

## AH Committee

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**From:** Jessica Crouse <Jessica.Crouse@co.maui.hi.us>  
**Sent:** Friday, February 26, 2021 3:53 PM  
**To:** AH Committee  
**Subject:** Hale O Piikea presentation for Monday  
**Attachments:** Hale O Piikea II County Presentation.pdf

Aloha,

The Hale O Piikea presentation is attached. I have not received a list of which representatives will attend the meeting but have requested it. I will forward that information if I receive it.

Thank you,  
Jessica

D O W N T O W N

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KIHEI



ERA Maui Real Estate

SUPERCUTS





Luakani

Laumakani Loop

Lipoa Dr

Nohokai St

S Kihei Rd

Piikea Ave

Manino Circle

Ulumia Rd

Kihei  
an

E Lipoa St

W Lipoa St

Kupalaiki Loop

# The Maui News

• July 20, 2017 'Megamall' may be in the past but resistance to smaller project lingers

## STATE LAND USE COMMISSION DRAWS A CROWD

Cody Nemet Tuivaiti, a member of the Kula Kai Aha Moku Council, spoke out against the Piilani Promenade project, saying its environmental impact statement felt "incomplete and force fed." • The Maui News / MATTHEW THAYER photo

Members of the Kihei Community Association wore T-shirts that said, "Build Housing Not Malls."

The commission recessed after nearly three hours of testimony. The panel is scheduled to return at 8:30 a.m. today to hear a project presentation by developer Sarofim Realty Advisors of Dallas. The commission will reconvene in the Morgado meeting room on the second floor of the Maui Arts & Cultural Center.

Much of the opposition stemmed from testifiers who said the project's environmental impact statement didn't adequately or completely address drainage, traffic, environmental or Native Hawaiian cultural issues. Project supporters said it would provide much-needed housing, jobs and more conveniently located shopping options for South Maui residents.

Kihei resident Ronald Vaught said former project plans were rejected "and rightly so," but "now this developer has brought the plan back into focus. They're going to bring an excellent selection of commercial and industrial businesses, and I welcome them into my neighborhood."

Vaught added that: "I have read this EIS, (and) I see that much work has gone into it and strongly believe it to protect me and my neighbors."

Kihei Community Association President Mike Moran said the nonprofit community group opposes the project in its current configuration. He pointed out that the Kihei-Makena Community Plan was designed to "prevent further sprawl and concentrate commercial activities makai of Piilani Highway." And, the proposed Piilani Promenade site is not among commercial sites approved by that plan, he said.

"Our community needs affordable housing, like the 100 percent affordable rental housing directly across from this site . . . not a huge, unneeded commercial entity with a smattering of such housing," Moran said.



