CHAPTER III

Description of the Project

(Pages 30-59)

The WCT provides an opportunity to develop a major segment of this bikeway and to integrate it into the new community. The Final Environmental Assessment for the Proposed Wai`ale Road Extension and East Waiko Road Improvements (County of Maui, 2014) states that the Wai`ale Bypass will include a 10-foot bicycle/pedestrian path on the west side of the roadway.

Moreover, the internal WCT site plan will provide both separated pedestrian and bicycle facilities along the collector roads and traffic calming along residential streets to ensure that bicycling is make safer Figure No. 22 shows the Project's non-motorized network of multi-use trails, pedestrian and bicycle facilities.

d. Transit Network

Under existing conditions, the Honoapi'ilani and Waiko bus stop is the only bus stop located in the project vicinity. While the Maui Bus has no immediate plans to expand service in this area, as the WCT site develops, the project allows for the introduction of public transit to the site, and service to the WCT should be considered as the County plans future expansion of public transit service in this area. Additionally, enhancements and amenities (i.e., benches or covered shelter) could be installed at the existing bus stop and any new bus stops to support future transit riders in this area.

4. Parks and Open Space Plan

The WCT offers a variety of open space elements that are intended to serve the diverse recreational needs and interests of the community. There are over 82 acres of active and passive-park and open space elements within the WCT Master Plan. Of the 82 acres, about 32.5 acres are dedicated to the creation of mini-parks, neighborhood parks and a community park. These parks are strategically located to make them easily accessible from the WCTs single- and multi-family residential neighborhoods and the elementary school. The project also includes approximately 50-acres of greenways, some of which incorporate pedestrian and bicycle paths, which will help to safely link neighborhoods to one another and to create visual relief and a diversity of natural topographic elements within the community.

Moreover, the abutting 1,077-acres of agricultural lands owned by the Applicant may create additional opportunities for various forms of open-land recreation such as horseback riding,

mountain biking, trail running, hiking and community gardening. Figure 23 is a conceptual illustration of the various park elements within the WCT:

- ***Village Green (1)***. The Village Green is the site of the existing Mill House Restaurant and MTP lagoon. The green open area of the Village Green is approximately 1.5 acres, which includes a passive park on the mauka side of the lagoon. The Village Green will function as the WCTs civic and cultural center. It will be landscaped with tropical shrubs, flowers and canopy shade trees fronting onto the existing lagoon creating a unique sense of place. The Village Green will offer passive recreation in the form of areas for picnics, community gatherings and special events. Views from the green will be of the West Maui Mountains, the mauka agricultural lands and the botanical garden environment that exists around the lagoon and Mill House Restaurant.
- ***Waihe'e Ditch Greenway and Neighborhood Park (2 and 3)***. The Waihe'e Ditch Greenway is intended to become an approximate 40-feet wide multi-use path and trail that will course north to south across the mauka residential neighborhoods and beyond to the rural open space and agricultural trail systems. This multi-use path will become an on-site amenity for walking, jogging and biking and will provide safe access to several small neighborhood pocket parks located along the greenway.
- ***Waikapū Station Greenway and Neighborhood Parks (4 and 5)***. The Waikapū Station Greenway is intended to link WCT's makai residential neighborhoods with commercial services along Main Street, the elementary school and the Waikapū River Community Park. The greenway is about 1 mile long and is about 40-feet wide. It will provide space for a multi-use pedestrian and bicycle path and landscape planting with canopy shade trees. The Waikapū Greenway also links a small .5-acre neighborhood park at its south end with another .5-acre neighborhood park centrally located to the greenway and the elementary school and the Waikapū River Park along the WCTs western boundary.
- **Mauka Makai Greenway (6).** The Mauka Makai Greenway links the multi-use path located along Honoapi'ilani Highway with the multi-use path located along the Wai`ale Bypass Road. This approximate 30-feet wide, and ½ mile long pathway, will link the makai single-family residential neighborhoods with the Waikapū Station Greenway. It will offer a safe and active transportation route to the elementary school and the Waikapū River Park. This route may also help to facilitate future pedestrian access to a

future intermediate school that is planned for Wai`ale and to the County's regional park complex planned just to the east of the WCT.

- **Honoapi'ilani Highway *Multi-Use Path (7 and 8).*** The WCTs urban and rural frontage along Honoapi'ilani Highway is about ¾ miles. Setbacks of at least 60-and are proposed along the mauka and makai sides of the highway. A meandering 10-feet wide multi-use path is proposed along the mauka and makai sides of the highway together with canopy shade trees and tropical bushes and groundcovers. The multi-use paths will provide a safe active transportation route along the project frontage between the Village Green, Main Street, the Waikapū River Park and Waikapū Town.
- ***Waikapū River Park (9).*** The approximate 18.5-acre Waikapū River Park will provide active and passive recreation opportunities to the Waikapū Community. Based upon future community input and the needs of the Department of Parks and Recreation, this park could include active recreation facilities such as softball and soccer fields, basketball and tennis courts or skateboard facilities. The Park may also include passive recreation opportunities such as shaded areas for family picnicking, tot lots, community gardens and jogging and exercise facilities. The Waikapū Station Greenway will connect the Park by a multi-use separated pedestrian and bicycle path to the Project's residential neighborhoods located to the south and west.
- ***Community Gardens (10).*** The WCT may include opportunities for community gardening within its park system and in appropriate areas within the rural and agricultural lands. It is envisioned that small plots could be offered for lease and that limited shared common facilities could be provided to community gardeners. The provision of community gardens will depend upon community demand for these types of facilities and whether adequate provisions can be made for the gardens security and maintenance.
- ***Open Land Recreation (11).*** Open land recreation uses are permitted within the State and County agricultural districts. These uses may include horseback riding, mountain biking, non-commercial camping, community gardening, petting zoos, hiking and other similar uses. It is expected that these and other similar uses may be permitted within the WCTs agricultural lands, provided that these activities do not interfere with agricultural operations.

FIGURE 23

Conceptual Parks and Open Space Master Plan

Not to Scale

WAIKAPU COUNTRY TOWN

PLANNING CONSULTANTS HAWAII, LLC

5. Agricultural Development Plan

The WCT's principal land use beyond the Project's urban and rural boundaries will be agriculture. The WCT's agricultural lands comprise approximately 1,077 acres, of which 800 acres will be dedicated to agricultural use through a conservation easement. The remaining 277 acres may be subdivided into as many as five agricultural lots. The conservation easement will limit the 800 acre preserve to only those uses permitted within the State Land Use Agricultural District and the County Agricultural District; however; the easement will prohibit farm and/or residential dwellings from being constructed and will only allow agricultural subdivisions which serve the purpose of creating agricultural enterprises. The specific details of the conservation easement are still being considered.

