



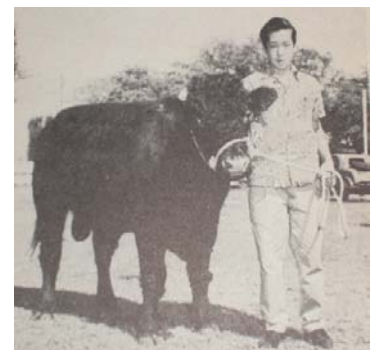
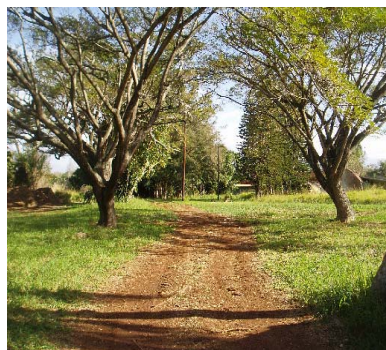
Vision Statement

The Old Maui High School site will be a model of economic, social, architectural and environmental sustainability. It will serve the community as a fiscally viable public resource. Future uses will reflect the site's history as a rural high school campus, including, education and agriculture, as well as uses that continue the legacy of Patsy T. Mink. The site will retain its rural ambiance, serenity, and scenic beauty.

Guiding Principles

Guiding principles provide a broad framework to achieve more specific goals and objectives. The following four guiding principles will guide decision making at the campus:

- ***Advance the Legacy of Old Maui High School and the ideals of Congresswoman Patsy T. Mink (MHS '44)*** Through unwavering dedication to her values, Patsy T. Mink enhanced the lives of countless people. She fought for gender and racial equality, public health and education, environmental stewardship, democratic ideals, and civic responsibility. The legacy of Patsy T. Mink should be honored and her ideals perpetuated through programs and resources provided at the site.
- ***Engender a Distinct Sense of Place*** The Old Maui High School is rich in history, significant architecture, and natural beauty. The school educated the island's youth for many decades, and was a driving force that inspired and brought together Maui's diverse ethnic groups. Future land uses should incorporate a sense of place that conforms to the history, legacy and natural qualities of the site.





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- ***Foster Sustainability*** Future land uses for the site should take its rural agricultural character into consideration. These uses should complement each other, be in balance with the environment, and contribute to sustainability in the community.

- ***Ensure Financial Viability*** While future land uses should serve as a community resource and promote the public good, these uses often struggle to generate enough revenues to sustain themselves. Therefore, the adaptive reuse of the Old Maui High School campus should support productive partnerships that maintain a balance between public and private educational uses that are capable of financially supporting the long-term operation of the entire site.

Goals and Policies

The Vision Statement and Guiding Principles are broad statements that encompass all aspects of the project and chart a course of action. From those broad statements, focused Land Use and Physical Form and Architectural Design Goals and Policies were established to define appropriate future land uses and physical form and architectural design character. The Land Use and Physical Form and Architectural Design Goals and Policies are:

Future Land Use

Goal: A vibrant campus environment that serves as a model for environmental and social sustainability and innovatively coordinates public and private educational uses to ensure the fiscal viability of the entire site.



Policies:

1. Promote future land uses that serve as a community resource and support the vision and guiding principals for the adaptive reuse of the Old Maui High School.
2. Encourage uses on the site that complement the site's history, vision and guiding principals.
3. Maintain a balance between public and private uses provided that private uses are educationally oriented, compatible with the Center's mission, and/or facilitate the fiscal sustainability of the campus.
4. Promote uses that will benefit from and complement the site's rural character.
5. Direct new construction outside of the historic portion (all existing buildings) of the site.



6. Give preference to public uses on the historic portion (all existing buildings) of the site.

Site Planning & Physical Form

Goal: A beautifully restored site that preserves the historic campus design, creates a sense of community, and brings life to the historic structures on the property.

Policies:

1. Determine appropriate areas for new development and connections to the historic campus.
2. Promote sensitive design that preserves significant views, environmentally and culturally significant sites, and takes advantage of tradewinds and solar orientation.
3. Maintain the existing location of campus buildings, pedestrian walkways, and open space in order to preserve the campus-like character of the site.
4. Focus new development outside of the historic campus district and away from areas that are environmentally sensitive.
5. Identify and preserve select areas for potential onsite agricultural and horticultural uses.
6. Maintain pedestrian connectivity between the historic campus and future uses.
7. Facilitate a sense of arrival through thoughtful site orientation, road access and street tree preservation along the length of Holomua Road.
8. Integrate regional open space, bikeways, and multi-use paths with the site.
9. Promote energy efficiency and green technologies.





Architecture

Goal: The rehabilitation and adaptive reuse of the site's historically significant structures to perpetuate the site's historic and architectural significance and provide a reference to the past for future generations. The restoration and adaptive reuse of existing buildings will serve as a platform for architectural creativity and the incorporation of new technologies.

Policies:

1. Rehabilitate the exterior of the C. W. Dickey designed Administration Building to its original appearance.
2. Encourage adaptive reuse of the interior of the Administration Building.
3. Preserve and restore and/or renovate all structurally sound, historically significant buildings for adaptive reuse.
4. Encourage sustainable design and building technologies to be incorporated both within and outside of the historic campus.
5. Establish an architectural theme for the site outside of the historic campus.
6. Support environmentally innovative design and construction techniques.



Landscape Planting

Goal: The preservation of the existing mature trees and landscaping with the addition of suitable agricultural activities that perpetuates a country feeling. Future landscaping shall maintain the character of the site and be appropriate with future uses.

Policies:

1. Preserve the existing mature landscaping and remove diseased and invasive landscaping.
2. Promote low/no maintenance vegetation for future landscaping.
3. Identify selected locations for canopy shade trees in order to create the opportunity for a pleasant outdoor classroom environment.





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4. Conserve water through xeriscaping, the use of drought tolerant plants, and efficient irrigation systems.
5. Utilize trees and plants that enhance the scenic beauty of the site and provide for an enjoyable outdoor experience.

The Land Use and Urban Design Goals and Policies helped establish the preferences of the Focus Group as they relate to specific elements of the conceptual master plan design. The conceptual master plan and its elements are described in detail in *Part Six: Preliminary Draft Conceptual Master Plan*.