**BUILD  
HOUSING  
NOT MALLS**

07/20/2017 09:42

- Mayor Victorino
- Councilmember Kelly King
- Randy Wagner on behalf of KCA



# Hale O Pi'ikea II

Affordable Housing Fund Program

Application Submitted: September 18, 2020

'Ikenākea Development





# 'Ikenākea Development LLC - Partners

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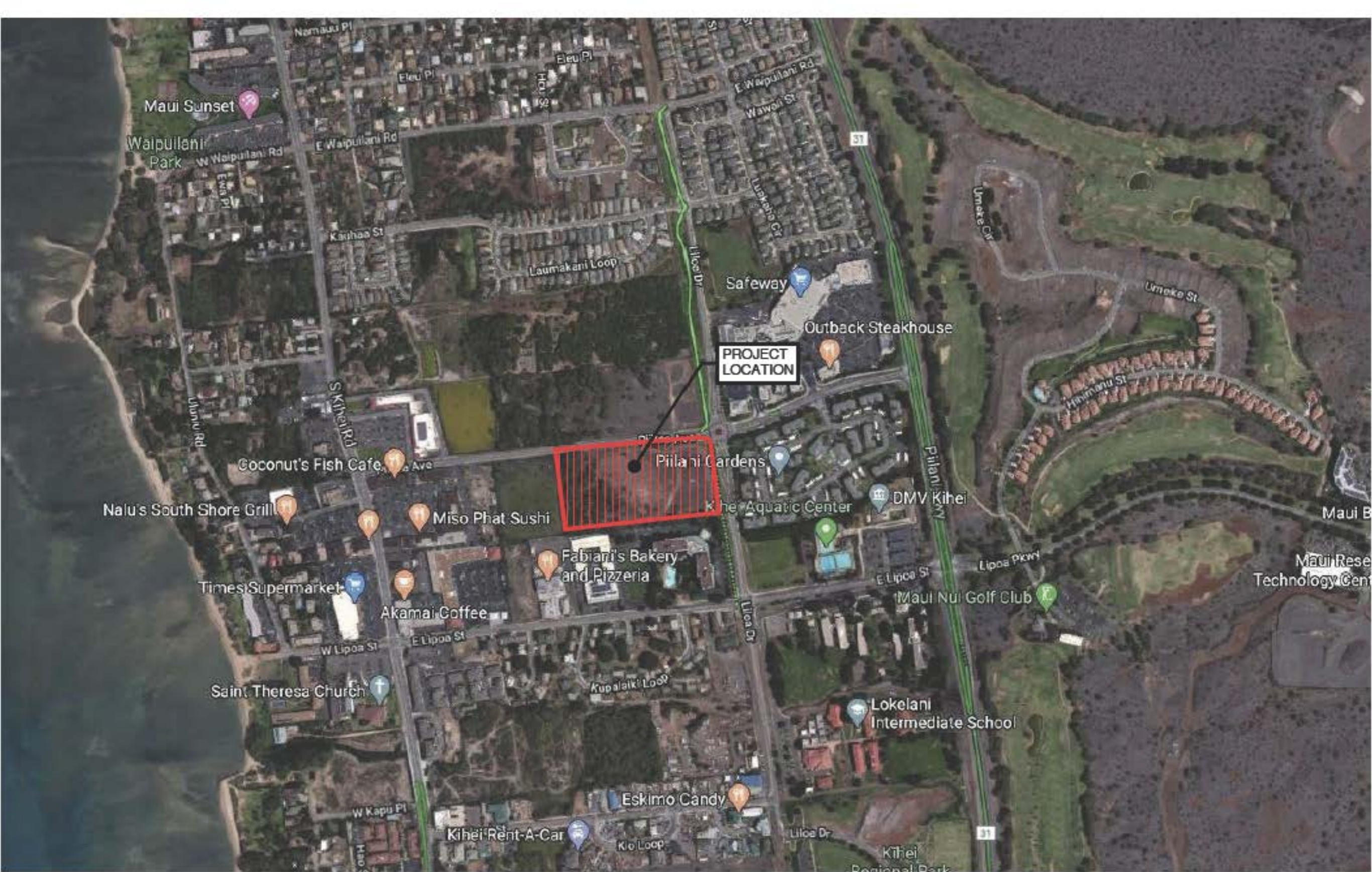


- Hawaiian Community Development Board - **Kali Watson**, President & **Patti Barbee**, Senior Vice President



- 3 Leaf - **Chris Flaherty**, Principal & CEO





Corner of Pi'ikea Ave. and Liloa Dr. in Kihei

Site Location: TMK (2) 3-9-002-076

# Community Meetings - KCA and SMAC

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- Support from Kihei Community Association & South Maui Advisory Committee
- The Site Plan incorporates KCA and SMAC's recommendations
- Follows the approved Downtown Kihei Design Guidelines



3. We understand the buildings themselves are not yet designed for this site, and that they will be of a Hawaiian type design. It is very important that all the units have cross ventilation to take advantage of our trade winds for cooling, reduced energy reliance and for a healthy environment. This would require open corridors with some type of opening on both sides of the unit that could be clerestory jalousies or awning windows along the access hallways. All windows except those facing north are currently required to have shades unless they are super high efficiency glazed. The comfort of living in each unit will be greatly enhanced by having these options. Most government grants used to support housing also have these requirements.

