



QUEEN  
KA'AHUMANU  
CENTER

October 5, 2017

Department of Transportation, Maui County.  
Attn: Mr. Don Medeiros  
2145 Kaohu St., Trask Building, Suite 102  
Wailuku, HI. 96793

Dear Mr. Medeiros,


Queen Ka'ahumanu Center's ownership has decided not to renew the License Agreement between QKC Maui Owner, LLC and the County of Maui for the premises consisting of approximately 1,866 square feet currently being used for public transit purposes. The License Agreement expires on January 31, 2020.

Ownership, however, is willing to discuss the relocation of the public transit hub on the property under a new License Agreement. The attached document outlines the proposed relocation area. Any costs to relocate the transit area would be solely at the expense of the County of Maui.

We look forward to working with you and your team in the future in providing the public transit hub for the Maui community.

Please let me know your intentions on the relocation of the public transit hub project as soon as possible to expedite the process should the County of Maui decide to proceed with a new License Agreement.

Sincerely,  
QKC Maui Owner, LLC



Jacqueline Perreira  
General Manager

RECEIVED AT HHT MEETING ON 1/18/18  
(Director of Transportation)

### 5.5.3.3 Kane Street Affordable Housing Project

On Ka`ahumanu Avenue in Kahului, the State owns an underutilized 5.6-acre parcel which can be developed for a mixed use rental housing project that includes consideration of the DAGS civic center needs in Kahului and Wailuku. In 2017, the Legislature requested the HHFDC, DAGS, and the County of Maui to work together to explore the feasibility of a land transfer for the development of a mixed-use rental housing project (SCR 145, SLH 2017).

#### 5.5.3.3.1 Kane & Vevau Streets Public Transit Hub

Maui Department of Transportation has received formal notice from the Queen Ka`ahumanu Center management that they must vacate the current location of the Maui Bus transit hub, located in Kahului, by 2020. Per the 2016 MS RTP, the new location and concept plan to replace the transfer center located at QKC should be given the highest priority. This location is already over capacity to support existing services and according to the MS RTP, more space is needed to accommodate an additional 7 bus services at the transit hub. A new location is needed to be as close as possible in order to create minimal disruption to the existing bus service's hub and spoke system. The main focus of the MS RTP's capital improvement recommendation is on the extensive planning needed to advance the replacement transit center QKC into the design phase. Major fixed route service improvements should be delayed until these capital improvements are completed.



Kane Street is located on Ka`ahumanu Avenue in Kahului, across the street from the Queen Ka`ahumanu Mall, the current location of the Maui Bus transit center. The HHFDC, DAGs and the County are currently working together to explore the feasibility of a mixed use rental housing project (SCR 145, SLH 2017). This location is ideally suited for the future relocation of the Maui Bus transit center from QKC. Centrally located in Maui, the Wailuku-Kahului

encompasses the civic and business centers of Wailuku and Kahului, and the major seaport and airport. Kahului serves as the transportation center of and gateway to the island of Maui. Kahului Airport is the Island's primary airport facility, while Kahului Harbor serves as the island's only commercial harbor. Both of these facilities are economic lifelines to Maui. Because of the region's central location, primary commercial harbor and airport facilities, major commercial, industrial and public facilities and role as the civic and commercial/industrial hub of Maui Island, Wailuku-Kahului is a major service and employment center for outlying commutes. The transportation and public transit network that links the Wailuku-Kahului region to outlying regions has major implications on commerce and qualitative aspects of the region's urban environment.

The Kane Street location would serve several of the key principles for state investment in transit-ready development. First, this location is not only in an existing town and growth center, but is one of the most densely populated regions on Maui. It encompasses the civic and business centers of Wailuku and Kahului, and the major sea port and airport. Wailuku is the civic-financial-cultural center while Kahului is the business and industrial center. The Kane Street location would maximize the use of existing State facilities as this land is state owned and therefore the cost savings in future purchase of land needed to relocated the Maui Bus transit center would be a significant savings and ensure a permanent location for Maui Bus. Other major state and county facilities in close proximity include the War Memorial Center (location for the commuter transit hub), UH Maui, major sports facilities, two major shopping centers, and the central Keopuolani Park. This site is located in the center of a major employment district and includes commercial, retail shopping and other businesses and services all within walking distance and/or a short bus stop away. The State and County government offices are located only a few miles away in neighboring Wailuku. The MSRTP reported that over 8% of the bus ridership were visitors. Kahului Harbor receives many large cruise ships and passengers would be located much closer to the Maui Bus transit hub if it were relocated to Kane Street, providing a critical connector for visitors to Maui's economy.

One of the key principles for state investment in transit-ready development is to develop more affordable housing wherever feasible to do so. It simply cannot be overstated the critical need that Maui faces for more affordable housing for the work force and population at large. This location has been discussed as a potential site for future affordable rental housing by HHFDC and is located across the street from the development of future senior housing by Catholic Charities. Kane Street is a 5.6 acre parcel which is the site for the proposed HHFDC affordable housing located potentially located on the northern section of the parcel (on Ka`ahumanu Avenue) while the transit hub is proposed to be located on Vevau Street, the southernmost section of the parcel. Currently, there are existing rentals that are affordable, located on the next block on Vevau Street (The Waterfront Apartments at Kahului).

