

The WCT provides an opportunity to develop a major segment of this bikeway and to integrate it into the new community. The Final Environmental Assessment for the Proposed Wai`ale Road Extension and East Waiko Road Improvements (County of Maui, 2014) states that the Wai`ale Bypass will include a 10-foot bicycle/pedestrian path on the west side of the roadway. Moreover, the internal WCT site plan will provide both separated pedestrian and bicycle facilities along the collector roads and traffic calming along residential streets to ensure that bicycling is made safer. Figure No. 22 shows the Project's non-motorized network of multi-use trails, pedestrian and bicycle facilities.

**d. Vehicular Parking**

Parking requirements for the Project will be specified within the Project District zoning ordinance and Design Guidelines that will be prepared to implement the land use plan. The parking standards developed for the WCT will be designed to ensure that adequate parking will be provided throughout the development. It is intended that the parking standards and design guidelines will function together to offer innovative solutions to mitigate some of the deleterious effects that parking can have upon the natural environment and the built urban form. The WCT's parking standards and design guidelines will create opportunities for strategic centrally located parking lots within the town center and near the main street business districts; it will also allow for on-street parking, joint-use parking and the opportunity for cash-in-lieu fees, where appropriate. Minimum on-site parking requirements will be established by use. Where practical and appropriate to the site condition, pervious paving solutions and structured grass parking will be permitted. The WCT's parking standards and design guidelines will be subject to review and approval by the Maui Planning Commission and County Council as part of the zoning entitlement process.

**e. Pedestrian and Bicycle Crossing of Honoapi`ilani Highway and Major Arterials**

The Project has four proposed crossings of Honoapi`ilani Highway, which are shown and labeled in Figure No 23. Intersections A, C, and D are planned to be signalized intersections. With signalization, intersections A, C, and D would include marked crosswalks on all four legs to support safe pedestrian and bicycle crossings of the highway. The signals at these intersections will communicate with roadway users, whether they are walking, biking, or driving about when they have the right-of-way and when it is intended for them to cross the street. At these

# Waikapū

COUNTRY TOWN



- LEGEND**
- MULTI-USE TRAILS
  - WELL SITE
  - PV PANELS
  - RURAL LOTS
  - SINGLE FAMILY
  - COTTAGE TOWN HOME
  - COUNTRY TOWN MIXED USE
  - COMMERCIAL
  - PARKS AND OPEN SPACE
  - SCHOOL
  - AGRICULTURAL LANDS

**Figure 23: Honoapi'ilani and Arterial Pedestrian Crossings**  
**ILLUSTRATIVE LAND PLAN**

Date: October 7, 2015

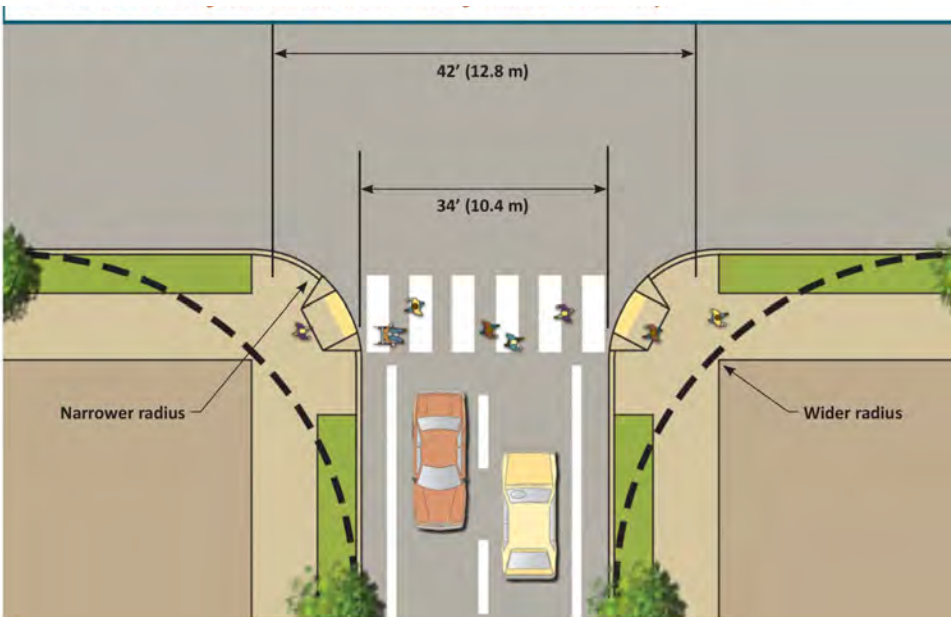
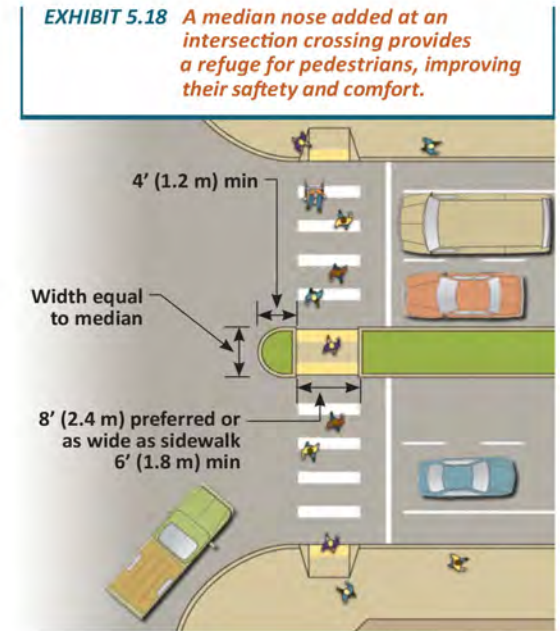
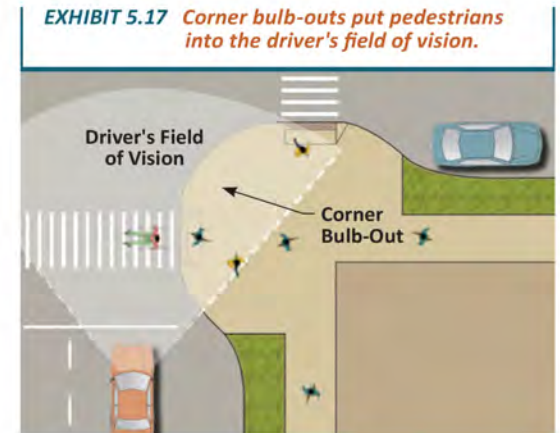
intersections treatments like protected left-turns and leading pedestrian intervals, will address conflicts with left-turning and right-turning vehicles, respectively. Moreover, to increase pedestrian convenience and safety intersection design considerations; such as providing extended crossing times, utilizing audible devices, providing adequate lighting and signage; will be discussed with State transportation planners. At these intersections, the Applicant will also work with State transportation planners to incorporate design elements that will calm vehicular traffic and minimize crossing distances such as adjusting curb radii and utilizing medians, center refuge islands, and corner bulb-outs.