#### North Parcel

1. It is important that all commercial units be attractive from Pi'ikea Avenue. Pedestrians should feel invited into buildings A, B and C. This is already achieved somewhat between the small commercial buildings on the makai side of the parcel by way of an entry way from the street between the 2 small buildings. The large building near the roundabout should also invite pedestrians to enter. It is unattractive to see the backsides of shops the way we do at Azeka's mauka, lower down on Pi'ikea across from Long's parking lot. With creative design, a sense of place from the Pi'ikea Avenue and the parking lot sides can both be achieved.

2. We would like to see more street trees along the sidewalks for shade and beauty. This too will help define the sense of place, especially as one comes off the roundabout and as one approaches the roundabout. Trees and shade are very important in defining this neighborhood as a pleasant place to be. It would set an example that we could follow throughout Kihei as other projects are brought on. See attached KCA Road Guidelines photo.

3. We are strong supporters of Low Impact Design (LID) principals and would like to see the "green Streets" ideas used throughout both sites. It would mean increased retention by all green spaces receiving runoff from roads and parking. All of this helps to protect and nourish the water table and protects the wetlands and the ocean. See Eco Design Solutions:  
<http://www.ecosoldesigns.com/civil-engineering/>

In summary, we are extremely happy to see you moving forward with a viable development. There is huge potential for this to be a stellar project. The changes we are suggesting are relatively minor in the big picture, especially considering how far you have come. We look forward to having further conversation with you as soon as possible. Please feel free to contact us.

Mahalo,

Randy Wagner, AIA, LEED AP  
Chair KCA Design Review Committee

June 14, 2020

Jay Krigsman, Krausz Company  
David Pyle, Krausz Company  
Gwen Hiraga, Munekiyo Hiraga

Aloha Design Team for Downtown Kihei,

We are delighted to see you back and appreciate that you are adding an affordable housing component to your vision. Thank you for meeting with us and giving us an early glance at your ideas. We believe that a mixed use neighborhood of local housing and commercial including the hotel component has the potential to be self-sustaining and successful. We have always supported your walkable/livable town center vision that creates a sense of place.

There are several challenges that we see with the project as proposed, and we have relatively minor changes that could be made to enhance and sustain the outcome of the development. We discussed these briefly during the meeting with you.

#### South Parcel

1. We would like to see the live/work units brought closer to Pi'ikea Avenue and extended to cover a longer distance. This would create more living units and enhance the "sense of place". Please see the attached sketch. With the parking in the rear it allows for possible uses such as cafes or restaurants to have space for sidewalk tables, and it creates an attractive place for people to gather. Given high density residential, these kinds of public communal spaces provide relief and interest, creating a business attraction and a destination. Local populations quickly discover where parking is available, so it is not necessary or desirable to have it in front of the units. The "sense of place" is worth the trade off and is in keeping with the community's vision for Kihei.

2. We would like to see consolidation of the "green" public space on the makai portion of the site where the retention basin and wetlands are located. If the picnic/play area were located adjacent to these green open spaces, residents would have greater contact with the natural environment. This too is very important in a high density living situation. Please see the attached sketch that shows a broad green walkway with large trees that traverses the parking area providing a meandering path from mauka to makai across the parking lot. It directs one comfortably across the parking to the picnic/play area. There is also a clear direct and easily walked path from the north side of the parking to the Pi'ikea shopping area. Therefore, one can safely navigate the large parking lot in both directions from all the buildings. The roadway is also modified to keep it away from the makai side of the site in front of the townhouses. This further reduces hardscape and further consolidates the green potential of the site. The loss of some townhouse units is gained in the live/work ones. All the other buildings remain the size and location you have shown on your proposed site plan.