Finally, relocation of the Maui Bus transit hub to the Kane Street property would provide an opportunity for equitable development that promotes and supports community well-being and active and healthy lifestyles. The Kane & Vevau Streets location is in close proximity and would serve as an important connection to major employment centers (state and county government offices) commercial and retail business services (shopping malls, commercial and industrial

businesses) and multimodal transportation infrastructure such as the Kahului airport, and Kahului harbor.

#### 4.5.4. Infrastructure needs and barriers to implementation

For the identified priority projects, the Villages of Leialii affordable housing project will require significant investments for off-site water source, storage and transmission systems, and for wastewater collection and disposal, either by private system or through connection to the county treatment plant. The infrastructure needs for the Wailuku Courthouse and Kane Street Affordable Housing projects are undetermined at this time.

The infrastructure needs for the relocation of the Maui Bus transit hub to Kane and Vevau Streets include construction of a structure for the transit hub facility, street and sidewalk improvements, electrical, water and sewer infrastructure upgrades. Please see attached project sheets for a cost breakdown.



While the County of Maui's planning documents all support smart growth and TRD principles, the implementing zoning and subdivision codes are acknowledged to be in need of an overhaul to accommodate mixed uses and complete streets designs.

ALAN M. ARAKAWA  
Mayor



DON MEDEIROS  
Director

MARC I. TAKAMORI  
Deputy Director  
(808) 270-7511

## DEPARTMENT OF TRANSPORTATION

COUNTY OF MAUI  
2145 Kaohu Street, Suite 102  
Wailuku, Hawaii, USA 96793

January 12, 2018

The Honorable Kyle T. Yamashita  
Hawaii State House of Representatives  
House Committee on Finance  
Hawaii State Capitol, Room 422  
Honolulu, HI 96813

The Honorable Gilbert S.C. Keith-Agaran  
Hawaii State Senate  
Vice Chair  
Senate Committee on Ways & Means  
Hawaii State Capitol, Room 221  
Honolulu, HI 96813

### **SUBJECT: CIP REQUEST FOR \$2.5 MILLION TO CONSTRUCT A NEW CENTRAL MAUI TRANSIT HUB**

Dear Representative Yamashita & Senator Keith-Agaran,

On behalf of Maui County Mayor Alan A. Arakawa, I would like to humbly request your support of \$2.5 million in CIP funding to construct a new Central Maui Transit Hub.

On October 5, 2017, the County was informed by Queen Kaahumanu Center that our lease would not be renewed on their premises for public transit purposes. The license expires on January 31, 2020. Maui's robust public transportation system operates from 5:30am until 11pm, 7 days a week, logging over 2.1 million boardings annually.

Because of the "hub and spoke" nature of our transportation system, the new location would need to be central and close to the Queen Kaahumanu Center in order to ensure the least amount of disruption to our existing system.

We have identified an ideal new location close to the existing hub and in an area with residents that would be better served with easy access to transportation. Adjacent the site will be 165 senior rental units and a mixed use project with low income rentals apartments and offices. It is also close to shops, restaurants, medical facilities, the library and other vital community

The Honorable Kyle T. Yamashita, Hawaii State House of Representatives  
and The Honorable Gilbert S. C. Keith-Agaran, Hawaii State Senate  
January 12, 2018  
Page 2

amenities. This parcel is on State property at the corner of Vevau Street and Kane Street, TMK (2) 3-7-004-003.

The County will be funding the planning and design phase; and we are looking to the State Legislature to provide valuable CIP funding for the construction of the Central Maui Transit Hub. With so much funds going to Oahu for transit oriented development, we are hoping for some funding to come to Maui for a key transit ready development project.

We urge you to please support Maui County's \$2.5 million CIP funding request.

