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Attorneys for Petitioners

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAI'I

In the Matter of the Petition) DOCKET NO. A15-798
of:)
) DIRECT TESTIMONY OF BILL
WAIKAPU PROPERTIES, LLC; MTP) MITCHELL
LAND PARTNERS, LLC; WILLIAM S.)
FILIOS, Trustee of the William)
S. Filios Separate Property)
Trust dated APRIL 3, 2000; and)
WAIALE 905 PARTNERS, LLC,)
)
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

1 My name is Bill Mitchell.

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

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

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

20 I served on boards and design review committees in
21 Maui including the County of Maui Urban Design Review Board and
22 the Wailuku Redevelopment Agency. I am currently a member of the
23 Wailuku Town Planning Advisory Committee.

1 A copy of my curriculum vitae is attached as Exhibit
2 " 26 " .

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

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

20 Although several design concepts were considered, the
21 final design and the one that I will present today creates a
22 pedestrian friendly environment with homes around a commercial
23 core. Waikapu Country Town will be a mixed use residential

1 country town combining and incorporating live, work, and
2 recreation elements. The master plan is Exhibit "18".

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

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

18 The residential neighborhoods will be comprised of
19 mixed types of housing including single family detached homes,
20 town homes, multi-family, and cluster home neighborhoods. This
21 was done to provide a wide range of development options to suit
22 different demographic and financial needs. While the majority of
23 units are planned to be single family detached houses, there is

1 flexibility to create neighborhoods comprised of mixed multi-
2 family home types that would be more affordable. The about 80
3 rural ½ acre and larger single-family lots are primarily located
4 above the Village Town to maintain the open visual character at
5 those higher visual elevations of the project site. Lot sizes
6 will vary throughout the Project but the makai neighborhoods,
7 which will have about 900 units, will typically be a higher
8 density. The higher density was chosen for the makai
9 neighborhoods because they will have more vehicular access,
10 being between the existing Honoapiilani Highway and the proposed
11 Waiale By Pass. Architectural Development Design standards will
12 be adopted to maintain the quality and character of the Country
13 Town theme for housing and commercial development.

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

18 This will give residents of the project the
19 opportunity to circulate within the project without having to
20 use an automobile. Reducing vehicular circulation benefits the
21 residents of the Project and the Island of Maui by promoting
22 sustainability, wellness, and the development of community
23 relationships. The Project was planned around the residents

1 being able to walk to local markets and services for day-to-day
2 needs.

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

16 The main street will extend from the Village Center,
17 through an intersection at the Honoapiilani Highway and into the
18 makai neighborhood in an easterly direction to the proposed
19 Waiale Road extension. As in the mauka section, the main street
20 will have street frontage for small business services that are
21 easily accessible by the about 900 homes in the makai
22 neighborhood. The design of the main street continues the
23 country town character of the project from the Village Center.

1 The mauka residential areas will be surrounded by
2 neighborhoods, parks, and a school. These neighborhoods are
3 interconnected with sidewalks, greenways, and open space
4 corridors.

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

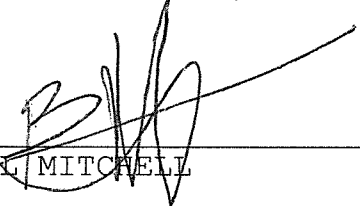
10 A Landscape Maintenance District will be established
11 to maintain the public landscape areas including streetscapes,
12 parks, and drainage open spaces. The Maintenance District will
13 operate like a Homeowners association in that funds will be
14 collected periodically, probably on an annual basis,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

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

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

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DATED: Kahului, Hawaii, October 31, 2017.



BILL MITCHELL