

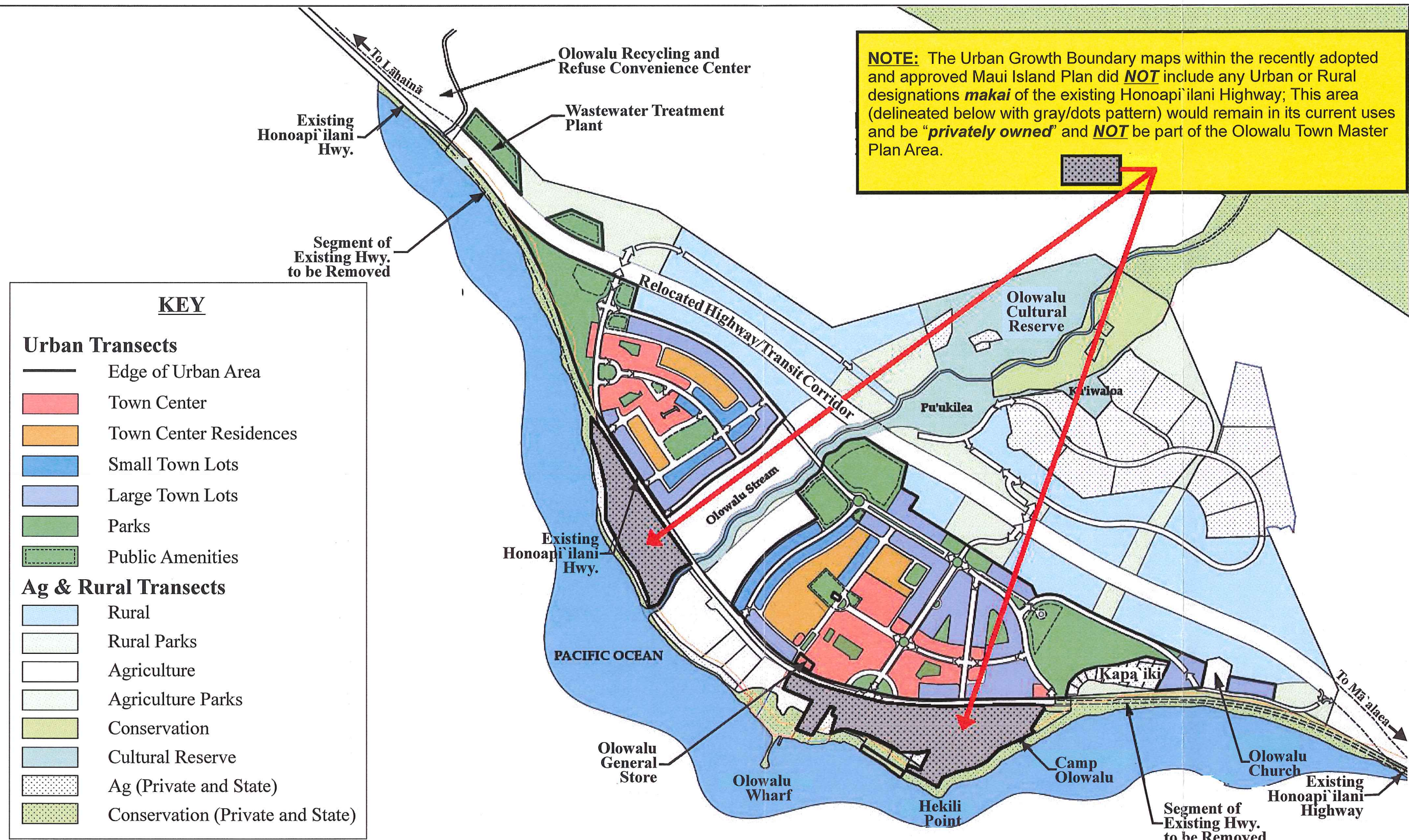
In a regional planning context, Alternative 2, as described in Chapter II of this EIS document, is considered an appropriate variation of Alternative 1, worthy of detailed review. Towards this end, to bring further value to the EIS disclosure process, both Alternative 1 and Alternative 2, are described in substantially similar detail in this, and subsequent chapters of the EIS. It is noted that consultant studies are applicable to both alternatives.

Alternative 1 and Alternative 2 are identical in terms of development outcomes (e.g., 1,500 residential units and 300,000 - 375,000 square feet of commercial floor area). Both Alternative 1 and Alternative 2 seek to establish a new small-scale and mixed-use community designed to be pedestrian-friendly, the design of which is guided by values and principles of sustainability. The residential unit count is the same in both Alternatives, and the proposed mix of residences with 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. In both Alternative 1 and Alternative 2 substantial portion of the homes are planned for much-needed affordable housing and senior living. The infrastructure system improvements are substantially the same. As such, Alternative 2 is a minor variation of Alternative 1 and, Alternative 2 is qualitatively similar to Alternative 1. Although Alternative 2 does not include the makai lands, from the perspective of environmental impacts, it is within the spectrum of what was previously discussed for Alternative 1.

To be clear however, it is the Applicants' intent to seek land use entitlements to enable implementation of Alternative 1 (Preferred Alternative).

Alternative 1's land use spatial layout reflected in **Figure 4** includes the potential use of lands mauka and makai of Honoapi'ilani Highway.

Alternative 2, which excludes development makai of Honoapi'ilani Highway, is shown in **Figure 5**. Refer to **Appendix "A-1"**.



Source: Artel, Inc.

Figure 5



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

Proposed Olowalu Town Master Plan Maui Island Plan Growth Boundary Conceptual Plan (Alternative 2)

NOT TO SCALE

New Urbanism

The Congress for the New Urbanism (CNU) is a leading organization across the United States promoting walkable, mixed-use neighborhood development, sustainable communities and healthier living conditions. For nearly twenty years, CNU members have used the principles in CNU's Charter to promote the hallmarks of New Urbanism, including the following guiding principles of New Urbanism used to develop the Master Plan Alternatives 1 and 2.

1. **Walkability:** Uses are within a 10-minute walk of home and work, pedestrian friendly street design, and pedestrian streets free of cars in special cases
2. **Connectivity:** Interconnected street grid network to disperse traffic and ease walking, a hierarchy of streets, and high quality pedestrian network and public realm to make walking pleasurable
3. **Mixed-Use and Diversity:** A mix of shops, offices, apartments and homes on site; mixed-use within neighborhoods, within blocks and within buildings; and diversity of people (ages, income levels, cultures and races)
4. **Mixed Housing:** A range of types, sizes and prices in closer proximity
5. **Quality Architecture and Urban Design:** Emphasis on beauty, aesthetics, human comfort and creating a sense of place; special placement of civic uses and sites within community and human scale architecture and beautiful surroundings to nourish the human spirit
6. **Traditional Neighborhood Structure:** Discernable center (public space at center) and edge; importance of quality public realm, public open space designed as civic art; contain a range of uses and densities within 10-minute walk; transect planning integrating environmental methodology for habitat assessment with zoning creating an urban-to-rural transect with the highest densities at the town center, progressively less dense towards the edge, creating a series of specific natural habitats and/or urban lifestyle settings
7. **Increased Densities:** More buildings, residences, shops and services closer together for ease of walking to enable a more efficient use of services and resources and to

create a more convenient enjoyable place to live

8. **Green Transportation:** A network of transportation modes connecting cities, towns and neighborhoods together; and pedestrian friendly design that encourage the use of bicycles, scooters and walking as daily transportation
9. **Sustainability:** Minimal environmental impact from development and its operation; use of eco-friendly technology; energy efficiency; reduction in use of finite fuels; more walking and less driving; and more production
10. **Quality of Life:** Taken together the principles create a high quality of life making it worth living and create places that enrich, uplift and inspire the human spirit

LEED

Andres Duany of Duany, Plater-Zyberk, one of the co-founders of CNU, helped to develop the Master Plan which incorporates smart growth and sustainable land use principles of New Urbanism. The Master Plan's spatial layout of land uses, varying density, connective transportation, parks/greenways, civic/social facilities, housing, employment, and other land uses are balanced to create a mixed-use community. Neighborhood town centers provide economic sustainability with a range of business and employment opportunities. The Master Plan is also designed with the goal of meeting the certification requirements of *Leadership in Energy and Environmental Design for Neighborhood Development* (LEED ND) (U.S. Green Building Council). See **Appendix "A-12"**. As such, the Master Plan will be built using strategies aimed at improving performance in regards to energy savings, water efficiency, reducing carbon dioxide (CO²) emissions, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

Recognizing the trend toward the implementation of sustainable principles, in 2015, the State of Hawai'i Senate adopted Senate Resolution No. 121 that recommends "*Encouraging the Adoption and Implementation of Office of Planning, Land Use Commission, Hawaii Community Development Authority, Hawaii Housing Finance and Development Corporation, and County Planning Departments to Adopt and Implement Recommendations Highlighted in the Building Healthy Places Toolkit Report by the Urban Land Institute*" which outlines 21 recommendations promoting health at the building or project scale, as follows.

1. Incorporate a mix of land uses
2. Design well-connected street networks at the human scale
3. Provide sidewalks and enticing, pedestrian-oriented streetscapes
4. Provide infrastructure to support biking
5. Design visible, enticing stairs to encourage everyday use
6. Install stair prompts and signage
7. Provide high-quality spaces for multi-generational play and recreation
8. Build play spaces for children
9. Accommodate a grocery store
10. Host a farmers market
11. Promote healthy food retail
12. Support on-site gardening and farming
13. Enhance access to drinking water
14. Ban smoking
15. Use materials and products that support healthy indoor air quality
16. Facilitate proper ventilation and airflow
17. Maximize indoor lighting quality
18. Minimize noise pollution
19. Increase access to nature
20. Facilitate social engagement
21. Adopt pet-friendly policies

These recommendations will be incorporated into the planning and design of the OTMP through consideration of New Urbanism's ten principles consisting of 1) Walkability, 2) Connectivity, 3) Mixed-Use and Diversity, 4) Mixed Housing, 5) Quality Architecture and Urban Design, 6) Traditional Neighborhood Structure, 7) Increased Densities, 8) Green Transportation, 9) Sustainability, and 10) Quality of Life.

As noted previously, consideration has been given to smart growth and sustainable land use principles of New Urbanism through the requirements of LEED ND which is aimed at promoting strategies to improve performance in regards to energy savings, water efficiency, reducing carbon dioxide emissions, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

Smart Code

The Master Plan for Alternatives 1 and 2 proposes to integrate the "SmartCode" principles as a comprehensive land development ordinance that includes zoning, subdivision regulations, urban design, public works standards, and basic architectural controls. The SmartCode is envisioned as the means to enable the implementation of the community's

vision for Olowalu developed during the community-based “Olowalu Talk Story”. See **Appendix “A-23”**.

In accordance with the “transect-based SmartCode”, the Master Plan identifies the different transects of the Master Plan from the ocean environment with its open spaces and recreational park lands to the tiers of urban, rural and agricultural transects to the mountain environment. The Master Plan emphasizes the importance of Olowalu Stream and the OCR as representative of the ahupua`a system of land management, which encourages accessible transit between the ocean and mountains and the preservation of the natural environment including the re-establishment of native habitat.

