

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUREAU McLEAN
Deputy Director



LAND USE COMMISSION
STATE OF HAWAII

2016 NOV -7 A 9:47

COUNTY OF MAUI

DEPARTMENT OF PLANNING

October 28, 2016

Mr. Daniel E. Orodenker, Executive Director
State Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804-2359

Dear Mr. Orodenker:

**SUBJECT: 2016 ANNUAL REPORT FOR THE VILLAGES OF LEIALI'I
(DOCKET NO. A89-652)**

The Department of Planning (Department) has reviewed the 2016 Annual Report (Report) dated September 22, 2016, for the Villages of Leiali'i, Docket No. A89-652. This Department does not have objections to the acceptance of the Report and understands that many of the conditions are pending resolution of challenging issues. The Department is encouraged to see discussions have occurred between HHFDC and the Maui Council, the Managing Director, Director of Housing and Human Concerns, and the Director Public Works during 2015 and 2016.

The Department would again like to note that it is important to review the Villages of Leiali'i master plan against the Lahaina Town North planned growth area outlined in the Maui Island Plan on pages 8-58 through 8-60 attached to this letter for your convenience. Please contact the Department's Long Range Planning Division at the County of Maui for information on the Maui Island Plan should you have questions.

Thank you for your continued review of this important West Maui project. Should further clarification be necessary, please contact Staff Planner Kurt Wollenhaupt by email at kurt.wollenhaupt@mauicounty.gov or by phone at (808) 270-1789.

Sincerely,

Handwritten signature of Clayton I. Yoshida in black ink.

CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

for WILLIAM SPENCE
Planning Director

Mr. Daniel E. Orodener, Executive Director
October 28, 2016
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Attachment

xc: John S. Rapacz, Planning Program Administrator (PDF)
Pam Eaton, Planning Program Administrator (PDF)
Kurt F. Wollenhaupt, Staff Planner (PDF)
Craig K. Hirai, Executive Director, Hawaii Housing and Finance Development Corporation
Office of Planning
Project File
General File

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Directed Growth Plan

public facilities. A network of trails and bikeways will integrate Kā'anapali Town with Kā'anapali Resort and the Pu'ukoli'i Village community. The north piece may contain an acute-care facility. The northern portion has a proposed veterans' memorial cemetery. The project is intended to provide an opportunity for more resident housing in close proximity to employment at Kā'anapali Resort. Due to existing traffic congestion in West Maui, improvements to the regional highway system are needed to accommodate the population at Kā'anapali Town. The existing highway and implementation of the proposed Lahaina Bypass will provide transportation connectivity and hard edges to contain the planned growth area. Table 8-23 provides planning standards and guidelines for this planned growth area.

The Kā'anapali Town planned growth area is depicted on Figure 8-11 and on Directed Growth Map #W2.

Table 8-23 provides a summary of the planned growth area:

Table 8 - 23: Kā'anapali Town Planned Growth Area

Background Information:			
Project Name:	Kā'anapali Town	Directed Growth Map #:	W2
Type of Growth:	Urban Expansion	Gross Site Acreage:	840 Acres
Planning Guidelines:			
Dwelling Unit Count:	Approximately 1,800 Units ³³	Residential Product Mix:	Balance of SF and MF units
Net Residential Density:	6-9 du/acre	Parks and Open Space% ³⁴ :	≥ 25%
		Commercial:	Convenience Shopping; Region Serving

Lahaina Town North

Lahaina Town North is a portion of the master planned project known as "Villages of Leiali'i". Lahaina Town North is a moderate-sized urban expansion located north of Lahaina Town. It is a Hawai'i Housing Finance Development Corporation (HHFDC) project. The planned growth area is intended to be compact, and contain a mix of uses, and have a relatively even split of single-family and multifamily housing units.

Planned Growth Area Rationale

Lahaina Town North is a logical expansion of the existing Lahaina community. Being an HHFDC project with a mix of housing types and moderate single-family lot sizes, the project will address the need for additional affordable resident housing in West Maui in close proximity to Lahaina's employment opportunities. The project should include a mix of land uses, park land, and open space, and will be proximate to public facilities such as the Lahaina Civic Center. Thus, the project is intended to evolve into a livable community based on sustainable land use planning. The Lahaina Town North planned growth area is depicted on Figure 8-12, and on Directed Growth Map #W2 and W3. Table 8-24 provides a summary of the planned growth area:

Table 8-24: Lahaina Town North

³³ Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

³⁴ The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan update and the project review and approval process.

Directed Growth Plan

Background Information:			
Project Name:	Lahaina Town North	Directed Growth Map #:	W2 and W3
Type of Growth:	Urban Expansion	Gross Site Acreage:	245 Acres
Planning Guidelines:			
Dwelling Unit Count:	Approximately 1200 Units ³⁵	Residential Product Mix:	Balance of SF and MF units
Net Residential Density	10-12 du/acre	Parks and Open Space% ³⁶ :	≥ 30%
		Commercial:	Convenience Shopping

Lahaina Infill

The Lahaina Infill planned growth area is approximately 22 acres and is bounded by Kahoma Stream, Front Street, Kenui Street, and Honoapiʻilani Highway. It is an infill site that will contain a mixture of single-family and multifamily residential units, and parks and open space.

Planned Growth Area Rationale

The Lahaina Infill project provides an efficient use of vacant land within Lahaina's urban area. The project takes advantage of existing infrastructure and does not expand Lahaina's urban boundary. The Lahaina Infill site will have single-family and multifamily residential uses and park land to service the new and existing community. Innovative site planning shall be incorporated into the housing project to create a compact and walkable community. Creating a pedestrian-friendly project with transit access points should be a priority to meet senior citizen needs. The Lahaina Infill planned growth area is depicted on Figure 8-12 and on Directed Growth Map #W3. Table 8-25 provides a summary of the project.

