



## **Appendix 2 (continued)**

Kanahā Hotel Design Documents



Laua'e Pattern

Hawai'ian Patterns

Protea

Plumeria







Maui Vineyard



Kukui



Kanahā Pond



Maui Lei



Maui Organic Farms



Pau Riders



Kalo Patch



Ali'i Kula Lavender



Maui Paddling







Kukui



Loulu



Hala



Kamani



Naupaka



Pōhinahina



Kalo

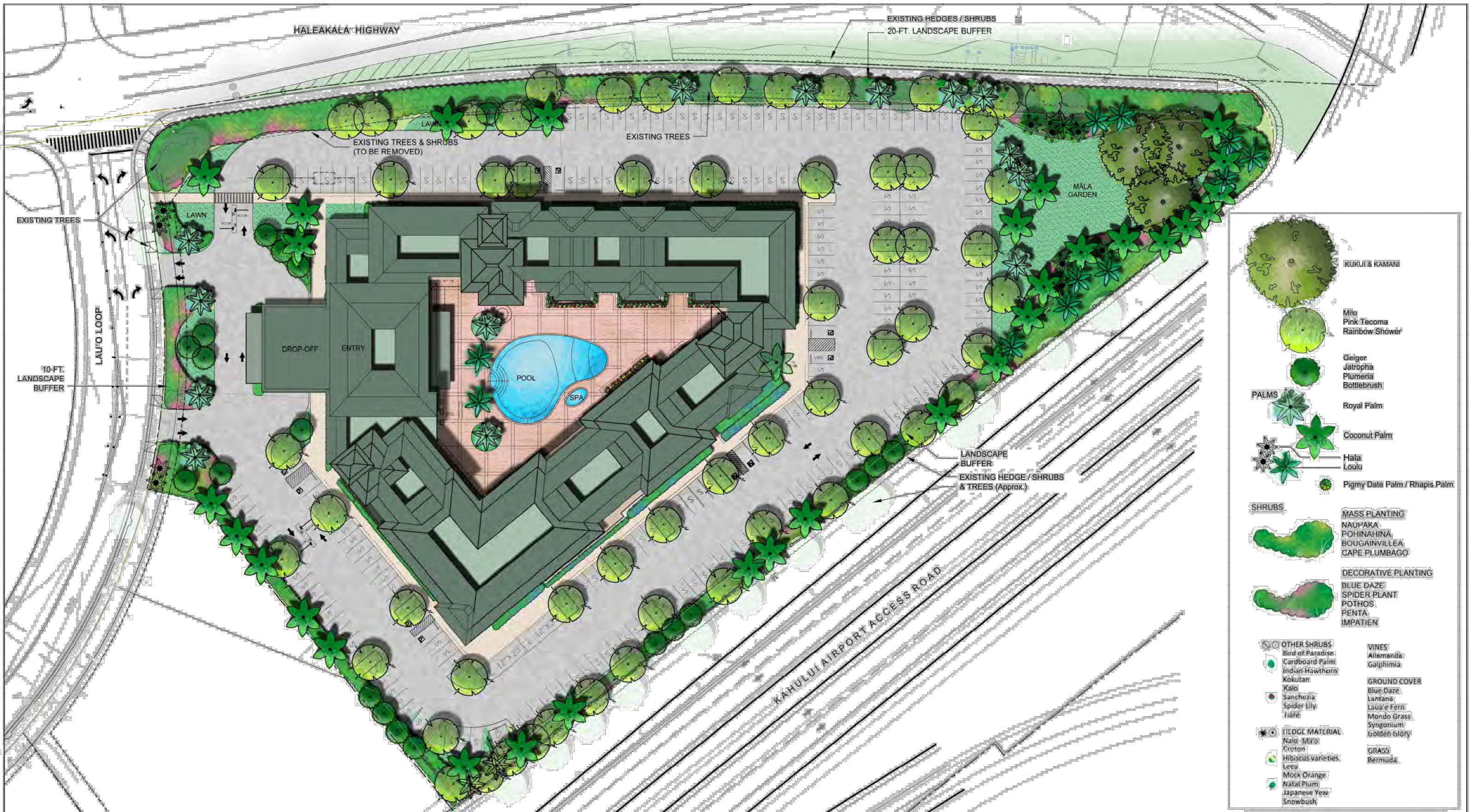


Naio



Ma'o













Bottlebrush



Pink Tecoma



Bottle Palm



Plumeria



Rainbow Shower



Coconut Palm



Snowbush



Bird of Paradise



Blue Daze



Bougainvillea



Cape Plumbago



Royal Palm



Hibiscus Varieties



Natal Plum



India Hawthorn



Queen Emma  
Spider Lily



Lantana

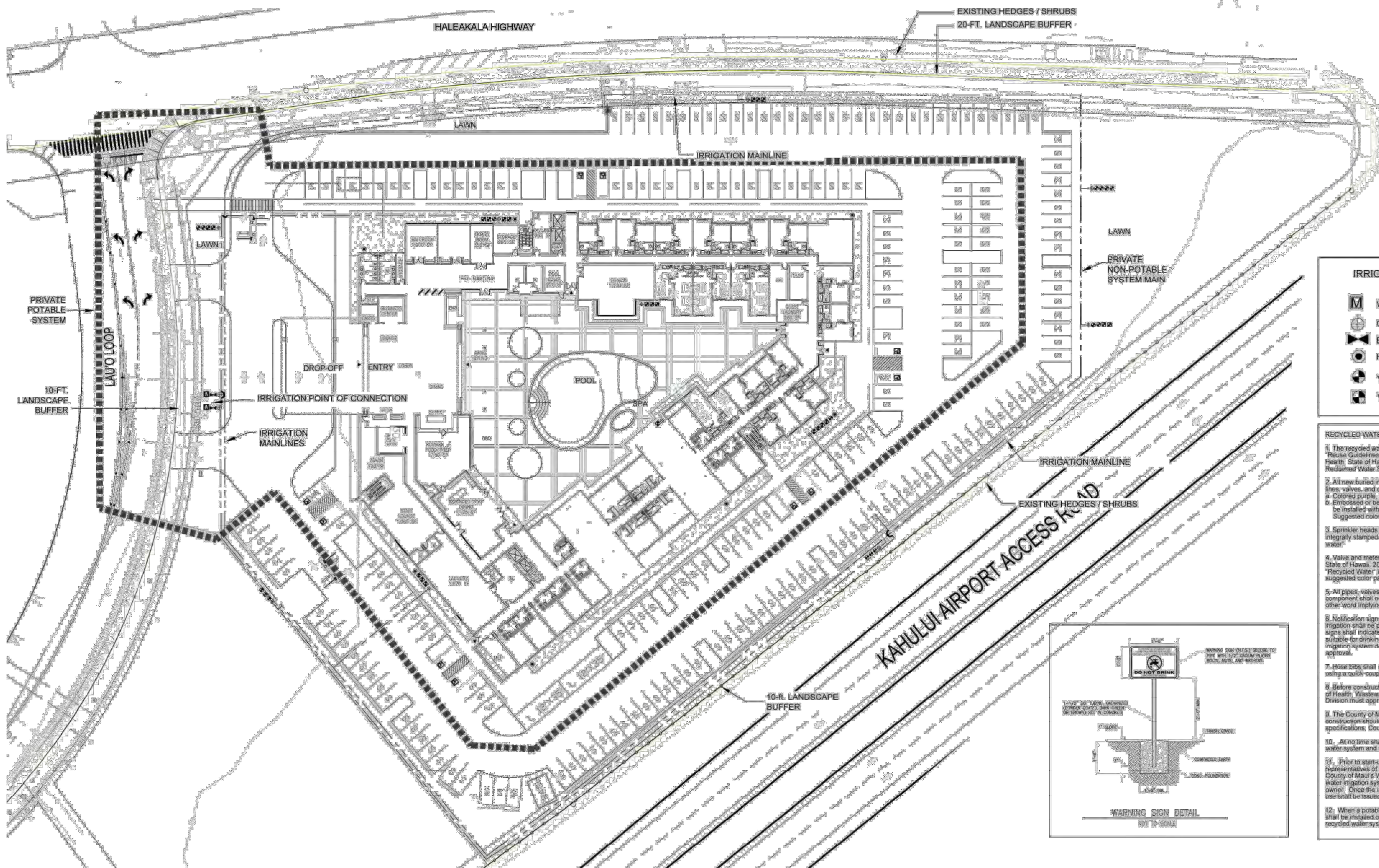


Croton



Laua'e Fern



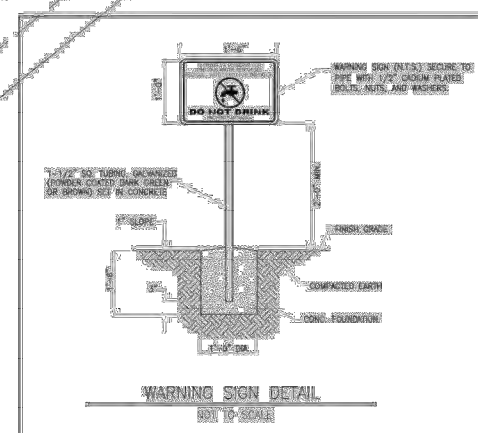


#### IRRIGATION LEGEND

- WATER METER
- GATE VALVE / BALL VALVE
- BACKFLOW PREVENTER
- HOSE BIB / QUICK COUPLER
- VALVE - SPRAY
- VALVE - DRIP

#### RECYCLED WATER IRRIGATION SYSTEM NOTES:

1. The recycled water irrigation system shall conform to all requirements of "Reuse Guidelines, Volume II: Recycled Water Projects" by the Department of Health, State of Hawaii, dated January 2016 and the County of Maui's Rules for Reclaimed Water Service, dated June 1997.
2. All new buried irrigation piping in the recycled water system, including service lines, valves, and other appurtenances shall be:
  - a. Colored purple, suggested color pantone 512 or equal, and
  - b. Embossed or be integrally stamped/inkmarked "Recycled Water - Do Not Drink" be installed with purple identification tape, or a purple polyethylene wrap. Suggested color is pantone 512 or equal.
3. Sprinkler heads shall have a purple collar (color Pantone 512 or equal) or integrally stamped/embossed identifying the component as containing "recycled water".
4. Valve and meter boxes shall conform to the "Water System Standards" State of Hawaii, 2002. All valve covers on recycled water lines shall contain "Recycled Water" inscriptions on the top surface, or be colored purple, suggested color pantone 512 or equal.
5. All pipes, valves, boxes, meters, markers, or any other recycled water component shall not contain the words "potable", "domestic", "drinking" or any other word implying potable drinking water.
6. Notification signs indicating that recycled water is being utilized for landscape irrigation shall be posted at conspicuous locations throughout the project. The signs shall indicate both in writing and pictorially that recycled water is not suitable for drinking. The location and detail of the signs shall be noted on the irrigation system design plans and submitted to the County and State for approval.
7. Hose bibs shall not be connected to the irrigation system unless connected using a quick-coupler with locking purple cap.
8. Before construction of the irrigation system commences, the State Department of Health, Wastewater Branch and County of Maui's Wastewater Reclamation Division must approve the recycled water irrigation system design.
9. The County of Maui's Wastewater Reclamation Division has the right to stop construction should any work be found contrary to the approved plans and specifications, County Reclaimed Water Rules, or detrimental to public interest.
10. At no time shall there be a connection of any kind between the potable water system and recycled water system.
11. Prior to start-up of the irrigation system and occupancy of property, representatives of the State Department of Health Wastewater Branch and the County of Maui's Wastewater Reclamation Division shall inspect the recycled water irrigation system along with the irrigation system contractor and project owner. Once the irrigation system passes inspection, permits for recycled water use shall be issued to the owner by each entity.
12. When a potable water system exists on the property, a backflow preventer shall be installed on the potable water supply line prior to construction of the recycled water system.