Sincerely,



Don Medeiros  
Transportation Director

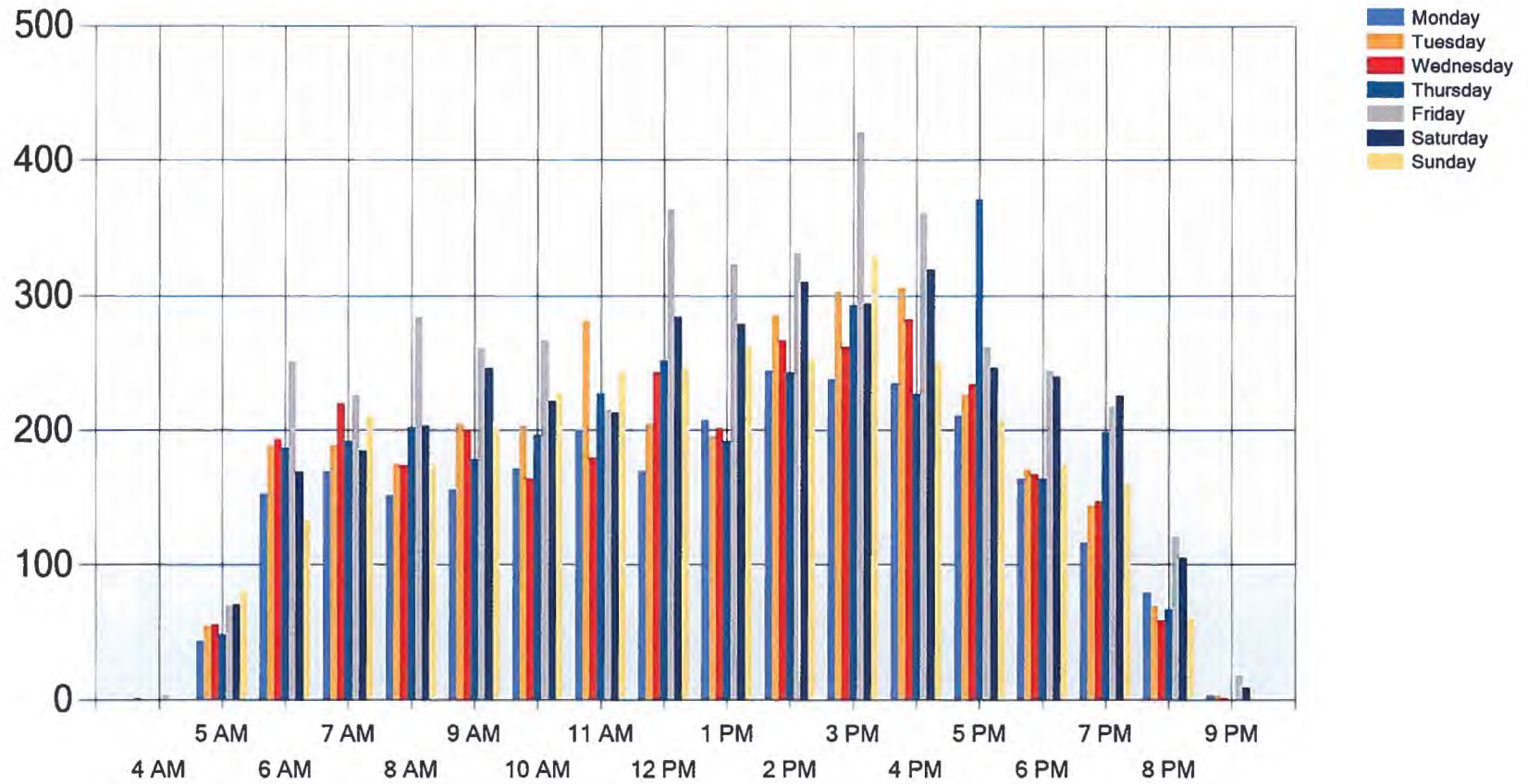
cc: Mayor Alan Arakawa  
Director Leo R. Asuncion, Jr., Office of Planning  
Senator Roslyn Baker  
Representative Lynn DeCoite  
Senator Kalani English  
Senator Will Espero  
Planning Program Administrator Rodney Funakoshi, Office of Planning  
Representative Mark Hashem  
Executive Director Craig Hirai, HHFDC  
Representative Kaniela Ing  
Representative Angus McKelvey  
Representative Joe Souki  
Council Chair Mike White  
Representative Justin Woodson