Ahupua`a

The Master Plan’s goal of becoming building a sustainable development community where one can live, work, and play is not a new idea at Olowalu. For hundreds of years at Olowalu, a population of several thousand over 1,500 lived and thrived in harmony through the land and resource management system of ahupua`a. See **Appendix “H-1”**.

The late kumu hula John Ka`imikaua, founder of Halau Hula o Kukunaokala and educator of all things Hawaiian, tells the story of how the ahupua`a evolved as a solution to the hardship and strife resulting from the depletion of natural resources. Hawaiian communities had to learn to work together to take care of the land, and subsequently they formed the first stewardship organizations call the `aha ki`ole, or people’s councils. Kumu Ka`imikaua recognized eight (8) principles which served to help understand the management of ahupua`a. This approach centers around the preservation of and respect for culture, people, and the natural resources that sustain a community over time. These values and principles were incorporated into the design and planning of the vision of the Master Plan for Alternatives 1 and 2. The Master Plan’s concept for Alternatives 1 and 2 is not to recreate an ahupua`a system, rather to integrate the sustainable values of the system into the Master Plan. The eight (8) principles of the ahupua`a land management concepts are as follows:

- 1. KAIMOANA: Preserve all life in the ocean, from the shoreline to the horizon.**

To preserve the resources of the ocean, the Master Plan for Alternatives 1 and 2 proposes the use of a state of the art sewerwastewater treatment plant that is not dependent on injection wells. One-hundred Greater than 90 percent of the treated recycled R-1 water willis planned to be used for irrigation within the project area.

A constructed wetland and soil aquifer treatment system is proposed to treat and dispose of wet weather or other excess R-1 water. The drainage master plan is designed to utilize retention and detention systems and Low Impact Development (LID) measures to accommodate the incremental increases in stormwater runoff. Best Management Practices (BMPs) will be integrated with the drainage system design as a holistic approach to stormwater management. Alternatives 1 and 2 propose to capture 100 percent of the post-development and a portion of pre-development stormwater in its drainage system which will reduce sedimentation and potential pollutants from entering the nearshore waters.

2. MAKAI: Respect the land and resources extending from the shoreline to the sand's reach.

To restrict encroachment of development on the shoreline, the Master Plan for Alternative 1 observes an existing minimum 150-foot shoreline setback to protect the resources in the shoreline area and maintains continuous access along the shoreline from the Lāhainā side to the Mā'alaea side of Olowalu. On the makai side of Honoapi'ilani Highway, the Master Plan for Alternative 1 includes shoreline parks and maintains the conservation lands along the shoreline as open space. ~~Development~~In the OTMP, development makai of Honoapi'ilani Highway is limited to the area landward (mauka) of the 150-foot shoreline setback and contains residential use and a small portion of the commercial area of the Country Town Center, parks and public amenities. Refer to **Figure 4**. In Alternative 2, the area makai of Honoapi'ilani Highway along the shoreline has been excluded from the master plan in accordance with the MIP. The limited existing shoreline access will be retained with the primary access to the shoreline through the former mill site. Refer to **Figure 5**.

3. MAUKA: Respect the land and resources extending from the sand's edge to the highest mountain peak.

The Master Plan isfor Alternatives 1 and 2 is designed to respect the land and resources between the beach to the highest mountain peak. Mountain ridges at both ends of Olowalu act as a natural boundary for the Master Plan area. The orientation of the Master Plan is in a makai to mauka direction which recognizes the important alignment of the Ka'iwaloa Heiau and a smaller heiau. The 74-acre OCR spans from the shoreline at the mouth of Olowalu Stream to the West Maui Mountains in Olowalu Valley along both sides of the stream alignment.

Observing the makai to mauka orientation, the higher density or urban type uses are clustered within the flatter portion of the project area with densities decreasing as the

4. **KALEWALANI:** Respect elements that float in the sky including the sky, moon, clouds, stars, wind, and rain which guide the planting and fishing seasons, provide water, and create the tides and directions for ocean navigation.

Lighting of public spaces will incorporate design measures to minimize excessive lighting from the master plan area into nearby sensitive areas, such as the shoreline area, and to protect the night sky from artificial lighting.

5. **KAMOLEWAI:** Respect all water resources including rivers, streams, and springs and the life within.

6. **KANAKAHONUA**: Preserve and respect the laws of the land and each other to insure the community's health, safety, and welfare.

As much as possible, the Master Plan for Alternatives 1 and 2 will observe the physical and environmental constraints within the project area such as avoiding

development within the VE Zone. However, some development will occur in the A Zone which has a flood depth of 1 foot or less. However, development will be in accordance with the County's flood hazard permit process. The Applicants continue to inform and work with the residents of Olowalu, especially Kapa'iki Village, on the progress and development of the Master Plan.

7. KAPAELOLONA: Preserve the knowledge of practitioners.

The Master Plan for Alternatives 1 and 2 recognizes the importance of the 74-acre OCR whose mission is to "*perpetuate the traditional and customary practices of 'kanaka maoli' of these Hawaiian islands and promote opportunities to regain the spiritual connection of 'Malama 'aina' of our ancestors by insuring these beliefs and customs are passed down to future generations*". The OCR and Olowalu Stream are important historic, cultural and natural resources in Olowalu which are being preserved for future generations. The area of the OCR increases in both Alternatives 1 and 2 to approximately 84 acres.

8. KE'IHI: Preserve and respect the sacred elements including deities, ancestors, the forces of nature, and ceremonial activities.

Under the stewardship of the OCR, archaeological, cultural and spiritual sites have been preserved. The OCR guide preservation efforts of the archaeological, cultural and spiritual sites located in Olowalu such as Ka'iwaloa Heiau and the Olowalu petroglyphs.

The Master Plan's proposed infrastructure improvements for Alternatives 1 and 2 will be constructed concurrently with the project and will incorporate innovative, efficient, and sustainable technology to minimize adverse impacts upon the natural environment. The Master Plan's transportation system for Alternatives 1 and 2 includes the relocation of the existing high speed/high volume Honoapi'ilani Highway away from coastal resources and recreational corridor to a new mauka alignment consistent with alternatives under consideration in the Honoapi'ilani Highway Realignment/Widening project (Mā'alaea to Launiupoko) by the State of Hawai'i, Department of Transportation (HDOT). The According to HDOT's Environmental Impact Statement Preparation Notice (EISPN), the relocation and widening project will relocate the highway away from existing shoreline erosion problems, improve highway capacity, and improve the reliability of access to and from the West Maui region. The alignment will be designed to accommodate mass transit or light rail, if needed in the future. The existing highway corridor with monkey pod trees will be preserved and incorporated into the Master Plan Alternatives 1 and 2 as a low speed/low volume coastal roadway. The project will include an internal roadway network, as well as; an assortment

of interconnected greenways, bikeways and bus stops throughout the community that supports the overall well-being and health of residents by reducing the 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 with the addition of two (2) ground water wells to supplement and provide back-up for the existing well; and an extensive drainage system to capture stormwater runoff. The project will also include the construction of an onsite wastewater treatment facility, which will include an R-1 water storage tank, a constructed ~~vertical flow~~-wetland, and a soil aquifer treatment system. The wastewater treatment facility will produce clean recycled water for irrigation, and ~~thereby~~the constructed wetland and soil aquifer treatment system will eliminate the need for injection wells. Lastly, the project proposes to incorporate the use of renewable energy systems to help generate electricity for the Master Plan for Alternatives 1 and 2 , which could include photo-voltaic, hydro, and solar systems.

~~Typical~~In the OTMP, typical land uses appropriate for each of the four (4) primary zones (Urban, Rural, Agriculture, and Conservation) and the distribution of the approximate number of dwelling units for each ~~are outlined in~~have been preliminarily determined. See **Table 2**.

It is noted that the densities presented in **Table 2** reflect a range of possible development outcomes. These outcomes will be dependent on market conditions and buyer preferences, which in turn, shape housing product deliverables. Project-related consultant studies (e.g., traffic study, preliminary engineering report, etc.) prepared for this EIS document, assume the maximum density of 1,500 units for study analysis purposes. This maximum density assumption ensures that the potential impacts analyzed are presented in the context of the upper limits of potential effects.

Table 2. Master Plan Land Use Allocation Summary

District	Transects	Land Use	General Uses	Dwelling Unit Type	Approx. No. Units	Commercial/ Retail Sq. Ft.	Acreage	Percentage
Urban **	Town Center Residences, Small Town Lots, Large Town Lots	Medium to High Density Residential Units	Medium to High density residential and mixed uses: single-family dwellings on smaller to large lots (3,500 to 10,000 sq. ft. lots), multi-family apartments, town houses, and live-work units (flex house)	SF Residential	*400-800	N/A	290266	4642%
				Apartment House	*600-900 ***	N/A		
				Mixed-use/ Live-Work	*150-200 ***	N/A		
	Town Center, Town Center Residences, Town Homes, Multi-Family Apartments	Commercial/ Retail/Business	Commercial, retail, business, office, restaurant, lodging, markets, shops, home occupation, live-work units (flex house), medical clinics, high tech, theater, and accessory uses for parks (snack bar, restaurants, stores, etc.)	N/A Apartment House	N/A ***	300,000 - 375,000		
				Mixed-Use/Live-Work				
	Parks and Open Space	Parks/Open Space	Active/passive parks, accessory and support facilities, greenways, bikeways, multi-purpose ball fields, music stands, community centers, cultural uses/activities, camping, and OCR	N/A	N/A	includes commercial/ retail sq. ft. for accessory uses		

District	Transects	Land Use	General Uses	Dwelling Unit Type	Approx. No. Units	Commercial/ Retail Sq. Ft.	Acreage	Percentage
Rural	Public Amenities	Utility and Infrastructure Systems	Potable/non-potableDrinking/non-drinking water systems, wastewater systems, electric, and energy systems	N/A	N/A	N/A		
		Public/Quasi-Public	Community centers, educational facilities, police/fire, medical, library, museum, cultural centers, post office, etc.	N/A	N/A	includes commercial/ retail sq. ft. for accessory uses		
	Rural	Rural Residential	Low Density rural residential units/dwellings (minimum 0.5-acre lots)	½ acre min. lot size	*75 - 100	N/A	170168	2726%
	Rural Park	Parks/Open Space	Active/passive parks, accessory and support facilities, greenways, bikeways, multi-purpose ball fields, music stands, community centers, cultural uses/activities, camping, OCR, and utility and infrastructure systems/facilities	N/A	N/A	include commercial/ retail sq. ft. for accessory uses		
		Utility and Infrastructure Systems	Potable/non-potableDrinking/non-drinking water systems, wastewater systems, and energy systems	N/A	N/A	N/A		

District	Transects	Land Use	General Uses	Dwelling Unit Type	Approx. No. Units	Commercial/Retail Sq. Ft.	Acreage	Percentage
Agricultural	Ag	Agricultural Farmsteads/Dwellings	Agricultural/cultivation farming activities, livestock, agricultural farmsteads, and dwellings (minimum 2-acre lots)	2 acres min. lot size	*15 - 20	N/A	161.175	2528%
		New/Relocated State Highway Right-of-Way	Highway, transit, bikeways, greenway, etc.	N/A	N/A	N/A		
	Ag Park and Open Space	Parks/Open-Space	Active/passive parks, greenways, cultural uses/activities, and OCR	N/A	N/A	N/A		
		Utility and Infrastructure Systems	Potable/non-potable drinking water systems, wastewater systems, electric, and energy systems	N/A	N/A	N/A		
Conservation	Conservation	Parks/Open Space	Minimal active/passive parks, greenways, and cultural uses/activities	N/A	N/A	N/A	152.7	24%
	Cultural Reserve	Cultural Uses	Olowalu Cultural Reserve	N/A	N/A	N/A		
TOTAL							636	100%
<p>Note: * A range of housing units given in each category not to exceed a total of 1,500 units</p> <p>** Alternative 2 - the land area makai of Honoapiʻilani Highway will retain the existing private agriculture, OCR, Camp Olowalu, limited shoreline access through existing easements and State-owned lands, and Open Space</p> <p>*** Residential Units to be distributed between the Medium to High Density Residential Units and Commercial/Retail/Business in Town Center</p>								

The majority of the dwelling units will be located within the urban zone where residents will have easy access to daily goods and services.