# KANAHĀ HOTEL AT KAHULUI AIRPORT KAHULUI, MAUI, HAWAII

## PRELIMINARY IRRIGATION PLAN

04/16/2021

JOB NO.: 1710

SHEET NO.: 29



## **Appendix 3**

### Comment Letters with Responses



## **Appendix 3.1**

Representative Sample of The Consultation Request Letter





Landscape Architecture  
City & Regional Planning

January 3, 2019

**ENVIRONMENTAL ASSESSMENT / ENVIRONMENTAL IMPACT STATEMENT  
PREPARATION NOTICE (EISPN)**

Dear Participant:

Attached for your review is an Environmental Impact Statement Preparation Notice (EISPN) prepared pursuant to the Hawai'i EIS law (Ch. 343, HRS and 11-200, HAR).

<b>Name of Project:</b>	Windward Hotel
<b>Island:</b>	Maui
<b>TMK:</b>	(2) 3-8-103:014 (portion), 015, 016, 017, 018
<b>Name of Applicant or Proposing Agency</b>	R.D. Olson Development 520 Newport Center Drive, Suite 600 Newport Beach, California 92660 Mr. Anthony Wrzosek, Vice President (949) 271-1109
<b>Approving Agency</b>	Maui Planning Department 2200 Main Street, Suite 619 Wailuku, Hawaii 96793 Ms. Tara Furukawa, Staff Planner (808) 270-8205
<b>Planning Consultant</b>	Chris Hart & Partners, Inc. 115 North Market Street Wailuku, HI, 96793-1717 Mr. Brett A. Davis, Senior Planner <a href="mailto:bdavis@chpmaui.com">bdavis@chpmaui.com</a> (808) 242-1955

**Please address your comments to the Approving Agency and copied to the Planning Consultant and the Applicant.**

The deadline for receiving comments is February 7, 2019.

Thank you for your participation in the Hawai'i Environmental Review Process.



## **Appendix 3.2**

Representative Sample of Handout Provided



# Kanahā Hotel at Kahului Airport



Public Scoping Meeting  
August 20, 2020



# Introduction

## PRESENTATION TEAM

**Brett Davis**, Chris Hart and Partners, Inc.,  
Planning and Landscape Architecture

**Trisha Kehaulani Watson**, JD, PhD, Honua Consulting  
Cultural Resources Consultant

## 2<sup>nd</sup> EISPN publication

- The previously published EISPN was missing a figure and typographical errors. At the request of the public at the previous public scoping meeting held July 20, 2020 the Applicant has prepared a 2<sup>nd</sup> EISPN for the proposed Kanahā Hotel.
- The comment letters and public testimony which was previously submitted by various governmental agencies, individuals and organizations on the former Windward Hotel project, now Kanahā Hotel, will be included in the Kanahā Hotel DEIS.





# Introduction & Purpose

## Purpose of this Scoping Meeting

- To provide a summary of the project and gather written and oral comments from the community to consider in preparation of a Draft Environmental Impact Statement (DEIS)
- Scoping Meeting is a requirement of preparation of a DEIS under the new Chapter 343 Administrative Rules.
- No approval decision is being made today, again we are here to collect comments from the community on the scope of the DEIS.



# Meeting Format and Process Rules

- For those individuals who would like to provide comments, we respectfully ask that you limit your comment testimony to a maximum of three (3) minutes.
- Testifiers are asked to sign-up using the chat function to send a Direct Message to the meeting Host, Mr. Brett Davis providing your name. Testifiers will be called by the meeting Host to offer their testimony and are asked to mute their audio and video when they are not testifying.
- Questions are welcome and will be documented as part of the process. Please note, however, that because the purpose of the meeting is to define the scope of the DEIS pursuant to rules under Chapter 343, responses may not be available until the DEIS is prepared.