The Applicant intends to maintain ownership of the agricultural preserve. However, it is possible that in the future the Applicant may decide to deed a portion and or all of the preserve to the State and or County for the purpose of establishing an Agricultural Park. Long-term ownership and management options are still being considered.

Within the agricultural preserve, several hundred acres will be developed as a public and/or private agricultural park to help facilitate Maui's agricultural development. The Maui Agricultural Development Plan (July 2009) was prepared by the Maui Country Farm Bureau in association with the County of Maui's Office of Economic Development in order to identify opportunities for the development and diversification of Maui's agricultural industry. The Plan states in part:

> *"The industry faces numerous immediate and longer-term challenges and opportunities. The availability of an adequate and reliable supply of affordable irrigation water is a critical issue as competing demands from urban and instream uses intensifies, and drought conditions persist."*
>
> *"Greater access to affordable land, a reliable and affordable inter-island transportation system, and greater access to markets are also critical issues to be addressed if Maui agriculture is to achieve sustained growth."*

The establishment of WCT's centrally located 800-acre agricultural preserve, with highly productive lands and affordable irrigation water, may help Maui farmers compete in local, mainland and international markets. These lands are located about three miles from Maui's only commercial harbor and its principal airport, servicing the mainland and Oahu.

There are currently three commercial farms farming the Project areas lands. These include Kumu Farms, Hawai'i Taro LLC, and HC&S. Waikapū Properties LLC is also raising a heard of Texas Longhorn Cattle on the higher elevation agricultural lands. The longer-term agricultural development plan includes the following types of uses, the location of which are shown conceptually on Figure No. 24, "Conceptual Agricultural Master Plan":

- ***Waikapū Commons Agricultural Park (1).*** This private and/or publically owned and managed agricultural park will provide long-term leases to qualified Maui farmers for diversified agricultural production. The park would be serviced by irrigation water that would be supplied from on-site agricultural wells. The water would be stored in agricultural reservoirs and distributed to the Park as demand warrants and at rates to support profitable farming operations. It is expected that Kumu Farms and Hawai'ian Taro LLC, both existing farmers on WCT lands, will relocate their operations to the agricultural park. Other qualified farmers will also be given an opportunity to lease these lands for farming endeavors. The area of the Park will likely range from approximately 250 to 800 acres, depending upon farmer demand. Figure 24 is an illustrative map identifying conceptually the location of the Agricultural Park and other potential agricultural uses on the Property.
- ***Community Farmers Market, Fruit and Vegetable Stands and other Direct Marketing (2, 3)***. The WCT will encourage direct marketing to consumers of agricultural products grown on the property and from elsewhere within Maui County. It is envisioned that a vibrant farmers market and fresh fruit and vegetable stands may be located within the WCT at strategic locations as shown on Figure 24. Because of the WCTs close proximity to Wailuku Town, Kahului and Kīhei, farmers may also decide to establish pick-your-own farms or participate in community supported agricultural programs where orders for produce are placed directly by consumers with local WCT farmers. On-site restaurants, such as the existing Mill House Restaurant, may also serve as customers agricultural products grown on WCT lands.

- ***Grazing of WCT Long-horn Cattle (4)***. A heard of approximately 200 Longhorn cattle are currently grazing the WCT's mauka agricultural lands. It is envisioned that a larger heard of cattle may be established on WCT lands not used for other diversified agricultural uses.
- ***Diversified Agriculture (5)***. Other agricultural production such as the growing of coffee, nursery products, orchards, sustainable forestry, energy crops, sugar and livestock may be conducted on WCT agricultural lands.

- ***Renewable Energy (6)***. Establishing one more small solar farms may be considered if these farms are technically and economically viable and do not interfere with agricultural operations. These solar farms, if established, would be located on relatively small areas of land and would be subject to the permitting requirements of State and County land use laws. The purpose of such farms would be to generate clean renewable energy, while developing a diversity of revenue sources to support the agricultural lands.
- ***Agricultural Tourism/Active Recreation (7)***. Non-intrusive open land recreation activities may be permitted in appropriate locations if do not conflict with agricultural operations. Likewise, agricultural tourism may be permitted in appropriate locations. Like renewable energy, appropriate agricultural tourism activities could help to generate alternative revenue sources to support the agricultural lands, while creating visitor industry jobs and additional on-site demand for locally produced agricultural products.

