



# **APPENDIX K**

## **September 14, 2009 Community Survey Results**





# Waikapu

## *A Country Town Master Plan*

### Land Owner Presentation

September 14, 2009

### Community Survey

Waikapu Properties, LLC's Owner's Representative Michael Atherton presented *Waikapu – A Country Town Master Plan* to about 158 Waikapu and Maui residents at the Maui Tropical Plantation Restaurant on Tuesday, September 14, 2009, at 7:00 PM. Notification of the event occurred through a mail-out of 1,000 invitations to Waikapu residents and notification of Waikapu Community members attending a September 2, 2009, Waikapu Community Association Meeting. Of the 158 persons attending the presentation, 101 signed a sign-in sheet and received a Community Survey to complete at the end of the presentation. The purpose of the survey is to receive stakeholder input and gauge community attitudes towards the project. A total of 45 surveys were returned following the presentation, of which 43 were sufficiently complete to summarize the data.

### Survey Results

1. The proposed site is an appropriate location for a new country town community. Please indicate by circling "A" for strongly agree through "E" for strongly disagree.

A	B	C	D	E
16	11	7	4	5
37%	26%	16%	9%	12%

Comments:
1. Great – can you get a great chef to open the restaurant again and make it a special destination spot for a unique dining experience?
2. Would be a nice expansion of Old Waikapu Town and yet maintain separation from other communities both north and south of the proposed new town.
3. If development must occur it seems that evolving Waikapu has great potential for success. However, I do not like the idea of developing so far up the valley or building condominiums just across the street from Old Waikapu.
4. We need to show the rest of the County what a Country Town can be.
5. Too bad the "Town Center" is separated from the Store by the highway. Please consider either an elevated walkway over the highway or a "people culvert" under the highway.
6. It is very centrally located and has great access from many directions.
7. Buffers separating communities are a great idea and goal. Protects against community blending.
8. Waikapu is very important to me and any future plans for development will naturally cause me anxiety and concern.
9. Great plan.
10. Please maintain as much true agricultural land as possible.
11. I still have concerns in regard to traffic from Wailuku and Maalaea.



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12. It's hard to change. Growth is difficult to accept. I'm worried about the condos – how high are they going to go? Also, the valley is a sacred place that needs to be preserved.
13. What about Kuikahi between Honoapiilani Highway and Waiale as a connector?
14. Not enough detailed info
15. It will bring too much traffic. How affordable are the homes? How much of us makes \$65,000 a year? Unless you're a nurse, policeman, own your own business and making money, has 10 families living with you to help meet your mortgage [sic].
16. First, the community park and recreation field should surround the public "community center." Second, the landscape buffer and dedicated agricultural lands should also surround the center as opposed to homes.
17. We don't need another 1,500 homes or 5,000 homes in the next 20 years. Where are we going to get the water from? We are already running out.
18. Why have to add more?
19. Leave Waikapu just the way it is!
20. Preserve the natural beauty of the existing open spaces. The view of the valley and hillside of Waikapu should not change. Seeing houses there is not the same.
21. Has possibilities.

2. I support the vision for the community as presented in the Master Plan? Please indicate by circling "A" for strongly agree through "E" for strongly disagree.

A	B	C	D	E
11	14	11	1	5
26%	33%	26%	2%	12%

Comments:
1. Even more extensive bike paths, both mauka and makai, 20 miles or more. Make this a destination cycling course.
2. Need integration of Old Waikapu and New Waikapu. Pathway over highway, sidewalks, etc.
3. I hope more developers will follow your lead.
4. Good project in great location
5. The vision seems to respect the inherent way of life here in Waikapu, wanting to embrace our community and nature-based values. However, maybe too much too fast?
6. Great idea for Waikapu. Don't give in to the Planning Department and what they think we should be.
7. Good balance, and specific use areas are well defined and contained.
8. Sounds plausible, but this information is too new to me.
9. You have outlined a nice project. If we <u>have</u> to accept new large development, your plan, if actually done as described, is a good one.
10. I'm still on the fence but appreciate the communication.
11. Waikapu has character (aside from the new housing). We need to keep that. But we shouldn't be overwhelmed by new ideas taking over the old ones.
12. Might work.
13. 99% Affordable homes!
14. Good elements, just wrong location.
15. Can you define what is urban, rural and country town?
16. Don't need more homes!
17. I strongly do not agree.
18. Project has too many homes for this community, even with the widening of Waiale and changes in infrastructure improvements. 1,200 homes calculates to another 2,500 automobiles, which is way too many. Even 400 homes means approximately 650 cars, way too many.



