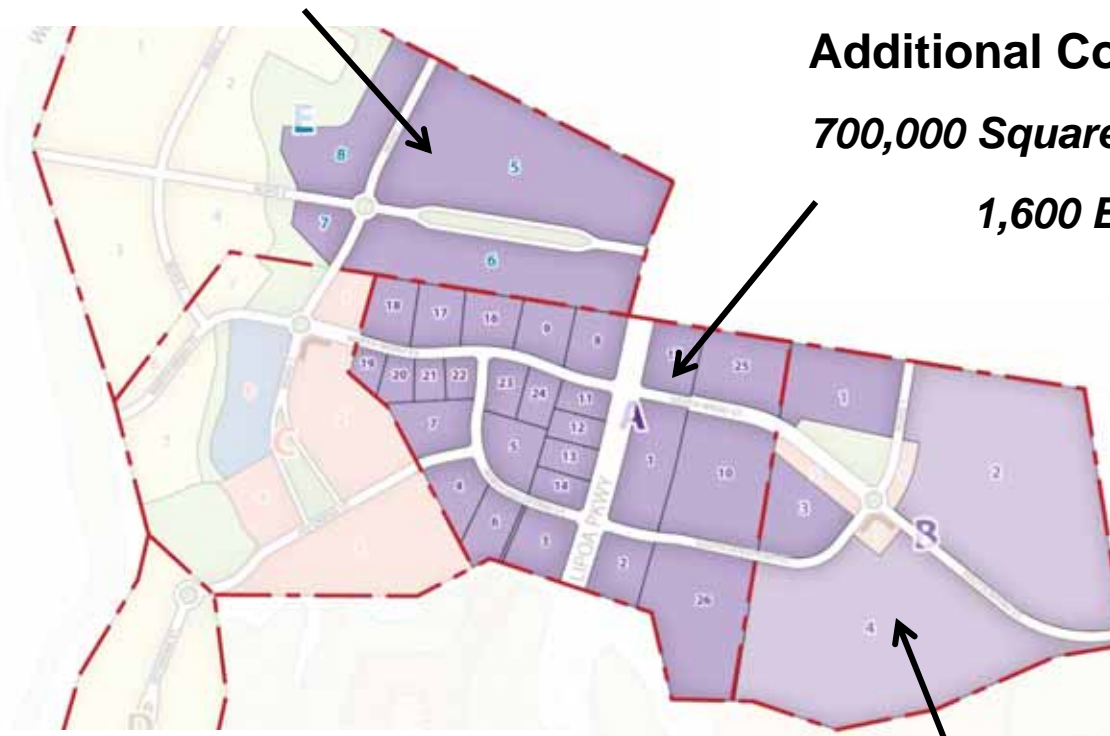
Possible Future  
Development  
by Others