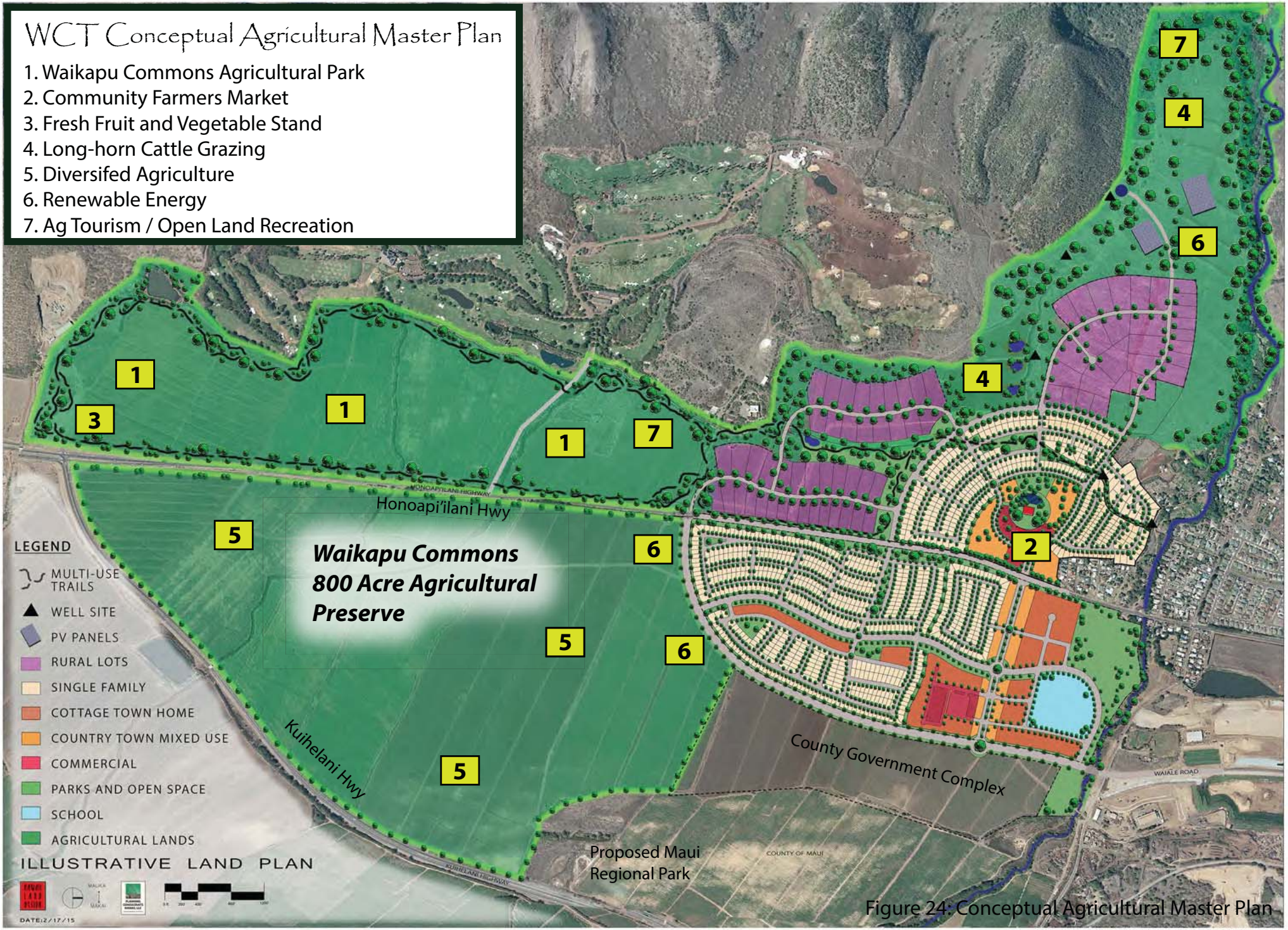


Figure 24: Conceptual Agricultural Master Plan

6. Sustainability Plan

Planning Consultants Hawai'i, LLC is preparing a Sustainability Plan to set forth project specific goals, objectives and strategies in the areas of urban design, construction and operation phase management. Together, the strategies identified will help to create a more sustainability community by mitigating development impacts and making more efficient use of scarce resources. The following documents the Project's sustainability goals, objectives and strategies in the following areas: urban design, energy use, water use, storm drainage, waste management, local food production, and health and wellness.

URBAN DESIGN	
UD.1	**Goal:** Establish a more complete community that balances housing with the provision of on-site supporting commercial, civic and employment uses.
UD.1.a	Integrate a balanced mix of residential, commercial, employment, and civic uses into the development.
UD.1.b	Incorporate compact and mixed use development patterns.
UD.1.c	Provide a diversity of housing choices for low, moderate and high income wage earners.
UD.1.d	Build "Complete Streets".
UD.1.e	Establish a diverse range of active and passive recreation opportunities.
UD.1.f	Encourage community gardening within designated areas.
UD.1.g	Integrate off-road pedestrian and bicycle paths and trails.
UD.1.h	Ensure efficient vehicular and non-motorized connectivity between residential, commercial and civic uses.
UD.1.i	Incorporate adequate transmit stops throughout the development.
UD.1.j	Meet all ADA standards for accessibility.

ENERGY USE	
EU.1	**Goal**: Reduce WCTs demand for transportation fuels
EU.1.a	Incorporate compact and mixed use development patterns.
EU.1.b	Build "Complete Streets".
EU.1.c	Ensure efficient vehicular and non-motorized connectivity between residential,

	commercial and civic uses.
EU.1.d	Incorporate adequate transmit stops throughout the development.
EU.1.e	Incorporate electric vehicle recharging stations within the development.
EU.1.f	Support regional bicycle and pedestrian ways to connect the development with neighboring communities.
EU.2.A	**Objective:** Reduce energy use in residential, commercial and institutional buildings by 30% to 50% or more from baseline levels
EU.2.A.a	Promote energy efficiency as a key consideration in the design of new buildings.
EU.2.A.b	Utilize an Integrated Design Process to determine the optimal mix of energy efficiency measures.
EU.2.A.c	Establish a design team with expertise in the design of energy efficient residential, commercial and institutional buildings.
EU.2.A.d	Utilize the following types of guides in the design of new buildings: ASHRAE Advanced Energy Design Guides for Small Office Buildings, for Small Retail Buildings, for K-12 School Buildings, etc.
EU.2.A.e	Consider utilizing the Energy Star Certified Homes Prescriptive or Performance Path recommendations to achieve Energy Star certification for single- and multi-family residences.
EU.2.A.f	Promote LEED certification of commercial and institutional buildings throughout the project.
EU.2.A.g	Orientate buildings to take optimum advantage of natural cooling and ventilation.
EU.2.A.h	Encourage the use of daylighting within new buildings.
EU.2.A.i	Utilize LED lighting to the maximum extent possible for interior and exterior lighting.
EU.2.A.j	Utilize canopy trees to provide shade and cooling of buildings.
EU.2.A.k	Install solar hot water heating into all single-family homes.
EU.2.A.l	Allow for laundry to be hang-dried in appropriate areas.
EU.3.B	**Objective:** Facilitate carbon storage and sequestration with additional forest and tree coverage
EU.3.B.a	Create an Urban Tree Canopy by planting shade trees in the following types of areas: along residential and collector streets, within parking lots, within passive and active recreation areas, and as landscape features within residential, commercial and

	institutional lots.
EU.3.B.b	Consider participation in Federal and State reforestation programs such as the State of Hawai'i Forest Stewardship Program (FSP) and the Conservation Reserve Enhancement Program (CREP).
EU.4.C	**Objective:** Develop renewable energy sources to offset at least 40 percent of the project's electrical energy demand
EU.4.C.a	Incorporate PV and battery storage systems as options for potential homebuyers.
EU.4.C.b	If technically and financially viable, develop on-site solar, wind and hydro resources.
EU.4.C.c	Consider farming and/or leasing agricultural lands for viable bio-fuel crops.
EU.4.C.d	Assess the viability of storing energy on-site for direct sale to WCT customers if connecting to the MECO grid is not available.

WATER USE	
WU.1	**Goal:** Significantly reduce the project's potable and non-potable water demand
WU.1.A	**Objective:** Reduce the overall project demand for potable water use by 30 to 50 percent
WU.1.A.a	Utilize low flow fixtures that exceed baseline standards established by the 2006 Uniform Plumbing Code by at least 20%.
WU.1.A.b	Utilize non-potable water for irrigation of common open spaces, parks, etc.
WU.1.A.c	Establish dual water systems to provide non-potable water for irrigation of parks and open space, residential and commercial landscape planting.
WU.1.A.d	Allow for rainwater catchment throughout the project.
WU.1.A.e	Utilize non-potable water reservoirs to store, capture, and manage the supply of non-potable water.
WU.1.A.f	Study the practicality of rainwater harvesting including the capture and storage of runoff for irrigation.
WU.1.A.g	Utilize draught tolerant plants, appropriate for the climate zone, throughout the project.
WU.1.A.h	Utilize drip irrigation and water conserving sprinkler systems.