# Waihee Villager Route 8



Total Ridership by Day / Hour

Total Ridership by Day / Hour



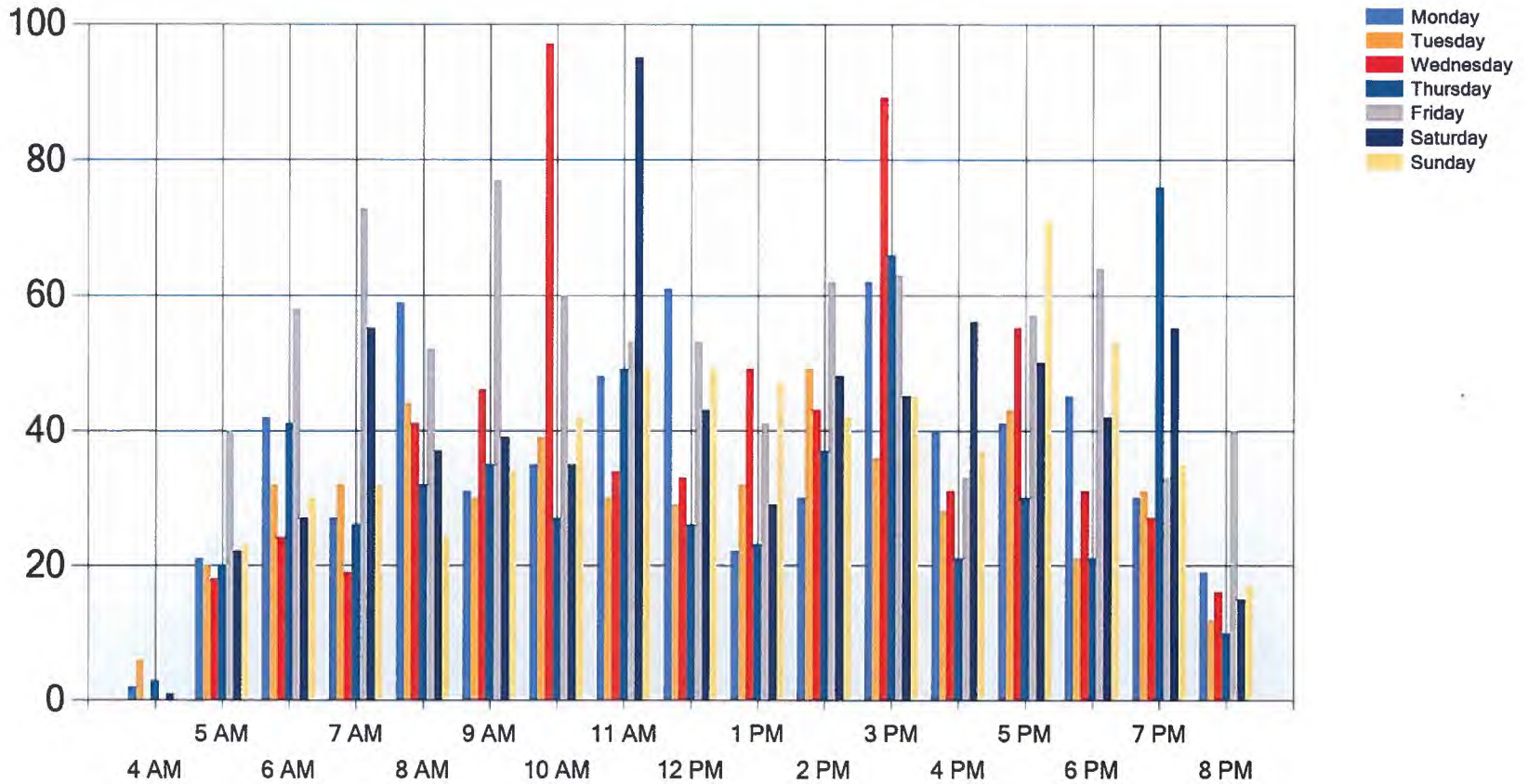


## KIHEI ISLANDER ROUTE #10

Queen Kaahumanu Center	Kamehameha Ave./Kahului Salvation Army	S. Kihei Rd./Uwapo Rd. (southbound)	S. Kihei Rd./Kulanihakai St. (southbound)	Pi'ilani Village Shopping Center	S. Kihei Rd./Keala Pl. (southbound)	Kamaole Beach III (southbound)	Waialea Ike Drive	Kamaole Beach III (northbound)	S. Kihei Rd./Keala Pl. (northbound)	Pi'ilani Village Shopping Center	S. Kihei Rd./Kulanihakai St. (northbound)	S. Kihei Rd./Uwapo Rd. (northbound)	Kamehameha Ave./Kahului Shopping Center	Queen Kaahumanu Center
5:30	5:35	5:50	5:55	6:03	6:12	6:20	6:27	6:34	6:42	6:50	6:57	7:02	7:18	7:30
6:30	6:35	6:50	6:55	7:03	7:12	7:20	7:27	7:34	7:42	7:50	7:57	8:02	8:18	8:30
7:30	7:35	7:50	7:55	8:03	8:12	8:20	8:27	8:34	8:42	8:50	8:57	9:02	9:18	9:30
8:30	8:35	8:50	8:55	9:03	9:12	9:20	9:27	9:34	9:42	9:50	9:57	10:02	10:18	10:30
9:30	9:35	9:50	9:55	10:03	10:12	10:20	10:27	10:34	10:42	10:50	10:57	11:02	11:18	11:30
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1:30	1:35	1:50	1:55	2:03	2:12	2:20	2:27	2:34	2:42	2:50	2:57	3:02	3:18	3:30
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8:30	8:35	8:50	8:55	9:03	9:12	9:20	9:27	9:34	9:42	9:50	9:57	10:02	10:18	10:30