## Additional Core Employment

**700,000 Square Feet of Buildings**

**1,600 Employees**

Proposed  
Kaono'ulu  
Village



## Current Employment in the Park

**180,000 Square Feet of Buildings**

**400 Employees**

## Expansion / Campus

**1,000,000 Square Feet of Buildings**

**2,100 Employees**

# Research Park Expansion Area A





# New Office Campus Center Area B





# Village Entry









# Business Hotel





# Maui Research & Technology Park- Village Center

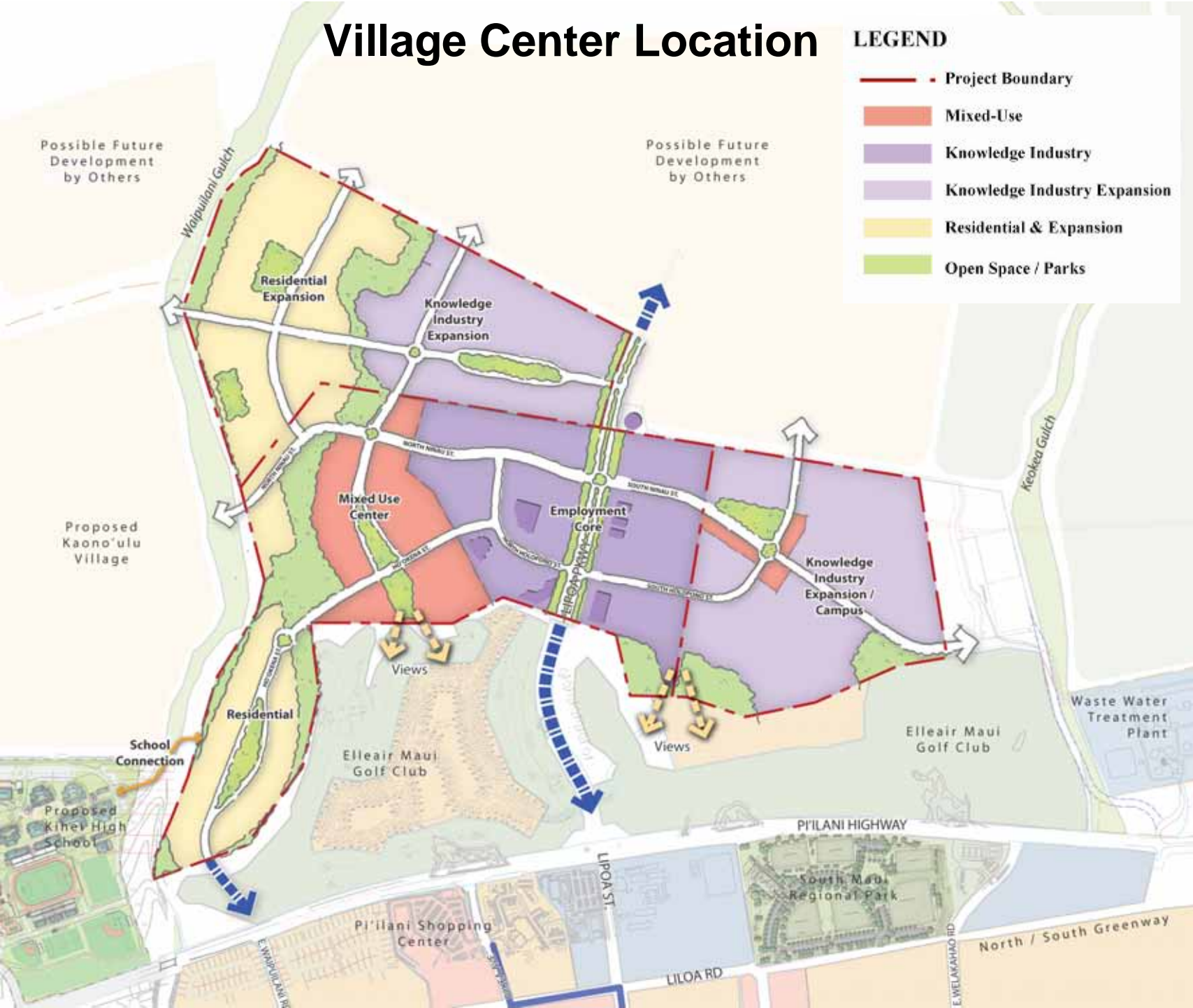




# Village Center Location

## LEGEND

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





# Lahaina





# Lahaina



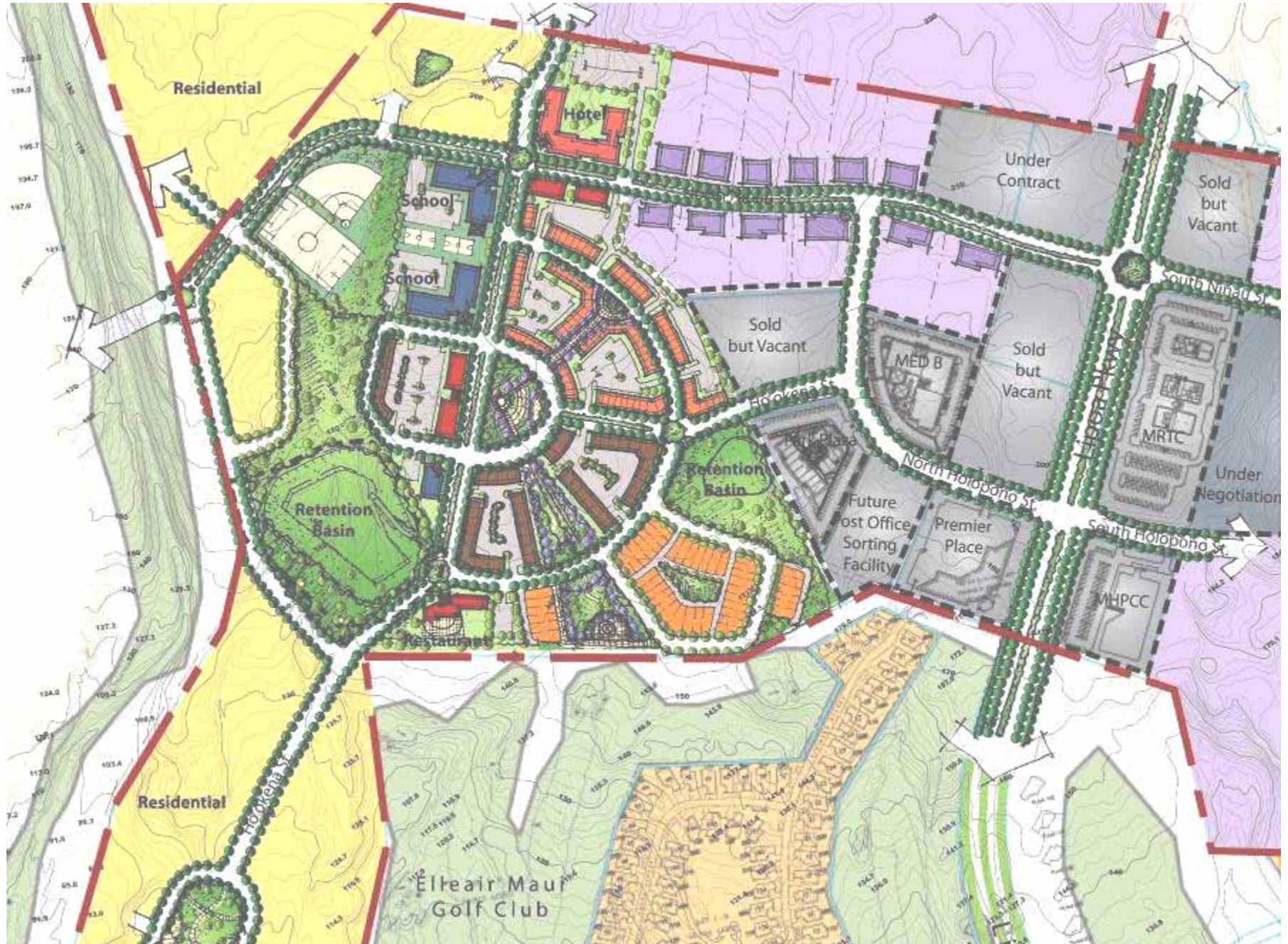