STORM DRAINAGE	
SD.1	**Goal**: Convert storm water runoff into an economic and environmental resource
SD.1.A	**Objective:** Remove pollutants and facilitate ground water recharge
SD.1.A.a	Utilize a combination of structural and non-structural BMPs in a sequence to enhance treatment of runoff.
SD.1.A.b	Utilize Low Impact Development Techniques such as bioretention, grassed swales, level spreaders, vegetative filter strips, natural buffers and open space to reduce runoff volumes, promote infiltration, and remove pollutants.
SD.1.A.c	Assess the following types of structural systems to treat runoff, facilitate groundwater recharge, and contain any increase in runoff to the site: wet-ponds, infiltration basins, infiltration trenches, French drains, exfiltration trenches, etc.
SD.1.A.d	Promote the use, where practical, of grassed parking and permeable pavements for residential driveways, commercial and non-commercial parking lots and in other areas where appropriate.
SD.1.A.e	Establish a riparian buffer along the Waikapū Stream.
SD.1.A.f	Utilize catch basin inserts and/or oil/grit separators to remove oil, grease, trash and other pollutants from runoff.
SD.2.A	**Objective:** Prevent runoff and pollutants from being discharged from construction sites
SD.2.A.a	During the construction phase, utilize a combination of construction phase BMP's such as: • Silt fences; • Dust screens; • Seeding/sodding/mulching; • Covering exposed dirt; • Regular watering; and • Earthen berms.
SD.2.A.b	Obtain a National Pollutant Discharge Elimination System (NPDES) permit for

	areas of grading that are larger than one acre.

WASTE MANAGEMENT	
WM.1	**Goal:** Reduce the volume of project waste from entering landfills during construction and operations
WM.1.a	Develop a construction waste management policy and program for the construction phase.
WM.1.b	Establish a recycling program for residential, commercial and institutional users.
WM.1.c	Locate a material recycling collection center within the project.
WM.1.d	Assess the feasibility of establishing an on-site composting program for organic materials.
WM.1.e	Assess the feasibility of instituting a bi-annual durable goods collection drive.

AGRICULTURE DEVELOPMENT & LOCAL FOOD PRODUCTION	
AD.1	**Goal:** Create and maintain economically viable agricultural production on WCT agricultural lands
AD.1.a	Protect in perpetuity approximately 800 acres of prime agricultural lands from urban development through an agricultural easement or similar mechanism and limit subdivision approximately 5 lots for the remaining lands.
AD.1.b	Establish a public and/or private agricultural park within a portion of the project's agricultural lands.
AD.1.c	Provide opportunities for community gardening within the proposed parks and/or open space network
AD.1.d	Encourage the establishment of a farmers market, farm stands, and community supported agricultural programs within the WCT.

HEALTH & WELLNESS	
HW.1	**Goal:** Establish a community that promotes health and wellness
HW.1.a	Establish a network of off-road pedestrian and bicycle paths.

HW.1.b	Establish a compact and mixed-use settlement pattern that promotes active transportation.
HW.1.c	Construct "complete streets" that safely accommodate multi-modal transportation.
HW.1.d	Provide a network of parks and open spaces linked by pedestrian and bicycle paths.
HW.1.e	Promote the establishment of health related businesses and services within the development, including: gyms and fitness centers, health food stores, farmers markets, medical services, etc.
HW.1.f	Establish the opportunity for community gardening.
HW.1.g	Promote and support the establishment of pedestrian and bicycle networks linking the project with neighboring communities.
HW.1.h	Incorporate a diversity of park types, including mini-parks, neighborhood parks and community parks with both active and passive uses.

7. Phasing Plan

The WCT will be implemented in two five year phases through 2026. Figure No. 25, "Conceptual Phasing Plan" and Tables 14, 15 and 16 show the Project's conceptual land use program for Phase I - 2017 through 2021 - and for Phase II - 2022 through 2026.

Table 14: Phase I Conceptual Land Use Program for 2017 through 2021

Land Use	Net Acres	Gross Acres	Residential Units	Net Residential Density	FAR	Sq. Ft. Commercial
Single Family	45.51		332	7.30		
Multi-Family/Town Home	17.213	24.59	216	12.55		
Rural	22.35		15	0.67		
Country Town Mixed-Use	16.168	20.21	127		0.25	58,475
Commercial /		12.89			0.25	140,372

Land Use	Net Acres	Gross Acres	Residential Units	Net Residential Density	FAR	Sq. Ft. Commercial
Employment						
Existing Town Center / Lagoon		4.88				
School		12.00				
Active & Passive Parks		26.66				
Total Residential Units	**690**					
Total ʻOhana Units	**41**					
Total Residential Units	**731**					
Total Commercial / Employment	**198,847**					