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19. Neutral for now. We've been promised so many things and promises have been broken. Trust needs to be earned.

3. What are your feelings about the various elements of the plan? Please indicate by writing "A" for strongly like through "E" for strongly dislike.

Affordably Priced Housing (70%)					Main Street; Business Country Town Commercial					Rural Lots				
A	B	C	D	E	A	B	C	D	E	A	B	C	D	E
27	5	2	2	6	16	6	10	4	6	16	7	8	4	5
64%	12%	5%	5%	14%	38%	14%	24%	10%	14%	40%	18%	20%	10%	13%

Community Town Center					River Park					Open space, hiking, and biking trails				
A	B	C	D	E	A	B	C	D	E	A	B	C	D	E
25	5	6	1	6	20	10	5	0	5	28	7	3	0	4
58%	12%	14%	2%	14%	50%	25%	13%	0%	13%	67%	17%	7%	0%	10%

Protected Agricultural Lands					Public Facilities (Schools, Parks, Police and Fire stations, etc.)					Market Price Lots				
A	B	C	D	E	A	B	C	D	E	A	B	C	D	E
31	2	2	3	4	21	11	5	2	3	11	6	10	6	5
74%	5%	5%	7%	10%	50%	26%	12%	5%	7%	29%	16%	26%	16%	13%

Comments:														
1. Love it all!														
2. We want a horse trail.														
3. This is a lovely plan. Thank you for considering such a wonderful concept with your land. It would be a very unique opportunity to live in close proximity to this area, and some of the proposed features are exactly what we are looking for and unable to find in the islands. We love Waikapu and your project would add to this special place and give it identity and character that would benefit the whole community.														
4. We want a horse trail. Thank you for the bike paths.														
5. Good – may have proposed too many options or opportunities.														
6. What kind of school will be built? Elementary? Middle School? High School?														
7. Making this place accessible to more people is going to mean a rigorous effort from the Waikapu community to maintain its natural beauty, safety and easy-going way of life.														
8. Where's the Church?														
9. You have included many thoughtful and creative aspects into your project plan. If you build-out is completed and approved and the nice features actually come to be included, you will have a better development than is typical. No matter what you do, you will be creating a separate community rather than an extension of Waikapu Town.														
10. At this time all that you are planning to accomplish seems to be a great opportunity for many.														
11. I appreciate the idea of a community ag farm, parks are always great, and keeping the stream preserved is very important.														
12. No condos and no time shares.														
13. Please no condos in Waikapu. No time shares or rentals.														
14. Why must you need to develop Waikapu?														
15. I understand that you people are in this for business, and I just think that the project has too many homes for this area. I think your project has many good points, but please consider making it smaller.														
16. How to guarantee in perpetuity? Where's the water now? Timeline? No gated communities!														



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### 4. Do you have specific concerns about the project presented tonight?