# Lahaina



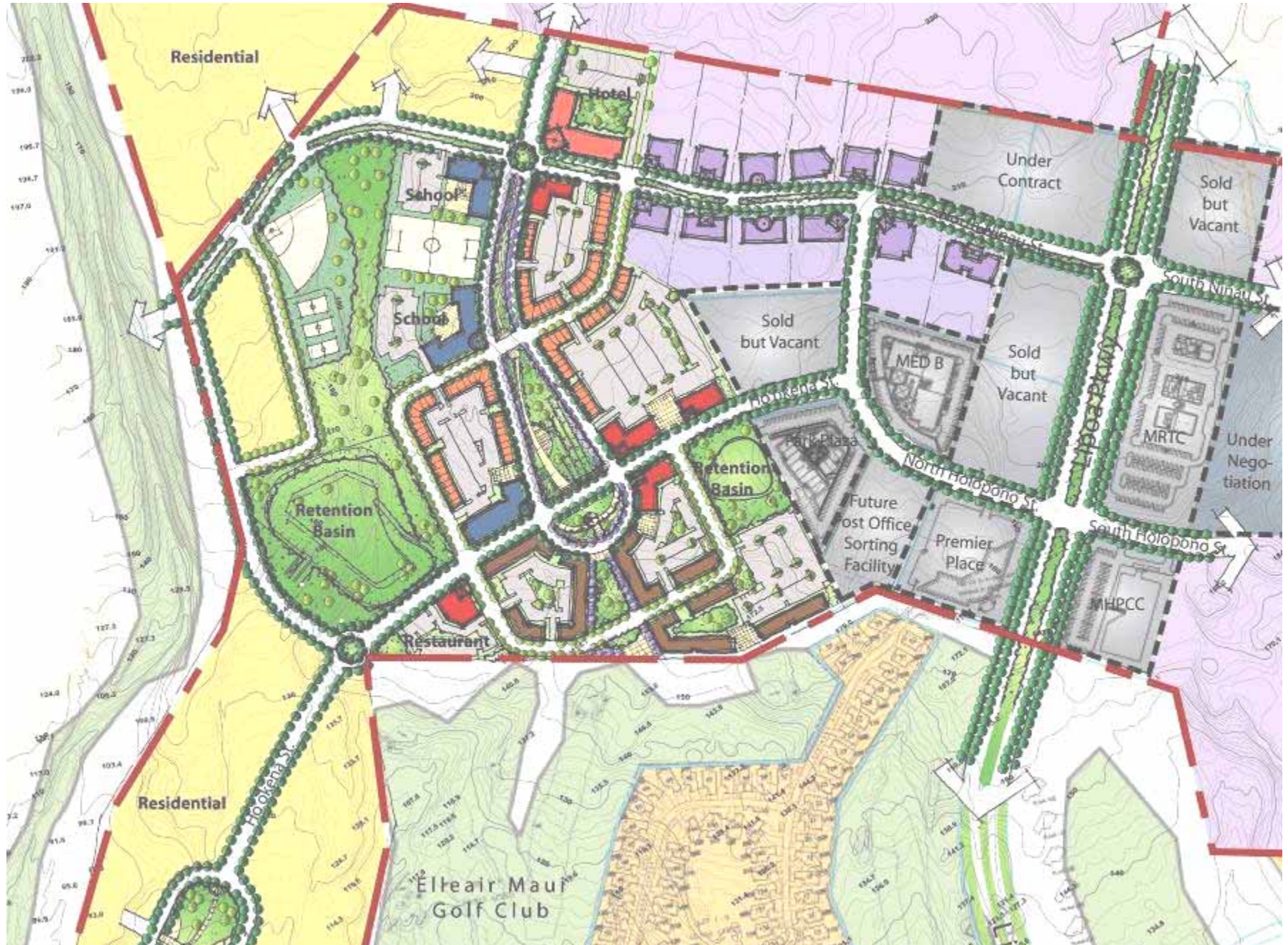


# Village Center - Option A





# Village Center - Option B





# Village Center





# Village Green









# Village Center – Shops and Green





# Village Center Shops and Restaurants





# Community Center





## Private and Charter Schools





# Farmers Market





## Kai Ani Village Mixed-use Development





# Live/Work Studios Santa Fe, NM













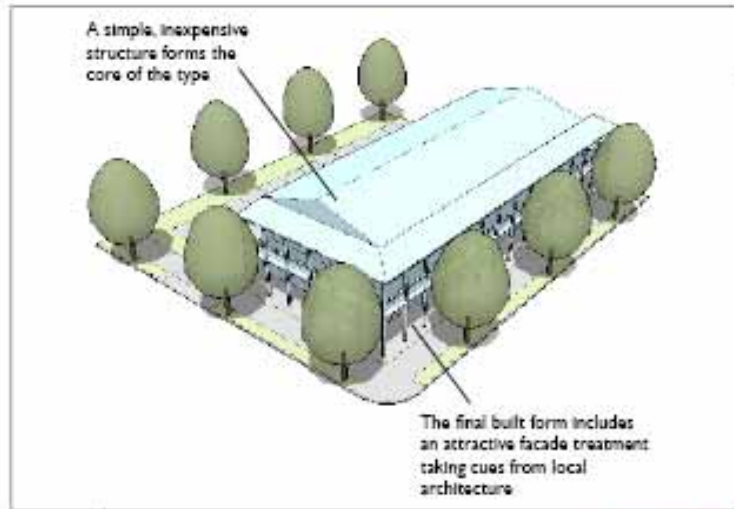








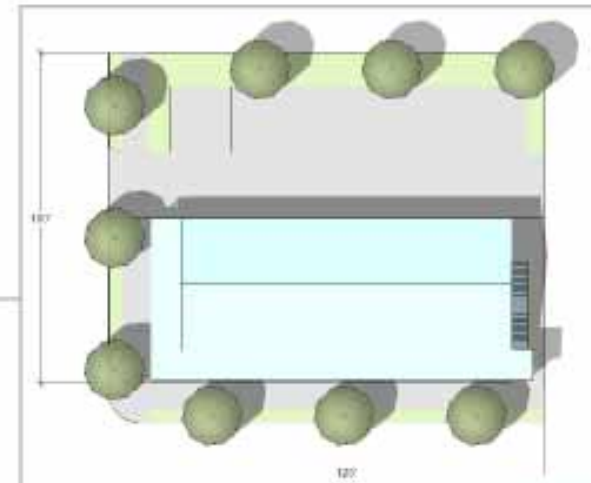
## Flex Space



Typical Condition

### FLEX SPACE

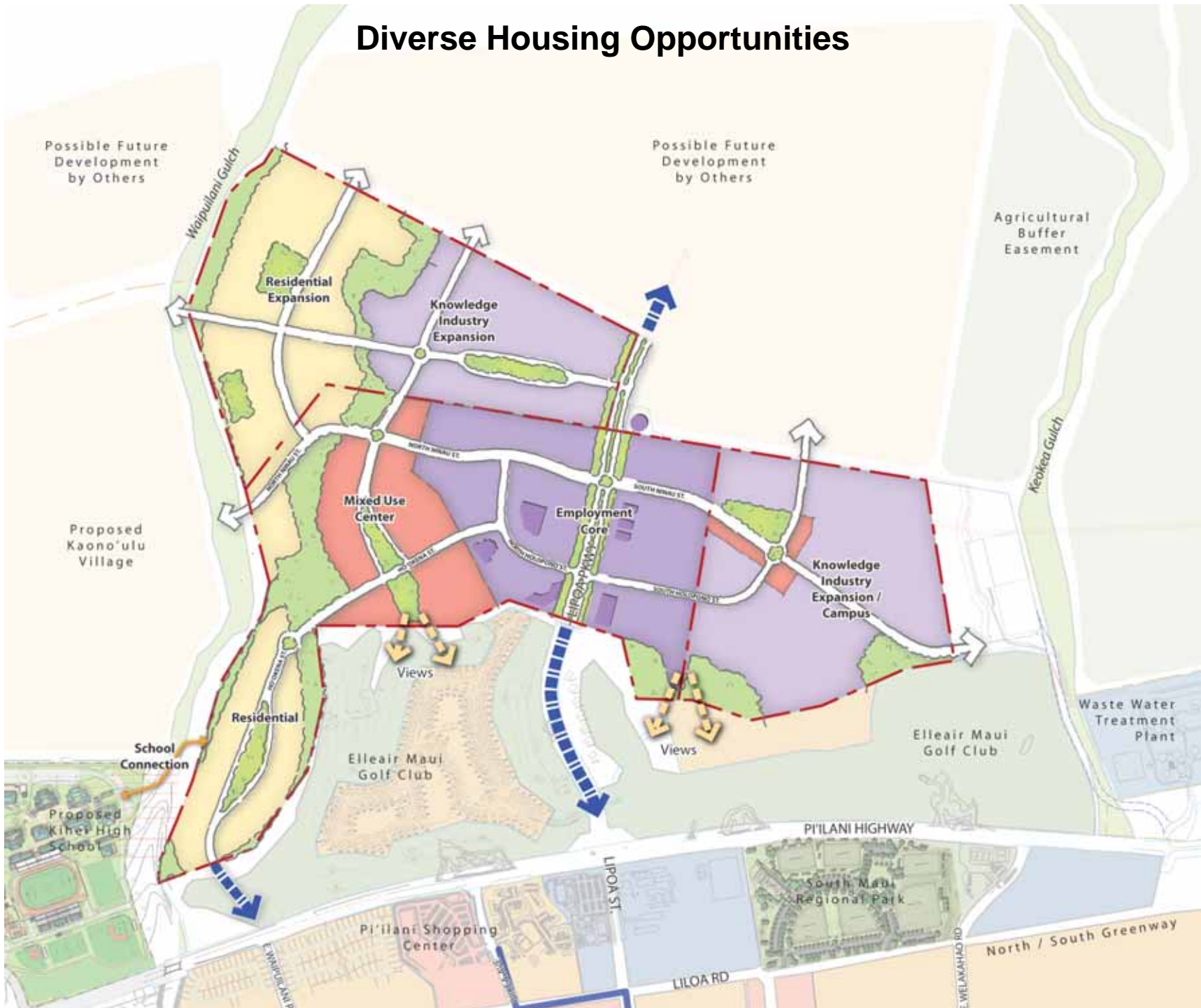
Proposed Height (max.)	2 stories
Total FAR (net)	0.5 - 0.8
Parking Access	Rear drive