The various types of dwelling units that are envisioned to be included in the Master Plan for Alternatives 1 and 2 are described below and shown in **Table 3**.

1. **Agriculture Home:** A farmed lot with a single-family dwelling on a minimum 2-acre lot of rural character, shared with option for up to two (2) ancillary accessory buildings of maximum footprint of 2,000 sq.ft., one (1) of which may be an ohana second farm dwelling of a maximum 1,000 sq. ft. (additional ancillary accessory buildings by exception). The principal dwelling and out buildings are generally concentrated towards the frontage road or roads leaving the majority of the lot clear for agricultural use. The setbacks position the main building layer on one side of the lot or at road intersections in order to create periodic clusters of farmstead buildings. Agricultural lots usually have one (1) frontage street. Dwelling may be two (2) stories in height not to exceed 30 ft. from original grade. Ancillary Accessory buildings, except second farm dwelling, may not exceed 35 feet from original grade.
2. **Rural Home:** A single-family dwelling on a minimum ½ acre lot of rural character, shared with option for up to two (2) ancillary accessory buildings not to exceed a foot print of 1,000 sq.ft., for use as a either garage or 700 sq ft. as an ohana accessory dwelling. Only one (1) ancillary accessory building is allowed if used for both garage and ohana accessory dwelling. Ancillary Accessory buildings are located at the rear and side rear yards only. Rural Reserve lots usually have one (1) frontage street or shared driveway circle. All buildings may be two (2) story in height not to exceed 30 ft. from original grade except ancillary accessory garage only shall be one (1) story.
3. **Large Town Lot Home:** A single-family dwelling on a minimum 9,750 sq. ft. lot of rural character, shared with option for up to two (2) ancillary accessory buildings with maximum 500 sq. ft. footprint for less than 10,000 sq. ft. lot or 600 sq. ft., one (1) of which must be a garage and one (1) of which may be an ohana accessory dwelling. Ancillary Accessory buildings are located at the rear and side rear yards only. Large Town Lots have one (1) frontage street or frontage corner and one (1) rear alley way with driveway access aprons at the alley only. All buildings may be two (2) story in height not to exceed 30 ft. from original grade except ancillary accessory garage only shall be one story. Large Town Lots maintain a consistent front and rear yard building set back for the main dwelling.

Table 3. Conceptual Types of Dwelling Units

T-2 Agriculture		T-3 Rural Reserve		T-4 Sub - Urban (Large Town Lots)			T-5 General Urban (Small Town Lots)		T-6 Urban Center (Town Center Residences)		T-7 Urban Core (Town Center)		With Exception				
Agriculture Home		Rural Home		Large Town Lot Home		Medium Town Lot Home		Small Town Home		Sideyard House		Town Home		Apartment House		Mixed Use Building	
T-2																	
T-3																	
T-4																	
T-5																	
T-6																	
T-7																	

NOTE: THE ABOVE MASTER PLAN IS CONCEPTUAL ONLY. THE MASTER PLAN IS SUBJECT TO REFINEMENT, REVISIONS, AND/OR CHANGES BASED UPON COMMENTS, FEEDBACK, AND INPUT RECEIVED THROUGHOUT THE LAND USE ENTITLEMENT REVIEW PROCESS.

4. **Medium Town Lot Home:** A single-family dwelling on a minimum 6,000 sq. ft. lot of rural character, shared with option of up to two (2) **ancillary** accessory buildings with a maximum 500 sq. ft. footprint located in the rear yard. The **ancillary** accessory building may contain an **ohana** accessory dwelling of maximum 500 sq. ft. Medium Town Lots have one (1) frontage street or frontage corner and one (1) rear alley way with driveway access aprons at the alley only. All buildings may be two (2) story in height not to exceed 30 ft. from original grade. Medium Town Lots maintain a consistent front and rear yard building set back at the main dwelling.
5. **Small Town Home:** A single-family dwelling on a minimum 5,000 sq. ft. lot of rural/urban character, shared with option of one (1) attached or detached garage structure of a maximum 500 sq. ft. footprint located in the rear yard. The **ancillary** accessory building may contain an **ohana** accessory dwelling of maximum 500 sq. ft. Small Town Lots have one (1) frontage street or frontage corner and one (1) rear alley way with driveway access aprons at the alley only. All buildings may be two (2) story in height not to exceed 30 ft. from original grade. Small Town Lots maintain a consistent front yard building set back.
6. **Sideyard House:** A single-family dwelling which occupies one (1) side of a lot, with the primary yard to the other side, shared with option for one (1) attached or detached garage or car port structure of maximum 450 sq. ft. footprint in rear yard. Minimum 2,400 sq. ft. lot with 32 ft. lot width. Side Yard Houses have one (1) frontage street or frontage corner and one (1) rear alley way with driveway access aprons at the alley only. All buildings may be two (2) story in height not to exceed 30 ft. from original grade except **ancillary** accessory building shall be one (1) story. Small Town Lots maintain a consistent frontyard building set back at dwelling.
7. **Town Home:** A single-family dwelling with common walls on the side lot lines at interior dwellings and on side lot line at book end dwellings, with the facades forming a continuous front. With option for shared side lot line **ancillary** accessory rear yard garages or car ports of a maximum 450 sq. ft. footprint. Town Homes are the highest density type able to provide private yards. Town Homes have one (1) frontage street or frontage corner and one (1) rear alley way with driveway access aprons at the alley only. All buildings may be two (2) story in height not to exceed 30 ft. from original grade except garages and carports to be one (1) story. Small Town Lots maintain a consistent front and rear yard building set back at main dwelling.

8. **Apartment House:** A primarily residential building, up to three (3) stories, accommodating multiple dwellings disposed above and beside each other with option for mixed commercial use on the ground floor. Designated areas in the urban core for four (4) story structure. Three (3) story height not to exceed 40 ft., and four (4) story height not to exceed 50 ft. from original grade. Apartment Houses have one (1), two (2), or three (3) frontage streets with parking behind and or below the building hidden from public view and they. They generally maintain a consistent front yard building set back with landscaped areas or streetscape frontage primarily paved or surfaced for pedestrian accessibility.
9. **Mixed Use Building:** A fully mixed-use commercial and/or residential building type, up to three (3) stories, including but not limited to, live work units with option for dwellings above or behind a commercial space. Designated areas in the urban core for four (4) story structures. Three (3) story height not to exceed 40 ft., and four (4) story height not to exceed 50 ft. from original grade. Third and designated fourth stories shall be set back a minimum of ten (10) feet from the building footprint at the street front and rear elevations in order to maintain the appearance of a two (2) story building. Designated areas for street frontage only. Designated areas for Hotel use. Mixed Use Buildings have one (1), two (2), or three (3) frontage streets with parking behind the building and hidden from public view and generally maintain a consistent front yard building setback with streetscape frontage primarily paved or surfaced for pedestrian accessibility.

Other Master Plan components for Alternatives 1 and 2 include neighborhood town centers intended to provide opportunities for local businesses to service the residents of Olowalu Town, as well as visitors passing through. Spaces for community support facilities, including areas designated for public/quasi-public facilities will also be provided. Such facilities may include police and fire stations, educational facilities, a cultural center, a library, and spaces for non-profit organizations. The Master Plan for Alternatives 1 and 2 also recognizes the importance of set-asides for open space and parks (both active and passive) to establish balance in land use and life quality parameters. In this context, the existing OCR will be enhanced with a mauka-makai trail system to be developed as part of the Master Plan.

E. AFFORDABLE AND SENIOR HOUSING

A substantial portion of the homes are planned for much-needed affordable housing and senior living.

Workforce housing will be provided in keeping with the requirements of Chapter 2.96 of the Maui County Code (MCC) relating to the Residential Workforce Housing Policy (RWHP). It is anticipated the average price of the market units will be \$600,000.00 or below. At this early planning stage of project development, this market unit average sales price may include units which may sell for an average of \$750,000.00 for single-family units and \$580,000.00 for multi-family units. It is noted that sales prices will vary with market, interest rate, and overall economic conditions. For this reason, the foregoing price estimates are subject to change.

~~The Master Plan proposes fifty (50) percent of the units will meet the affordable housing criteria and fifty (50) percent will be market units. The Workforce Housing units pursuant to Chapter 2.96 are proposed as follows in Table 4.~~

Table 4. Workforce Housing Income Groups

Category	Gross Family Income	Percentage
WORKFORCE HOUSING		
—Gap Income Group	Above 140% to 160%	20%
—Above Moderate Income Group	Above 120% to 140%	20%
—Moderate Income Group	Above 100% to 120%	30%
—Below Moderate Income Group	Above 80% to 100%	30%

Since the publication of the Draft EIS, the County of Maui amended Chapter 2.96, MCC, effective on December 22, 2014 through Ordinance No. 4177, as follows:

Developers shall be required to provide a number of residential workforce housing units equivalent to at least twenty-five percent, rounding up to the nearest whole number, of the total number of market rate lots, lodging units, time share units, or dwelling units, excluding farm labor dwellings or a second farm dwelling, as defined in section 19.04.040 of this code, created. If a developer satisfies the requirements of this chapter through subsection (B)(3) and the units shall remain available only to income-qualified groups in

perpetuity, the developer shall provide at least twenty percent, rounding up to the nearest whole number, of the total number of market rate lots, lodging units, time share units, or dwelling units, excluding farm labor dwellings or a second farm dwelling, as defined in section 19.04.040 of this code, created.

The Applicants are committed to providing affordable housing units beyond the required twenty-five percent of workforce housing. In addition, the proposed density, land use pattern, and housing types within most of the Master Plan area are anticipated to result in “market” units that are priced in accordance with the County’s workforce housing policy.