# South Maui Advisory Committee (SMAC) Support Letter



Office of Councilmember Kelly T. King  
South Maui Residency  
Office: 808.270.7108  
200 South High Street, 8th Fl  
Wailuku HI 96793  
[mauicounty.us](http://mauicounty.us)

July 23, 2020

Letter of Support

From: South Maui Advisory Committee

Re: Proposed Project: Hale O Piikea

The development team for Hale O Piikea came before the South Maui Advisory Committee on July 23, 2020. The Committee received a presentation and was able to make inquiries. The subject project made several revisions in response to feedback from community groups to include their prior presentation before this Committee.

Changes included: Project density and sidewalk connectivity between this project, the adjacent preserved wetland areas and retail services.

The Committee unanimously supports this project moving forward to entitlements and construction.

A handwritten signature in black ink, appearing to read "Max Tsai", is written over a horizontal line.

Max Tsai

Chair, South Maui Advisory Committee



Phase 1 - 90 Multi-Family affordable rental housing units

Phase 2 - 97 Kupuna affordable rental housing units

Phase 3 - Affordable Rental or For-Sale Town Homes



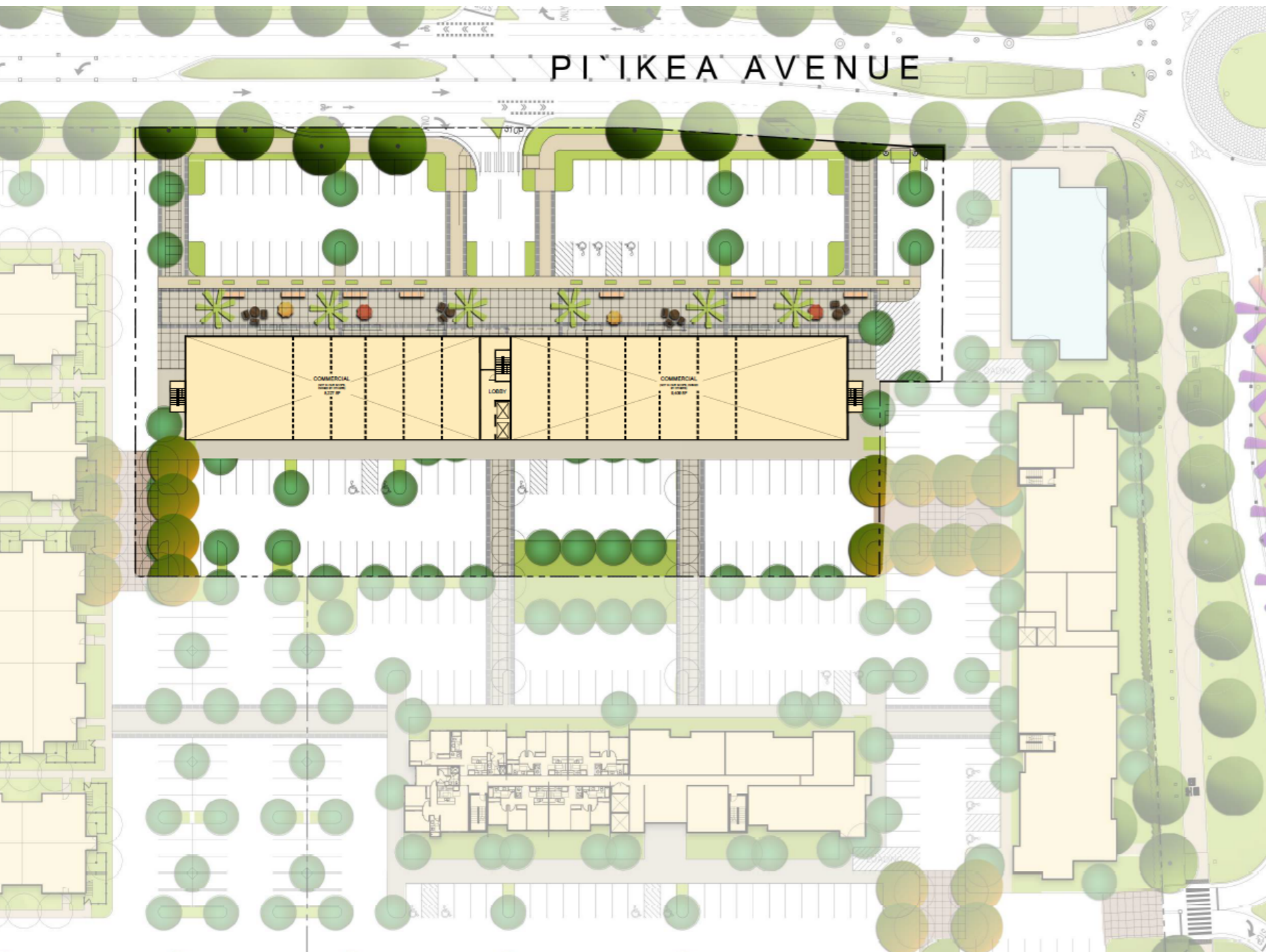
**Hale O Pi'ikea - Phase 1**  
**115,733 +/- SF or 2.66 Acres**