Typical Condition



# Diverse Housing Opportunities





# Option Land

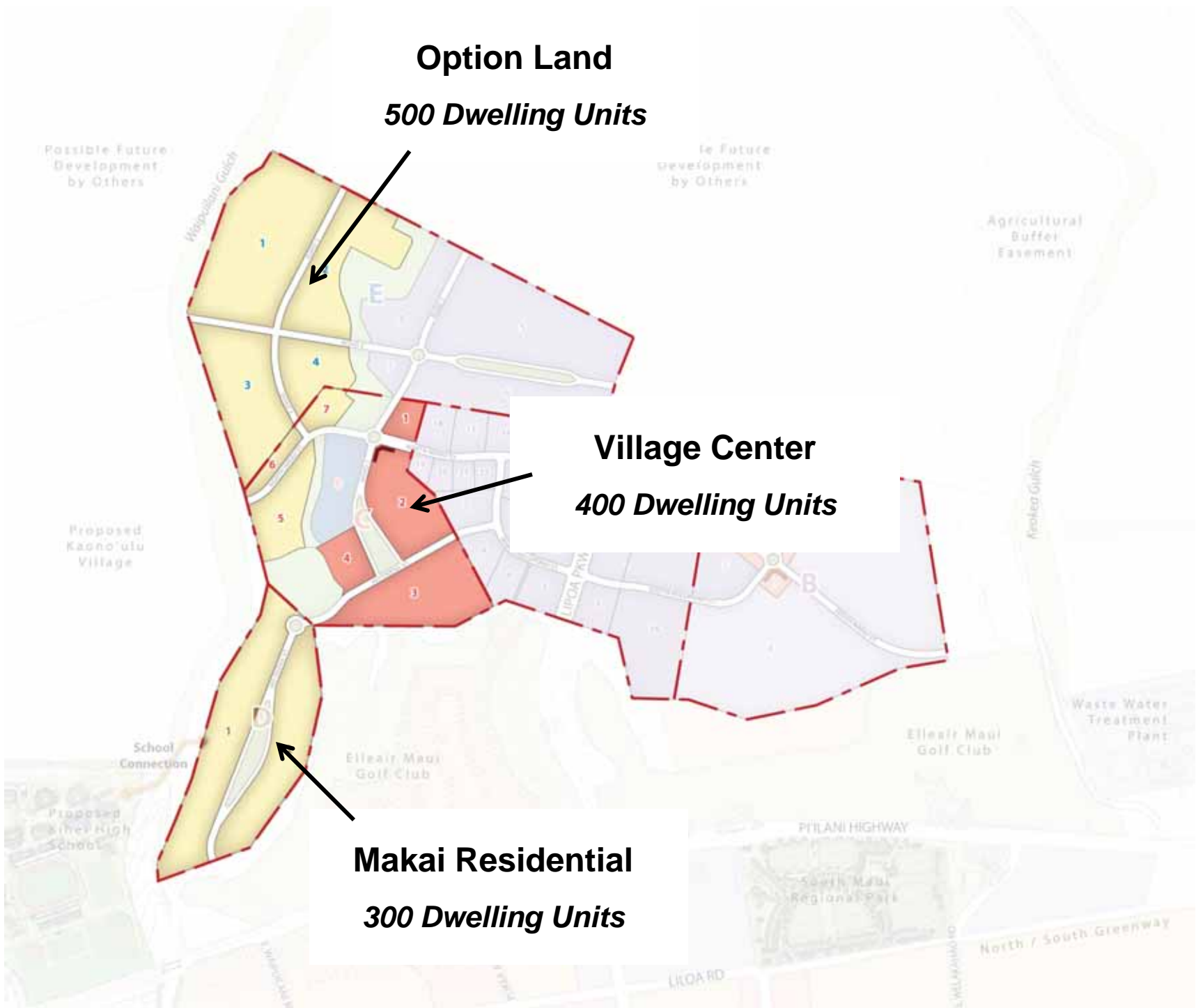
**500 Dwelling Units**

# Village Center

**400 Dwelling Units**

# Makai Residential

**300 Dwelling Units**





## Neighborhood Parks





## Pocket Parks





## Hillside Green Court Housing





## Green Court Housing





















# Radburn



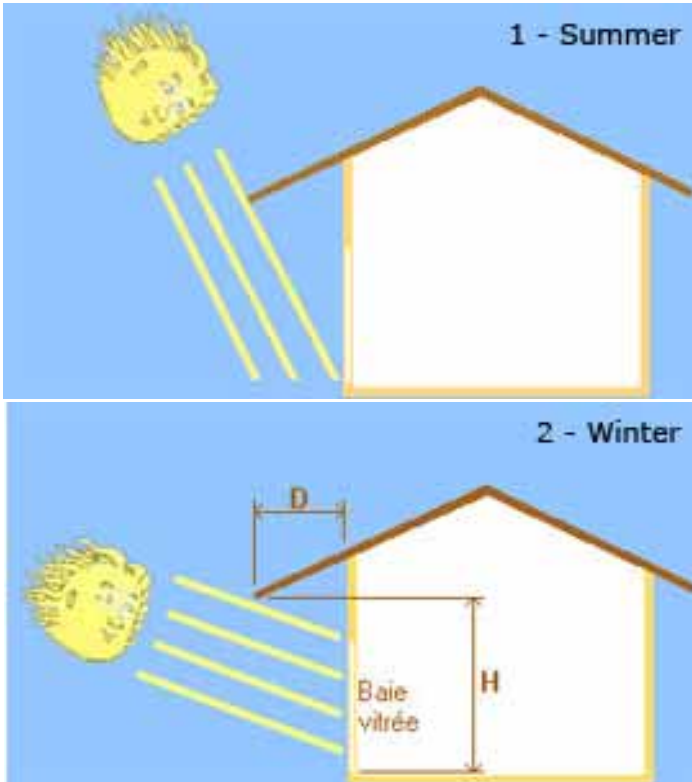


# Radburn





# EXTERNAL SHADING

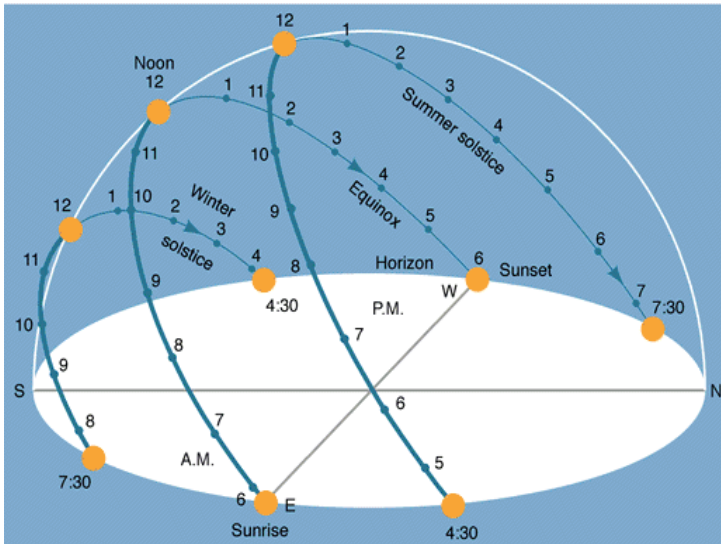


Shading shall be provided to block direct sunlight on all non-North windows between 9am and 3pm April to August. Shade length shall equal the distance from bottom window sill to shade top surface

Properly sized shading blocks direct light during the cooling season resulting in reduced cooling energy consumption and equipment size. During the heating the sun is low and will not be blocked.



# LIMIT WEST FACING GLASS



## Limit West Facing Glass

West facing glazing shall be limited to 20% of the total West facing wall area (assumes that 10% of West facing glass goes to North wall)

Late afternoon sun is still intense and also at a lower angle which will penetrate West facing rooms and add to air conditioning loads. Reducing West facing glazing will reduce energy consumption and demand



## DISTRIBUTED RENEWABLES - PV



Goal:  
Provide roof mounted  
PV system equal to  
100kW providing power  
to apartment building.  
(equal to approximately  
9000 sqft)

Offsets of carbon from  
centrally produced power  
(Saudi Arabia uses both  
oil and gas to produce  
power). Very visible  
statement of sustainability.  
Tried and tested  
technology with little  
maintenance required



## DISTRIBUTED RENEWABLES – SOLAR WATER



### Goal:

Each residence to be provided with a solar thermal heating system sized to offset 50% of the annual domestic hot water energy requirements (this is equivalent to a 4'x8' flat plate collector)

Well developed technology. Cost includes additional storage tank, collector, fitting and pipework. Offers carbon savings vs centrally produced power. Will reduce size and cost of water heater. Will reduce the size of gas or electricity infrastructure





