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BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAI'I

In the Matter of the Petition of:

WAIKAPU PROPERTIES, LLC; MTP LAND PARTNERS, LLC; WILLIAM S. FILIOS, Trustee of the William S. Filios Separate Property Trust dated APRIL 3, 2000; and WAIALE 905 PARTNERS, LLC,

) DOCKET NO. A15-798
) DIRECT TESTIMONY OF BILL MITCHELL

To Amend the Agricultural Land Use District Boundaries into the Rural Land Use District for certain lands situate at Waikapu, District of Wailuku, Island and County of Maui, State of Hawaii, consisting of 92.394 acres and 57.454 acres, bearing Tax Map Key No. (2) 3-6-004:003 (por) and to Amend the Agricultural Land Use District Boundaries into the Urban Land Use District for certain lands situate at Waikapu, District of Wailuku, Island and County of Maui, State of Hawaii, consisting of 236.326 acres, 53.775 acres, and 45.054 acres, bearing Tax Map Key No. (2) 3-6-002:003 (por), (2) 3-6-004:006 and (2) 3-6-005:007 (por).
DIRECT TESTIMONY OF BILL MITCHELL

My name is Bill Mitchell.

I am a landscape architect. As a landscape architect, I evaluate the natural environment and culture of an area in order to understand how potential design solutions would provide people with outdoor spaces that they can use, enjoy, and preserve. This requires I consider the existing social, ecological, and topographic conditions within a given project area. Stated another way, I design outdoor public areas to best achieve an environmentally sensitive and aesthetically pleasing outcome.

I am the owner of Hawaii Land Design LLC, a landscape architecture and planning firm based on Maui which has been in business for over 6 years.

In 1985, I received a Bachelor of Landscape Architecture from Utah State University in Logan, Utah. After obtaining the necessary practical experience, I applied for and received my license as a landscape architect in 1990 from California. I moved to Maui in 1991 and was licensed as a landscape architect in Hawaii in 1997.

I served on boards and design review committees in Maui including the County of Maui Urban Design Review Board and the Wailuku Redevelopment Agency. I am currently a member of the Wailuku Town Planning Advisory Committee.
A copy of my curriculum vitae is attached as Exhibit "26".

I supervised the planning and design of over 150 private and municipal projects during the 26 years I have lived on Maui. The projects include the master planning of residential and commercial developments, as well as public parks and open space.

I provided expert testimony on many occasions to administrative bodies concerning project plans and designs. In 2011, I assisted in the design and master planning for the Waikapu Country Town Project. Consistent with my training and practice, I familiarized myself with the topographic, environmental, and nature of the project area, including the Maui Tropical Plantation. I also reviewed the Maui Island Plan which referenced the Project as well as the Waikapu Community Association Statement of Values. Based on the information I gathered, together with discussions with the developer’s representative, Mike Atherton, I developed the master plan for Waikapu Country Town.

Although several design concepts were considered, the final design and the one that I will present today creates a pedestrian friendly environment with homes around a commercial core. Waikapu Country Town will be a mixed use residential
country town combining and incorporating live, work, and recreation elements. The master plan is Exhibit “10”.

There will be two distinct but interconnected areas located on both sides of Honoapiilani Highway. The neighborhoods and streets were designed to utilize the underlying topography where possible, to maintain natural drainage ways, to create open view planes, and to create public landscaped streetscapes and open spaces.

Interior streets are designed to be pedestrian friendly while safely moving vehicles throughout the Project. This will be accomplished by using a combination of separate pedestrian pathways and of traffic calming design elements such as roundabout intersections and raised crosswalks. Greenway pedestrian corridors will provide walkways that are separate from the road right-of-ways. Sidewalks typically will be separated from the street travel way by a 4’ to 6’ planted landscape edge.

The residential neighborhoods will be comprised of mixed types of housing including single family detached homes, town homes, multi-family, and cluster home neighborhoods. This was done to provide a wide range of development options to suit different demographic and financial needs. While the majority of units are planned to be single family detached houses, there is
flexibility to create neighborhoods comprised of mixed multi-
family home types that would be more affordable. The about 80
rural ½ acre and larger single-family lots are primarily located
above the Village Town to maintain the open visual character at
those higher visual elevations of the project site. Lot sizes
will vary throughout the Project but the makai neighborhoods,
which will have about 900 units, will typically be a higher
density. The higher density was chosen for the makai
neighborhoods because they will have more vehicular access,
being between the existing Honoapiilani Highway and the proposed
Waiale By Pass. Architectural Development Design standards will
be adopted to maintain the quality and character of the Country
Town theme for housing and commercial development.

The neighborhoods will be interconnected with a series
of greenways and open space corridors, making it easy for people
to walk or bike to nearby commercial services, parks, and a
school.

This will give residents of the project the
opportunity to circulate within the project without having to
use an automobile. Reducing vehicular circulation benefits the
residents of the Project and the Island of Maui by promoting
sustainability, wellness, and the development of community
relationships. The Project was planned around the residents
being able to walk to local markets and services for day-to-day needs.

The existing Maui Tropical Plantation will become the new Mauka Village Center, which will be the commercial and retail hub of the Waikapu Country Town. The existing Plantation Store and Mill House Restaurant will be maintained; additional community based business services such as a postal facility, farmers market, and financial institution could be included in the commercial space. This will make living in the town more convenient for the approximately 500 residents in the makai neighborhoods who want to walk to services rather than drive. The commercial uses may include office, retail, and small business services. It is expected that most of these businesses would be sized to serve the day-to-day needs of the residents of the surrounding neighborhoods.

The main street will extend from the Village Center, through an intersection at the Honoapiilani Highway and into the makai neighborhood in an easterly direction to the proposed Waiale Road extension. As in the mauka section, the main street will have street frontage for small business services that are easily accessible by the about 900 homes in the makai neighborhood. The design of the main street continues the country town character of the project from the Village Center.
The mauka residential areas will be surrounded by neighborhoods, parks, and a school. These neighborhoods are interconnected with sidewalks, greenways, and open space corridors.

An 800-acre agricultural buffer to the south and outside of the Petition Area will provide open space, agricultural, and recreational opportunities. The master plan includes over 8 miles of walking and biking paths that traverse the Project into the agricultural open spaces.

A Landscape Maintenance District will be established to maintain the public landscape areas including streetscapes, parks, and drainage open spaces. The Maintenance District will operate like a Homeowners association in that funds will be collected periodically, probably on an annual basis, from owners of lots in the Project to maintain the common area landscaping. Non-potable water will be used to irrigate the common areas.

Waikapu Country Town incorporates the design, infrastructure, and civic elements that will make it a desirable living environment and reflect the small-town history and lifestyle that is the desired goal of Maui in the Maui Island Plan.

Thank you for allowing me to speak to you today about the master plan.

BIL MICHELL