Total Ridership by Day / Hour

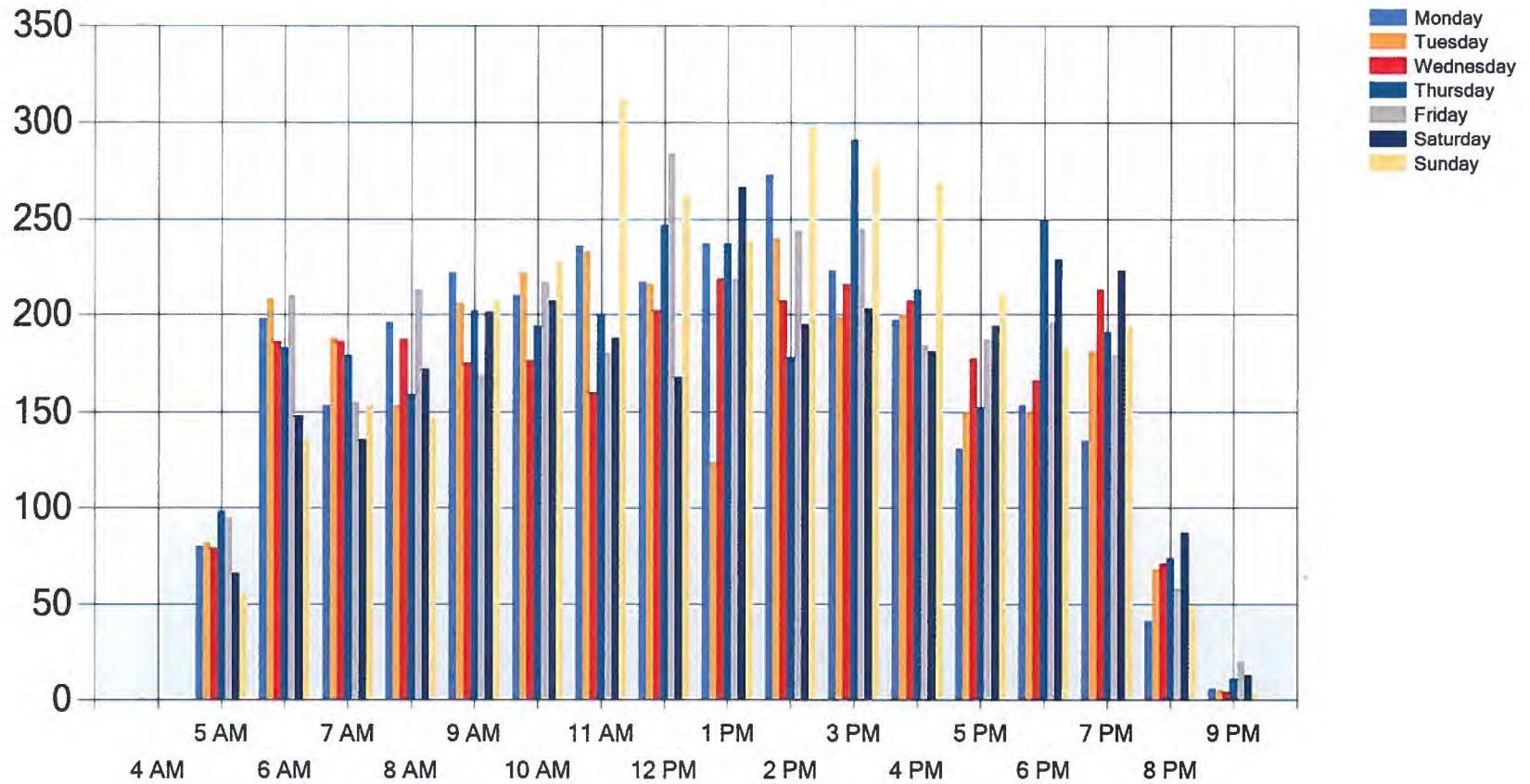
Total Ridership by Day / Hour



# KIHEI VILLAGER ROUTE #15

Maalaea Harbor Village	S. Kihei Rd./Uwapo Rd. (southbound)	S. Kihei Rd./Ohukai St. (southbound)	S. Kihei Rd./Kaonoulu St. (southbound)	S. Kihei Rd./Kulanihakai St. (southbound)	S. Kihei Rd./Waipuilani Rd. (southbound)	Piikea Ave. / S. Kihei Rd.	Pi'ilani Village Shopping Center	Piikea Ave. / S. Kihei Rd.	S. Kihei Rd./Waipuilani Rd. (northbound)	S. Kihei Rd./Kulanihakai St. (northbound)	S. Kihei Rd./Kaonoulu St. (northbound)	S. Kihei Rd./Ohukai St. (northbound)	S. Kihei Rd./Uwapo Rd. (northbound)	Maalaea Harbor Village
							5:26	5:29	5:31	5:32	5:33	5:35	5:37	5:55
6:00	6:13	6:15	6:16	6:17	6:19	6:21	6:26	6:29	6:31	6:32	6:33	6:35	6:37	6:55
7:00	7:13	7:15	7:16	7:17	7:19	7:21	7:26	7:29	7:31	7:32	7:33	7:35	7:37	7:55
8:00	8:13	8:15	8:16	8:17	8:19	8:21	8:26	8:29	8:31	8:32	8:33	8:35	8:37	8:55
9:00	9:13	9:15	9:16	9:17	9:19	9:21	9:26	9:29	9:31	9:32	9:33	9:35	9:37	9:55
10:00	10:13	10:15	10:16	10:17	10:19	10:21	10:26	10:29	10:31	10:32	10:33	10:35	10:37	10:55
11:00	11:13	11:15	11:16	11:17	11:19	11:21	11:26	11:29	11:31	11:32	11:33	11:35	11:37	11:55
12:00	12:13	12:15	12:16	12:17	12:19	12:21	12:26	12:29	12:31	12:32	12:33	12:35	12:37	12:55
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2:00	2:13	2:15	2:16	2:17	2:19	2:21	2:26	2:29	2:31	2:32	2:33	2:35	2:37	2:55
3:00	3:13	3:15	3:16	3:17	3:19	3:21	3:26	3:29	3:31	3:32	3:33	3:35	3:37	3:55
4:00	4:13	4:15	4:16	4:17	4:19	4:21	4:26	4:29	4:31	4:32	4:33	4:35	4:37	4:55
5:00	5:13	5:15	5:16	5:17	5:19	5:21	5:26	5:29	5:31	5:32	5:33	5:35	5:37	5:55
6:00	6:13	6:15	6:16	6:17	6:19	6:21	6:26	6:29	6:31	6:32	6:33	6:35	6:37	6:55
7:00	7:13	7:15	7:16	7:17	7:19	7:21	7:26	7:29	7:31	7:32	7:33	7:35	7:37	7:55
8:00	8:13	8:15	8:16	8:17	8:19	8:21	8:26	8:29	8:31	8:32	8:33	8:35	8:37	8:55
9:00	9:13	9:15	9:16	9:17	9:19	9:21	9:26	9:29	9:31	9:32	9:33	9:35	9:37	9:55
10:00	10:13	10:15	10:16	10:17	10:19	10:21	10:26							

