

# ~~Draft~~Final Environmental Impact Statement

## Volume I of HIV

### PROPOSED OLOWALU TOWN MASTER PLAN (TMK Nos. (2)4-8-003:84, 98 through 118, and 124)

Prepared for:

Olowalu Town, LLC and  
Olowalu Ekolu, LLC

Accepting Authority:  
State of Hawaii, Land Use Commission

This document was prepared under my supervision and the information submitted, to the best of my knowledge, fully addresses document content requirements as set forth in Sections 11-200-17 and 11-200-18 of the Hawai'i Administrative Rules, as appropriate



Michael T. Munekiyo, AICP, President

~~February 2012~~ October 2015

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MUNEKIYO HIRAGA

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August 25, 2015 Letter from Brown and Caldwell

Maui Island Plan Directed Growth Maps

Special Management Area Permit No. SM1 990021

Community Meetings

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Preliminary Engineering Report	Otomo Engineering, Inc.
Preliminary Traffic Impact Analysis Report	Roger D. Dyar, P.E., P.A. Consulting Transportation Engineer
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Smart Code	The Town Paper
Stormwater Quality Enhancements	Craig C. Lekven, P.E. Brown and Caldwell
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## **List of Acronyms**

ADF – Average Daily Flow  
ADT - Average Daily Traffic  
AEHR - Annual Erosion Hazard Rate  
AIS – Archaeological Inventory Survey  
ALISH – Agricultural Lands of Importance to the State of Hawai`i  
Amfac - American Factors, Ltd.  
AMSL – Above Mean Sea Level  
ASTM - American Society for Testing and Materials  
BMP - Best Management Practices  
BOD - Biochemical Oxygen Demand  
BS - Beaches  
CDOT - County of Maui, Department of Transportation  
CFR - Code of Federal Regulations  
CFS - Cubic Feet Per Second  
CIA - Cultural Impact Assessment  
CI - Consultation Plan for Assessing Potential Cultural Impacts  
CIZ - Change in Zoning  
CML - Central Maui Landfill  
CNU - Congress for the New Urbanism  
CO - Carbon Monoxide  
CPA - Community Plan Amendment  
CPCN - Certificate of Public Convenience and Necessity  
CSH - Cultural Surveys Hawai`i, Inc  
CWB - Clean Water Branch  
CWRM - Commission on Water Resources Management  
CZM - Coastal Zone Management  
DA - Department of the Army  
DBA - District Boundary Amendment  
DBL - Decibel Level  
DEM - County Department of Environmental Management  
DHHC - County Department of Housing and Human Concerns  
DLIR - State Department of Labor and Industrial Relations  
DLNR - State Department of Land and Natural Resources  
DOE - State Department of Education  
DOH - State Department of Health  
DP - County Department of Planning  
DPR - County Department of Parks and Recreation  
DPW - County Department of Public Works  
DWS - County Department of Water Supply  
EA - Environmental Assessment  
EaA - Ewa Silty Clay Loam  
EAL - Environmental Action Level  
EIS - Environmental Impact Statement

EISPN - Environmental Impact Statement Preparation Notice  
 EPA - Environmental Protection Agency  
 ESA - ~~Environmental Site Assessment~~ Endangered Species Act  
 ESCP - Erosion and Sediment Control Plan  
 ET - Evapotranspiration  
 FEMA - Federal Emergency Management Agency  
 FHWA - Federal Highways Administration  
 FIRE - County Department of Fire and Public Safety  
 FIRM - Flood Insurance Rate Maps  
 GPAC - General Plan Advisory Committee  
 GPD - Gallon Per Day  
 GPM - Gallon Per Minute  
 HAR - Hawai'i Administrative Rules  
 HC&S - Hawaiian Commercial & Sugar Company  
 HCZMP - Hawai'i Coastal Zone Management Program  
 HDOT - State of Hawai'i, Department of Transportation  
 HDPE - High Density Polyethylene  
 HEER - Hazard Evaluation and Emergency Response  
 HERS - Home Energy Rating System  
 HRS - Hawai'i Revised Statutes  
 HUD - U.S. Department of Housing and Urban Development  
 ISWMP - Integrated Solid Waste Management Plan  
 JaC - Jaucas Sand  
 KMW - Kealia Silt Loam  
 KPWR - Kealia Pond Wildlife Refuge  
 LEED ND - Leadership in Energy and Environmental Design for Neighborhood Development  
 Leq(h) - Equivalent Hourly Sound Level  
 LID - Low Impact Development  
 LOS - Level of Service  
 LSB - Land Study Bureau  
 MCC - Maui County Code  
 MECO - Maui Electric Company  
 MG - Million Gallon  
 Mg/L - Milligram Per Liter  
 MGD - Million Gallon Per Day  
 MIP - Maui Island Plan  
 ML&P - Maui Land and Pineapple Company  
 MPC - Maui Planning Commission  
 MPD - Maui Police Department  
 MPH - Miles Per Hour  
 MSL - Mean Sea Level  
 NMFS - National Marine Fisheries Service  
 NOAA - National Oceanic and Atmospheric Administration  
 NOI - Notice of Intent  
 NOX - Nitrogen Oxides

