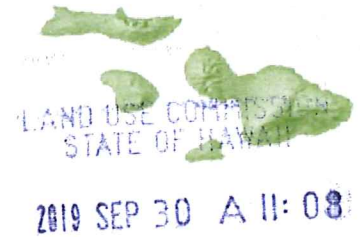
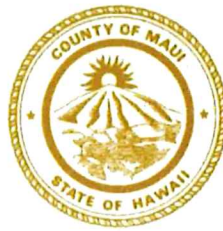


MICHAEL P. VICTORINO
Mayor
MICHELE CHOUTEAU MCLEAN, AICP
Director
JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

September 26, 2019

Mr. Daniel E. Orodener, Executive Director
State Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804-2359

Dear Mr. Orodener:

**SUBJECT: 2019 ANNUAL REPORT FOR THE VILLAGES OF LEIALI'I
(DOCKET NO. A89-652)**

The Department of Planning (Department) for the County of Maui has reviewed the 2019 Annual Report (Report) dated August 12, 2019, for the Villages of Leiali'i, Docket No. A89-652. The Department has determined that this Report was submitted in continuing compliance with Condition No. 21 and understands that many of the conditions are pending resolution of multiple issues. The Department has attached a letter dated August 5, 2019, regarding the Keawe Street Apartments Affordable Housing Project in reference to the past Environmental Impact Statement applicability.

The Department would again like to note that it is important to review the Villages of Leiali'i master plan against the Lahaina Town North planned growth area outlined in the Maui Island Plan on pages 8-58 through 8-60 attached to this letter for your convenience. Also, please note that the County of Maui is currently engaged in the update to the West Maui Community Plan. Please contact the Department's Long Range Planning Division at the County of Maui for information on the Maui Island Plan and West Maui Community Plan should questions arise.

If there are further questions, please contact Staff Planner Kurt Wollenhaupt by email at kurt.wollenhaupt@mauicounty.gov or by phone at (808) 270-1789.

Sincerely,

A handwritten signature in black ink that reads "Clayton I. Yoshida".

CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

for MICHELE MCLEAN, AICP
Planning Director

Mr. Daniel E. Orodener, Executive Director
September 26, 2019
Page 2

Attachments

xc: Danny Dias, Planning Program Administrator (PDF)
Pamela Eaton, Planning Program Administrator (PDF)
Kathleen Aoki, Administrative Planning Officer (PDF)
Kurt F. Wollenhaupt, Staff Planner (PDF)
Craig K. Hirai, Executive Director, Hawaii Housing and Finance Development Corporation
State of Hawaii Office of Planning
Project File
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Report\2019_Annual_Report_Comments.doc

Directed Growth Plan

public facilities. A network of trails and bikeways will integrate Kā'anapali Town with Kā'anapali Resort and the Pu'ukoli'i Village community. The north piece may contain an acute-care facility. The northern portion has a proposed veterans' memorial cemetery. The project is intended to provide an opportunity for more resident housing in close proximity to employment at Kā'anapali Resort. Due to existing traffic congestion in West Maui, improvements to the regional highway system are needed to accommodate the population at Kā'anapali Town. The existing highway and implementation of the proposed Lahaina Bypass will provide transportation connectivity and hard edges to contain the planned growth area. Table 8-23 provides planning standards and guidelines for this planned growth area.

The Kā'anapali Town planned growth area is depicted on Figure 8-11 and on Directed Growth Map #W2.

Table 8-23 provides a summary of the planned growth area:

Table 8 - 23: Kā'anapali Town Planned Growth Area

Background Information:			
Project Name:	Kā'anapali Town	Directed Growth Map #:	W2
Type of Growth:	Urban Expansion	Gross Site Acreage:	840 Acres
Planning Guidelines:			
Dwelling Unit Count:	Approximately 1,800 Units ³³	Residential Product Mix:	Balance of SF and MF units
Net Residential Density:	6-9 du/acre	Parks and Open Space% ³⁴ :	≥ 25%
		Commercial:	Convenience Shopping; Region Serving

Lahaina Town North

Lahaina Town North is a portion of the master planned project known as "Villages of Leiali'i". Lahaina Town North is a moderate-sized urban expansion located north of Lahaina Town. It is a Hawai'i Housing Finance Development Corporation (HHFDC) project. The planned growth area is intended to be compact, and contain a mix of uses, and have a relatively even split of single-family and multifamily housing units.