## Summary

- 2 Buildings
- 4 stories (Mid-rise)
- 90 units
- 100% affordable rentals for 61 years
- 30 to 60% AMI

## Multi-Family

- one, two & three bedrooms
- on-site parking
- includes a community center
- provision of social service programs



**Hale O Pi'ikea II - Phase 2**  
**93,313 +/- SF or 2.14 Acres**

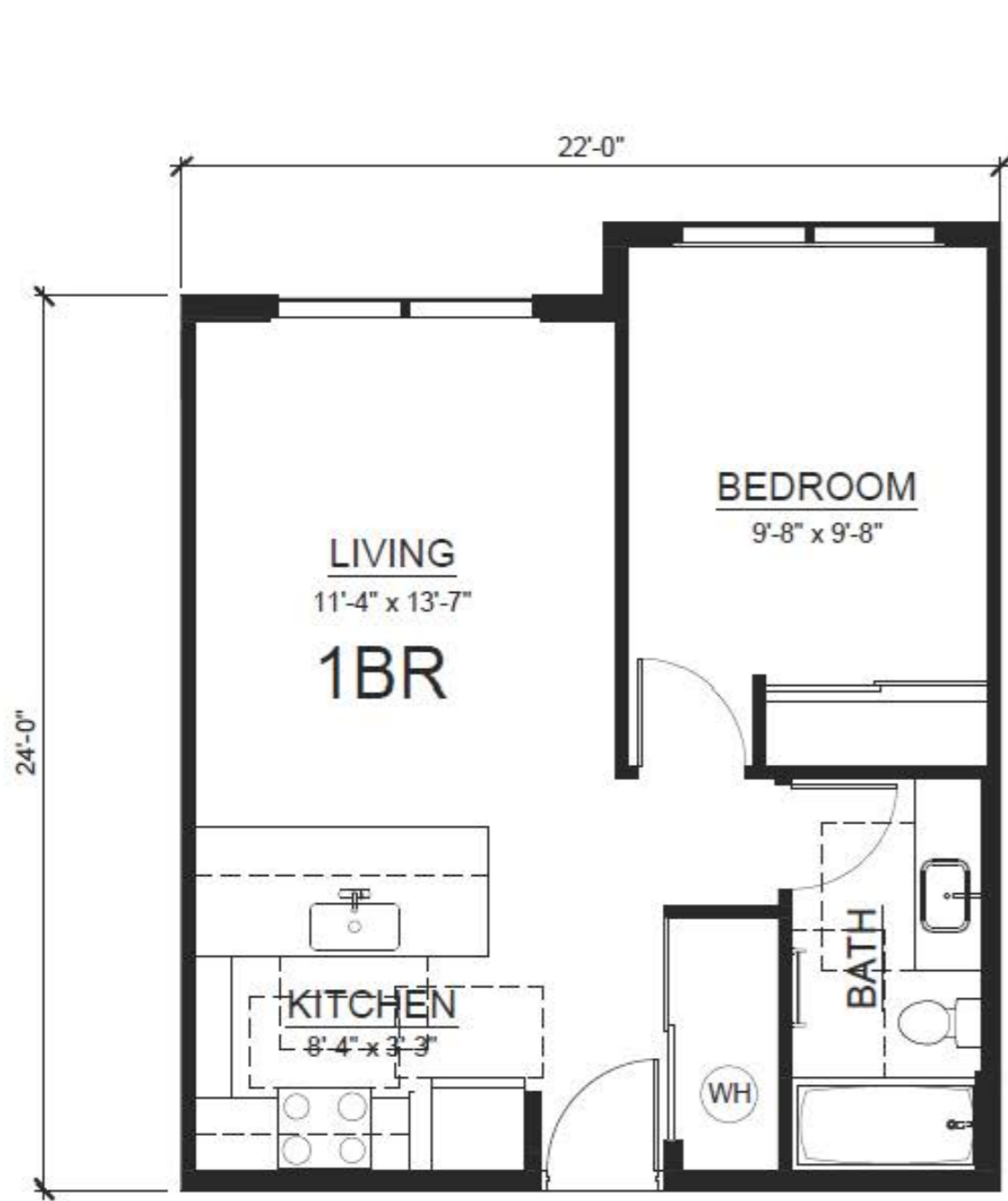
## Summary

- 1 Building
- 4 stories (Mid-rise)
- 97 units
- 100% affordable rentals for 61 years
- 30 to 60% AMI

## Kupuna

- studio & one bedrooms
- on-site parking
- includes a community center
- provision of social service programs





1 BR UNIT PLAN

550 SF



STUDIO UNIT PLAN

450 SF

# Monthly Rents

Household Income Family of 2	Percentage of Area Median Income	Studio/1 Bath (~450 sf)		1 Bedroom/1 Bath (~550 sf)		Total
		# of Units	Monthly Rent	# of Units	Monthly Rent	
Up to \$23,400/yr	30%	2	\$430	8	\$452	10
Up to \$39,000/yr	50%	2	\$771	8	\$817	10
Up to \$46,800/yr	60%	10	\$942	66	\$1,000	76
Resident Manager	N/A			1	N/A	1
<b>Total Units</b>						<b>97</b>