NPARA - National Parks and Recreation Association  
 NPDES - National Pollutant Discharge Elimination System  
 NPS - Nonpoint Source  
 NRCS - Natural Resources Conservation Service  
 OCO - Olowalu Company  
 OCR - Olowalu Cultural Reserve  
 OEQC - State Office of Environmental Quality  
 OHA - Office of Hawaiian Affairs  
 OP - Office of Planning  
 ORMP - Ocean Resource Management Plan  
 OS - Open Space  
 OTMP - Olowalu Town Master Plan  
 OWC - Olowalu Water Company  
 PCB - Polychlorinated Biphenyls  
 PD - Project District  
 PDR - Preliminary Drainage Report  
 PER - Preliminary Engineering Report  
 Pk - Park  
 PMCo - Pioneer Mill Company  
 PRG - Preliminary Remediation Goal  
 PpA - Pulehu Silt Loam  
 PtA - Pulehu Cobbly Clay Loam  
 PtB - Pulehu Cobbly Clay Loam  
 PUC - Public Utilities Commission  
 PWS - Public Water System  
 RFP - Request for Proposals  
 RGB - Rural Growth Boundary  
 RIRO - Right In, Right Out  
 rRD - Rock Outcrop  
 rRK - Rock Land  
 rRS - Rough Broken and Stony Land  
 rSM - Stony Alluvial Land  
 SCS - Soil Conservation Service  
 Sec - Seconds  
 SFHAD - Special Flood Hazard Area Development  
 SGR - Student Generation Rate  
 SHPD - State Historic Preservation Division  
 SIHP - State Inventory of Historic Property  
 SLUC - State Land Use Commission  
 SMA - Special Management Area  
 STIP - State Transportation Improvement Program  
 STB - Small Town Boundaries  
 SVOC - Semi-Volatile Organic Compounds  
 TIAR - Traffic Impact Analysis Report  
 TMK - Tax Map Key

TN - Total Nitrogen  
TSS - Total Suspended Solids  
UIC - Underground Injection Control  
UGB - Urban Growth Boundary  
UH - University of Hawai'i  
USDA - U.S. Department of Agriculture  
USGS - U.S. Geological Survey  
Veh - Vehicle  
VOC - Volatile Organic Compounds  
Vog - Volcanic Emissions  
W - Water  
WQC - Water Quality Certification  
WRF - Wastewater Reclamation Facility  
WRPP - Water Resources Protection Plan  
WWTP - Wastewater Treatment Plant  
WUDP - Water Use and Development Plan  
WyC - Wainee Extremely Stony Silt Clay



## **Executive Summary**

**Project Name:** Proposed Olowalu Town Master Plan

**Type of Document:** ~~Draft~~Final Environmental Impact Statement

**Legal Authority:** Chapter 343, Hawai'i Revised Statutes

**Agency Determination:** Environmental Impact Statement

**Applicable Chapter 343, HRS Triggers:** Proposed Amendment to West Maui Community Plan; Use of State Lands; Use of Conservation Lands; Construction of Wastewater Treatment Facilities

**Location:** TMK Nos. (2)4-8-003:84, 98 through 118, and 124 Olowalu, Maui, Hawai'i

**Landowner:** Olowalu Elua Associates, LLC and Olowalu Ekolu, LLC

**Applicant:** Olowalu Town, LLC and Olowalu Ekolu, LLC  
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## **Project Summary**

### **1. Brief Description:**

The Olowalu Town Master Plan (~~Master Plan~~OTMP) is proposing to establishrepresents the

establishment of a new community in the once thriving Olowalu plantation town, located on the west side of the island of Maui. The Master Plan OTMP will be a small-scale and mixed-use community designed to be pedestrian-friendly which will allow residents to live within walking distance of stores, schools, parks, employment opportunities, community centers, beaches, and social and civic resources, ultimately reducing reliance on automobiles. The Master Plan OTMP is guided by values and principles of sustainability by balancing the needs of Maui's growing population; yet maintaining and respecting our cultural, historical and natural resources.

At final build-out, the Master Plan OTMP will consist of approximately 1,500 residential dwelling units to be built concurrent with appropriate infrastructure in phases spread out over a period of approximately 10 years. There will be a wide variety of single-family and multi-family dwelling types, including houses, apartments, townhouses, live-work units, cottages, rural homes and farmsteads, to be offered at a wide-range of income levels, including both rental and fee-ownership. A substantial portion of the homes are planned for much-needed affordable housing and senior living.

The Master Plan's OTMP's proposed infrastructure improvements will incorporate innovative, efficient, and sustainable technology to minimize adverse impacts upon the natural environment. The Master Plan's OTMP's transportation system includes the relocation of the existing Honoapi'ilani Highway away from coastal resources to a new mauka alignment, which will be designed to accommodate mass transit or light rail, if needed in future. The existing highway corridor and monkey-pod trees will be preserved and converted to a secondary coastal roadway. The project will include an internal roadway network, consisting of an assortment of interconnected greenways and bikeways linkages in the community that support overall well-being and health of residents while reducing dependency on automobiles.

Additionally, other infrastructure system improvements will require an expansion of both the existing potable drinking and non-potable non-drinking water system, an extensive drainage system to capture stormwater runoff and construction of an onsite decentralized wastewater treatment plant, which will include a R-1 water storage tank, a constructed vertical flow wetland, and a soil aquifer treatment system. The wastewater treatment plant will produce clean recycled water for irrigation, and thereby eliminate the need for injection wells.

## **2. Significant Beneficial and Adverse Impacts:**

This Environmental Impact Statement (EIS) has been coordinated with the State of Hawai'i Land Use Commission (SLUC) to fully document and evaluate the technical characteristics, environmental impacts, and alternatives associated with the proposed project. As reflected on the County of Maui's adopted Maui Island Plan (MIP), the project is located within a future Urban Growth Boundary (UGB) and Rural Growth Boundary (RGB).

The OTMP will provide needed housing for Maui's residents in the context of a master planned community providing potential centers of employment, as well as offering daily

goods and services to the community's residents.

Necessary engineering infrastructure systems and services will be provided for the OTMP. In addition, the project is expected to have a beneficial impact on the local economy during construction and in the long term. Real property taxes generated by the project's residents will contribute to the County's revenue tax base to support increases in regional public service demand over time.

From an infrastructure use perspective, project implementation will result in improved water and fire protection, sewers, drainage improvements to reduce the existing sedimentation into the nearshore waters, roadways and recreational improvements for the Olowalu community.