Providing senior housing is also an important element of the project. The aging population of Maui residents will require appropriate housing. Senior housing is proposed in a variety of forms and types of units. Much of such senior housing is expected to be within the workforce housing pricing requirements.

F. PROJECT PURPOSE AND NEED

The proposed Master Plan for Alternatives 1 and 2 is seeking to increase the supply of available housing for local residents, particularly the supply of affordable and senior housing units. At the height of the real estate market, the strong demand, coupled with limited supply and historically low interest rates, led to rising housing prices. The nation-wide economic downturn ~~has did affected Maui, however,~~ However, there are signs that the housing market is improving, with recent real estate sales data indicating steadiness in the market. According to Pacific Business News, sales of single-family homes rose by 20 percent as sale prices for both single-family and condominiums rose by more than 5 percent. The median sales price for a single-family home was \$627,500.00 and \$442,500.00 for a condominium. As the economic conditions improve, the demand for housing in the workforce segment will continue to be the most sought after.

The Master Plan for Alternatives 1 and 2 requires several land use entitlements, design and construction processes before any housing unit can be offered for sale. Release of the first housing units in ~~the Alternatives 1 and 2~~ Alternatives 1 and 2 may be timely with the ~~anticipated~~ economic turnaround. The Master Plan for Alternatives 1 and 2 will be heavily targeted toward the workforce segment desiring a small scale community environment. Statistically, regardless of conditions, this market segment has had the greatest demand. ~~Except for the workforce housing, the~~ The housing prices for the various product types have not yet been determined, however, the proposed density, land use patterns, and housing product types is expected to provide housing affordable for Maui families.

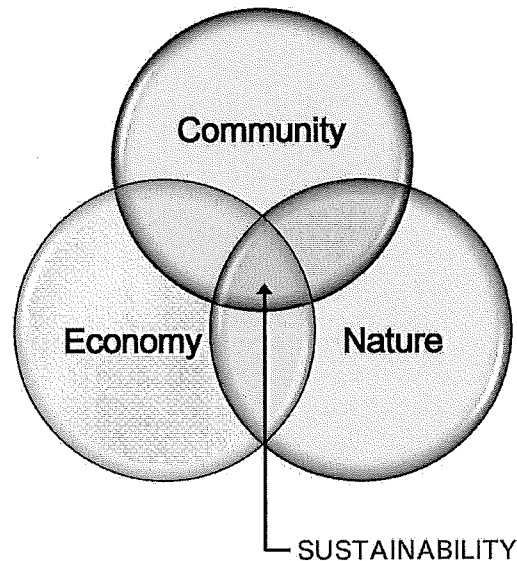
In this connection, the Master Plan's workforce housing program will comply with the requirements of the RWHP under Chapter 2.96 ~~Residential Workforce Housing Policy (RWHP)~~, MCC. The ~~W~~workforce ~~H~~housing units and lots will be for sale or rent at affordable prices as determined by the Department of Housing and Human Concerns (DHHC). Refer to **Table 4**.

The Planning Department's Long Range Division in conjunction with the ~~Maui Island Plan (MIP)~~ review estimated the housing need in West Maui as ~~3,456~~approximately 3,500 additional units by year 2030, beyond those lands already entitled. The Master Plan for Alternatives 1 and 2 is anticipated to be completed within eight (8) to ten (10) years which is well within the 20 year horizon of the MIP. ~~The Master Plan has been recommended by both the General Plan Advisory Committee (GPAC) and Maui Planning Commission (MPC) for inclusion within the MIP to meet this estimated housing need.~~

With implementation of the foregoing program, the proposed Master Plan for Alternatives 1 and 2 will meet both current and future demand for affordable housing in the Maui and West Maui residential market.

G. SUSTAINABILITY

By utilizing sustainable values and principles from the past and listening to Maui's residents, the Master Plan for Alternatives 1 and 2 proposes to balance the needs of Maui's growing families while maintaining the island's character and respecting its natural resources. The three (3) key elements of the Master Plan are Community, Economy, and Nature.



The Master Plan for Alternatives 1 and 2 proposes the following to achieve sustainability:

Community

- Design small scale neighborhoods where residents know their neighbors.
- Provide a wide range of housing types for all income levels and all stages of life.
- Include community centers, meeting halls, and educational facilities close to homes.
- Preserve historic and cultural resources to learn from the past.
- Include social services, civic amenities, non-profit groups, and emergency services.

Economy

- Promote small shops, offices, and services that serve the daily needs of the community.
- Include live/work units, office rentals, and office support systems.
- Provide financial incentives for desired locally owned stores and emphasis on selling local goods.
- Incorporate infrastructure to ensure state of the art technology, communications, and high-speed connectivity is available to the community.

Nature

- Provide recreational opportunities for good health and well being.
- Include innovative green infrastructure systems to minimize impacts upon natural resources.
- Utilize efficient land use that preserves open space and reduces the community's ecological footprint.
- Exceed governmental storm water requirements to protect nearshore water quality and shoreline ecosystems.

- Encourage landscaping with native plants that require less water.
- Incorporate U.S. Green Building Standards (LEED) to help conserve energy, fuel, and operating costs.

As a proposed project that meets LEED ND project standards, the Master Plan for Alternatives 1 and 2 considered the following sustainable prerequisites as the project plans were developed. Refer to **Appendix “A-12”**.

1. Smart Location and Linkages

a. Smart Location

The Olowalu Town Master Plan is located in a historic plantation town that supported a former mill site and large-scale sugarcane operation. The plantation town was a self-sustaining mixed-use community and the Master Plan for Alternatives 1 and 2 proposes to establish a new self-sustaining mixed-use community. The Master Plan for Alternatives 1 and 2 will contain an interconnected transportation network of streets, pedestrian and bicycle paths and future accommodation for a transit system; resident housing; employment centers; necessary infrastructure and public services; and recreation while preserving the natural, historic and cultural amenities of Olowalu.

b. Conserve Imperiled Species and Ecological Communities

There are no endangered or threatened species or their habitat in the Master Plan for Alternatives 1 and 2. The OCR was set aside to preserve Olowalu Stream, promote native species and protect cultural sites.

c. Wetland and Water Body Conservation

The Master Plan for Alternatives 1 and 2 does not endanger any wetland. To reduce water quality impacts from episodic stormwater runoff, the Master Plan for Alternatives 1 and 2 will implement a stormwater management plan.

d. Agricultural Land Conservation

Approximately 16175 acres in Alternative 1 and 173 acres in Alternative 2 will be retained in agriculture and the State Agricultural District. Approximately 28 acres in Alternatives 1 and 2 will be developed into 15 to 20 approximately 14 farmsteads for diversified agriculture with the remaining acres available for other agricultural uses permitted in the State "Agricultural" District. Also, within the OCR traditional Hawaiian crops such as taro are being re-established as well as native habitat.

e. Floodplain Avoidance

The Master Plan for Alternatives 1 and 2 is not located in any areas subject to a 100-year flood. However, shallow flooding (less than one foot) occurs in certain areas of the Master Plan, primarily near Olowalu Stream and Kapa`iki. The drainage plan for the Master Plan for Alternatives 1 and 2 will be designed to accommodate stormwater runoff to reduce existing flooding in the Master Plan area.

2. Neighborhood Patterns and Design

Alternatives 1 and 2 will be designed with interconnected streets with trees and sidewalks that slows down vehicles and encourage walking and biking. This well-connected network of narrower streets will provide improved mobility and safety. This network of roadways is more efficient than a poorly connected network of wider streets. The neighborhood block system of roads also shortens travel routes and encourages alternatives to the automobile.

a. Walkable Streets

Promotes walking and bicycling where housing is within a five (5) minute walk or a quarter mile from the centers of activities such as employment and recreation. The street design will encourage vehicles to slow down providing a safe environment for pedestrians and bicyclists. Incorporation of design elements, such as narrow lanes, landscaping (i.e. trees), bike lanes, and roundabouts, which are pedestrian-friendly, especially for keikis and kupuna.

b. Compact Design

Conserves land by promoting livability, walkability, and transportation efficiency and reduce public health risks by encouraging daily physical activity associated with walking and bicycling. The Master Plan for Alternatives 1 and 2 envisions smaller more compact residences near the country town center with larger homes as you move away from the country town center with the rural lots as a transition zone between the country town center and agricultural lots.

c. Connected and Open Community

Includes internal connectivity between the Master Plan for Alternatives 1 and 2 and the existing community for improved mobility and safety. The commercial area of the commercial country town center is adjacent to the Olowalu General Store so the store will gain new customers within the community. Also, the park lands and larger house lots are adjacent to Kapa`iki to reduce impacts on the existing community.

3. Green Infrastructure and Buildings

a. Certified Green Building

The Master Plan for Alternatives 1 and 2 will design and construct buildings that utilize green building practices.

b. Building Energy Efficiency

The Master Plan for Alternatives 1 and 2 will design and construct energy-efficient buildings that reduce air, water, and land pollution and adverse environmental effects from energy production and consumption.

c. Building Water Efficiency

The Master Plan for Alternatives 1 and 2 will include the design and construction of water-efficient buildings that reduce water consumption and promote the re-use of water, such as, R-1 recycled water from the Wastewater Treatment Plant (WWTP) will be used for irrigation and other allowed uses

by the Department of Health to reduce the use of ~~potable~~drinking water for non~~potable~~drinking water uses, such as fire protection, toilets, and irrigation.

d. **Construction Activity Pollution Prevention**

The Master Plan for Alternatives 1 and 2 will reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, and airborne dust generation. A stormwater management plan will be implemented to control pollution during construction, as well as long term.

H. **COMMUNITY BENEFITS**

The principles of New Urbanism provide benefits to residents, businesses, developers and municipalities.

1. **Benefits to Residents:** It creates a higher quality of life; creates a better place to live, work and play; create higher, more stable property values; has less traffic congestion; creates a healthier lifestyle with more walking and less stress; is in close proximity to employment, shopping, services, recreation and nature; encourages social interaction with neighbors; more freedom and independence for children, the elderly and the poor due to easy and safe access to jobs, services and recreation; economic diversity with unique shops and services; more efficient use of public and private resources; preservation of open spaces and environmentally sensitive areas such as reef systems, wetlands, habitats and cultural sites; and better sense of place and community identify.
2. **Benefits to Businesses:** Increased revenues; better lifestyles for business owners living in live-work units; economies of scale in marketing due to close proximity and cooperation with other local businesses; promote small local business incubation; healthier lifestyle; more community involvement.
3. **Benefits to Developers:** Faster approvals where smart growth principles have been adopted resulting in time/cost savings; cost savings in providing infrastructure; less parking required; less impacts on roads and traffic; greater acceptance from public; wider product range resulting in larger market share.
4. **Benefits to Municipalities:** Stable, appreciating tax base; less spent per capita on infrastructure and utilities; less traffic congestion; less crime; less resistance from community; better overall community image and sense of place; disincentive for urban sprawl; easy to accommodate transit; better involvement of citizens in governance.