Planned Growth Area Rationale

Lahaina Town North is a logical expansion of the existing Lahaina community. Being an HHFDC project with a mix of housing types and moderate single-family lot sizes, the project will address the need for additional affordable resident housing in West Maui in close proximity to Lahaina's employment opportunities. The project should include a mix of land uses, park land, and open space, and will be proximate to public facilities such as the Lahaina Civic Center. Thus, the project is intended to evolve into a livable community based on sustainable land use planning. The Lahaina Town North planned growth area is depicted on Figure 8-12, and on Directed Growth Map #W2 and W3. Table 8-24 provides a summary of the planned growth area:

Table 8-24: Lahaina Town North

³³ Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

³⁴ The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan update and the project review and approval process.

Directed Growth Plan

Background Information:

Project Name:	Lahaina Town North	Directed Growth Map #: W2 and W3
Type of Growth:	Urban Expansion	Gross Site Acreage: 245 Acres

Planning Guidelines:

Dwelling Unit Count:	Approximately 1200 Units ³⁵	Residential Product Mix:	Balance of SF and MF units
Net Residential Density	10-12 du/acre	Parks and Open Space% ³⁶ :	≥ 30%
		Commercial:	Convenience Shopping

Lahaina Infill

The Lahaina Infill planned growth area is approximately 22 acres and is bounded by Kahoma Stream, Front Street, Kenui Street, and Honoapiʻilani Highway. It is an infill site that will contain a mixture of single-family and multifamily residential units, and parks and open space.

Planned Growth Area Rationale

The Lahaina Infill project provides an efficient use of vacant land within Lahaina's urban area. The project takes advantage of existing infrastructure and does not expand Lahaina's urban boundary. The Lahaina Infill site will have single-family and multifamily residential uses and park land to service the new and existing community. Innovative site planning shall be incorporated into the housing project to create a compact and walkable community. Creating a pedestrian-friendly project with transit access points should be a priority to meet senior citizen needs. The Lahaina Infill planned growth area is depicted on Figure 8-12 and on Directed Growth Map #W3. Table 8-25 provides a summary of the project.

Table 8 - 25: Lahaina Infill Planned Growth Area

Background Information:

Project Name:	Lahaina Infill	Directed Growth Map #: W3
Type of Growth:	Urban Infill	Gross Site Acreage: 22 Acres

Planning Guidelines:

Dwelling Unit Count:	Approx. 214 Units ³⁷	Residential Product Mix:	Balance of SF / MF units
Net Residential Density:	13-20 du/acre	Parks and Open Space% ³⁸ :	+/- 2 acres
		Commercial:	N/A

Lahaina Town South

³⁵ Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

³⁶ The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan Update and the project review and approval process.

³⁷ Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

³⁸ The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan Update and the project review and approval process.

Directed Growth Plan

The Lahaina Town South planned growth area is located mauka of Honoapi'ilani Highway, surrounding the Lahaina Aquatic and Recreation Center. The development will be a compact, mixed-use urban expansion with approximately 1,100 residential units.