As the project progresses, the Applicants will continue to consult with the environmental community, such as Polanui Hiu and Maui Nui Marine Resources Council, to implement mitigation measures aimed at reducing impacts to marine waters. Also, ongoing consultation with the Olowalu Cultural Reserve (OCR), Olowalu residents, and native Hawaiian community will be conducted to implement mitigation measures for archaeological and cultural resources.

The OTMP will remove previously productive farmlands from the State "Agricultural" District. Since the demise of Pioneer Mill Co. in 1999, agricultural activity on these farmlands have been marginal. Much of the land has been left fallow, used for non-income producing grazing to control vegetation and minimize the threat of fire, and used for non-agricultural use (paintball). The removal of these farmlands is not expected to adversely impact agricultural resources on Maui Island and in the State of Hawai'i.

### **3. Proposed Mitigation Measures:**

Impacts resulting from infrastructure use will be mitigated through the provision of improved and additional onsite resources (drinking and non-drinking water systems, master drainage system, wastewater treatment plant (WTP) without injection wells, and provision of land for the realignment of Honoapi'ilani Highway and public/quasi-public facilities) and payment of applicable impact fees (West Maui Impact District for Education Facilities). In the long term, taxes generated by project residents will help to offset costs of increased regional public services demand.

Impacts to Olowalu Stream and the nearshore waters and marine environment will be mitigated through implementation of the proposed Stormwater Quality Enhancements and Low Impact Development (LID) measures that aim to reduce the amount of stormwater from the OTMP and improve water quality of the runoff. These drainage improvements are also expected to reduce flooding in the "AO" zone near Kapa'iki, which is planned for parks and open space.

The Applicants will continue to support the OCR's traditional agriculture and restoration of native plants and habitat, as well as propose an expansion of the OCR. In addition, the

OTMP proposes agricultural lots along Olowalu Stream, rural lots that would allow agriculture, and opportunity for neighborhood gardens within the urban areas.

The OTMP maintains an existing 150 ft. shoreline setback along the shoreline of its makai properties established by the Maui Planning Commission in 2000. The existing setback accommodates potential impacts from shoreline erosion and anticipated sea level rise.

#### **4. Alternatives Considered:**

The Applicants evaluated the OTMP, Maui Island Plan (MIP) Urban Growth Boundary (UGB) and Rural Growth Boundary (RGB), no action, deferred action, alternative uses and locations, and infrastructure development alternatives. The OTMP and MIP UGB and RGB alternatives address the critical timely need for resident housing on Maui island and the Applicants' desire to create a sustainable community following the principles of the ahupua'a. The other alternatives identified do not address these significant planning principles.

#### **5. Unresolved Issues:**

The following issues were unresolved at the time of writing the Final EIS:

Formulation of Unilateral Agreement and Marketing Program for Affordable Units: As the project proceeds, a unilateral agreement and market program for affordable housing will be required. Sales prices for the affordable units will be established at the time of development in accordance with an affordable housing agreement to be entered into with the Department of Housing and Human Concerns.

Maui Island Plan: The lands makai of Honoapi'ilani Highway in the OTMP were not included in the UGB. In accordance with the MIP, during the updating of the West Maui Community Plan, the Applicants will request the inclusion of the makai lands to enable the extension of the OTMP boundaries to lands makai of the Honoapi'ilani Highway.

Satisfaction of Public Facilities Contribution Requirements: While preliminary discussions have been held with the appropriate government agencies, additional coordination will be required to determine Applicants' fair share contributions, fulfillment of applicable impact fees, and specific locations of public facilities prior to project implementation.

Realignment of Honoapi'ilani Highway: The State of Hawai'i Department of Transportation (HDOT) has not determined the specific realignment and design parameters through Olowalu for the highway.

Traffic Improvements: Although a Final Traffic Impact Analysis Report (TIAR) was prepared, as the project progresses through the land use entitlements and permitting processes, more defined project plans will be developed requiring additional TIARs. Future TIARs prepared in connection with the OTMP will provide greater specificity with regard

to traffic mitigation requirements. The Final TIAR has been submitted to the HDOT. Coordination with the HDOT is considered an ongoing process, with actions and agreements evolving as conditions change over time. In this regard, the HDOT's review of the Final TIAR is addressed herein as an unresolved issue.

**Cultural Resources:** Cultural participants identified several concerns related to management of ocean resources, commercialized ocean activities, preservation of cultural sites and preservation of cultural traditions which will require further discussions with the participants, as well as Federal, State, and County agencies.

## 6. Land Use Plans and Policies:

The OTMP will require several land use entitlements, including a State District Boundary Amendment (DBA), Community Plan Amendment (CPA) to the West Maui Community Plan, and Change in Zoning (CIZ) in order to be consistent with State and County land use plans and policies. Concurrent with the EIS, a Petition for a State Land Use DBA has been filed with the SLUC. A CPA application, CIZ application, and Project District Phase I application will be filed with the County of Maui following the DBA process.

The OTMP has been evaluated in accordance with the SLUC's standards for Urban and Rural lands, the Hawai'i State Plan, and State Functional Plans.

The OTMP has been evaluated in accordance with the Maui County General Plan, including the Countywide Policy Plan and MIP; the West Maui Community Plan and Maui County Code.

## 7. Listing of Permits or Approvals:

The OTMP will require several land use entitlement approvals in order to proceed. A summary of the current land use parameters are presented below:

Land Use Parameter	Existing Use	Proposed Use
State Land Use District	Agricultural	Urban and Rural
West Maui Community Plan	Agricultural, Park, Open Space	Project District
County Zoning	Agricultural, Hotel, A-2 Apartment, R-3 Residential	Project District

In addition, upon approval of the land uses, the OTMP will require Project District Phase II and III approvals, Special Management Area (SMA) Permit for the lands in the SMA, subdivision approvals, and applicable construction-related permits.