New Urbanism's compact design in conjunction with the UGB and RGB contains development and discourages outward urban sprawl pattern of growth. The UGB and

RGB preserves surrounding open space and view corridors.

Implementation of the Master Plan for Alternatives 1 and 2 as a sustainable mixed-use community will provide a wide range of affordable priced housing units targeted to Maui residents in accordance with the requirements of Chapter 2.96, Maui County Code (MCC). The Master Plan for Alternatives 1 and 2 also includes commercial and industrial/retail/business uses that are expected to create employment for approximately 1,000 long-term jobs in the community. Employment within the community will also reduce the need to commute outside of the Master Plan area. The availability of affordable resident housing in West Maui in closer proximity to the employment centers between Lāhainā Town and Kapalua will give Maui residents living outside of West Maui the opportunity to reduce their commute distance and time.

Necessary environmentally sensitive infrastructure systems and services to serve the project are provided in the Master Plan for Alternatives 1 and 2 as well as extending these improvements to existing residents such as an upgraded water system that will provide improved potable drinking water and fire protection. Of particular note is the proposed construction of a WWTP that will treat wastewater to R-1 standards to be recycled for irrigation in the Master Plan for Alternatives 1 and 2. Any excess R-1 recycled water during rainy periods will be disposed of by utilizing natural systems and eliminate the need for injection wells. The WWTP will also provide the opportunity for existing community currently served by cesspools or septic systems to connect to the new facility. Further, the location of the facility adjacent to the Olowalu Recycling and Refuse Convenience Center will accommodate solid waste from the project and provides the opportunity for expansion of the Center into the Master Plan area.

A major benefit to the community will be a corridor for the relocation and widening of Honoapiʻilani Highway mauka of the shoreline where portions of the hHighway isare experiencing erosion problems in accordance with the goals of the HDOT and the County of Maui. The Master Plan for Alternatives 1 and 2 includes an approximate 200160 feet wide alignment of corridor for the relocated and widened hHighway which can accommodate a future transit system, if necessary. The conceptual design of the relocated Highway will avoid additional traffic signals on Honoapiʻilani Highway.

The mauka relocation of Honoapiʻilani Highway will also improve access to the shoreline recreation areas by removing the high speed traffic from the existing hHighway and eliminating the current unsafe traffic condition experienced by the public trying to cross the hHighway to the shoreline and lack of parking. The Master Plan for Alternatives 1 and 2

proposes to enhance public recreational opportunities in Olowalu with approximately 223 acres (Alternative 1) and 200 acres (Alternative 2) of open space and park lands. Implementation of the Master Plan OTMP will create a continuous lateral shoreline access from the Lāhainā side of Olowalu to the Mā`alaea side with significant park lands makai of the existing Highway adjacent to Camp Olowalu and north of Olowalu Stream. Alternative 2 will retain the existing shoreline access and recreational use of the makai lands, namely the approximate 100-foot wide State Beach Reserve along the shoreline. Refer to **Figure 3**.

As a cultural and educational pu`uhonua, the OCR preserves the history and culture of Olowalu in perpetuity for the present and future generations. The OCR has been instrumental in re-establishing the lo`i and native habitat in Olowalu and removing invasive species. As stewards of the land, the OCR has protected the archaeological and cultural sites.

As a mixed-use community, public facilities such as schools, community centers, police, fire and emergency services are proposed which will serve the existing and new residential community. The improvement in public facilities will improve the quality of life for existing and future residents of Olowalu. The Master Plan for Alternatives 1 and 2 is also expected to create approximately 1,000 jobs creating economic growth in Olowalu.

The Master Plan for Alternatives 1 and 2 is anticipated to have a beneficial impact on the local economy both during construction and in the long-term. Real property taxes generated by the project residents will contribute to the County's revenue tax base to support increases in regional public service demands over time.

I. ENTITLEMENTS REQUIRED

The proposed Master Plan for Alternatives 1 and 2 will require several land use entitlement approvals to proceed. A summary of the current and proposed land use designations, are provided in **Table 54**. The County of Maui, Department of Planning completed Zoning and Flood Confirmation Forms verifying the current land use designations for all parcels located within the OTMP project area are provided in **Appendix "B"**.

Table 5. Existing Land Use Designations

Tax Map Key	State Land Use District	West Maui Community Plan	County Zoning	Special Management Area
(2)4-8-003:084	Agricultural/ Conservation	Park, Open Space; Agriculture	A-2 Apartment; R-3 Residential; Agricultural	Within
(2)4-8-003:098	Agricultural	Agriculture	Agricultural	
(2)4-8-003:099	Agricultural	Agriculture	Agricultural	
(2)4-8-003:100	Agricultural	Agriculture	Agricultural	
(2)4-8-003:101	Agricultural	Agriculture	Agricultural	Portion In
(2)4-8-003:102	Agricultural	Agriculture	Agricultural	Portion In
(2)4-8-003:103	Agricultural	Agriculture	Agricultural	
(2)4-8-003:104	Agricultural	Agriculture	Agricultural	
(2)4-8-003:105	Agricultural	Agriculture	Agricultural	
(2)4-8-003:106	Agricultural	Agriculture	Agricultural	
(2)4-8-003:107	Agricultural	Agriculture	Agricultural	
(2)4-8-003:108	Agricultural/ Conservation	Agriculture	Agricultural	
(2)4-8-003:109	Agricultural	Agriculture	Agricultural	
(2)4-8-003:110	Agricultural	Agriculture	Agricultural	
(2)4-8-003:111	Agricultural	Agriculture	Agricultural	
(2)4-8-003:112	Agricultural	Agriculture	Agricultural	
(2)4-8-003:113	Agricultural	Agriculture	Agricultural	Portion In
(2)4-8-003:114	Agricultural	Agriculture	Agricultural	Portion In
(2)4-8-003:115	Agricultural	Agriculture	Agricultural	Portion In
(2)4-8-003:116	Agricultural	Agriculture	Agricultural	Portion In
(2)4-8-003:117	Agricultural	Agriculture	Agricultural	
(2)4-8-003:118	Agricultural/ Conservation	Agriculture	Agricultural	Portion In
(2)4-8-003:124	Agricultural/ Conservation	Agriculture/Open Space	Agricultural, R-3 Residential	Within
Source: County of Maui, Department of Planning 2010.-				

Table 4. Existing and Proposed Land Use Designations

Tax Map Key	*Area of Parcel	Existing State Land Use District	Proposed State Land Use District Amendment and Area Proposed for Reclassification	Maui Island Plan	Existing West Maui Community Plan	Proposed West Maui Community Plan Amendment	Existing County Zoning	Proposed Change in Zoning	Special Management Area
(2)4-8-003:084**	29 acres	Agricultural/Conservation (4.646 Acs)	Agricultural to Urban: 24.225 Acs	Planned Growth Area, Outside Growth Boundaries, Park, Outside Protected Area***	Park, Open Space, Agriculture	Project District	Hotel, A-2 Apartment, R-3 Residential, Agricultural	Project District	Within
(2)4-8-003:098 (por.)	15 acres	Agricultural	Agricultural to Rural: 14.584 Acs. To Remain Agricultural: 0.443 Ac.	Rural, Portion Outside Planned Growth Area, Protected Area	Agriculture	Project District	Agricultural	Project District	Outside
(2)4-8-003:099 (por.)	16 acres	Agricultural	Agricultural to Rural: 11.383 Acs. To Remain Agricultural: 4.192 Acs.	Rural, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Area	Agriculture	Project District	Agricultural	Project District	Outside
(2)4-8-003:100 (por.)	27 acres	Agricultural	Agricultural to Urban: 6.239 Acs. Agricultural to Rural: 16.244 Acs. To Remain Agricultural: 4.63 Acs.	Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Area	Agriculture	Project District	Agricultural	Project District	Outside
(2)4-8-003:101 (por.)	29 acres	Agricultural	Agricultural to Urban: 5.423 Acs. Agricultural to Rural: 18.384 Acs. To Remain Agricultural: 5.572 Acs.	Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries	Agriculture	Project District	Agricultural	Project District	Portion In
(2)4-8-003:102 (por.)	17 acres	Agricultural	Agricultural to Urban: 16.790 Acs. Agricultural to Rural: 0.006 Ac. To Remain Agricultural: 0.085 Ac.	Rural, Urban, Planned Growth Area, Outside Protected Area	Agriculture	Project District	Agricultural	Project District	Portion In
(2)4-8-003:103 (por.)	28 acres	Agricultural	Agricultural to Urban: 27.799 Acs.	Urban, Planned Growth Area, Outside Protected Areas	Agriculture	Project District	Agricultural	Project District	Outside
(2)4-8-003:104 (por.)	50 acres	Agricultural	Agricultural to Urban: 40.311 Acs. To Remain Agricultural: 9.99 Acs.	Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas	Agriculture	Project District	Agricultural	Project District	Outside
(2)4-8-003:105 (por.)	41 acres	Agricultural	Agricultural to Urban: 29.387 Acs. Agricultural to Rural: 10.945 Acs. To Remain Agricultural: 0.402 Ac.	Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas	Agriculture	Project District	Agricultural	Project District	Outside
(2)4-8-003:106 (por.)	17 acres	Agricultural	Agricultural to Urban: 8.406 Acs. Agricultural to Rural: 3.509 Acs. To Remain Agricultural: 4.762 Acs.	Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas	Agriculture	Project District	Agricultural	Project District	Outside
(2)4-8-003:107 (por.)	41 acres	Agricultural	Agricultural to Urban: 0.247 Ac. Agricultural to Rural: 33.089 Acs. To Remain Agricultural: 7.807 Acs.	Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas	Agriculture	Project District	Agricultural	Project District	Outside
(2)4-8-003:108	81 acres	Agricultural (59 Acs.)/ Conservation (22 Acs.)	No change	Outside Growth Boundaries, Sensitive Land, Outside Protected Areas	Agriculture, Conservation	Project District	Agricultural	Project District	Outside

Table 4. Existing and Proposed Land Use Designations (Continued)

