



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

January 5, 2022

VIA EMAIL: bdavis@chpmaui.com

Mr. Brett A. Davis
Senior Planner
Chris Hart & Partners, Inc.
2200 Main Street, Suite 527
Wailuku, Hawaii 96793

Dear Mr. Davis:

Subject: Draft Environmental Impact Statement (DEIS)
Kanaha Hotel at Kahului Airport
Kahului, Maui, Hawaii
Tax Map Key Nos.: (2) 3-8-103: 014 (Portion), 015 (Portion), 016, 017, 018

The Hawaii Department of Transportation (HDOT) has reviewed the subject DEIS and understands the applicant, R.D. Olson Development is proposing to develop a 200-room business hotel on a 5.17-acre lot within the Maui Business Park Phase II, North Project Area (MBPN). Access to the site is via Lauo Loop which connects to Haleakala Highway.

HDOT has the following comments:

Airports Division (HDOT-A)

HDOT-A has reviewed the subject DEIS and has no further comments to provide.

Highways Division (HDOT-HWY)

1. Based on an EISPN response to HDOT from Chris Hart & Partners, Inc. (dated November 10, 2021) included in the DEIS, the HDOT would like to offer additional clarification to the letter's explanation related to the Fair Share Agreement. The subject property was included in the previous fair share under a Memorandum of Agreement with A&B and confirmed that \$4.6 million has been collected by the HDOT.
2. We have reviewed the updated Traffic Impact Analysis Report (TIAR) dated April 2021 included in the DEIS. However, the study did not address our prior request related to the EISPN review in 2020 which states:

“The MBPN’s Master TIAR dated June 2010, was based on general land use designated for shopping center and light industrial. The proposed project TIAR and the DEIS should provide an analysis to demonstrate whether the trips to be generated by the proposed hotel as a new land use being introduced, will be consistent with the conclusions of the MBPN’s TIAR.”

3. All future Final Subdivision Maps and construction plans/permits shall have a notation and outline of the necessary roadway setback to be allocated for the future slip ramp set aside. This specific setback should be provided along the southeast boundary (Airport Access Road) abutting the MBPN.
4. In the event of any unexpected traffic issues attributed to the project after the buildout, the applicant shall mitigate them to the satisfaction of, and in coordination with, the HDOT-HWY Maui District Engineer.

If there are any questions, please contact Mr. Blayne Nikaido of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

Sincerely,



JADE T. BUTAY
Director of Transportation

c: Mr. Scott Derrickson – Department of Business, Economic Development & Tourism, Land Use Commission (VIA Email: scott.a.derrickson@hawaii.gov)
Mr. Anthony Wrzosek – R.D. Olson Development
(VIA Email: Anthony.wrzosek@rdodevelopment.com)