# **I. PROJECT OVERVIEW**

# I. PROJECT OVERVIEW

## A. PROPERTY LOCATION, OWNERSHIP, AND CURRENT LAND USE

Olowalu is located along Honoapiʻilani Highway, approximately four (4) miles south of Lāhainā Town on the southwestern foothills of the West Maui Mountains. See **Figure 1**. Olowalu is known for its small village environs which includes the Olowalu General Store and Leoda's Kitchen and Pie Shop. Surrounding the store are plantation-era single-family residences, including a single-family residential cluster located to the south, known as Kapaʻiki, and Olowalu Church. ~~the~~The former plantation manager's house, associated residences, and Camp Olowalu (~~formerly Camp Pecusa~~), a privately operated campground with cabin and tent sites, are located makai of Honoapiʻilani Highway. Mauka of Honoapiʻilani Highway on Luawai Street is the 14-lot Olowalu Mauka Subdivision. See **Figure 2**.

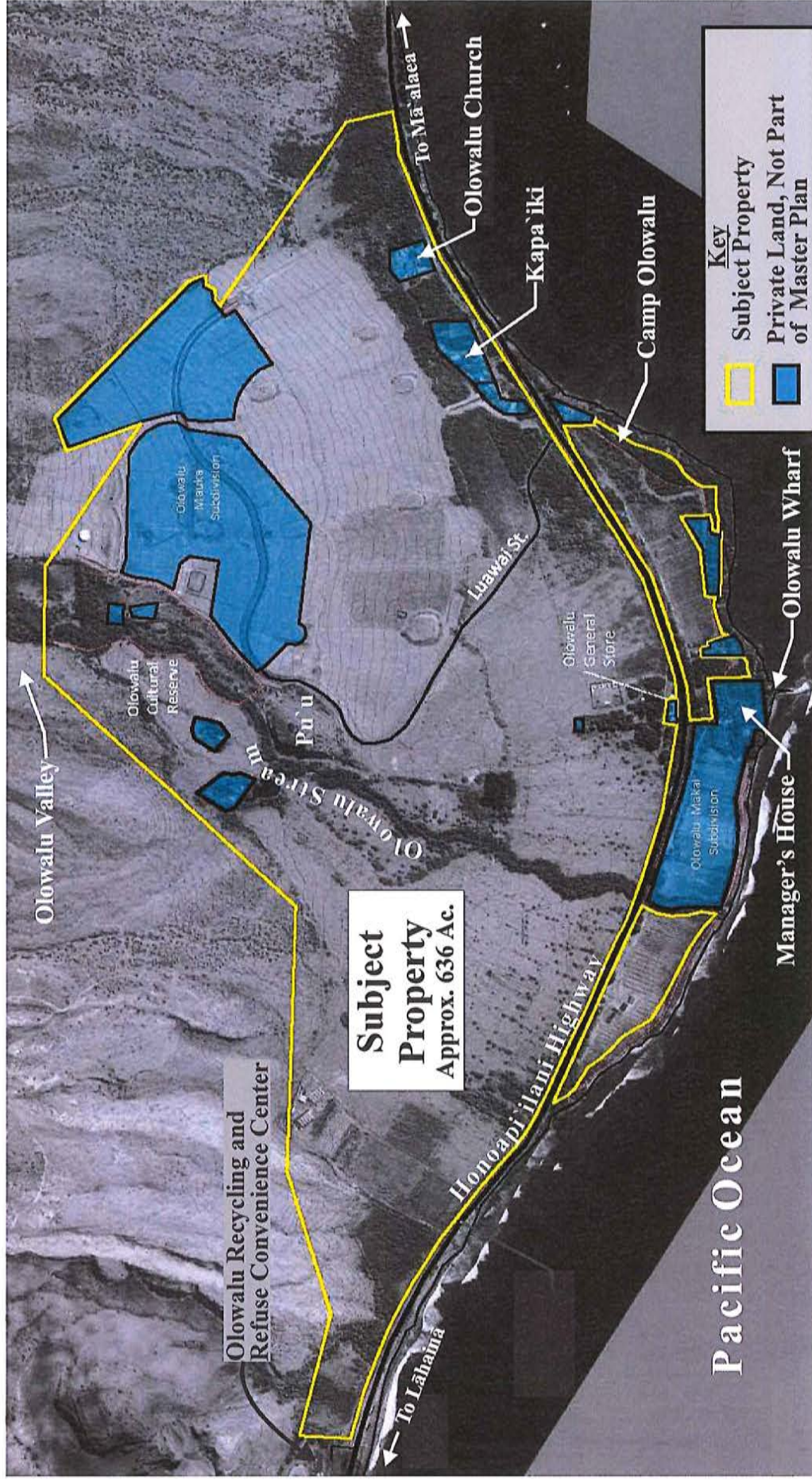
Since the termination of sugar cultivation activities by Pioneer Mill in 1999, the lands surrounding Olowalu have been utilized for small farming operations or have remained fallow. Lands have been subdivided, with a limited number of lots sold to individual purchasers. The ownership of the lands surrounding the existing village are retained by Olowalu Elua Associates, LLC (majority owner) and Olowalu Ekolu, LLC (Parcel 124). Olowalu Town, LLC has an option agreement to purchase the lands owned by Olowalu Elua Associates, LLC. Olowalu Town, LLC and Olowalu Ekolu, LLC are the Applicants for a proposed master planned community on these surrounding lands.

The Master Plan area is currently defined by twenty-three (23) ~~agricultural~~ parcels located in the State Land Use "Agricultural" District encompassing approximately 636 acres, as depicted in **Figure 3**. Tax Map Key identification assignments for each of the twenty-three (23) parcels are summarized in **Table 1**.