## Water Efficient Fixtures

- Achieve up to 20% reductions in water demand through installation of highly efficient water fixtures including
  - Low flush toilets
  - Waterless and low flush urinals
  - Low flow showerheads and faucets
  - Efficient washing machines and dishwashers



## Stormwater Treatment and Infiltration

- Polluted stormwater is captured, treated, and infiltrated on-site using Low Impact Development (LID) approaches including
  - Swales
  - Raingardens
  - Sand filters, and
  - Infiltration trenches
- Polluted stormwater is never discharged to the Arabian Canal
- Improves groundwater replenishment



# TANKLESS WATER HEATER



Tankless Water Heater  
- Install tankless water heater for each residential unit.

Reduces water consumption, spatial requirement for a normal water heater tank, and reduces energy consumption



# RECYCLED WASTE WATER CONNECTION



All homes with exterior irrigation spaces shall be provided with a connection to the recycled wastewater distribution system.

- All recycled wastewater shall be clearly marked in colored pipes.
- Recycled wastewater shall only be used in combination with sub-surface microirrigation in residential applications

Reduce irrigation demands in residential applications



# 6 - FORM BASED CODE

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## BUILDING SCALE

Building Scale Design Goals	x
Building Typologies	x
Relationships of Buildings to the Street	x
Relationships of Buildings to Neighbors	x
Vehicle Access & Storage	x
Architectural Guidelines	x
Universal Design	x
Green Building Standards	x



## BUILDING TYPOLOGIES



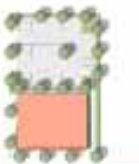
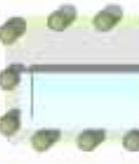




Building typologies are used in this plan to set parameters for development on the private parcels. The typologies which follow show a wide variety of building types, including many different land uses. All of these types have in common the treatment of the public space as a valued and important realm. 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.

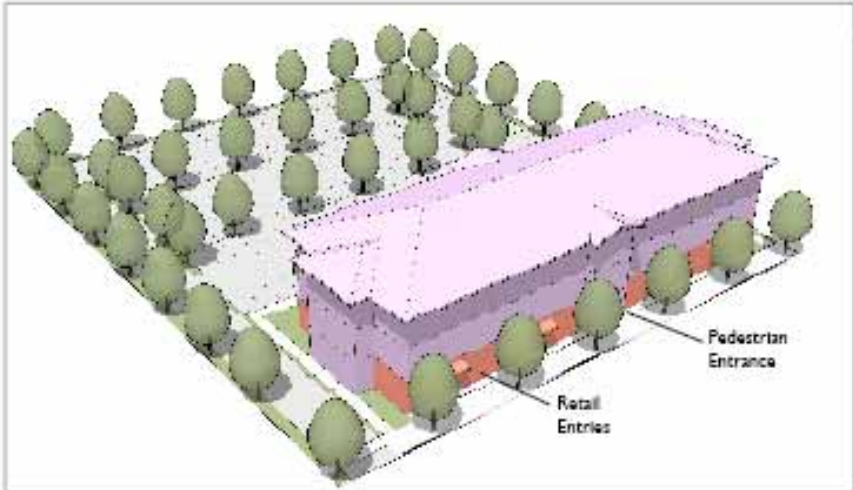
These typologies are generalized massing diagrams. Final architecture should be culturally and climatically appropriate to Maui, and should fulfill the intent of these guidelines to create a high quality public realm.