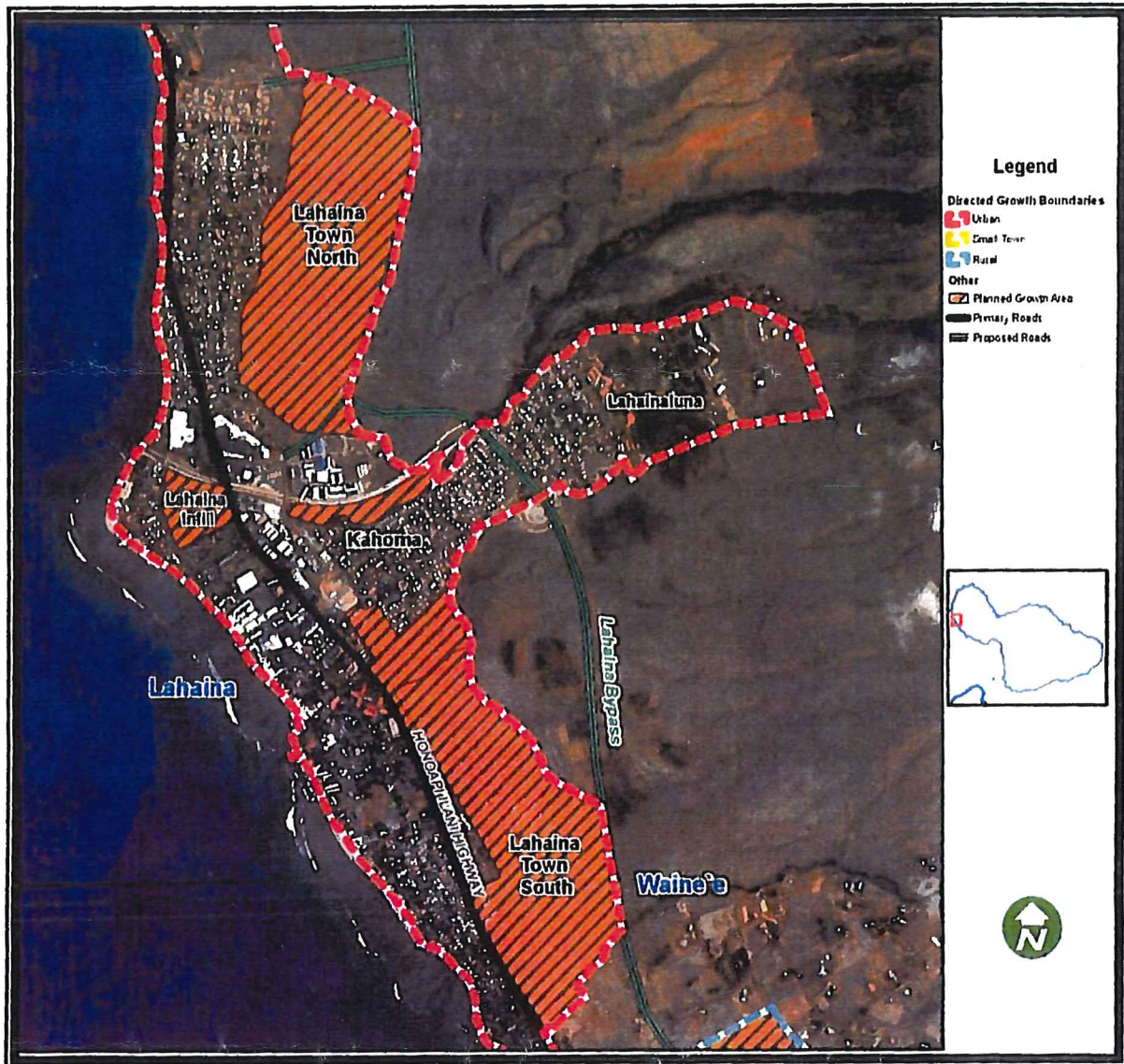


Figure 8 - 12: Lahaina Town North – Planned Growth Area.

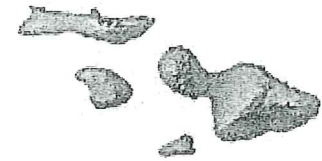
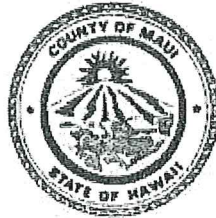
Planned Growth Area Rationale

The site is contiguous with Lahaina Town and is a logical area for urban expansion to accommodate growth to 2030. The site is approximately 269 acres and is close to existing public facilities and infrastructure and West Maui employment. The planned growth area will provide a mix of commercial uses, housing types, and lot sizes. Given the growth area location and characteristics, it is likely to provide housing for Maui residents rather than off-island second home buyers. There should be a sufficient proportion of multi-family units developed to meet local needs.