Source: Olowalu Town, LLC and Google Maps (2011)

**Figure 2** Proposed Olowalu Town Master Plan  
Aerial Photograph of Project Site



NOT TO SCALE



Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC

Olowalu Town Master Plan Final EIS/aerial photo (revised)

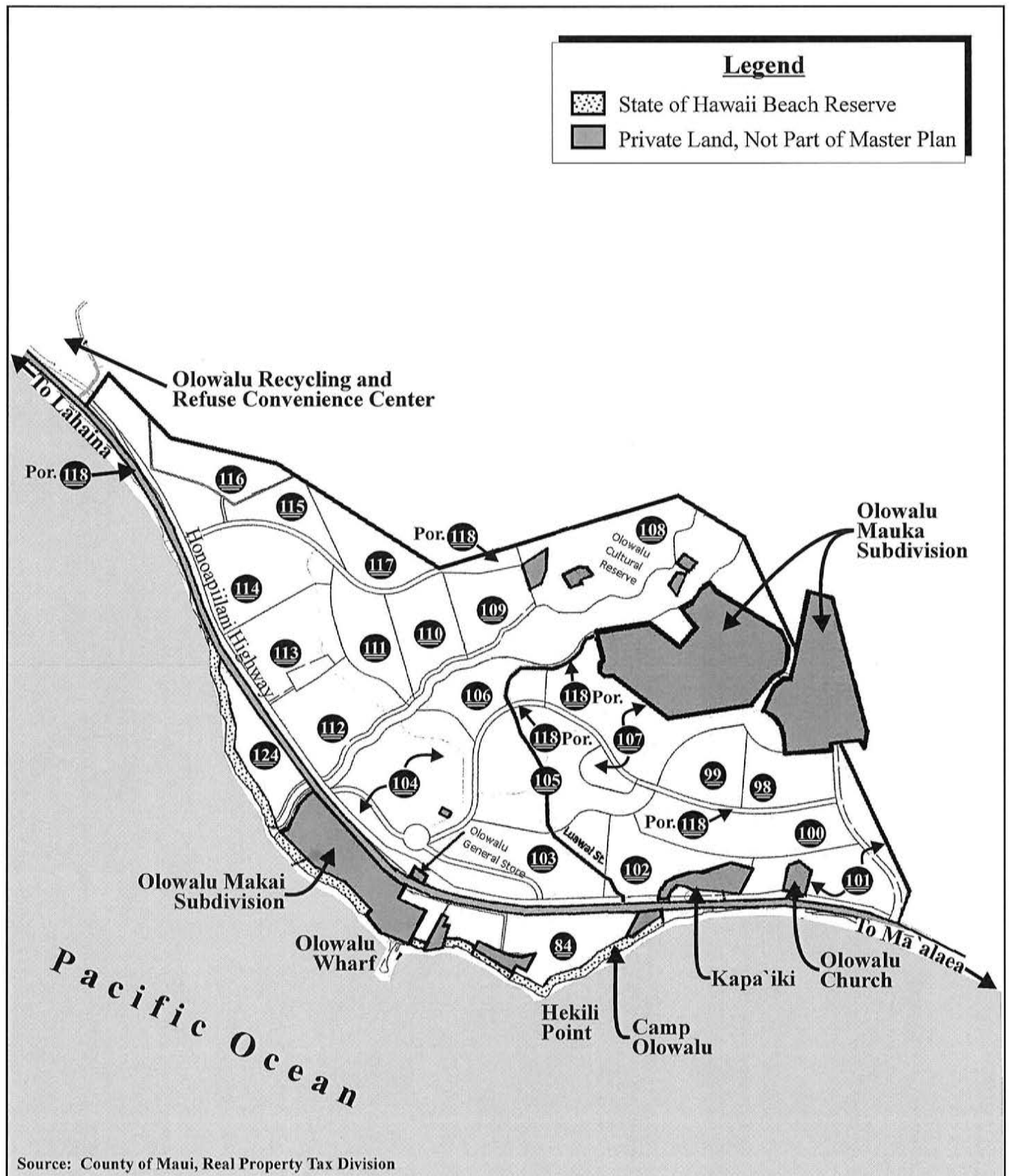


Figure 3

## Proposed Olowalu Town Master Plan

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### Tax Map Key Parcel Designations



**Table 1.** Olowalu Town Master Plan Parcel Identification Summary

<b>Tax Map Key</b>	<b>Acres</b>	<b>Tax Map Key</b>	<b>Acres</b>
4-8-003:084	28.894	4-8-003:109	16.167
4-8-003:098	15.027	4-8-003:110	17.220
4-8-003:099	15.575	4-8-003:111	16.582
4-8-003:100	27.113	4-8-003:112	24.610
4-8-003:101	29.379	4-8-003:113	25.211
4-8-003:102	16.881	4-8-003:114	28.839
4-8-003:103	27.799	4-8-003:115	26.184
4-8-003:104	50.301	4-8-003:116	16.038
4-8-003:105	40.734	4-8-003:117	15.589
4-8-003:106	16.677	4-8-003:118 (Roadway Lots)	8.285 (35)* 3.279 (36)* 3.229 (37)* 5.730 (38)* 22.186 (39)*
4-8-003:107	41.143	4-8-003:124**	16.086
4-8-003:108	81.045		
<b>Total</b>			<b>635.803</b>
<b>Note:</b> *Roadway lot number ** Owned by Olowalu Ekolū, LLC; all other parcels owned by Olowalu Elua, LLC			

## **B. BACKGROUND**

The Olowalu Ahupua`a begins at elevation 4,457 feet, atop Pu`u Kukui and directly behind the head of `Īao Valley in Wailuku. From this narrow point, its boundaries trace downhill through Olowalu upper valley with Līhau Mountain on the north, and Līhau `Ula Mountain on the south. Olowalu Valley and `Īao Valley were linked by an ancient trail until recent landslides covered the trail summit.

Olowalu Valley opens up to a gently sloped, fan-shaped alluvial plain. Historically, hawaiian planters filled these arable lands or kula with food crops such as taro, sweet potato and breadfruit, and material crops like kukui, wauke, `olonā, pili, and naio. A meandering stream and network of irrigation ditches nourished these crops. Olowalu was known for dry land

taro and luxuriant shady breadfruit groves.

