



## OFFICE OF PLANNING STATE OF HAWAII

NEIL ABERCROMBIE  
GOVERNOR

LEO R. ASUNCION  
ACTING DIRECTOR  
OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846  
Fax: (808) 587-2824  
Web: <http://planning.hawaii.gov/>

Ref. No. P- 14530

October 7, 2014

Mr. Jordan E. Hart, President  
Chris Hart & Partners, Inc.  
115 North Market Street  
Wailuku, Hawaii 96763

Dear Mr. Hart:

Subject: Piilani Promenade  
Draft Environmental Impact Statement (DEIS)  
Kihei, Maui  
TMK: (2) 3-9-001: 016, 170-174

2014 OCT - 8 A 11: 23  
LAND USE COMMISSION  
STATE OF HAWAII

Thank you for the opportunity to review the DEIS for the proposed project. According to the document, the new proposal for the Petition area will include retail, office, business and commercial, light industrial, multi-family rental units, parks, substation, and appurtenant uses. The proposal also includes bicycle and pedestrian pathways, road widening lots for Piilani Highway, and the Kaonoulu Street Extension (portion). The zoning is M-1 Light Industrial and the site is within the State Urban District. The Petitioners have filed a Motion to Amend in Docket No. A94-706, to allow for a revision in the proposed use of the Petition area from the originally approved 123-lot industrial subdivision to the current mixed use proposal.

The Office of Planning (OP) provides the following comments and concerns below.

1. Pages 85-115. The Hawaii State Plan in Hawaii Revised Statutes (HRS) Chapter 226 provides goals, objectives, policies, and priority guidelines for growth, development, and the allocation of state resources. The Piilani Promenade DEIS provides an analysis of the Hawaii State Plan's objectives, policies and priority guidelines as it pertains to this project on pages 85-115.
  - a. A discussion of the project's consistency with HRS Section 226-108 (Priority Guidelines on Sustainability) is absent from the table on pages 104-115 of the DEIS. The Final Environmental Impact Statement (FEIS) should include a discussion and analysis of the project's consistency with HRS Section 226-108.
  - b. A resource reference on the Sustainability Priority Guidelines is available from the Office of Planning's website at [http://files.hawaii.gov/dbedt/op/docs/OP\\_TAM-2013-12.03.pdf](http://files.hawaii.gov/dbedt/op/docs/OP_TAM-2013-12.03.pdf)
  - c. The analysis section of the table on page 115 of the DEIS incorrectly states that "The Piilani Promenade does not lie within the Hawaii Coastal Zone Management

Area ...” HRS Section 205A-1 (Definition of Coastal Zone Management Area) states:

“Coastal zone management area” means all lands of the State and the area extending seaward from the shoreline to the limit of the State’s police power and management authority, including the United States territorial sea.”

Since the coastal zone management area includes all lands of the State, the Piilani Promenade project lies within the Hawaii Coastal Zone Management Area. The FEIS should reflect this correction throughout the document.

2. Development Phasing, page 14: The DEIS indicates that Piilani Promenade will be constructed in two phases. Phase one, the Piilani Promenade North will include 100,000 square feet of business commercial uses, 226 rental apartments, and 57,558 square feet of light industrial uses. The Piilani Highway road widening, extension of Kaonoulu Road, 1.0 MG water tank, well, and related utilities will also be constructed. Phase two will include the development of Piilani Promenade South with 430,000 square feet of business commercial uses. Construction will occur between 2016-2018. The DEIS should clarify whether the construction of both phases are expected to be completed by 2018. The DEIS project description should also indicate whether any big box retail stores are planned in either phase of the proposed developments, as such uses have greater impacts especially with respect to traffic.
3. Traffic Mitigation Measures, page 65-70: Table 11 and sections on traffic mitigation measures discuss the proposed mitigation measures for the proposal and the multi-family units. Table 11 also proposes mitigation measures, such as to install traffic signals at Piilani Highway and Kaonoulu Street, and notes that this mitigation measure will be installed by others. The Table should include the party that will be responsible for installing these measures. We encourage you to consult with the State Department of Transportation on your analysis and these proposed mitigation measures for the entire development. We also note that the DEIS recommends that a Transportation Coordinator should be appointed by the developer to coordinate the strategies identified in the DEIS. The DEIS should indicate whether the Petitioner intends to implement this recommendation and the proposed mitigation measures.
4. Section III. D. 5. Electrical and State Functional Plan: Energy. The section on the State Functional Plan for Energy refers to Section III. D. 5 Electrical, as including more description on sustainability and resource use. However, this section does not have such information. We recommend that the Final EIS include a section dedicated to energy efficiency and sustainability measures with a more detailed and informative description of proposed measures for the Petition area.

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5. Page 42. Housing. Potential Impacts and Mitigation Measures. The DEIS states that the proposed project includes the “construction of 226 rental housing units, of which a required percentage will be rented at an affordable rate determined by the Maui County Department of Housing and Human Concerns.” We previously understood that some units were being built to satisfy the Maui County affordable housing requirement for a different project. The FEIS should be clear as to whether and how many affordable units will be built for the purpose of satisfying a Maui County affordable housing requirement for a different project, how many units will be market-priced, and how those market-priced units within the Petition Area will satisfy Maui County’s affordable housing requirements.

Thank you for the opportunity to review this project. If you have any questions, please call Lorene Maki of our Land Use Division at (808) 587-2888.

Sincerely,



Leo R. Asuncion  
Acting Director

cc: Mr. Robert Poynor, Vice President  
Piilani Promenade North, LLC, & Piilani Promenade South, LLC  
✓ Land Use Commission