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



**DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793**

August 5, 2019

Mr. Stanley S. Fujimoto
Project Manager
Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Ms. Tessa Munekiyo Ng
Vice President
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Fujimoto and Ms. Munekiyo Ng:

**SUBJECT: REQUEST FOR COMMENT ON THE PROPOSED
KEAWE STREET APARTMENTS AFFORDABLE
HOUSING PROJECT, LOCATED IN LAHAINA, ISLAND
OF MAUI, HAWAII; TMK: (2) 4-5-021:003 (POR.)
(RFC 2019/0068)**

The Department of Planning (Department) is in receipt of the proposed Keawe Street Apartments Project (a 200-unit affordable, multifamily residential housing development on approximately 28.5 acres adjacent to Keawe Street in Lahaina) Request for Comment (RFC) on the applicability of the Final Environmental Impact Statement (EIS) accepted by the Governor and published on December 23, 2012. This Final EIS covered the proposed development of a mixed-used community with affordable and market priced housing as well as open space, commercial, and light industrial uses, and public facilities on 1,033 acres of land owned by the Hawaii Housing Finance and Development Corporation (HHFDC) and the State of Hawaii. This smaller proposed project of a 200-unit affordable development will occupy an approximately 28.5-acre portion of the larger parcel reviewed in the Final EIS in 2012.

The Department finds that the previously accepted EIS covers the proposed action of a 200-unit affordable housing development which is substantially similar to that analyzed in the Final EIS of 2012, and that the proposed action is anticipated to have direct, indirect, and cumulative effects similar (but lesser in scale) to those analyzed in the accepted EIS for a much larger project.

The Keawe Street Apartments represents the first phase of development of the mixed-use community assessed in the Final EIS. The project is consistent with multifamily residential uses and densities assessed in the Final EIS and the 200 residential units are located within the 1,033-acre project area. The Department believes that compliance with Chapter 343, HRS environmental review for the Keawe Street Apartments has been met by the 2012 Final EIS that was previously accepted by the Governor.

The Department notes that Ikaika Ohana will be seeking approvals for the project via a Chapter 201H, HRS application with the Maui County Council. As part of the 201H process, the Department recommends that various technical studies be carried out to supplement and update effects of the proposed project in this area. The studies should include a Preliminary Engineering and Drainage Report, an updated Traffic Impact Analysis Report (TIAR), and archaeological consultation with the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD) pursuant to Chapter 6E, HRS.

In further review, the Department suggests to the Applicant that they explore the feasibility of installing photovoltaic systems for this residential development and pursue energy-efficient building design throughout the project. The Department recommends that this Phase 1 project be shown relative to potential future development in the 1,033-acre parcel to explore pedestrian and motorized connectivity with other future developments.

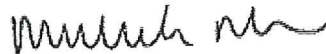
The Department believes that an updated TIAR will address changes to traffic patterns and volumes in the area reviewed in the Final EIS in 2012. Particular attention to traffic patterns should be addressed in the following areas:

- Ingress and egress to and from the project off of Keawe Street and potential traffic patterns including turning recommendations in light of the construction of the Lahaina Bypass and other project developments in the area;
- Review of extending Kapunakea Street through the project to the new main connector road mauka of the project; it appears that extending Kapunakea Street through the project was proposed according to a review of older project designs; extending Kapunakea Street appears to be blocked by the current proposal, so please explain the relation of Kapunakea Street to project design; and
- Review of pedestrian sidewalks, it appears that sidewalks are going to each building within the project, but the site plan does not show any sidewalks to get out of the project except via the proposed new connector road mauka of the project.

Mr. Stanley Fujimoto and Ms. Tessa Munekiyo Ng
August 5, 2019
Page 3

Thank you for the opportunity to comment on the applicability of the Final EIS signed by the Governor in 2012 for the Keawe Street Apartments. Should you require further clarification, please contact Staff Planner Kurt Wollenhaupt by email at kurt.wollenhaupt@mauicounty.gov or by phone at (808) 270-1789.

Sincerely,



MICHELE MCLEAN, AICP
Planning Director

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
Pam Eaton, Planning Program Administrator (PDF)
Danny A. Dias, Acting Planning Program Administrator (PDF)
Kathleen Aoki, Administrative Planning Officer (PDF)
Ann Cua, Current Planning Supervisor (PDF)
Paul Critchlow, Staff Planner (PDF)
Kurt F. Wollenhaupt, Staff Planner (PDF)
Tessa Munekiyo Ng, Munekiyo Hiraga (PDF)
Project File

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