Olowalu Valley is a pu`uhonua, or sanctuary, which existed from prehistoric times for anyone fleeing oppression. Persons pursued for committing an offense against a family group or an ali`i were untouchable once they stepped inside its borders. Violating pu`uhonua sanctuary was punishable by death. For Pacific Island cultures, maintaining order, preserving peace, and restricting bloodshed were family and cultural tenets. For people on Maui, the haven of Olowalu created an interval of space and time during which misunderstandings and fiery emotions might resolve—trespasses made right.

In 20061999, the Olowalu Cultural Reserve (OCR), community based, non-profit organization with the purpose of supporting and promoting the revitalization of traditional Hawaiian culture by providing cultural and educational experiences for Hawai`i residents and visitors alike, undertook the restoration of 74 acres from Olowalu Valley to the ocean along Olowalu Stream. Refer to **Figure 2** and **Figure 3**. The OCR is a nonprofit organization who are the stewards of the land, as follows.

- Manage the archaeological and cultural sites within the OCR.
- Support the restoration of traditional and customary agricultural practices within the OCR.
- Support educational experiences that demonstrate the resourcefulness and practicality of indigenous Hawaiian people through their relationship to the `aina.
- Support educational experiences of contemporary applications of traditional and customary practices.

As stewards of the OCR, it is the goal of the OCR to promote the following:

- Provide opportunities for kanaka maoli to renew their spiritual connection to the `aina and become recultured in Hawaiian consciousness.
- Provide educational experiences which share cultural history and traditional practices of our ancestors throughout the Pacific.
- Develop and support programs and activities that will foster a perpetual sharing of mana`o with present and future generations.
- Foster relationships with other cultural programs that emphasize education

and/or the health and welfare of kanaka maoli.

- Promote aloha and respect for all cultures.

The OCR is continuing in its efforts by restoring the former irrigation systems and lo'i's for taro cultivation as well as planting other traditional crops, restoring native habitat, working with the landowners to protect historic and cultural sites, and providing educational experiences to students, residents and visitors. The OCR is rebuilding the ahupua'a which occurs at many levels, but the foundation is a process of recreating an educational and cultural pu'u honua or sanctuary.

When the Olowalu hills were cleared of sandalwood and hardwoods, Olowalu Valley became a much dryer environment, from mountains to shore. Reforestation of Lihau with sandalwood and 'ohi'a lehua is a major long-range goal of the OCR, and a huge undertaking requiring partnership with the Department of Land and Natural Resources (DLNR). Increased condensation drip in the high forest, added to conservation methods on the kula, are an opportunity to restore past moisture levels to Olowalu Valley.

Every activity in an ahupua'a was carried out within the context of a spiritual and cultural belief system that maintained harmony, balance, and peace for both seen and unseen life forms of all creation. ~~Restoring the OCR is a foundation for bringing the concept of sanctuary back into present day culture, and redeeming the powerful history of Olowalu as a functioning pu'u honua.~~ The OCR is a kīpuka (oasis) for saving the life and culture of Hawai'i from the present to the past and is intent on redeeming the powerful history of Olowalu as a pu'u honua.

The Olowalu Town Master Plan (~~Master Plan~~OTMP) respects and supports the restoration of the OCR in the planning for Olowalu Town. The cultural, archaeological and environmental significance of Olowalu were important factors in shaping the vision for the development of the ~~Master Plan~~OTMP.

## **C. COMMUNITY BASED PLANNING**

In November 2005, the Applicants mailed out 65,000 copies of their initial newspaper (*Olowalu Talk Story* Vol. 1, No. 1.) to every mailbox on the island of Maui, as well as provided radio announcements and newspaper ads. See **Appendix "T"**. The goal was to invite Maui residents to attend *Olowalu Talk Story*, a week-long community-based planning workshop (design charrette). The design charrette was to provide the residents an

opportunity to discuss the establishment of a community at Olowalu.

The workshop did not begin with a pre-determined master plan; rather it began with a blank slate. The goal was to work with the community to create a plan for Olowalu that reflected both Maui's small town values and innovative design concepts including "New Urbanism". The total participation number was 1,350 and included residents, public agencies, non-profits, ~~and~~ local architects, and engineers.

During the Olowalu Talk Story workshop, participants and ~~town~~ project planners exchanged valuable knowledge and experiences. ~~Town planners~~ The design team learned essential information about Maui's culture and lifestyle, including the need to preserve Maui's quality of life, provide affordable housing for Maui's residents, and preserve the island's natural resources. Further, the design team learned about Olowalu's existing land conditions, natural resources, archaeological and historic sites, drainage patterns, climate, scenic resources, and other critical components. This information was then used as a framework for town planning.

Throughout the planning workshop, a number of alternative designs were presented to participants for review, comment, and immediate feedback. See **Appendix "A"**. The site plans were continuously evaluated, assessed, and updated to ~~insure~~ ensure the integration of the following design components:

- The basic building block for Olowalu Town is the mixed-use neighborhood. Neighborhoods will have defined centers, shops and stores to satisfy daily household needs, and a variety of places to live and work.
- The ideal size or scale of a walkable neighborhood is measured by a 5-Minute Walk with only a ¼ mile from center to edge (defined as a "Pedestrian Shed"). The neighborhood center is a gathering place, such as a town square, a park, town center, or green space.
- Pedestrian-friendly, tree-lined roadways and connective street network.
- A wide variety of housing types, including affordable, senior, market, single-family, multi-family, and rental.
- Easy access to open spaces, parks, beaches, greenways, trails, and bike ways.
- Environmentally sensitive infrastructure systems to include roadways, water, wastewater, and utility systems.

- Sites for community centers, social services, schools, police, fire, and medical facilities.
- Neighborhood town centers for local businesses with economic opportunities for residents, including live/work units and access to daily services.