# Environmental Review Process

- This project was formerly named the Windward Hotel. The Environmental Impact Statement Preparation Notice (EISPN) and DEIS were published with Office of Environmental Quality Control (OEQC) in 2019 and processed under the authority of the Maui Planning Department, but were subsequently withdrawn. On February 5, 2020 the State Land Use Commission made the determination that it would be the accepting authority and a new EISPN should be published. Therefore we are starting the OEQC publication and comment process again for the project.
- EISPN published and comment period ends September 8, 2020
- Comments may be emailed to [Bdavis@chpmaui.com](mailto:Bdavis@chpmaui.com)
- A new DEIS will be prepared and published by OEQC for comment

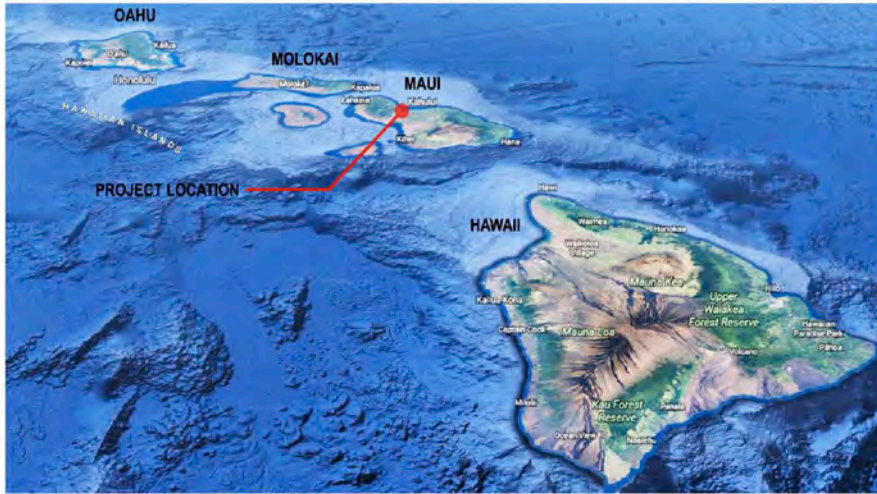


# Technical Studies to be included in the DEIS

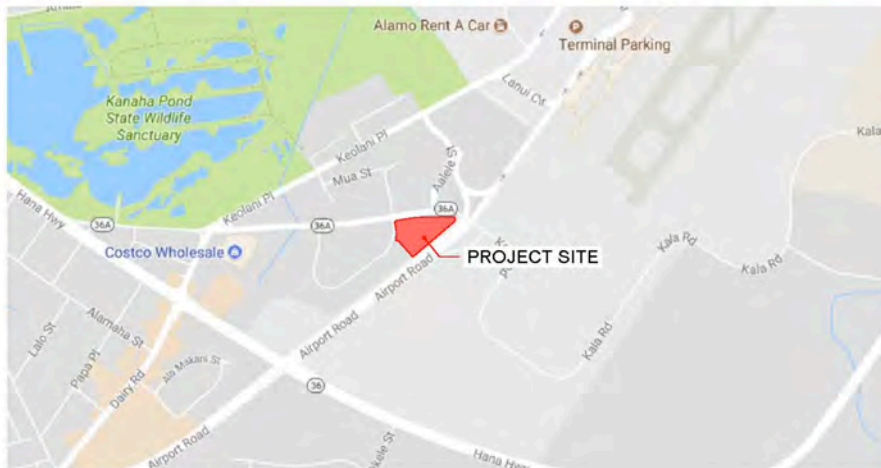
- **Acoustic Engineering Report**
- **Air Quality Report**
- **Preliminary Civil Engineering and Drainage Report**
- **Traffic Impact Assessment Report**
- **Water Resources Engineering Report**
- **Market Study**
- **Economic Study**
- **Marine Water Quality Assessment**
- **Geotechnical Engineering Soils Report**
- **Environmental Site Assessment**
- **Biological Resources Study**
- **Sea Level Rise Analysis**
- **Cultural Resources Studies**



# Location Maps



ISLAND PLAN



LOCATION MAP



GOOGLE MAP

## VICINITY MAPS

CONCEPT DESIGN

DATE: 07/10/2019 JOB NO.: 1710 SHEET NO.: 02



SCALE: N.T.S.