Tax Map Key	*Area of Parcel	Existing State Land Use District	Proposed State Land Use District Amendment and Area Proposed for Reclassification	Maui Island Plan	Existing West Maui Community Plan	Proposed West Maui Community Plan Amendment	Existing County Zoning	Proposed Change in Zoning	Special Management Area
(2)4-8-003:109 (por.)	16 acres	Agricultural	Agricultural to Rural: 15.753 Acs. To Remain Agricultural: 0.414 Ac.	Rural, Planned Growth Area, Portion Outside Growth Boundaries, Sensitive Land, Outside Protected Areas	Agriculture	Project District	Agricultural	Project District	Outside
(2)4-8-003:110 (por.)	17 acres	Agricultural	Agricultural to Rural: 7.352 Acs. To Remain Agricultural: 9.868 Acs.	Rural, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas	Agriculture	Project District	Agricultural	Project District	Outside
(2)4-8-003:111 (por.)	17 acres	Agricultural	Agricultural to Urban: 8.740 Acs. Agricultural to Rural: 4.752 Acs. To Remain Agricultural: 3.09 Acs.	Urban, Rural, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas	Agriculture	Project District	Agricultural	Project District	Outside
(2)4-8-003:112 (por.)	25 acres	Agricultural	Agricultural to Urban: 10.106 Acs. To Remain Agricultural: 14.504 Acs.	Urban, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas	Agriculture	Project District	Agricultural	Project District	Outside
(2)4-8-003:113	25 acres	Agricultural	Agricultural to Urban: 25.202 Acs. Agricultural to Rural: 0.009 Ac.	Rural, Urban, Planned Growth Area, Outside Protected Areas	Agriculture	Project District	Agricultural	Project District	Portion In
(2)4-8-003:114 (por.)	29 acres	Agricultural	Agricultural to Urban: 21.647 Acs. Agricultural to Rural: 4.796 Acs. To Remain Agricultural: 2.396 Acs.	Urban, Rural, Planned Growth Area, Portion Outside Growth Boundaries, Outside Protected Areas	Agriculture	Project District	Agricultural	Project District	Portion In
(2)4-8-003:115 (por.)	26 acres	Agricultural	Agricultural to Urban: 8.319 Acs. Agricultural to Rural: 4.976 Acs. To Remain Agricultural: 12.889 Acs.	Rural, Urban, Planned Growth Area, Portion Outside Growth Boundaries, Park, Sensitive Land, Outside Protected Areas	Agriculture	Project District	Agricultural	Project District	Portion In
(2)4-8-003:116 (por.)	16 acres	Agricultural	Agricultural to Urban: 1.357 Acs. To Remain Agricultural: 14.681 Acs.	Outside Growth Boundaries, Park, Sensitive Land, Outside Protected Areas	Agriculture	Project District	Agricultural	Project District	Portion In
(2)4-8-003:117 (por.)	16 acres	Agricultural	Agricultural to Rural: 13.384 Acs. To Remain Agricultural: 2.205 Acs.	Rural, Planned Growth Area, Portion Outside Growth Boundaries, Sensitive Land, Outside Protected Areas	Agriculture	Project District	Agricultural	Project District	Outside
(2)4-8-003:118 (por.)	43 acres	Agricultural/ Conservation	Agricultural to Urban: 17.98 Acs. Agricultural to Rural: 8.709 Acs. To Remain in Agricultural and Conservation: 16.02 Acs.	Urban, Rural, Planned Growth Area, Portion Outside Growth Boundaries, Park, Sensitive Land, Outside Protected Areas	Agriculture	Project District	Agricultural	Project District	Portion In
(2)4-8-003:124** (por.)	16 acres	Agricultural/ Conservation (0.21 Ac.)	Agricultural to Urban: 14.04 Acs. To Remain Agricultural: 1.83 Acs.	Planned Growth Area, Outside Growth Boundaries, Outside Protected Areas***	Agriculture/Open Space	Project District	Agricultural, R-3 Residential	Project District	Within
Source: County of Maui, Department of Planning 2014 and R.T. Tanaka Engineers, Inc. Note: * Rounded to nearest whole number ** Parcels excluded in Alternative 2 *** MIP includes footnote that potential urban growth areas makai of the existing Honoapi'ilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan									

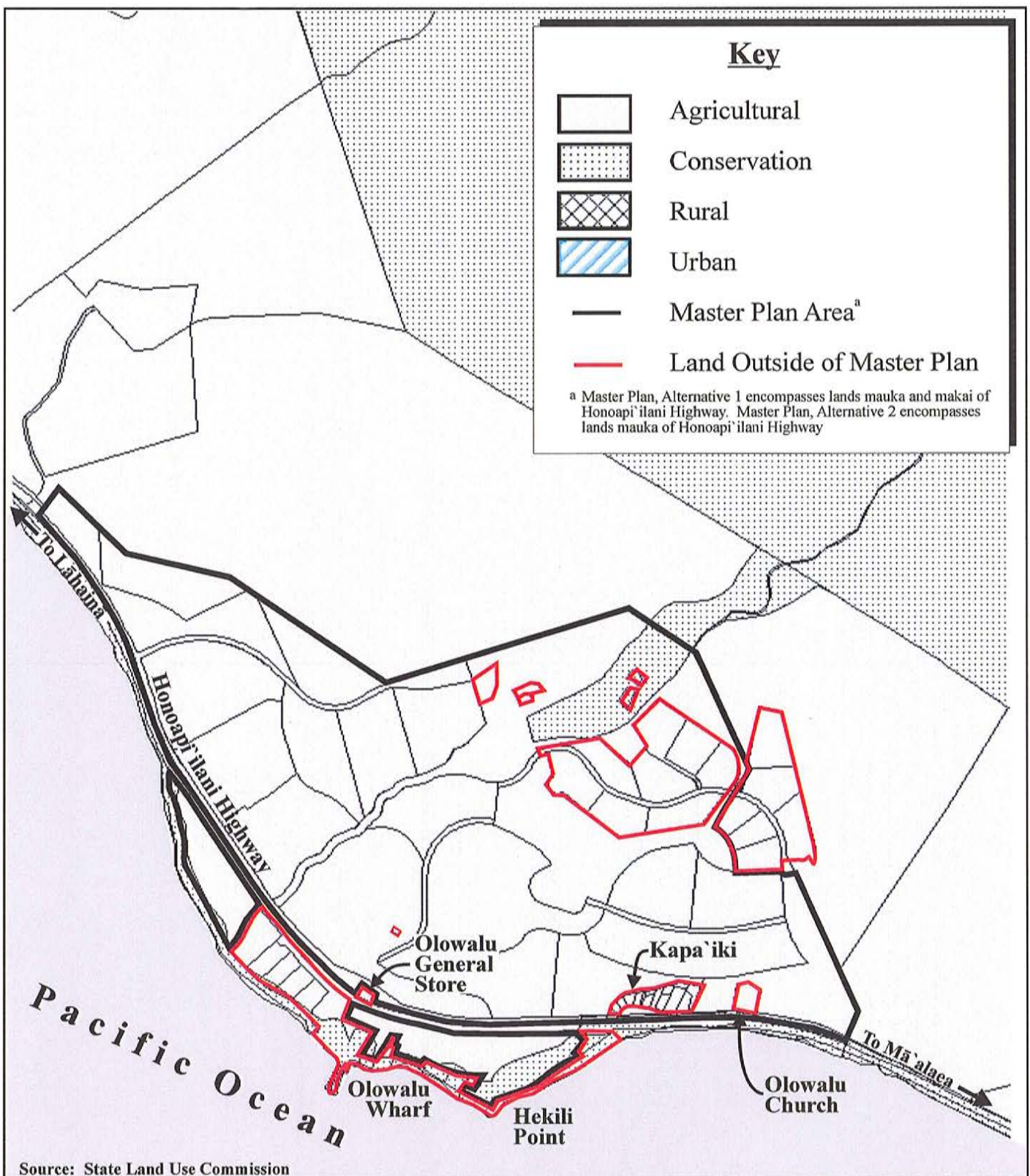
The entitlements to be sought for the project are provided below:

1. State Land Use District Boundary Amendment

The current State Land Use designation for the majority of the Master Plan for Alternatives 1 and 2 is the “Agricultural” District. Portions of the Master Plan area for Alternatives 1 and 2 at the mauka extent of the property, as well as makai of Honoapiʻilani Highway along the shoreline for the OTMP, fall within the “Conservation” District. See **Figure 6**. Alternative 1 consists of 609 acres in the “Agricultural” District and 27 acres in the “Conservation” District. Alternative 2 consists of 568 acres designated in the “Agricultural” District and 22 acres in the “Conservation” District.

A State Land Use District Boundary Amendment (DBA) from the “Agricultural” District to the “Urban” District and “Rural” District will be required for a portion of the property in order to implement the rural residential and urban town center. The Conservation District lands will remain as ~~conservation on the State Land Use District (LUD) maps~~; no reclassification of any “Conservation” District lands is proposed. See **Figure 7**. The DBA petition to the State Land Use Commission (SLUC) has been prepared pursuant to Chapter 205, Hawaiʻi Revised Statutes (HRS), and the Land Use Commission Rules of the State of Hawaiʻi found in Title 15, Subtitle 3, Chapter 15 of the Hawaiʻi Administrative Rules (HAR). A summary of the Petition Area is provided in **Table 4**.

The Applicants are requesting a DBA for the approximate 434 acres of the 636 acres of the OTMP. Approximately 266 acres are proposed to be re-districted from the “Agricultural” District to the “Urban” District and approximately 168 acres to the “Rural” District. The rationale behind Alternative 2 is that under the MIP, the areas makai of the current alignment of Honoapiʻilani Highway are not presently within the UGB. However, the MIP indicates that this area may be put into the UGB as part of an update or amendment to the West Maui Community Plan. The Applicants will be pursuing an amendment to the West Maui Community Plan as part of the entitlements efforts for the master plan. Should the County of Maui not include the makai area in the Community Plan Amendment, then the Applicants will implement Alternative 2 and leave the makai area in the existing uses consisting of the OCR, agriculture, and recreation (Camp Olowalu and shoreline access essentially through the State Beach Reserve). Alternative 2 would re-district approximately 228 acres to the “Urban” District and 168 acres to the “Rural” District.