Since 2005, the Applicants have continued the community-based planning process and continued to meet with neighborhood and community organizations, non-profit groups, and elected and appointed government officials through community presentations, dialogue and feedback. Refer to **Appendix “T”**. The Applicants also hosted a weekly radio show “Small Town Maui” between May 2007 through March 2009 to share the memories and values of small towns and to learn from Maui’s past to create a better future in conjunction with the Maui Island Plan (MIP). The proposed conceptual Master Plan is the culmination of this extensive community-based planning process.

## **D. PROPOSED ACTION**

### **1. Action Overview**

The ~~Master Plan~~OTMP proposes to establish a new community in the once thriving Olowalu plantation town, located on the west side of the island of Maui. The subject property encompasses the lower coastal reaches of Olowalu Ahupua`a; between the base of the southwest facing slopes of West Maui Mountains and the shoreline of Olowalu. The Master Plan area will be a mixed-use community designed to be pedestrian-friendly, which will allow residents to live within walking distance of stores, schools, parks, employment opportunities, community centers, beaches, and social and civic resources, ultimately reducing reliance on automobiles. The ~~Master Plan~~OTMP is guided by values and principles of sustainability by balancing the needs of Maui’s growing population; yet maintaining and respecting our cultural, historical and natural resources for the benefit of future generations.

At final build-out, the ~~Master Plan~~OTMP will consist of approximately 1,500 residential dwelling units to be built concurrent with appropriate infrastructure in phases spread out over a period of approximately 10 years. There will be a wide variety of single-family and multi-family dwelling types, including houses, apartments, town houses, live-work units, cottages, rural homes and farmsteads, to be offered at a wide-range of income levels, including both rental and fee-ownership. A substantial portion of the homes are planned for much-needed affordable housing and senior living. See **Figure 4** and **Appendix “A-1”**.



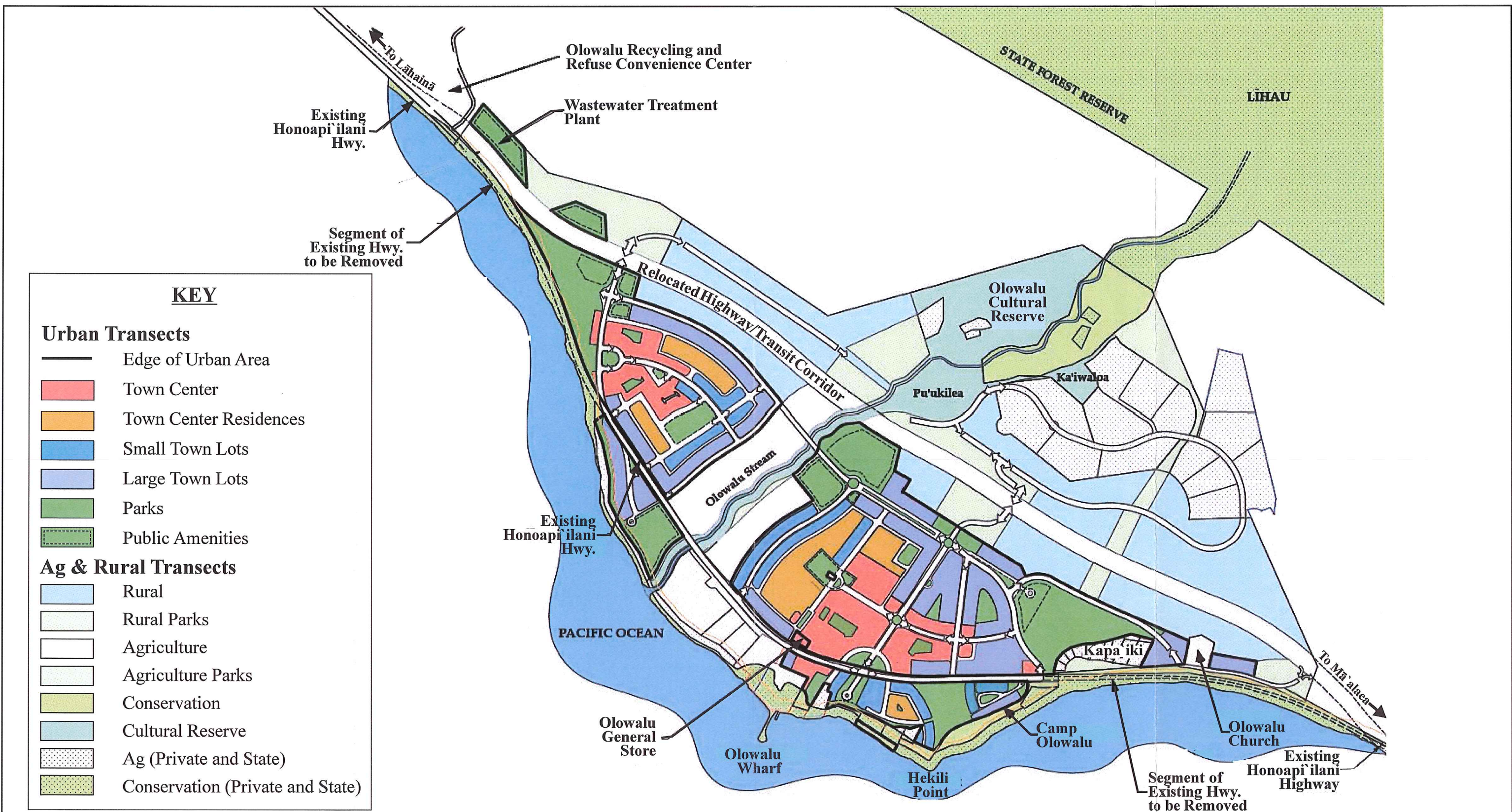


Figure 4



Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC

# Proposed Olowalu Town Master Plan Conceptual Master Plan (Alternative 1, Preferred Plan)

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## 2. Approach to Preparing the Final EIS

In the time since the publication of the Draft EIS in 2012, the County of Maui adopted the MIP on December 28, 2012 (Maui Ord. No. 4004). See **Figure 4A** and **Appendix “R”**. The MIP directed growth maps establish that the Olowalu area is appropriate for future urban and rural growth. Chapter 8 of the MIP outlines the location of future growth and the general character of future development with more specificity to be developed during the Community Plan process.