**R.D. OLSON**  
DEVELOPMENT

**AXIS GFA**

1130 WESTWOOD BLVD. - LOS ANGELES, CA 90024  
T 310.209.7520 - F 310.209.7516 - www.axisgfa.com



# Kanahā Hotel at Kahului Airport

## Subject Property:

- Access from Lauo Loop
- Project Site – 5.17 acres
- TMK: (2) 3-8:103: 014 (portion), 015 (portion), 016, 017, 018

State Land Use:

Urban

Community Plan:

Light Industrial

Zoning:

M-1 Light Industrial, (ORD #3559)

*Maui Business Park Phase II*

Maui Island Plan:

Urban





# Project Description

- 200 unit Hotel with on and offsite infrastructure.
- The proposed hotel building sections vary from one, two and four (4) stories in height and will be massed towards the center of the Project Site.
- Landscape planting will be used to screen the building where possible and to provide visual context in blending the massing of the building to the site and surrounding environs.
- A shuttle will provide free transportation within a 2 mile radius of the hotel, including pick up and drop off to and from the Kahului Airport.
- Amenities and uses include but are not limited to, swimming pool, dining area, and other typical and similar incidental support services and accessory uses for Hotel operation.
- The project will provide 227 parking stalls including ADA.  
220 stalls are required.



# Project Name Change to Kanahā Hotel

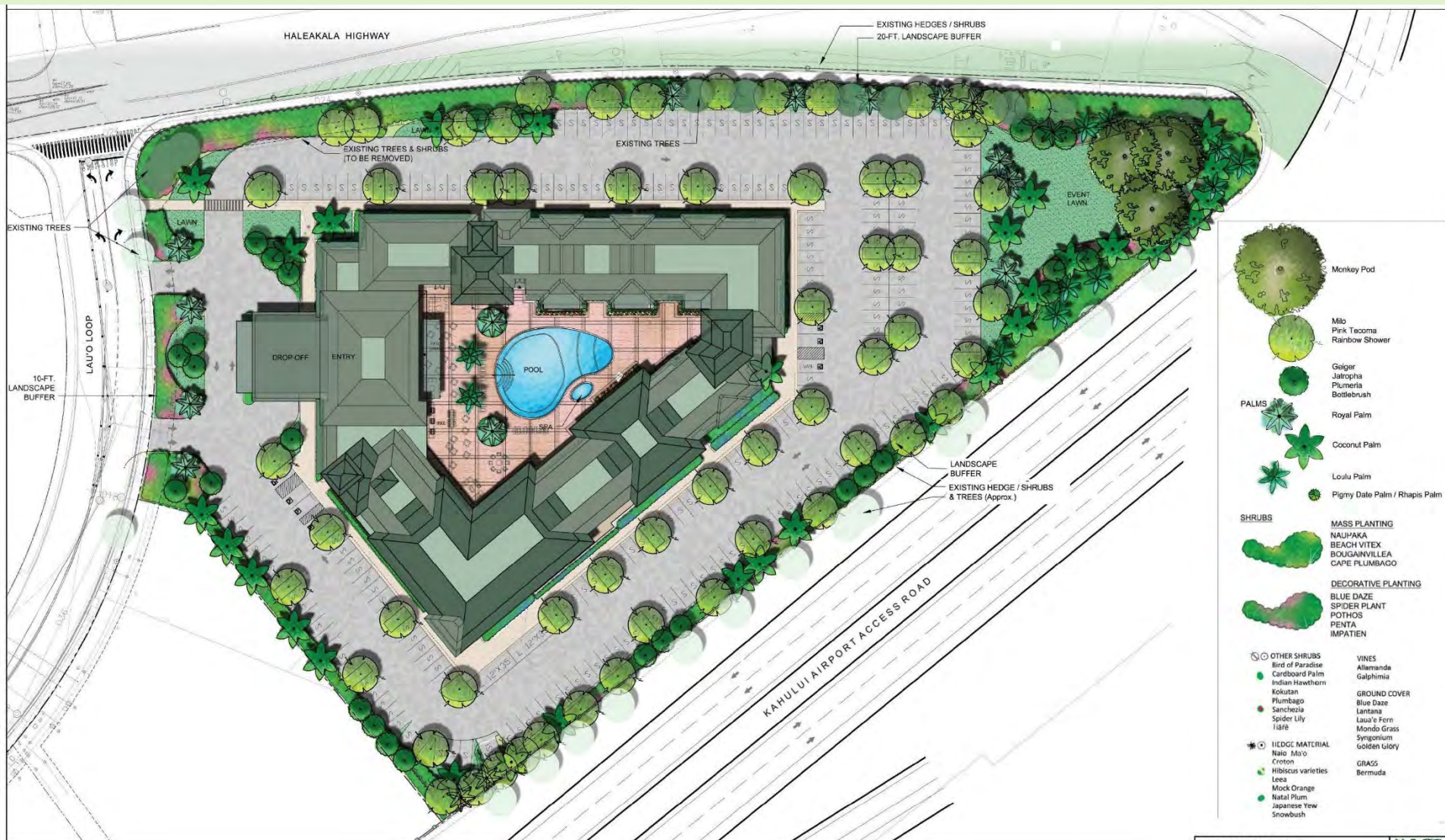
This project previously used the placeholder name of “Windward Hotel.” The name was always intended to be a placeholder while input from area cultural practitioners was sought. It is the same project. The name change to a more appropriate Hawaiian name was always planned.