## Building Typologies Summary Matrix

BUILDING TYPE	OFFICE / RESEARCH and DEVELOPMENT	OFFICE over RETAIL	RETAIL	FLEX SPACE	RESIDENTIAL over RETAIL	MULTI-FAMILY
						
<b>OVERALL</b>						
Lot Size (typical)	75,000 sf	70,000 sf	23,400 sf	12,000 sf	49,400 sf	38,250 sf
FAR (net) (min./max.)	0.3 - 0.65	0.5 - 0.65	0.3 - 0.4	0.5 - 0.8	N/A	N/A
Unit Size (min./max.)	N/A	N/A	N/A	1,000 sf - 2000 sf	400 sf - 1000 sf	400 sf - 1,000 sf
Stories (max.)	3 stories	3 stories	2 stories	2 stories	3 stories	3 stories
Density (net) (du/ac) (min./max.)	N/A	N/A	N/A	15 - 20	18 - 30	28 - 40
Parking Access	Alley, side of front drive	Alley, side of front drive	Alley, side of front drive	Rear drive	Alley, side of front drive	Alley, side of front drive
<b>SETBACKS</b>						
Front Setback (min./max.)	0-15	0-15	0-10	0-10	0-10	5-15 ft

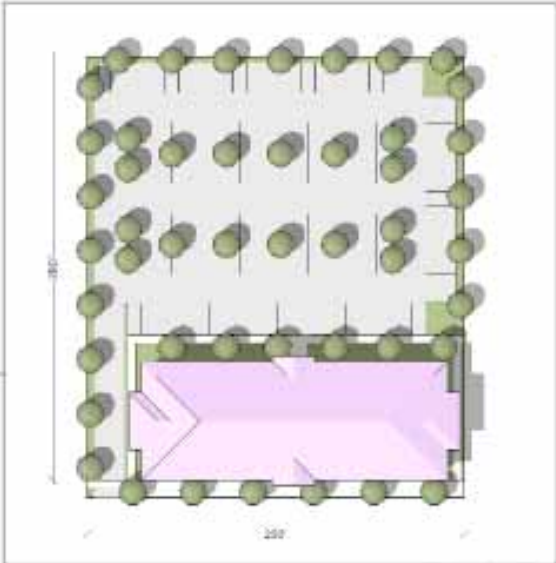




Typical Condition

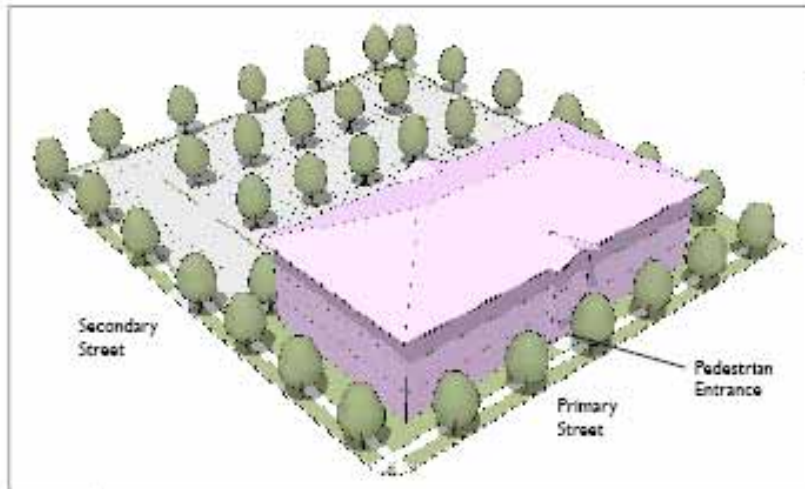
**OFFICE over RETAIL**

Proposed Height (max.)	3 stories
Total FAR (net)	0.5 - 0.65
Parking Access	Alley, side and front drive



Typical Condition

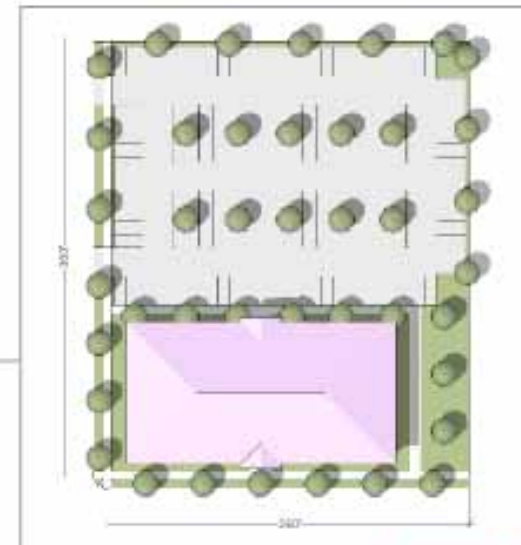
## Commercial



Typical Condition







### OFFICE / RESEARCH & DEVELOPMENT

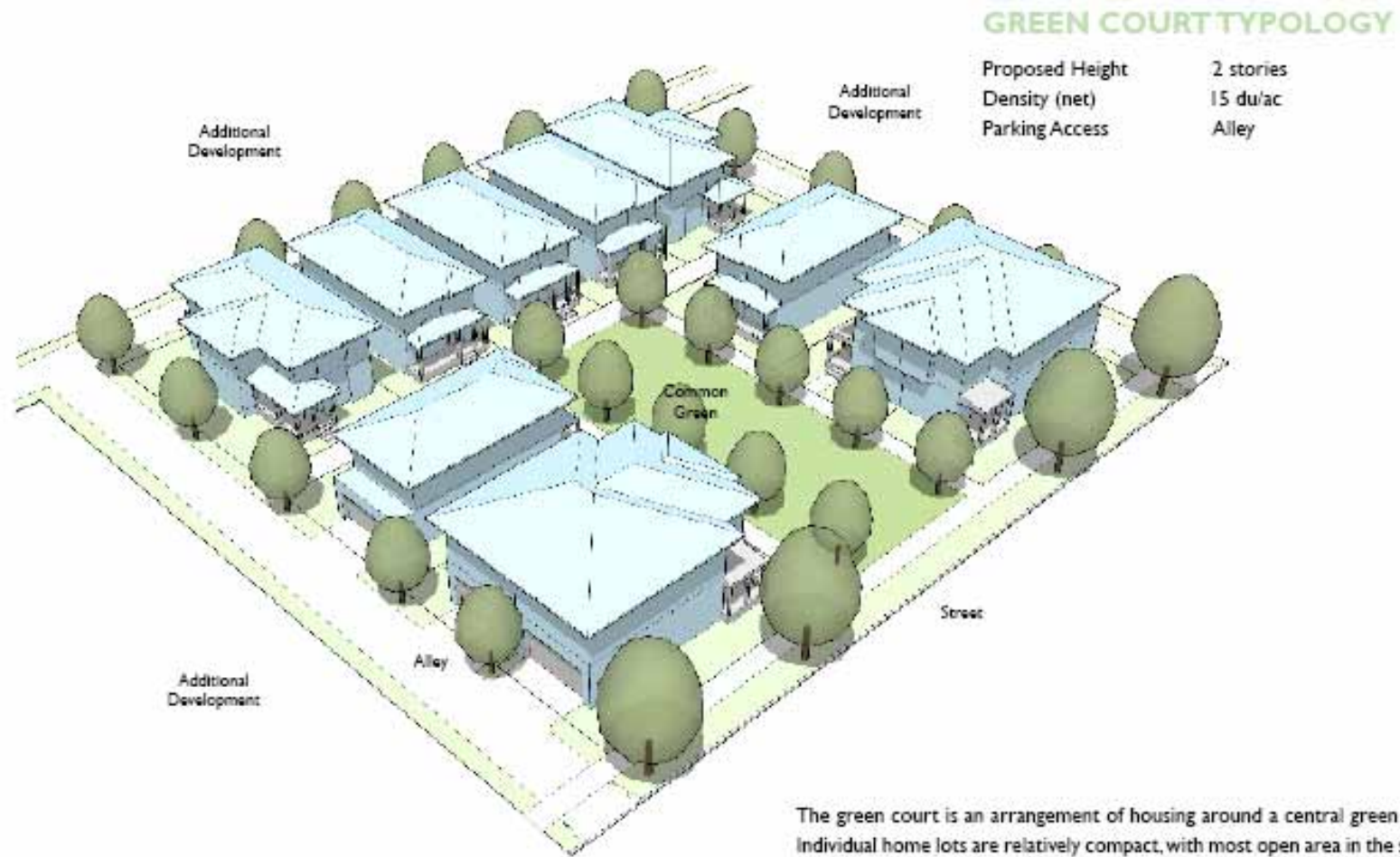
Proposed Height (max.)	3 stories
Total FAR (net)	0.3 - 0.65
Parking Access	Alley, side and front drive