Table 15: Phase II Conceptual Land Use Program for 2022 through 2026

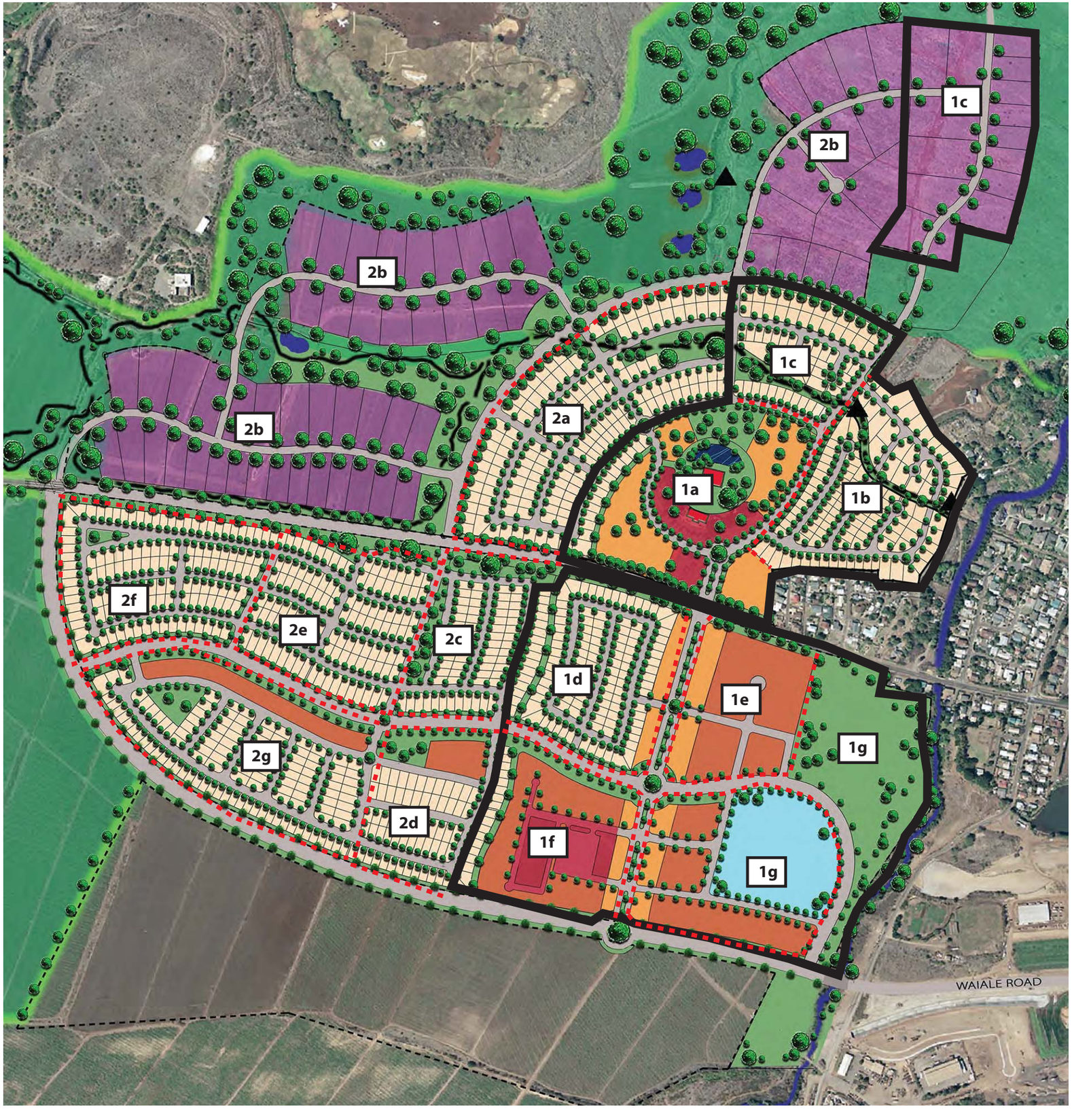
Land Use	Net Acres	Gross Acres	Residential Units	Net Residential Density	FAR	Sq. Ft. Commercial
Single Family	85.54		638	7.46		
Multi-Family / Town Home	3.99	5.7	40	10.00		
Rural	102.47		65	0.63		
Active / Passive Parks		5.78				
Total Residential Units	**743**					
Total ʻOhana Units	**105**					
Total Residential Units	**848**					

Table 16: Conceptual Development Program for 2017 - 2026

Land Use	Net Acres	Gross Acres	Residential Units	Net Residential Density	FAR	Sq. Ft Commercial
Single Family	131.05		970	7.40		
Multi-Family / Town Home	21.203	30.29	256	12.07		
Rural	124.82		80	0.64		
Country Town Mixed-Use	16.168	20.21	127		0.25	58,475
Commercial / Employment		12.89			0.25	140,372
Existing Town Center / Lagoon		4.48				
School		12				
Active/Passive Park		32.44				
Greenways / Open Space	49.66	49.66				
Roads		81.163				
Acres	**499.003**					
Residential Units	**1433**					
'Ohana Units	**146[1]**					
Total Residential Units	**1579[2]**					
Commercial / Employment	**198,847**					

[1] For planning purposes it was assumed that about 15 percent of single-family homeowners would decide to build an 'Ohana unit.

[2] Includes 'Ohana units. The number of 'Ohana units may increase or decrease.



Hallstrom Absorption:

Phase 1: 2017-2021: 690 Units
Phase II: 2022-2026: 743 Units

Phase 1: 2017-2021

	Units	Sq. Ft.	Acres
Single Family	332		
Rural	15		
Multi-Family	216		
Ohana	41		
Country Town Mixed-Use	127	58,475	
Existing Commercial		29,250	
New Commercial/Employment		111,122	
Elementary School			12.00
Active/Passive Park			26.66

Phase II: 2022-2026

	Units	Sq. Ft.	Acres
Single Family	638		
Rural	65		
Multi-Family	40		
Ohana	105		
Active/Passive Park			5.78

Date: October 1, 2014

Figure 25: Conceptual Phasing Program

HAWAII LAND DESIGN

PLANNING CONSULTANTS HAWAII, LLC

7. Infrastructure and Public Facility Development Plan

As noted, the WCT will be implemented in two five year phases through 2026 as shown in Figure No. 25, "Conceptual Phasing Plan" and Figure Nos. 26, 27, 28 and 29 "Roadways", "Wastewater", "Water" and "Drainage Phasing Diagrams" and Tables 13, 14 and 14. Table No. 17 summarizes the work, project phasing and order of magnitude costs associated with development of the Project.

Table 17: Conceptual Order of Magnitude Cost Estimates

Infrastructure Description	Phase I (Makai)	Phase I (Mauka)	Phase II (Mauka)	Phase II (Makai)
General Work This work includes activities such as grubbing and grading of the site, staging of construction, and implementation of on-site construction phase mitigation.	$4,200,000	$4,400,000	$3,075,000	$4,995,000
Roadways This work includes construction of all internal roadways including residential and collector streets, curbs, gutters and sidewalks. (**See**: Figure No. 26)	$6,678,400	$8,129,000	$3,104,000	$9,200,000
Offsite Roadways This work includes construction of off-site roadway and intersection improvements to mitigate project impacts as described in the TIAR.	$800,000	----	$400,000	----
Sewer System This work includes developing the on-site sewer system, which includes developing a package	$5,880,000	$5,610,000	$4,409,000	$52,717,500**

Infrastructure Description	Phase I (Makai)	Phase I (Mauka)	Phase II (Mauka)	Phase II (Makai)
wastewater treatment plant and on-site collection system. (**See**: Figure No. 27)				
Water System This work includes developing potable and non-potable on-site wells and transmission infrastructure. (**See**: Figure No. 28)	$14,028,000	$4,687,000	$10,585,000	$8,890,000
Drainage System This includes developing on-site detention basis and transmission infrastructure. (**See**: Figure No. 29)	$10,980,000	$10,700,000	$9,832,000	$12,480,000
Offsite Sewer Off-site sewer improvements include upgrades to transmission system along Lower Main Street, Waiko and Wai`ale Roads.	$3,477,000	-----	-----	-----
TOTAL COST	**$46,043,400***	**$33,526,000***	**$31,405,000***	**$88,282,500***

Development of the WCT will also require the provision of on-site public facilities including schools and parks. Table 18 summarizes the work, project phasing and order of magnitude costs associated with development of these facilities.