Comments:
1. Pedestrian safety. I like the bridge allowing Old Waikapu residents to cross over the stream to the marketplace and the main highway.
2. Keep your word!
3. Length of time before project starts. Ultimate cost of “affordable home.” Will water be available to complete the project?
4. Traffic through to Wailuku and the safety of main street pedestrians to walk to general store.
5. Wastewater treatment substation.
6. Condos proposed to be placed across the street from Olioli, Lehuapueo streets – please give us a pretty view and buffer from such development! Increased crime rate, destruction of natural environment, water diversion, traffic increase and congestion.
7. You should show the police and fire station during presentation.
8. Traffic. One solution for speeding traffic through a subdivision is to have traffic circles at intersections.
9. Too many residential units on too small lots.
10. What are the phases and how long will it take to see the plan mature?
11. I hope the actual creation of this project will be as proposed tonight.
12. Will there be multiple builders, or just one development contractor?
13. Will this be a shotgun development, or a protracted project that spans many years? A protracted plan will seriously diminish the goals.
14. Wastewater treatment. Sewer system for the entire area? What about existing residences that are on cesspool or septic tank systems? Any plans for upgrading sanitation in these areas? Any traffic mitigation plans? Honoapiilani Hwy. will remain a busy thoroughfare. Too many speedsters right now!
15. Good plan. Great architect. Extraordinary!
16. I don't see a Church.
17. Effects of traffic on Waiko Road and Waiale Road. Transitioning of New Town into older side of Waikapu Town and developments. Stop lights on Waiale to regulate traffic with consideration to Waikapu Gardens population.
18. Any large development will have significant impacts on the adjacent community. We who are long-time residents of the Waikapu community enjoy a community we are happy with. The impacts we will experience as a result of this project will not necessarily be of much benefit to us personally. I would to alert you that no matter how well you execute your project, it will probably have, on balance, more negative effects on existing residents than positive ones.
19. Traffic and water.
20. Perpetuity of affordable housing. Question was conveniently sidestepped. Make housing available only to established residents to prevent price speculation.
21. Water. According to some people who have received information from those who monitor our water, the wells (Waikapu, Iao and Waihe'e) come from the same source underground.
22. All this is actually very new to me and I probably need to be more acquainted with everything that's about to happen in my community.
23. I worry about roads being expanded and that Waikapu loses its small town feel. I also worry about the properties being developed in the valley and overwhelming the mountain's valley.
24. Who will buy? Is the County going to change its tourism philosophy? We need budget and mid-priced hotels to get middle-income tourists.
25. Will you eventually sell off parcels of this property to other developers? What other developers have adjacent properties and what are their housing #s?
26. More traffic lights on Honoapiilani Highway. No condos or time shares.
27. Don't want to see condominiums or townhomes. Opportunities should be given to local residents only, to not provide outside influence. A lot of questions asked tonight were not answered directly.
28. What locals can afford lots for farm?



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29. Traffic and water
30. This project is not necessary or wanted by the now existing Waikapu community. What will happen to the “country life” of Waikapu?
31. It all sounds nice, but where does it end? If you develop next to Wailuku, it will continue until the ocean, until you run out of land. Who and where are the Native beneficiaries. Ultimately the question of true title is there, and only land that had Royal patents has true land title.
32. Traffic congestion at peak hours and inadequate infrastructure in this area. As you have heard, we here in Waikapu have heard promises from past developers in this area, and how do we know that you will keep your promises?
33. Water. Promises. Keep it authentic.

#### 5. Do you have specific suggestions to improve this project?

Comments:
1. Please try to have organic foods, local growers and non-processed foods; coffee tastings. Open up the Community Center for fundraising events.
2. A dog park!
3. Landscape buffers along the highway will really make a difference in creating a sense of this residential development. It looks like the plan has this. I want to encourage it to remain. I think residents are used to speeding along Hwy 30 and a strong visual barrier alerting drivers to the town will be helpful.
4. Love the trails, country store and walkability.
5. Try to get away from pesticides.
6. Talk out <u>all</u> the different alternatives with the community leaders and homeowners as early as possible.
7. Use local contractors and union members to build this project. Don't bring in construction workers from the mainland. Put our local families back to work.
8. Strong Waikapu committee, recycling and green waste center, community garden, priority housing for kama'aina, teachers, etc., art gallery, skate park.
9. Should have shown the connectability between Old & New neighborhoods, walkability, bikeability. Slow down main traffic through Waiale Road.
10. Among the Senior housing, a few group-type homes.
11. Keep Waikapu rural. Add a dog park.
12. A good, realistic, manageable time table.
13. Waiale Bypass should be a four-lane road.
14. Seems quite ambitious and carefully planned, but how much will come to fruition after going through regulatory channels?
15. Elderly housing.
16. Chris – get Elmer Cravalho to support this project. How about a Christian Church? Pastor Eddie Asato of Grace Bible Church is interested in having a Church with a pre-school.
17. Lessen the number of homes. It seems to be congested, traffic will be a problem.
18. I hope you consider a phased build-out. I would like to see a significant amount of affordable housing, not as currently done, but more in the theme of the old-style plantation style. That would truly benefit the community as a whole. I would prefer that the high-end housing does not dominate so that another exclusive, un-Waikapu-like, community unfriendly area isn't created.
19. Ensure perpetuity of affordable housing.
20. Appreciate the meetings and the information given, and the receptiveness of taking suggestions.
21. No condos!
22. I would like to be involved with the extension of Waiale Road, as it will have a direct impact on our subdivision.
23. 99% affordable housing! Using ag land for paintball-skate-BMX extreme park. Nothing for keiki to do between ages of 12-18 years old.
24. 1100-1350 homes brings 1100-1350 more traffic on Highway, 3100-3500 more people using water [sic]. Define for me what is Country Town, and what is the difference between urban and rural growth. Make homes available only to established residents and require live in resident to prevent