Several practitioners, including Kumu Hula, were interviewed for the Cultural Impact Assessment (CIA). Many referenced the place name “Kanahā” in their interviews, known for the loko i’a (fishpond) built by Maui Ali’i Kiha-a-Pi’ilani in traditional times. Today, Kanahā Pond is primarily known as a wildlife sanctuary, but it has a rich, important cultural history that will be integrated into the hotel’s interpretation elements.

Kanahā is also the name of the nearby beach and traditional limu gathering site. The Lae’ula o Kai Canoe Club is based at that location. As a place name of great cultural importance, the project felt it appropriate to propose the use of this traditional name for the project with the intent of educating visitors about the cultural history of the area.



# Site Plan



KANAHĀ HOTEL AT KAHULUI AIRPORT  
MAUI, KAHULUI AIRPORT, HAWAII

## CONCEPT LANDSCAPE PLAN FINAL CONCEPT DESIGN



**FIGURE 6**  
Conceptual Site Plan

Kanahā Hotel at Kahului Airport  
Source: Chris Hart & Partners





# Site Plan with Future Airport Access Road On Ramp



**KANAHĀ HOTEL AT KAHULUI AIRPORT**  
MAUI, KAHULUI AIRPORT, HAWAII

## CONCEPT LANDSCAPE PLAN

FINAL CONCEPT DESIGN

DATE: 07/03/2019 JOB NO.: 17-027 SHEET NO.: 1



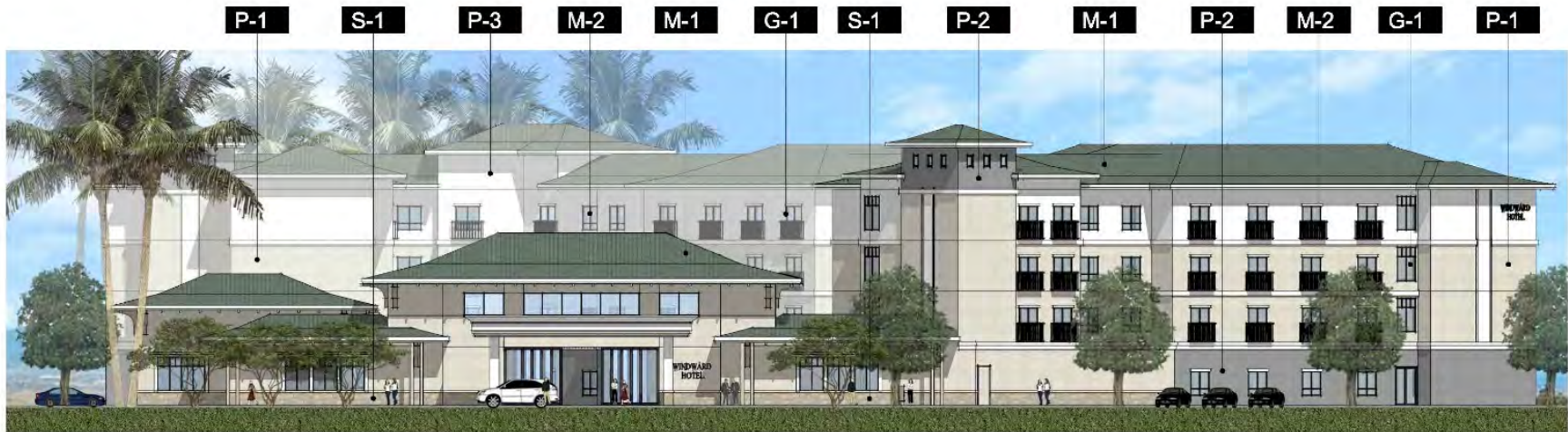
SCALE: 1" = 30'-0"