Typical Condition



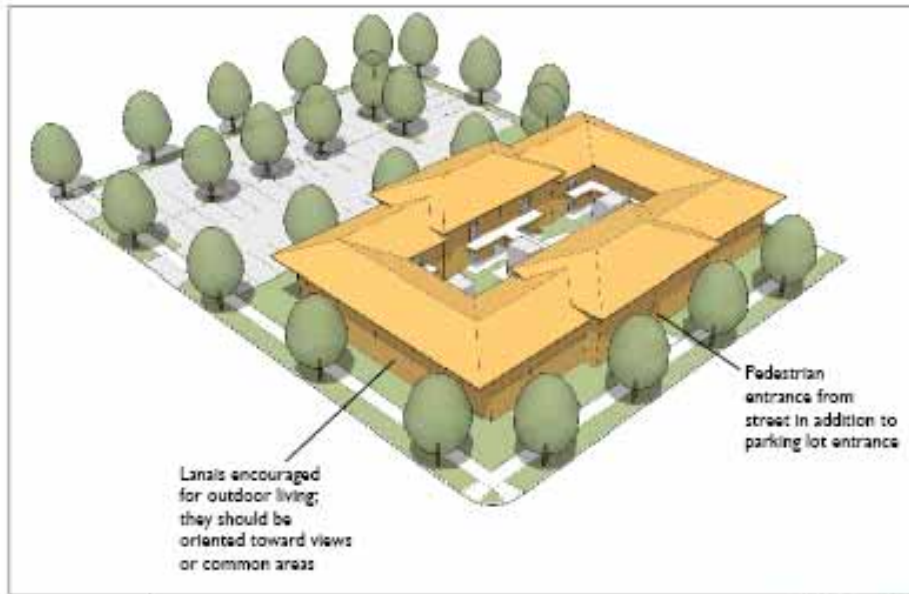
BUILDING TYPE	FOUR-PLEX	TRI-PLEX	TOWNHOME	SINGLE FAMILY GREEN COURT	SINGLE FAMILY SMALL LOT	SINGLE FAMILY LARGE LOT
						
<b>OVERALL</b>						
Lot Size (typical)	3,000 sf	2,250 sf	2,160 sf	1,800 sf	4,050 sf	6,000sf
FAR (net) (min./max.)	N/A	N/A	N/A	N/A	N/A	N/A
Unit Size (min./max.)	500 sf- 1,100 sf	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 (max.)	3	3	3	2	2	3
Density (net) (du/acre) (min./max.)	56-60	56-60	18-42	22-26	7-12	5-10
Parking Access	Alley	Alley	Alley	Alley	Alley or side drive	Alley or side drive
<b>SETBACKS</b>						
Front Setback (min./max.)	5 ft- 12 ft	5 ft- 15 ft	5 ft- 11 ft	5 ft- 10 ft	5 ft- 10 ft	5 ft- 15 ft



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

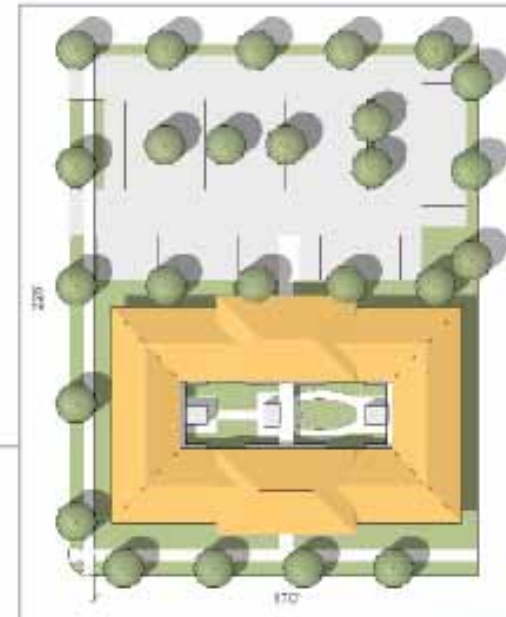


Typical Condition



### MULTIFAMILY

Proposed Height (max.)	3 stories
Density (min.-max.)	28 du/ac - 40 du/ac
Parking Access	Alley, side and front drive



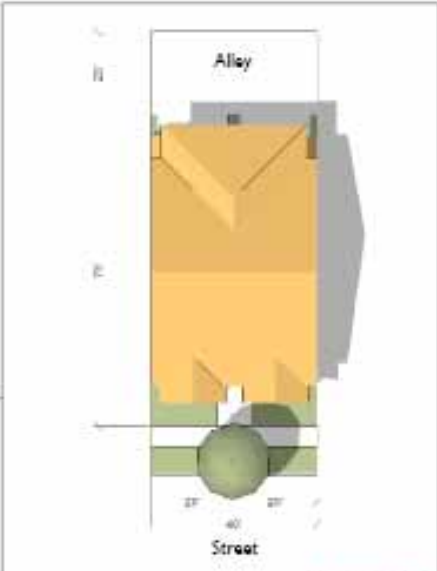
Typical Condition



Typical Condition

### FOUR-PLEX

Proposed Height (max.)	3 stories
Density (min.-max.)	40 du/ac - 60 du/ac
Parking Access	Alley



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. Inspiration should be taken from pedestrian-scaled areas in the island's historical towns such as Wailuku, Lahaina, and Paia. The intention for the architecture at the Park is to reflect but not duplicate this architectural tradition. Each project should bring architectural creativity that honors local architecture yet is unique in this urban setting.