Total Ridership by Day / Hour



## LAHAINA ISLANDER #20

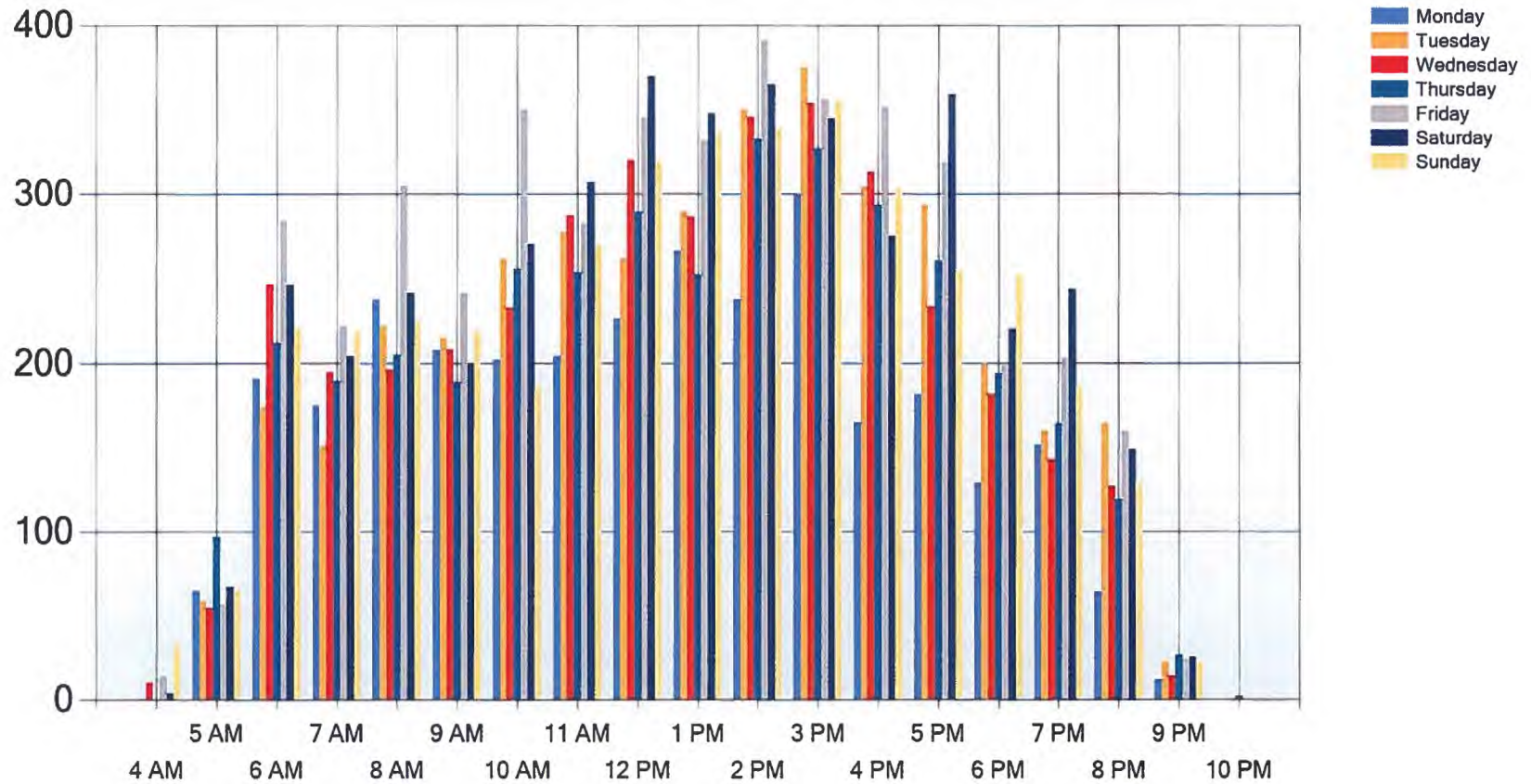
Queen Kaahumanu Center	Wells St/State & County Buildings	Maalaea Harbor Village	Wharf Cinema Center	Maalaea Harbor Village	High St/State & County Buildings	Queen Kaahumanu Center
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6:30	6:40	6:55	7:30	8:00	8:13	8:30
7:30	7:40	7:55	8:30	9:00	9:13	9:30
8:30	8:40	8:55	9:30	10:00	10:13	10:30
9:30	9:40	9:55	10:30	11:00	11:13	11:30
10:30	10:40	10:55	11:30	12:00	12:13	12:30
11:30	11:40	11:55	12:30	1:00	1:13	1:30
12:30	12:40	12:55	1:30	2:00	2:13	2:30
1:30	1:40	1:55	2:30	3:00	3:13	3:30
2:30	2:40	2:55	3:30	4:00	4:13	4:30
3:30	3:40	3:55	4:30	5:00	5:13	5:30
4:30	4:40	4:55	5:30	6:00	6:13	6:30
5:30	5:40	5:55	6:30	7:00	7:13	7:30
6:30	6:40	6:55	7:30	8:00	8:13	8:30
7:30	7:40	7:55	8:30	9:00	9:13	9:30
8:30	8:40	8:55	9:30	10:00	10:13	10:30