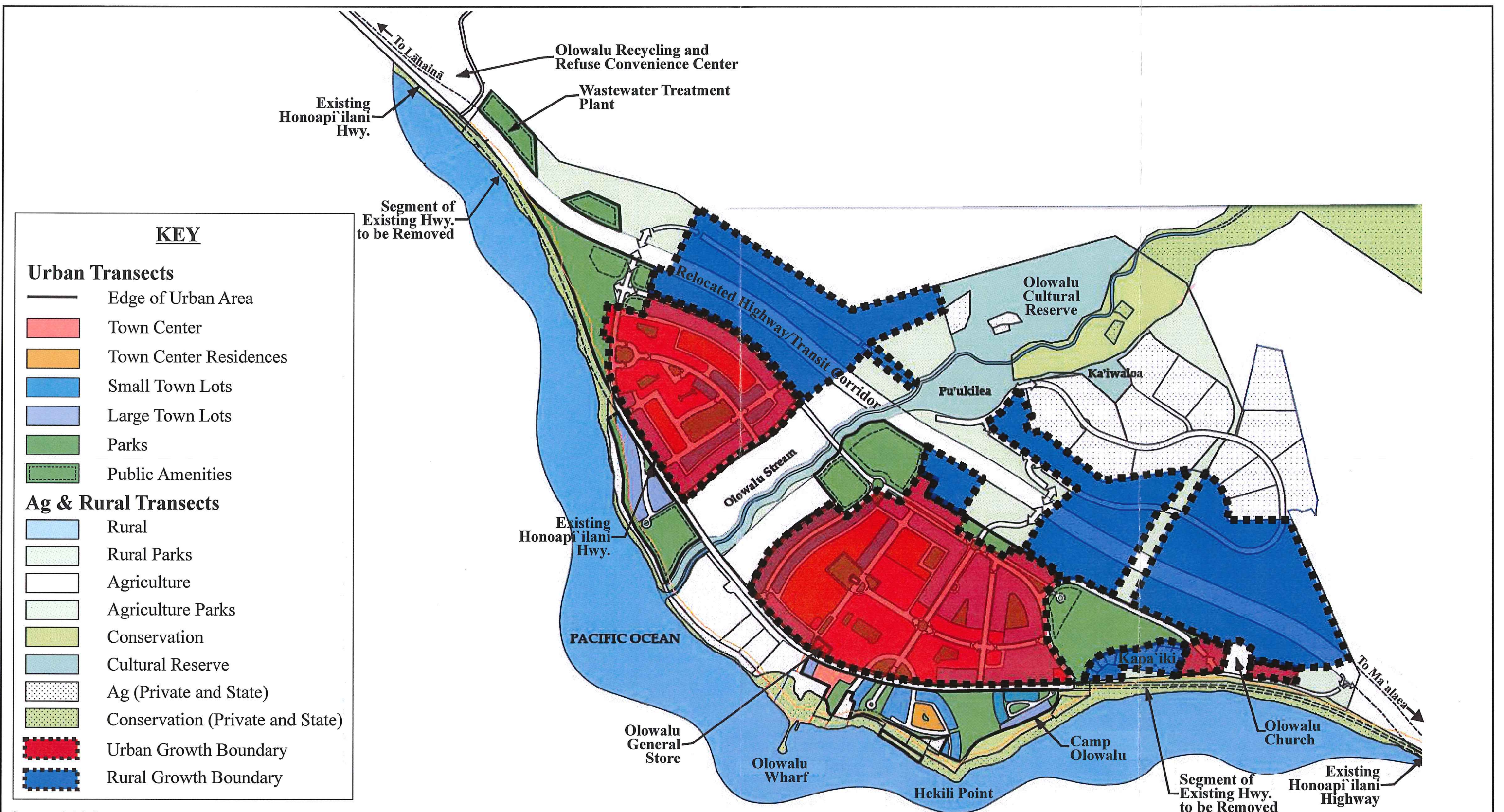
Under the MIP, the portion of the master plan area that is located makai of the existing Honoapiʻilani Highway was not expressly put within the Urban Growth Boundary (UGB). However, areas of the OTMP located mauka of the existing Honoapiʻilani Highway is within the UGB and the Rural Growth Boundary (RGB). With respect to the areas makai of the existing Honoapiʻilani Highway, the MIP states that *“The future delineation of potential urban growth areas makai of the existing Honoapiʻilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan. Such delineation may consider the need to: protect adjacent coastal and marine ecosystems (including the reefs at Olowalu), enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway plan.”* (MIP at 8-64).

The Master Plan concept presented in the Draft EIS is the preferred alternative, with the Applicants anticipating the preparation and processing of an application to amend the West Maui Community Plan to ensure land use consistency for the makai lands, as provided by the MIP, as well as consistency for the mauka lands.

Notwithstanding, the Applicants recognize that the MIP’s concept for Olowalu, by virtue of being a component of the General Plan, represents an alternative which needs to be addressed.

Chapter II of this EIS document addresses both the Preferred Alternative (i.e., that is presented in the Draft EIS) as well as the MIP Alternative (i.e., without lands makai of Honoapiʻilani Highway), in detail, together with the “No Action”, “Deferred Action”, “Resort and Residential Use” alternative, “Other Locations” alternative, and alternative “Infrastructure Development Considerations”. For ease of referencing in this document, the Preferred Alternative is labeled as “Alternative 1” while the MIP Alternative is labeled as “Alternative 2”.





Source: Artel, Inc.

Figure 4A



# Proposed Olowalu Town Master Plan Maui Island Plan Directed Growth Map Boundaries

NOT TO SCALE