Overall, buildings in the park should accommodate a mix of building types and architectural styles while creating a cohesive sense of place through building design that expresses the unique character and identity of the Park as a state of the art facility located in the Island's unique setting. 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. Buildings should serve as models of sustainability.



Stores in Hahaione Town

## Building Mass & Proportion



*Multifamily building types*



*Example of scale for street level retail*

Projects within the Park shall be characterized by a pedestrian emphasis in their scale, level of detail, and variety of materials. 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.

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



*Example of scale for street level retail*

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*

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 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,



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

## Roofs



*Parapet False-Fronts in Local Towns*



*Single-Pitched Hipped and Gabled Roof in Honolulu*



*Multi-Family example with roof forms (above) and Flat Roof with Parapet Wall (below)*

Roofs should be reflective of traditional forms. They should generally be articulated rather than monolithic so as to provide richer roofscapes. A variety of roof shapes, forms, and sizes are encouraged in the Park.

### Roof Forms

Roof forms of large buildings should be broken into smaller forms. Where possible, variations in roof profile and parapets shall be used to emphasize entries and create interest on building facades. Gable and hip roof forms on residences should be used in combination for articulation when feasible. Varied roof forms should also be used to provide variation along the streetscape when similar units are adjacent.

Roofs with false-front parapet walls have been historically used in commercial building in local towns and are appropriate for use on commercial and mixed-use buildings. Mansard roofs are appropriate especially on large multi-family, mixed-use and commercial buildings to reduce the height of roofs. The mansard roofs also provide flat roof areas for solar panels that can be screened by the roof.

The design of the roof form and other related elements such as roof material, color, trim and lighting should be an integral part of the architecture. Rooftop equipment shall be screened from view of public streets and open space by architecturally integrated screening elements.



## Exterior Finishes



*Variety of wall materials, textures and treatments used modernly*



*Traditional use of framing and wall material*



*Variety of colors and finishes break-down the scale of buildings*

### Exterior Wall Design

To reduce scale, exterior wall surfaces should be broken down by the use of different materials and treatments. Wall treatments such as changes in material, color, texture, and plane or parapet height shall be used to provide variety and break up large uninterrupted surfaces.

The use of horizontal or vertical wood siding, ship-lap, vertical board and batten siding or wood shingles is appropriate for the aesthetic of the Park. Plaster is also allowed. However, it should not be the dominant finish but instead used in contrast with other materials.

Fenestration including windows and doors shall be incorporated into facades facing public streets. At least 25% of the total building facade length facing a public street shall be fenestrated. Where spaces which do not



*Variety of wall materials, textures and treatments used traditionally*

allow fenestration occur at these locations, other forms of articulation which provide visual variety shall be incorporated at a minimum interval of 40'.

Ground-level retail in mixed-use building may be predominately store-front glass systems. Upper residential floors of mixed-use buildings should be clad with more traditional residential materials. Wall treatments for larger single family residences and multifamily buildings should be broken down where ground level walls might have a stucco-like character and upper level walls may be typically more board and batten and wood-like. Within groupings of homes, a variety of wall materials, textures and treatments should be used to provide variety.

## 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 siting with balcony above*



*Trellis entrances for Mixed-Use buildings*



*Stoop entrance for Multi-family building*



## Doors



*Example of retail doors*



*Example of residential entry doors*

Entry doors should be attractive and inviting. All exterior doors should be paneled and glazed to the extent practicable, especially for entry doors to residences and commercial spaces.

Glazing on entry doors should utilize small light panes. Screened doors may be used for through ventilation especially on residences.

Doors should be painted colors that contrast with adjacent wall surfaces of the homes or buildings. Trims around doors should be broad and painted to contrast with adjacent wall surface.



*Example of retail doors*



*High glass doors with metal frames in Mixed-Use building*

## Windows



Windows are to be traditional in shape and form. Double hung, casement and awning windows may be used, but jalousie windows are discouraged.

Broad "picture windows" are discouraged. Multiple windows should be used instead of large picture windows in areas such as living rooms where large penetrations are desirable.

Window shutters, eyebrows, sunshades and screens are encouraged. Detail elements, frames and exterior screens for windows must be appropriately colored.

Windows shall be shaded by some form of architectural treatment as appropriate based on their relative solar orientation. Shading on southeast to west facing facades is the highest priority. This can be accomplished with either added shading elements, deep overhangs, or re-



*Example of local storefronts using double-hung windows*

cessing windows into thickened exterior walls.

In retail buildings, glazing within a facade which adjoins a public street, pedestrian walk or bikeway shall be clear, untinted glass.

Mirrored glass is not permitted.



*Trims highlighted with a bright white*



*Screenshades*



## Decorative Elements & Details



*Decorative Braces and Window Shades*

Decorative elements and details which give projects individual character and human scale should be incorporated into the buildings. These details may range from exposed timber, trims, rafter tails, braces, or structural systems, to vents, exterior lights and sconces.

Decorative grills, patterns, trims, and other elements which reflect cultural or naturalistic patterns of the island are encouraged. Patterned grills in walls and roof vents are encouraged. Exterior hand railing that goes beyond vertical pickets is encouraged.



*Variations in Railing Design*



*High glass windows for lighting in Office building*

## Color



*Corrugated red metal roof (above) and Green metal roof accents stone church in Halualoa (below)*

### Wall Colors

A variety of color is encouraged within the range of earth tones while more vivid colors can be used in the mixed-use center. Traditionally, the vivid colors used in town centers ranged from deep brown, mustard and red to various greens and tans. An attractive, strong composition of compatible colors is encouraged.

### Trims and Accent Colors

Typically, color is used to highlight and differentiate the trim from the building. The combination of several colors on individual facades is encouraged with the minimum requirement being that the exterior wall and trims be differentiated.



*Earth Tones with Vivid Use of Color on Sunshades and Shutters: (above) and Vivid reds and greens used in local towns (below)*

### Roof Colors

Roofs are often colored if they are made of metal. Roof materials and colors shall complement the colors and materials of the structure to which they are attached. In general, roof colors should be earth tones in the medium range. Accent colors may be used.



*Good combination of materials and colors for more attractive facades*



*Color palettes shall promote variety even within same building groups.*



# Maui Research & Technology Park