ROUTE DETAIL: 28 - West Maui Islander

12/1/2017 - 12/31/2017

Total Ridership by Day / Hour

Total Ridership by Day / Hour

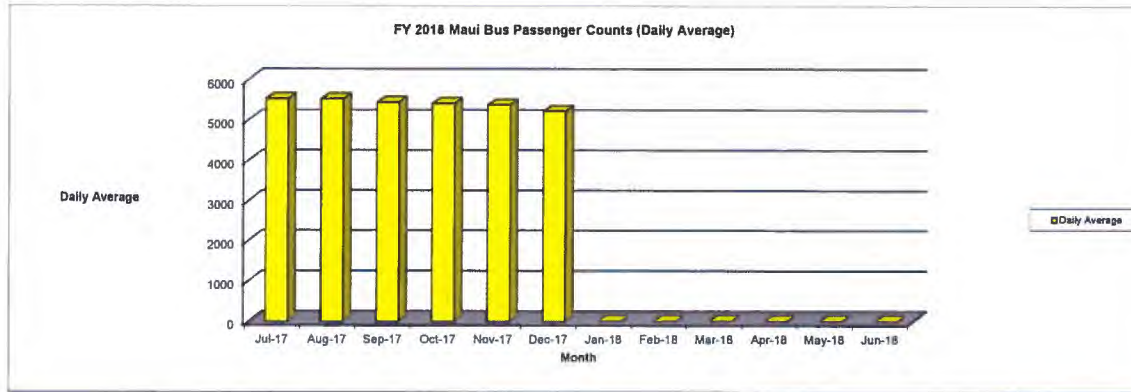


# WEST MAUI ISLANDER #28

Wharf Cinema Center	Papalaua St./Front St.	Lahaina Cannery Mall	Whalers Village	Honokowai Shopping Center (to Kapalua)	L. Honoapiilani Rd./Polynesian Shores (to Kapalua)	L. Honoapiilani Rd./Kahana Manor (to Kapalua)	Napili Plaza	L. Honoapiilani Rd./Napili Shores (to Kapalua)	Office Rd./Kapalua	L. Honoapiilani Rd./Napili Kai	L. Honoapiilani Rd./Napili Shores (to Lahaina)	Napili Plaza	L. Honoapiilani Rd./Kahana Sunset	L. Honoapiilani Rd./Valley Isle Resort	L. Honoapiilani Rd./Polynesian Shores (to Lahaina)	Honokowai Shopping Center (to Lahaina)	Whalers Village	Lahaina Cannery Mall	Papalaua St./Front St.	Wharf Cinema Center
			5:58	6:06	6:11	6:13	6:20	6:23	5:30	5:36	5:39	5:43	5:46	5:49	5:51	5:57	6:07	6:16	6:21	6:30
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8:30	8:39	8:46	8:58	9:06	9:11	9:13	9:20	9:23	8:30	8:36	8:39	8:43	8:46	8:49	8:51	8:57	9:07	9:16	9:21	9:30
9:30	9:39	9:46	9:58	10:06	10:11	10:13	10:20	10:23	9:30	9:36	9:39	9:43	9:46	9:49	9:51	9:57	10:07	10:16	10:21	10:30
10:30	10:39	10:46	10:58	11:06	11:11	11:13	11:20	11:23	10:30	10:36	10:39	10:43	10:46	10:49	10:51	10:57	11:07	11:16	11:21	11:30
11:30	11:39	11:46	11:58	12:06	12:11	12:13	12:20	12:23	11:30	11:36	11:39	11:43	11:46	11:49	11:51	11:57	12:07	12:16	12:21	12:30
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7:30	7:39	7:46	7:58	8:06	8:11	8:13	8:20	8:23	7:30	7:36	7:39	7:43	7:46	7:49	7:51	7:57	8:07	8:16	8:21	8:30
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9:30	9:39	9:46	9:58	10:06	10:11	10:13	10:20	10:23	9:30	9:36	9:39	9:43	9:46	9:49	9:51	9:57	10:07	10:16	10:21	10:30