Rents are based off of the 2020 Affordable Rent Guidelines Prepared by the County of Maui's Department of Housing and Human Concerns for the Island of Maui

# Sources and Uses

Sources	Value
Permanent Loan	\$ 2,750,000
Affordable Housing Program	\$ 4,665,660
Rental Housing Revolving Fund (RHRF)	\$ 18,900,000
Tax Credit Equity	\$ 18,471,299
Developer Note	\$ 51,238
<b>Total Sources</b>	<b>\$ 44,838,197</b>
Uses	Value
Construction	\$ 36,871,014
Soft Costs	\$ 3,907,000
Interest	\$ 704,168
Financing	\$ 604,512
Reserves	\$ 233,454
Developer Fee	\$ 2,518,049
<b>Total Uses</b>	<b>\$ 44,838,197</b>

# Project Schedule

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<b>Milestones for Phase 2</b>	<b>Finish Date</b>
Submittal of LIHTC Application to HHFDC	February 2021
Environmental Assessment Exemption Determination	March 2021
Execute Workforce Housing Agreement for expedited permitting under Maui Code 2.96	March 2021
Award of 4 or 9% LIHTC and RHRF	June 2021
Approval of SMA Permit Amendment Application	October 2021
Close financing and commence construction	March 2022
Complete Project, lease up	September 2023