Table 18: School and Park Facilities and Cost Estimates

Infrastructure Description	Phase I (Mauka and Makai)	Phase II (Mauka and Makai)
School The WCT is required by State law to address its impact to State educational facilities through the provision of land and school	**12-acres and $2,606,829**[3]	

[3] Payment of impact fees will be spread across phases I and II in proportion to the residential units constructed in each phase.

Infrastructure Description	Phase I (Mauka and Makai)	Phase II (Mauka and Makai)
construction fees in proportion to the impacts of the development. The WCT will provide a 12-acre school site within Phase I of the project for this purpose.		
Parks The WCT is required to contribute land and/or fees to address its impacts to County park and recreation facilities. The WCT will be dedicating approximately 32.5 acres for parks and recreation whereas only 16.5 acres are required.	26.66 acres	5.78 acres

TRUE NORTH

SCALE: 1 IN. = 800 FT.

W. WAIKO ROAD

To Wailuku

HONOAPIILANI HIGHWAY

WAIALE ROAD EXTENSION (BY COUNTY)

PHASE I

PHASE II

PHASE I

PHASE II

To Maalaea

LEGEND:

- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR URBAN STREET
- MINOR RURAL STREET

Figure 26: Roadway Improvement Phasing Program

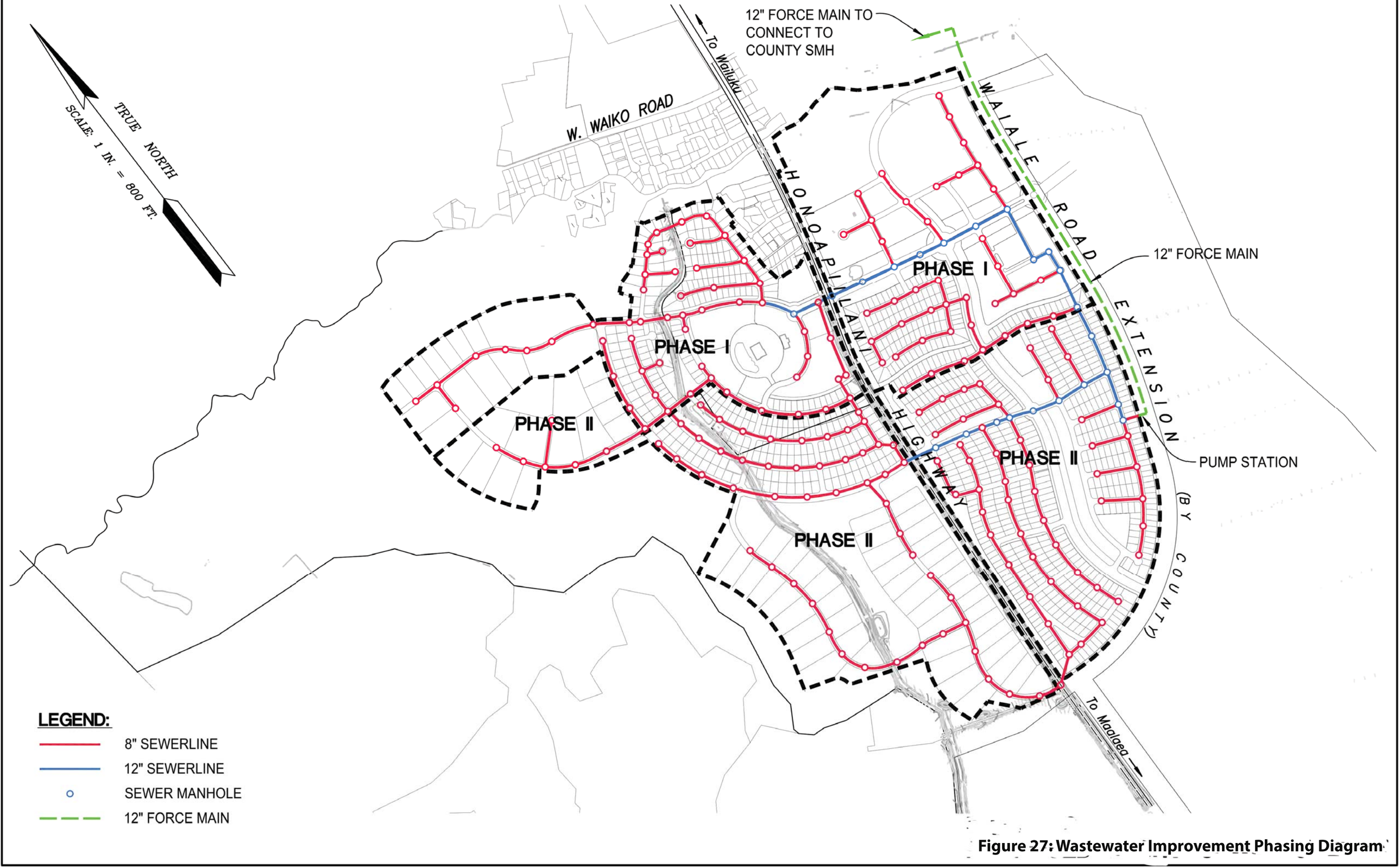


Figure 27: Wastewater Improvement Phasing Diagram

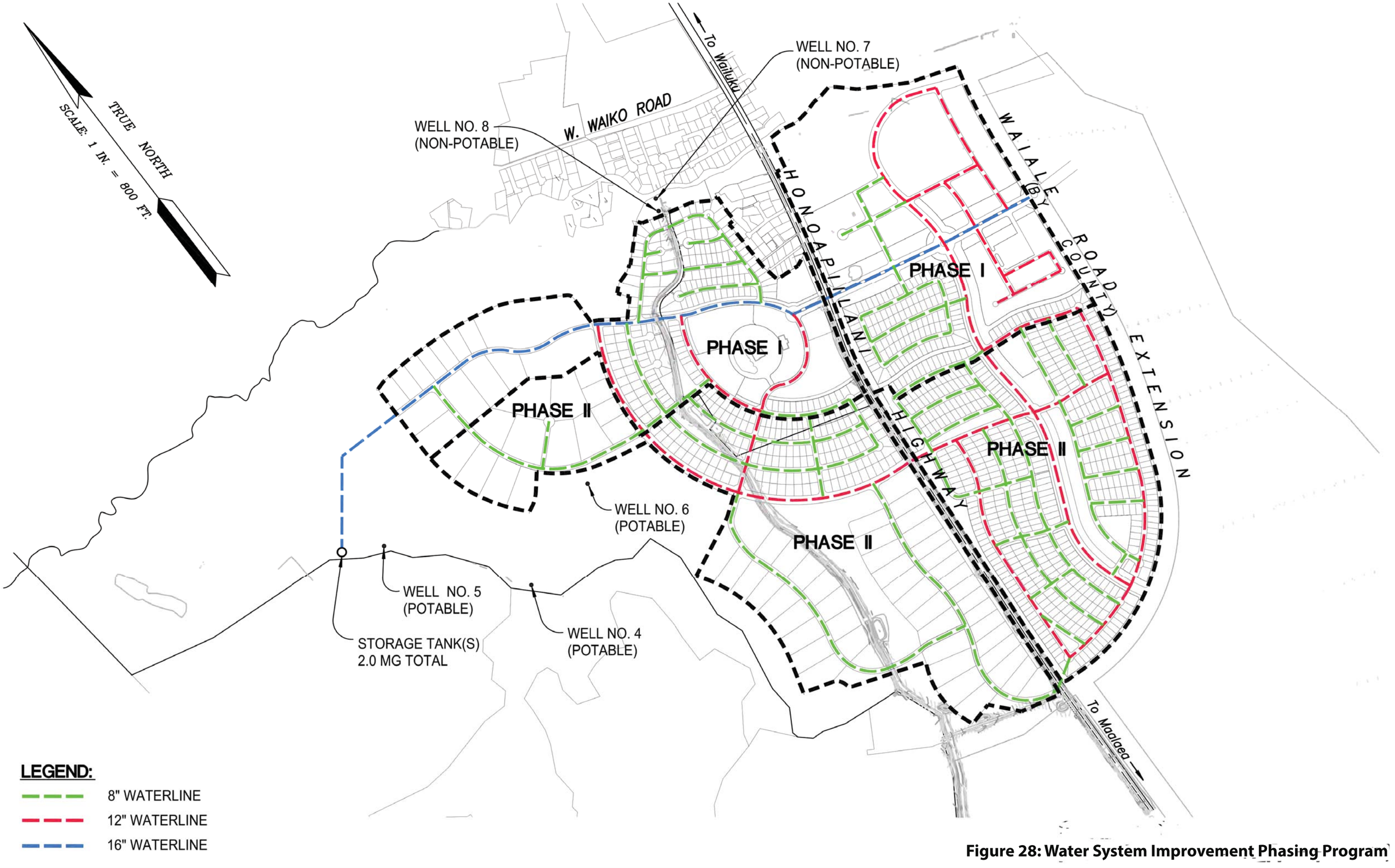


Figure 28: Water System Improvement Phasing Program

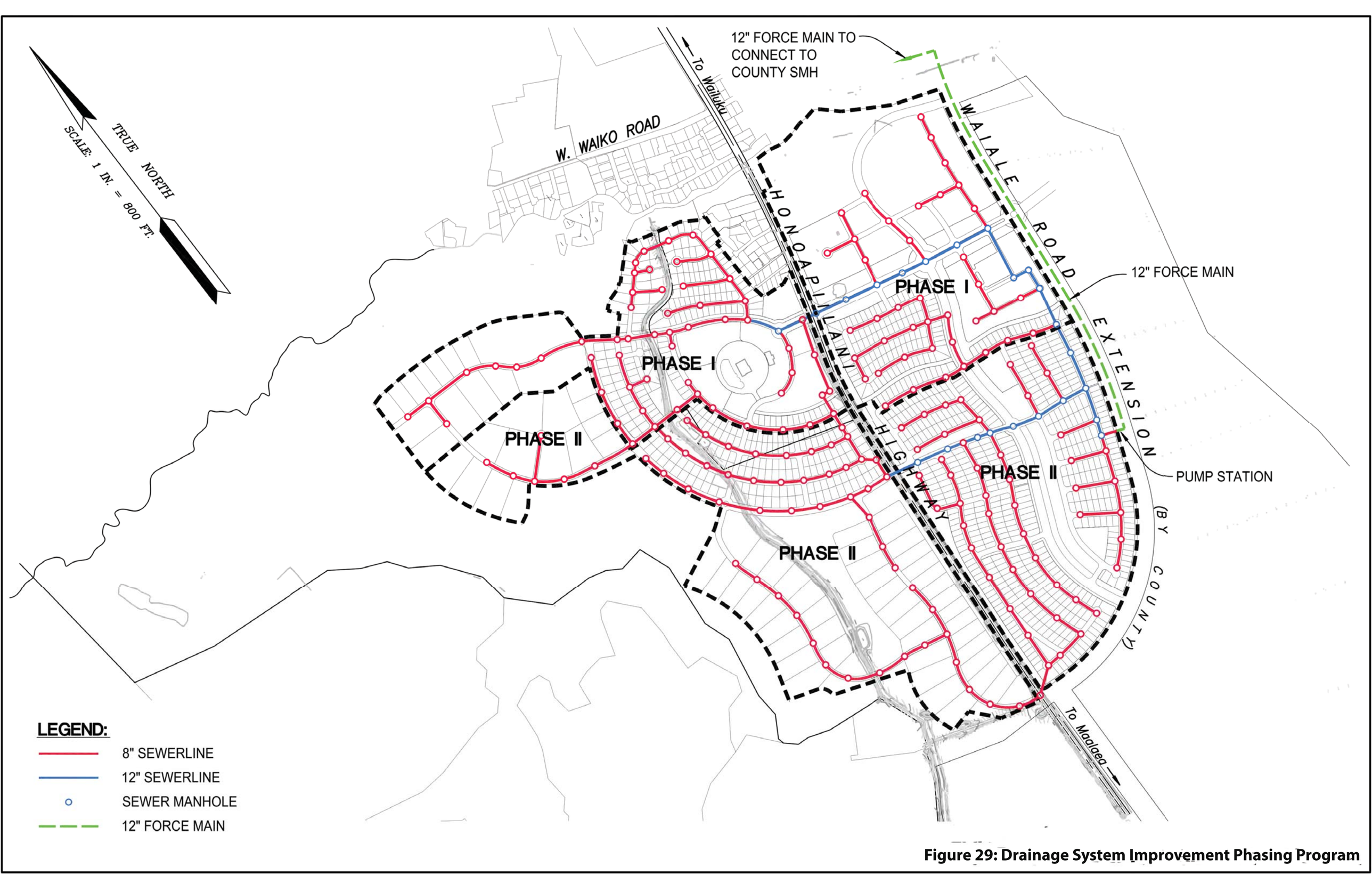


Figure 29: Drainage System Improvement Phasing Program

C. AGENCY AND COMMUNITY OUTREACH

Master planning for the WCT was initiated in January 2009. Since 2009, the Applicant has consulted with State and County agencies and the Waikapū community regarding the development plans. Meetings have been conducted with the County of Maui's Department of Planning, Department of Public Works, Department of Environmental Management, Department of Parks and Recreation, and Department of Water Supply. Meetings have also been conducted with the State Department of Education, State Department of Transportation, State Office of Planning, and State Land Use Commission. In addition, the Applicant has consulted with the Waikapū Community Association, the General Plan Advisory Committee, the Maui Planning Commission, and the Maui County Council. Table No. 19 documents community meetings conducted through February 2014.