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price speculation on homes.
25. Make it so that whoever buys has to live in it, not buy then resale for profits.
26. <u>No project</u>
27. Stop the project!
28. Development is not necessary, as war is not necessary for peace. Don't change it. Keep it the same. Waikapu is one of na wai eha and sacred in Hawaiian culture and history. New Waikapu will not be Old Waikapu. Give or sell the land to Department of Hawaiian Homelands. The Natives need more homes.
29. Please, if you can reduce the number of houses in this project. I do not condone any more growth in this area, but I know that you need to make a profit from this development, but you need to consider making this a smaller amount of your project.
30. Let us write our own history. We know it best.

## Summary and Conclusions

Generally, the survey results suggest support for the project among a majority of Waikapu community members. Strongly negative comments were confined to six (6) individual survey respondents. Three (3) out of these six respondents expressed universal opposition to any development in Waikapu, answering E, “Strongly Disagree,” or “Strongly Dislike,” to each survey question.

In response to Question #1, “the proposed site is an appropriate location for a new country town community,” 27 of 43 respondents (63%) answered either A, “Strongly Agree,” or B, “Agree.” Nine (9) of 43 respondents (21%) answered either D, “Disagree,” or E, “Strongly Disagree.”

In response to Question #2, “I support the vision for the community as presented in the Master Plan,” 25 of 42 respondents (59%) answered either A, “Strongly Agree,” or B, “Agree.” Six (6) of 42 respondents (14%) answered either D, “Disagree,” or E, “Strongly Disagree.”

When asked their opinion of specific elements of the proposed Project Master Plan, respondents showed higher levels of support. Survey participants responding either A, “Strongly Like,” or B, “Like,” indicating a favorable view of various elements of the plan, were heavily in the majority for eight of the nine elements discussed, as follows.

<u>Element</u>	<u>“Like” (A or B)</u>	<u>“Dislike” (D or E)</u>
1. Open Space, Hiking and Biking Trails:	84%	10%
2. Protected Agricultural Lands:	79%	17%
3. Affordably Priced Housing:	76%	19%
4. Public Facilities (Schools, Parks, etc.):	76%	12%
5. River Park:	75%	13%
6. Community Town Center:	70%	16%
7. Rural Lots:	58%	23%
8. Main Street; Business Country Commercial:	52%	24%
9. Market Price Lots:	45%	29%



When asked to provide additional written comments and concerns, survey participants provided a wide range of answers. Recurring themes emerging from the survey results that may bear further consideration include the following, in order of prevalence:

- Traffic – Traffic was by far the most prevalent concern stated in the surveys. Fifteen (15) surveys included comments related to traffic, including concerns about incorporating features into the project to mitigate existing traffic on Honoapiilani Highway; concerns about mitigation for additional traffic generated by the project; and concerns about traffic impacts on pedestrian safety, given the pedestrian-oriented nature of the proposed project.
- Maintaining Separation and Uniqueness of Community – Seven (7) surveys included comments and concerns surrounding this theme, which fell into two categories. Three (3) surveys expressed support for maintaining physical separation of Waikapu Town from adjoining urban areas, and praise for elements such as landscape buffers, protection of agricultural land, and protection of open space. Four (4) surveys expressed concern regarding integration of the new Waikapu Country Town development with existing Waikapu Town and related impacts on preservation of Waikapu’s unique country town character.
- Scale Back the Scope Of Development – Seven (7) surveys did not oppose the project, but expressed reservations about the proposed scope of development. Three (3) of the seven advocated reducing the number of homes proposed. Three (3) of the seven opposed the construction of condominiums. One (1) out of the seven opposed both the number of homes currently proposed and the construction of condominiums.
- Water – Five (5) individual survey respondents cited concerns regarding water availability and infrastructure.
- Keep Promises to Develop the Project as Represented – Five (5) surveys indicated support for the project as presented at the meeting, provided that, at build-out, the finished project shows reasonable follow-through on promises and representations being made at the current time.
- Maintaining Affordability of Homes in Perpetuity – Three (3) surveys expressed concern about ensuring that the affordable housing component of the project remains affordable to local residents in perpetuity.
- Wastewater – Three (3) surveys inquired about how treatment of wastewater generated by the project would be handled. One (1) of the three inquired whether existing homes and neighborhoods in Waikapu would be able to tie in to any new wastewater treatment infrastructure associated with the proposed project.