**FIGURE 7**  
Conceptual Site Plan with future  
Airport Access Road on Ramp Plan  
Kanahe Hotel at Kahului Airport  
Source: Chris Hart & Partners





# Hotel Design and Materials



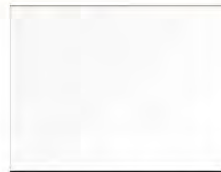
**P-1**

SMOOTH PLASTER  
WITH INTEGRAL  
COLOR  
BALL OF STRING



**P-2**

SMOOTH PLASTER  
WITH INTEGRAL  
COLOR  
GRAY WOLF



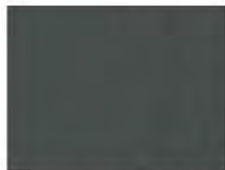
**P-3**

SMOOTH PLASTER  
WITH INTEGRAL  
COLOR  
WHITE



**M-1**

CENTURION STANDING SEAM  
METAL ROOF  
FOREST GREEN



**M-2**

WINDOW MULLION,  
BALCONY RAILING  
DARK GRAY, PPG



**S-1**

WHITE LAVA ROCK



**G-1**

VISION GLASS  
PPG  
CLEAR SOLARBAN60

## MATERIALS BOARD CONCEPT DESIGN

DATE: 07/10/2019 JORN: 1710 SHEET NO: 12

SCALE: N.T.S.

**R.D. OLSON**  
DEVELOPMENT

**AXIS GF+**

1133 WESTWOOD BLVD., LOS ANGELES, CA 90024  
T: 310.239.7523 • F: 310.239.7515 • WWW.AXISGF.COM



# Conceptual Rendering



**VIEW 1**  
CONCEPT DESIGN

DATE: 07/10/2019 JOB NO.: 1710 SHEET NO.: 18

**R.D. OLSON**  
DEVELOPMENT

**AXIS GFA**  
1130 WESTWOOD BLVD. - LOS ANGELES, CA 90024  
T 310.209.7520 - F 310.209.7516 - www.axisgfa.com



# Conceptual Rendering



**VIEW 2**  
CONCEPT DESIGN

DATE: 07/10/2019 UCS NO.: 17-00 SHEET NO.: 19

**R.D. OLSON**  
DEVELOPMENT

**AXIS GF7**

1133 WESTWOOD BLVD - LOS ANGELES, CA 90024  
T 310.209.7520 - F 310.209.7515 - www.axisgf.com



# Conceptual Rendering



**VIEW 3**  
CONCEPT DESIGN

DATE: 07/10/2018 JOB NO.: 17-0 SHEET NO.: 20

**R.D. OLSON**  
DEVELOPMENT

**AXIS GFA**

1133 WESTWOOD BLVD - LOS ANGELES, CA 90024  
T 310.289.7620 - F 310.289.7615 - WWW.AXISGFA.COM



# Photo Simulation



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Map  
Photo Simulation Locations



Interacta Inc.  
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# Photo Simulation



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Photo Simulation - WH1

Proposed



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4



# Photo Simulation



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Photo Simulation - WH2

Proposed



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# Photo Simulation



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Photo Simulation - WH3

Proposed



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Thank You





# Environmental Review Process

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