Table 8 - 25: Lahaina Infill Planned Growth Area

Background Information:			
Project Name:	Lahaina Infill	Directed Growth Map #:	W3
Type of Growth:	Urban Infill	Gross Site Acreage:	22 Acres
Planning Guidelines:			
Dwelling Unit Count:	Approx. 214 Units ³⁷	Residential Product Mix:	Balance of SF / MF units
Net Residential Density:	13-20 du/acre	Parks and Open Space% ³⁸	+/- 2 acres
		Commercial:	N/A

Lahaina Town South

³⁵ Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

³⁶ The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan Update and the project review and approval process.

³⁷ Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

³⁸ The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan Update and the project review and approval process.

Directed Growth Plan

The Lahaina Town South planned growth area is located mauka of Honoapi'ilani Highway, surrounding the Lahaina Aquatic and Recreation Center. The development will be a compact, mixed-use urban expansion with approximately 1,100 residential units.

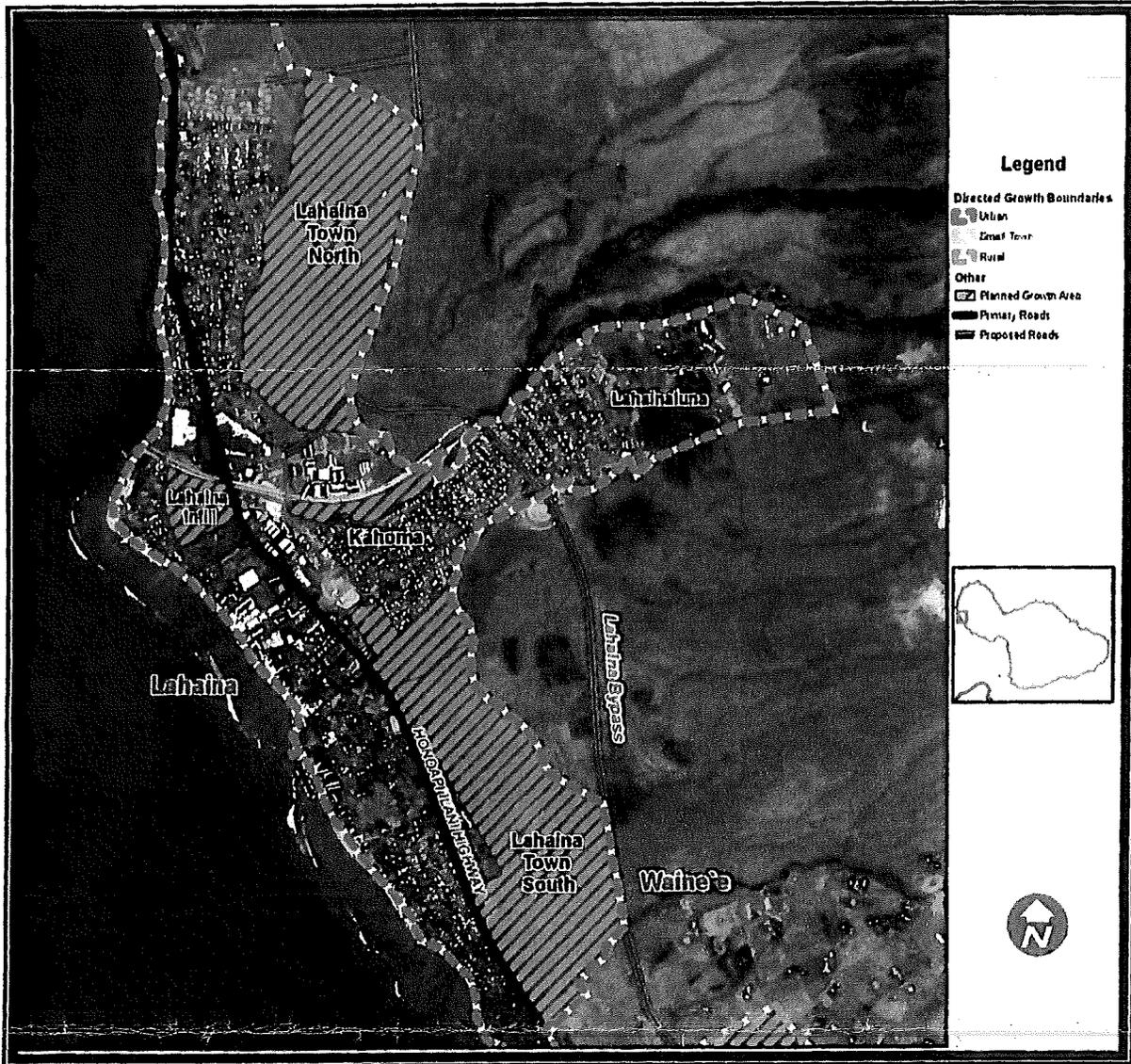


Figure 8 - 12: Lahaina Town North - Planned Growth Area.

Planned Growth Area Rationale

The site is contiguous with Lahaina Town and is a logical area for urban expansion to accommodate growth to 2030. The site is approximately 269 acres and is close to existing public facilities and infrastructure and West Maui employment. The planned growth area will provide a mix of commercial uses, housing types, and lot sizes. Given the growth area location and characteristics, it is likely to provide housing for Maui residents rather than off-island second home buyers. There should be a sufficient proportion of multi-family units developed to meet local needs.