Source: State Land Use Commission

Figure 6

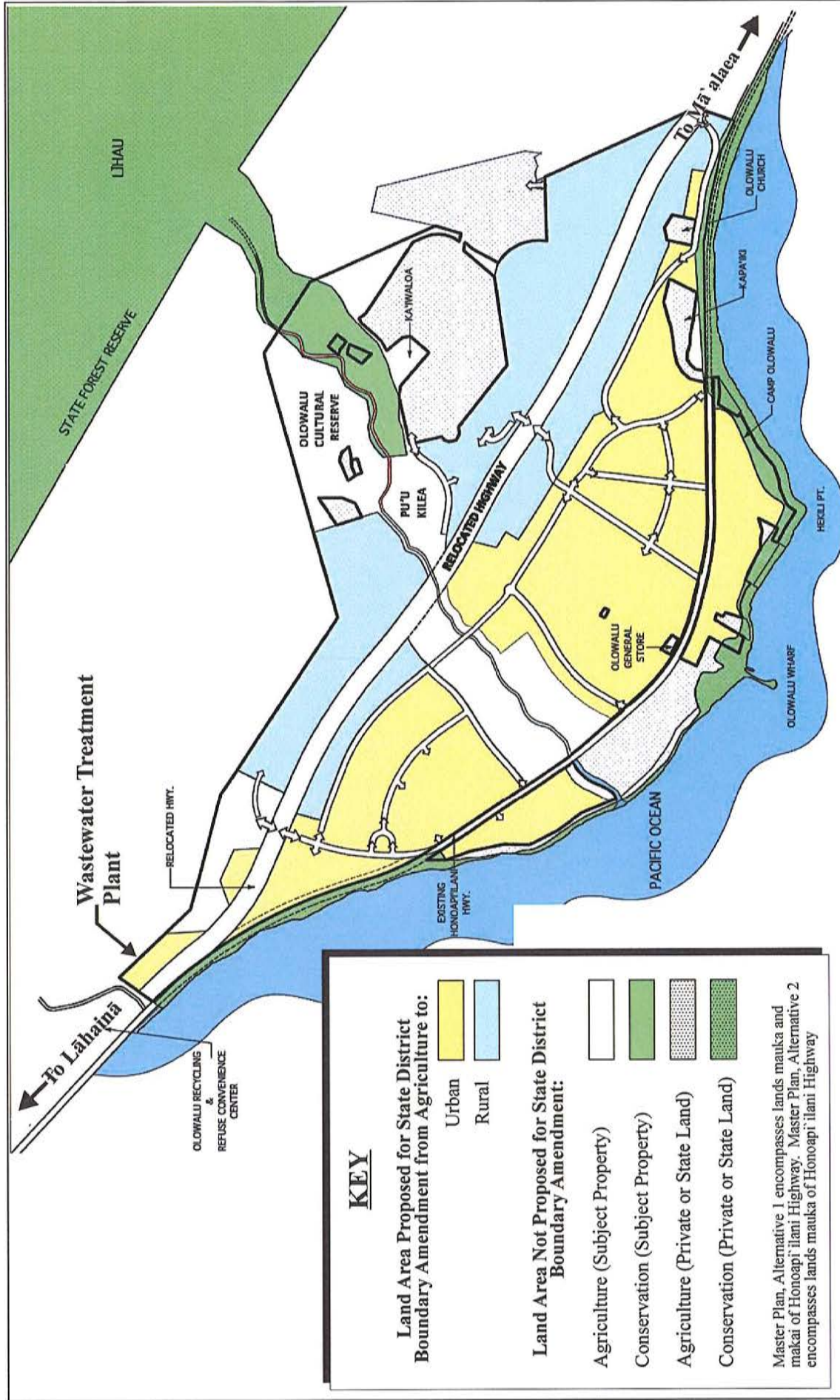
Proposed Olowalu Town Master Plan Existing State Land Use District Designations Map

NOT TO SCALE



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

MUNEKIYO HIRAGA



Source: Artel, Inc.

Figure 7

Proposed Olowalu Town Master Plan
Proposed State Land Use District Designations Map

NOT TO SCALE



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



Olowalu Town Master Plan Final EIS/SLUD District Design

In no event are the Applicants seeking to reclassify any lands in the State “Conservation” District.

2. West Maui Community Plan Amendment

The majority of the Master Plan area is for Alternatives 1 and 2 is currently designated as “Agriculture” by the West Maui Community Plan with a very small portions designated “Conservation”, “Park”, and “Open Space”. See **Figure 8**. A West Maui Community Plan Amendment (CPA) will be required to establish the land use categories delineated by the Master for Alternatives 1 and 2.

In conjunction with the CPA, Alternative 1 will need to delineate the makai area in the UGB of the MIP. According to the MIP, such delineation may consider the need to protect adjacent coastal and marine ecosystems (including the reefs of Olowalu), enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway Plan.

The CPA will be required to change the current land use designations to “Project District”. The Project District designation is considered appropriate to provide flexibility in detailed site planning and flexibility in establishing performance standards for land use implementation as a traditional neighborhood following the principles of “New Urbanism” and “LEED ND”. The Olowalu Town Project District is envisioned as a mixed use community of varied housing products, including low, medium, and high density houses and lots, medium density multi-family units, mixed use housing units, and larger agricultural farm lots interspersed with open space and park lands. The proposed Master Plan for Alternatives 1 and 2 includes an economic base to support the residential community, including opportunities for agriculture, support services, and entrepreneurial enterprises. Although in the Project District, the existing Conservation District lands will remain as in the “Conservation” District and as Open Space or may be used for recreational purposes allowed in the State “Conservation” District.

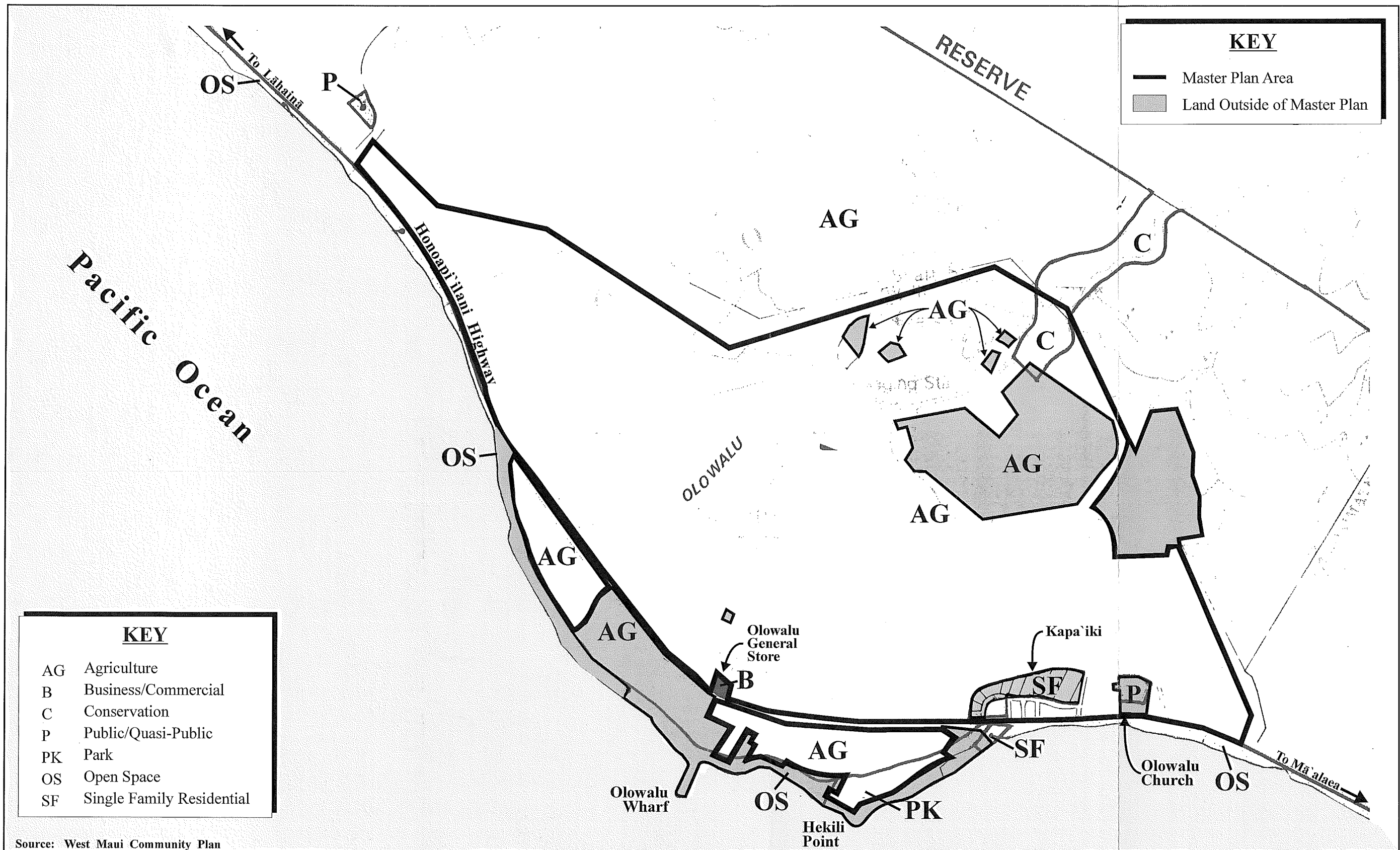
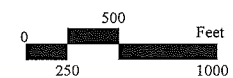


Figure 8



Proposed Olowalu Town Master Plan West Maui Community Plan Land Use Designations Map