**FY 2018 Maui Bus Passenger Counts (Daily Average)**

Month	Haiuku / Wailea Commuter	Makawao / Kapalua Commuter	Kihei / Kapalua Commuter	Wailuku / Kapalua (Stadium) Commuter	Wailuku Loop	Wailuku Reverse	Kahului Loop	Kahului Reverse	UpCountry Islander	Haiuku Islander	Lahaina Islander	Lahaina Villager	West Maui Islander	Kaanapali Islander	Napili Islander	Kihei Islander	Kihei Villager	Kula Villager	ADA Paratransit**	Total	Daily Average	
Jul-17	1,055	2,690	762	10,949	10,408	8,821	10,739	7,669	8,333	7,328	22,794	8,507	33,903	1,253	0	22,456	5,548	1,701	6,496	171,412	5529	
Aug-17	962	3,035	772	11,687	10,697	9,142	10,788	7,635	8,314	7,874	21,948	7,886	31,834	1,184	0	23,643	5,616	1,547	6,847	171,411	5529	
Sep-17	878	2,916	592	11,003	10,028	8,710	10,325	7,463	8,374	7,477	21,547	7,001	29,371	1,116	0	23,584	4,863	1,390	6,531	163,169	5439	
Oct-17	1,009	2,817	821	11,411	10,093	8,629	10,270	7,566	8,212	7,959	22,848	7,211	30,842	1,448	0	23,598	5,145	1,463	6,478	167,820	5414	
Nov-17	884	2,841	708	11,153	9,869	8,992	9,751	7,411	7,644	7,780	20,930	6,310	29,149	1,136	0	23,803	5,010	1,327	6,647	161,345	5378	
Dec-17	824	2,801	643	11,079	9,956	8,931	10,159	7,776	7,795	7,557	21,497	6,766	29,302	1,261	0	22,766	4,961	1,284	6,455	161,813	5220	
Jan-18																					0	0
Feb-18																					0	0
Mar-18																					0	0
Apr-18																					0	0
May-18																					0	0
Jun-18																					0	0
<b>Total</b>	<b>5,612</b>	<b>17,100</b>	<b>4,298</b>	<b>67,282</b>	<b>61,051</b>	<b>53,225</b>	<b>62,032</b>	<b>45,520</b>	<b>48,672</b>	<b>45,975</b>	<b>131,564</b>	<b>43,681</b>	<b>184,401</b>	<b>7,398</b>	<b>0</b>	<b>139,850</b>	<b>31,143</b>	<b>8,712</b>	<b>39,454</b>	<b>996,970</b>		



**FY 2017 Maui Bus Passenger Counts (Daily Average)**

Month	Haiuku / Wailea Commuter	Makawao / Kapalua Commuter	Kihei / Kapalua Commuter	Wailuku / Kapalua (Stadium) Commuter	Wailuku Loop	Wailuku Reverse	Kahului Loop	Kahului Reverse	UpCountry Islander	Haiuku Islander	Lahaina Islander	Lahaina Villager	West Maui Islander	Kaanapali Islander	Napili Islander	Kihei Islander	Kihei Villager	Kula Villager	ADA Paratransit**	Total	Daily Average
Jul-16	813	2,699	646	10,402	11,221	9,952	10,965	8,779	9,166	8,054	22,131	9,118	23,874	17,489	22,546	5,177	1,285	5,446	179,763	5799	
Aug-16	940	2,529	656	10,934	11,629	9,909	11,293	8,752	9,839	8,416	24,055	9,483	23,723	16,906	24,065	5,048	1,238	5,946	185,361	5979	
Sep-16	826	2,631	553	10,338	10,791	9,411	10,883	8,302	9,593	7,695	23,481	8,174	24,208	16,357	23,712	5,018	986	5,672	178,631	5954	
Oct-16	801	2,888	666	11,179	10,983	9,619	10,878	8,233	9,408	8,281	25,385	8,258	26,941	17,650	25,034	5,706	1,527	6,280	189,717	6120	
Nov-16	857	2,751	615	11,063	10,049	8,942	10,120	7,677	8,742	7,843	22,495	7,663	24,167	17,112	23,754	5,274	1,358	5,967	176,449	5882	
Dec-16	920	2,906	709	11,200	10,194	8,910	10,195	7,513	8,649	7,871	22,711	7,593	24,251	17,288	24,282	5,623	1,131	6,161	178,107	5745	
Jan-17	888	2,946	731	11,322	10,766	9,436	10,915	8,484	9,173	8,900	24,640	7,499	26,718	18,884	26,378	6,232	1,298	5,864	191,074	6164	
Feb-17	734	2,728	596	10,120	9,662	8,448	9,688	7,378	8,383	8,103	21,901	6,926	23,844	16,111	23,947	5,635	1,154	5,489	170,847	6102	
Mar-17	943	2,988	711	11,110	10,277	8,537	10,584	8,234	8,981	8,864	22,965	7,973	24,987	17,338	24,710	5,943	1,178	6,473	182,796	5897	
Apr-17	973	2,508	688	10,135	9,766	8,293	10,020	7,277	8,224	7,796	21,134	7,227	10,993	13,658	9,079	23,150	5,304	1,154	6,424	163,803	5460
May-17	1,057	2,723	703	10,919	10,563	9,149	10,741	7,787	8,950	7,503	21,883	7,497	31,271	1,628	0	23,569	5,388	1,566	6,895	169,792	5477
Jun-17	904	2,576	670	10,690	9,837	8,720	11,124	7,717	8,717	7,404	21,361	8,519	31,405	1,266	0	22,438	5,301	1,585	6,484	166,718	5557
<b>Total</b>	<b>10,666</b>	<b>32,873</b>	<b>7,944</b>	<b>129,412</b>	<b>125,738</b>	<b>109,326</b>	<b>127,406</b>	<b>96,133</b>	<b>107,825</b>	<b>96,730</b>	<b>274,142</b>	<b>95,930</b>	<b>73,669</b>	<b>239,265</b>	<b>164,214</b>	<b>287,585</b>	<b>65,649</b>	<b>15,460</b>	<b>73,101</b>	<b>2,133,058</b>	