Table 19: Neighborhood and Agency Pre-consultation Activities

Date	Organization / Group	Purpose
February 19, 2009	General Plan Advisory Committee (GPAC)	Present the preliminary master plan report and conceptual development plan to the GPAC for inclusion into the MIP's Directed Growth Plan.
March 26, 2009	Waikapū Community Leaders	Present the preliminary master plan report and conceptual development plan to the group for comment and further discussion.
July 21, 2009	Maui Planning Commission	Present the preliminary master plan report and conceptual development plan to the Commission for consideration of its inclusion into the MIP's Urban and Rural Growth Boundaries.
September 14, 2009	Waikapū Community	Present the preliminary master plan report and conceptual development plan to the Community for

Date	Organization / Group	Purpose
		discussion and comment. The meeting was attended by 158 persons. A community survey was administered at the conclusion of the presentation / discussion. (**See:** Appendix K, "September 14, 2009, Community Survey Results").
March 14, 2011	Waikapū Community Association	Present the Master Plan to the Waikapū Community Association for discussion and comment.
March 1, 2012	Maui County Council	Present the preliminary master plan report and conceptual development plan to the Committee for inclusion into the MIP's Urban and Rural Growth Boundaries.
March 25, 2012	Maui County Council	Present the preliminary master plan report and conceptual development plan to the Committee for inclusion into the MIP's Urban and Rural Growth Boundaries.
August 2013	Waikapū Community Association: "Waikapū Country Town Review Committee"	Working with the Waikapū Community Association, a committee of WCA members was established to provide community input into the project.
February 2014	Waikapū Project Review Committee	Present the revisions to the Master Plan, discuss the project schedule, and address questions and concerns.

D. REQUIRED ENTITLEMENTS AND APPROVALS

1. State Land Use District Boundary Amendment (DBA)

The WCT Master Plan will require a State Land Use District Boundary Amendment in order to bring 485 acres of State Agricultural District land into the State Land Use Urban and Rural districts. Table No. 20 identifies the parcels requiring a State Land Use Commission District Boundary Amendment for all or a portion of the property (**See**: Figure No. 5, State Land Use Designation").

Table 20: TMK Parcels Requiring a State Land Use District Boundary Amendment

Ownership	Parcel	Acres	Existing State Land Use	Acres Subject to DBA	Proposed State Land Use
Waikapū Properties LLC	(2) 3-6-004:003 (2) 3-6-004:006	657.195 52.976[4]	Agriculture Agriculture	149.848 53.775[5]	Rural Urban
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2) 3-6-005:007	59.054	Agriculture	45.054	Urban
Wai`ale 905 Partners LLC	(2) 3-6-002:003	521.40	Agriculture	236.326	Urban

2. Community Plan Amendment (CPA)

Community Plan Amendments are required for the approximate 499 acres of land that are proposed for development. The existing MTP properties, which includes TMK Nos. (2) 3-6-005:007 and (2) 3-6-004:006, will require an amendment from Wailuku-Kahului Project District No. 5 (Maui Tropical Plantation) to a new Project District. The new Project District ordinance designation will implement the character and uses proposed in the WCT Master Plan (**See:** Figure 6, A-B: "Wailuku-Kahului Community Plan Map"). Table No. 21, identifies parcels requiring a Community Plan Amendment for all or a portion of the property.

[4] Acreage identified on TMK Map.

[5] Acreage identified by survey.

Table 21: TMK Parcels Requiring a Community Plan Amendment

Ownership	Parcel	TMK Acres	Existing Community Plan Designation	Acres Subject to CPA	Proposed Community Plan Designation
Waikapū Properties LLC	(2) 3-6-004:003 (2) 3-6-004:006	657.195 52.976	Agriculture Project District 5	149.848 53.775	Rural or Project District Project District
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2) 3-6-005:007	59.054	Project District 5	59.054	Project District
Wai`ale 905 Partners LLC	(2) 3-6-002:003	521.40	Agriculture	236.326	Project District

3. Change in Zoning (CIZ)

The WCT Master Plan will similarly require a Change in Zoning for all lands proposed for development (**See**: Figure 7, "MTP Land Zoning Map 412".) A new project district zoning ordinance will be created to implement the vision and mix of uses proposed in the WCT Master Plan. Table No. 22 identifies the parcels subject to a Change in Zoning for all, or a portion of the property.

Table 22: TMK Parcels Requiring a Change in Zoning

Ownership	Parcel	TMK Acres	Existing Zoning	Acres Subject to CIZ	Proposed Zoning
Waikapū Properties LLC	(2) 3-6-004:003 (2) 3-6-004:006	657.195 52.976	Agriculture Agriculture	149.848 53.775	Rural or Project District Project District
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2) 3-6-005:007	59.054	Project District PD-WK/5	59.054	Project District

Ownership	Parcel	TMK Acres	Existing Zoning	Acres Subject to CIZ	Proposed Zoning
Wai`ale 905 Partners LLC	(2) 3-6-002:003	521.40	Agriculture	236.326	Project District

4. Environmental Impact Statement (EIS)

The Community Plan Amendment is a "trigger" action for Hawai'i's Environmental Impact Statement law, Chapter 343, Hawai'i Revised Statutes. Additionally, off-site infrastructure work affecting State and County rights-of-way are anticipated, which may also act as triggers. Because of the overall scope of the project, which will induce significant population growth and require new infrastructure and public facility systems, it is anticipated that the project could produce environmental impacts. As such, the EIS is being prepared to examine potential impacts and mitigation measures resulting from implementation of the proposed WCT Master Plan. The State Land Use Commission is the Accepting Authority for the EIS. The EIS Preparation Notice served as official notice that the Approving Agency had determined that the project may have significant effect and that an EIS is required. The Notice was published in the Environmental Bulletin on May 23, 2015. Comments received following publication are documented in Chapter VII and incorporated into Appendix L of the DEIS.