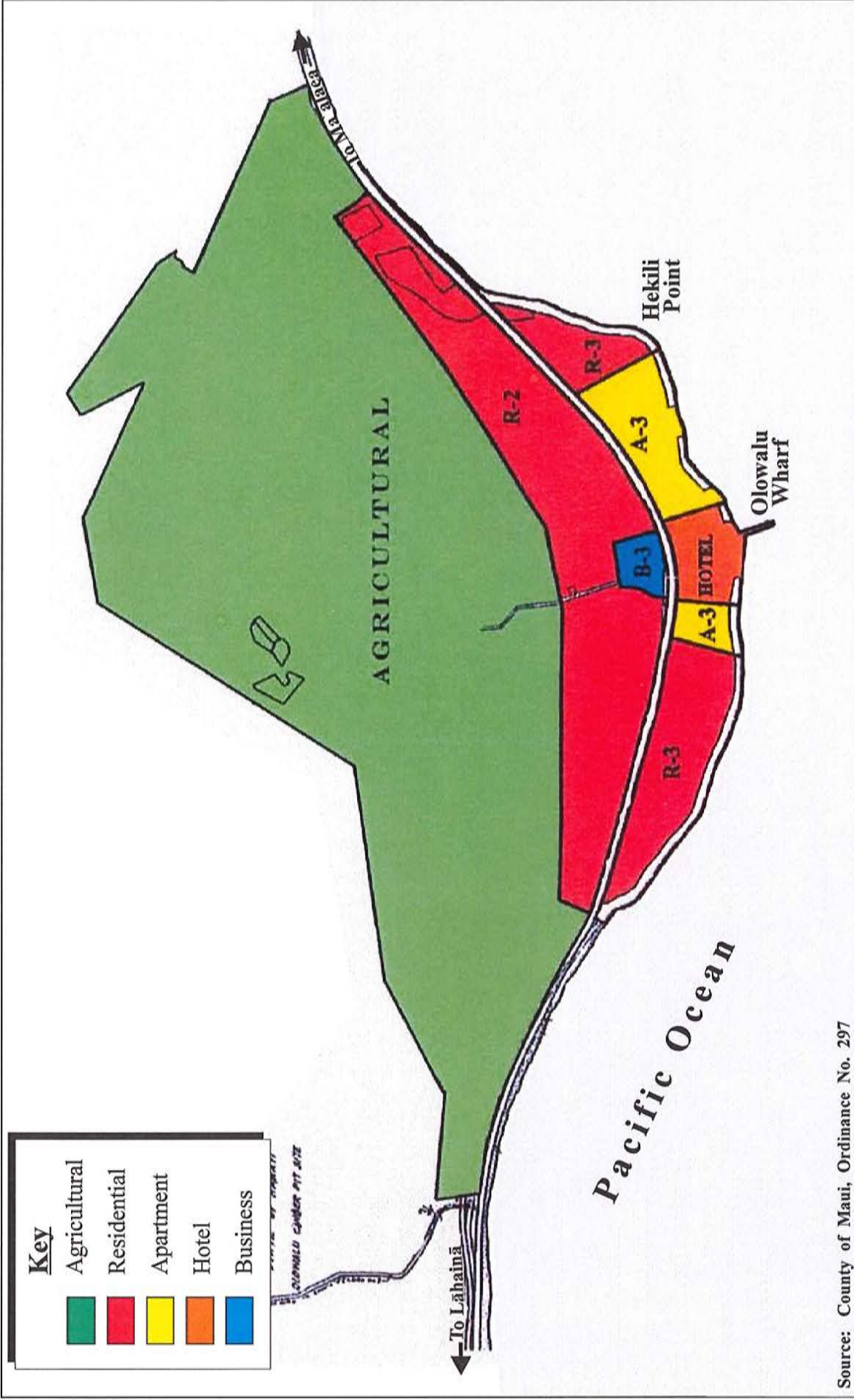


3. Change in Zoning

The Master Plan area is currently zoned “Agricultural”, “R-3 Residential”, and “A-2 Apartment” district by the County of Maui. In 1961, prior to the establishment of the State land use law, Maui County Ordinance No. 297 adopted Land Zoning Map No. 7 which established zoning for the Olowalu lands consisting of agricultural, residential, apartment, business and hotel uses. See **Figure 9**. Subsequently, the State Land Use District Maps were adopted in 1964 which designated the Olowalu lands in the State “Agricultural” and “Conservation” Districts which was inconsistent with the county zoning. Refer to **Figure 6**. In 1982 the Lāhainā Community Plan was adopted and later updated in 1996 as the West Maui Community Plan which identified most of the land uses in Olowalu as “Agricultural”. The Community Plan identified the mauka conservation lands as “Conservation” while the shoreline conservation lands were identified as “Open Space”, the Camp Olowalu area was designated “Park”, Olowalu General Store as “Business”, Kapa`iki as “Residential” and Olowalu Church as “Public”. Refer to **Figure 8**.

On December 31, 1998, the County of Maui, through Ordinance No. 2749, amended Title 19 Comprehensive Zoning and adopted a new “Agricultural” District, Chapter 19.30A. Ordinance No. 2749 also adopted zoning by which lands designated as “Agriculture” by the Maui County General Plan and Community Plans were zoned in the County “Agricultural” District. Accordingly, the prior zoning on Land Zoning Map No. 7 for those lands identified as “Agricultural” on the West Maui Community Plan was rezoned to the County “Agricultural” zoning district. According to the Zoning Confirmation forms received from the Maui Planning Department (Appendix “B”), parcels 84 and 124 are within multiple County zoning districts. Parcel 84 is zoned “Hotel”, “A-2, Apartment”, “R-3, Residential” and “Agricultural” while parcel 124 is zoned “R-3, Residential” and “Agricultural”. Refer to **Table 4**.

In keeping with the proposed Community Plan Project District land use designation, the Applicants anticipate filing a County change in zoning application to establish Project District zoning for the Master Plan for Alternatives 1 and 2.



Source: County of Maui, Ordinance No. 297

Figure 9

Proposed Olowalu Town Master Plan Land Zoning Map No. 7

NOT TO SCALE



4. Project District Processing

Project District Phase I approval will be required to set forth zoning performance standards for the Master Plan area. Project District Phase II and Phase III approvals will also be needed as part of the implementation phase of regulatory review.

The Project District Phase 1 proposes to integrate the “SmartCode” as a comprehensive land development ordinance that will include zoning and subdivision regulations, urban design standards, public works standards, and basic architectural controls. The Project District Phase 1 land use ordinance will be developed and refined as the Master Plan progresses through the regulatory entitlement processes.

In accordance with the “transect-based SmartCode”, the Project District Phase 1 application will identify the different transects of the Master Plan and its sub-districts with its unique standards of development. As much as is practicable, the principles of the ahupua`a system of land management will be incorporated in the Project District Phase 1 land use ordinance.

5. Special Management Area Use Permit

In the Olowalu area, lands falling makai and a small portion mauka of Honoapi`ilani Highway are within the County of Maui’s Special Management Area (SMA). See **Figure 810**. As such, the “development”, as that term is defined under HRS Section 205A-22, will require appropriate SMA Use-Permits from the Maui Planning Department or Maui Planning Commission. The SMA approval process will be triggered with upon any specific development proposal within the SMA as Master Plan implementation proceeds over time.

J. CHAPTER 343, HAWAII REVISED STATUTES REQUIREMENTS

As noted above, the Master Plan for Alternatives 1 and 2 will require an amendment to the West Maui Community Plan. In addition, utility system work and roadway improvements will affect the Honoapi`ilani Highway right-of-way, a State of Hawai`i transportation facility as well as a future relocation of Honoapi`ilani Highway further landward (mauka). Wastewater treatment facilities are also proposed as part of the Master Plan’s infrastructure systems needed to service the plan area for Alternatives 1 and 2. These actions are triggers which require the preparation of environmental disclosure documentation pursuant to Chapter 343, HRS and Chapter 200 of Title 11, Department of Health Administrative Rules, Environmental Impact Statement Rules. In light of the scope of the proposed Master Plan,

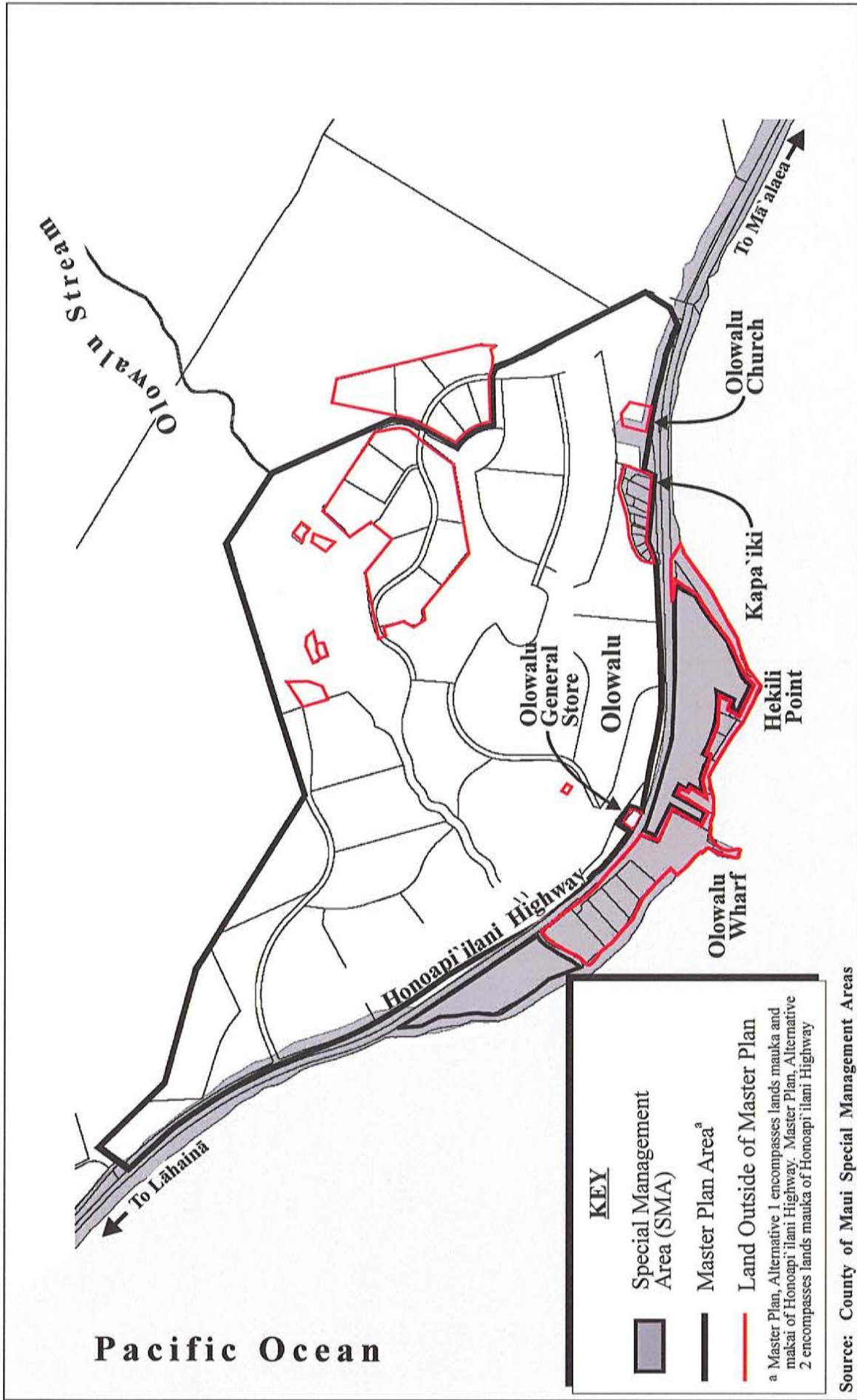


Figure 810

Proposed Olowalu Town Master Plan Special Management Area Boundary Map

NOT TO SCALE



an Environmental Impact Statement Preparation Notice (EISPN) was issued by the SLUC on June 4, 2010. The EISPN was published in the Office of Environmental Quality Control (OEQC) Environmental Notice on August 8, 2010. The Draft EIS was published in the OEQC Environmental Notice on March 8, 2012. The 45-day statutory comment period ended on April 23, 2012. The SLUC will be the Accepting Authority for the EIS document.

K. ANTICIPATED DEVELOPMENT SCHEDULE

Master Plan implementation is envisioned to occur over an approximate 10-year time horizon, as summarized in **Table 65**.

Table 65. Master Plan Preliminary Implementation Time Schedule

TASKS	TIME HORIZON
Permitting and Entitlements	2011 to 2013 2015 to 2018
Infrastructure Design and Construction	2013 to 2020 2018 to 2026
Implementation and Occupancy of Neighborhoods	2015 to 2023 2020 to 2026

L. CONSTRUCTION COST

Preliminary construction costs are estimated as \$465.6 million. Onsite improvements are estimated as \$448 million and offsite improvements as \$18 million. The foregoing cost estimates are considered “order-of-magnitude” estimates intended to provide an indication of relative scale of the proposed action. They are based on the Applicants’ knowledge of unit costs for various improvement types and are reflective of the applicants’ long-term experience in the development and construction arena. In this context, the total estimated onsite improvement costs of \$448 million addresses the following cost components:

1. Construction of 1,500 proposed housing units: \$297.6 million
2. Construction of neighborhood commercial and village mixed use areas: \$75.0 million
3. Internal roadways and utilities: \$50.0 million
4. Wastewater treatment facility and R-1 transmission system: \$15.0 million
5. Parks improvements: \$5.0 million

6. Small scale renewable energy facility: \$5.0 million

The Honoapiʻilani Highway relocation cost of \$18 million reflects the estimated construction cost for the realigned two-lane highway. Other costs associated with the new highway will include modifications to the existing Honoapiʻilani Highway, which may include new intersections with the OTMP's internal roadway system. These costs are included in the internal roadway and utility costs cited above. It is noted that the estimated \$18 million construction cost for the two-lane Honoapiʻilani Highway relocation does not include the underlying approximate 58 acres right-of-way dedication value.