Intersection B differs from locations A, C, and D because instead of cross-streets, an east-west walking path is proposed for the Project at this location. The presence of the walking path is likely to result in mid-block pedestrian crossings of Honoapi'ilani Highway at this location. This pedestrian crossing will be enhanced with high-visibility crosswalk striping, yield lines, and a pedestrian crossing beacon. The crossing beacon would be activated by pedestrians who are crossing the street so that people approaching in vehicles are made aware that pedestrians are crossing. Options for this location include rectangular rapid flashing beacons (RRFB) or a pedestrian hybrid beacon. It is also suggested that a median with pedestrian refuge be provided within the crossing, if feasible. Figure No. 24, A-B, illustrates the types of pedestrian and bicycle improvements that will be considered for the Project's crossing of Honoapi'ilani highway. In addition, along the mauka (west) and makai (east) frontage of Honoapi'ilani highway, a multi-use pedestrian and bicycle path will be proposed. Landscape plantings and signage will be utilized to direct pedestrians to the appropriate controlled crossings. Along the Main Street arterial (location E) a full service roundabout will be constructed with pedestrian improvements.

**f. ~~g.~~ Transit Network**

Under existing conditions, the Honoapi'ilani and Waiko bus stop is the only bus stop located in the project vicinity. While the Maui Bus has no immediate plans to expand service in this area, as the WCT site develops, the Project allows for the introduction of public transit to the site, and service to the WCT should be considered as the County plans future expansion of public transit service in this area. Additionally, enhancements and amenities (i.e., benches or covered shelter) could be installed at the existing bus stop and any new bus stops to support future transit riders in this area.

Source: State of Hawaii, May 2013  
 Hawaii Pedestrian Tool Box: A guide for planning, design, operations, education, to enhance pedestrian travel in Hawaii

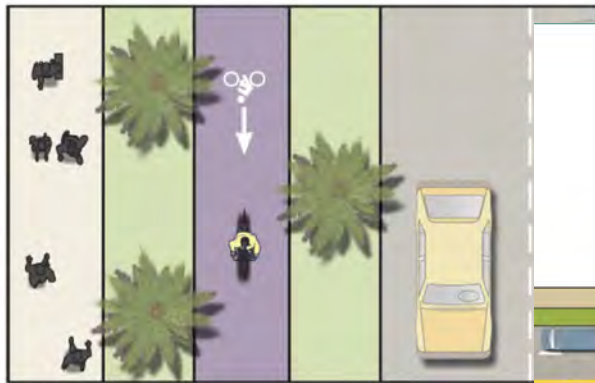
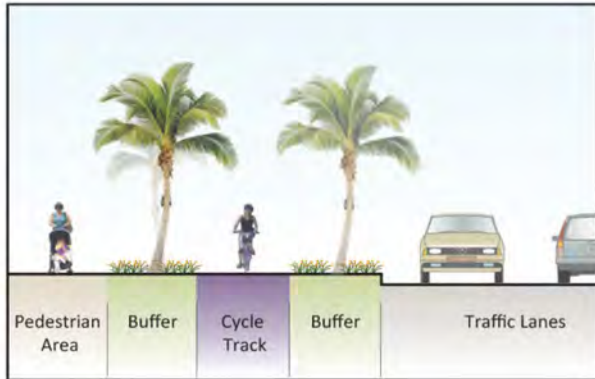


**Figure 24 A**  
 Conceptual Honoapi'ilani and Arterial Crossing Concepts

WAIKAPŪ COUNTRY TOWN

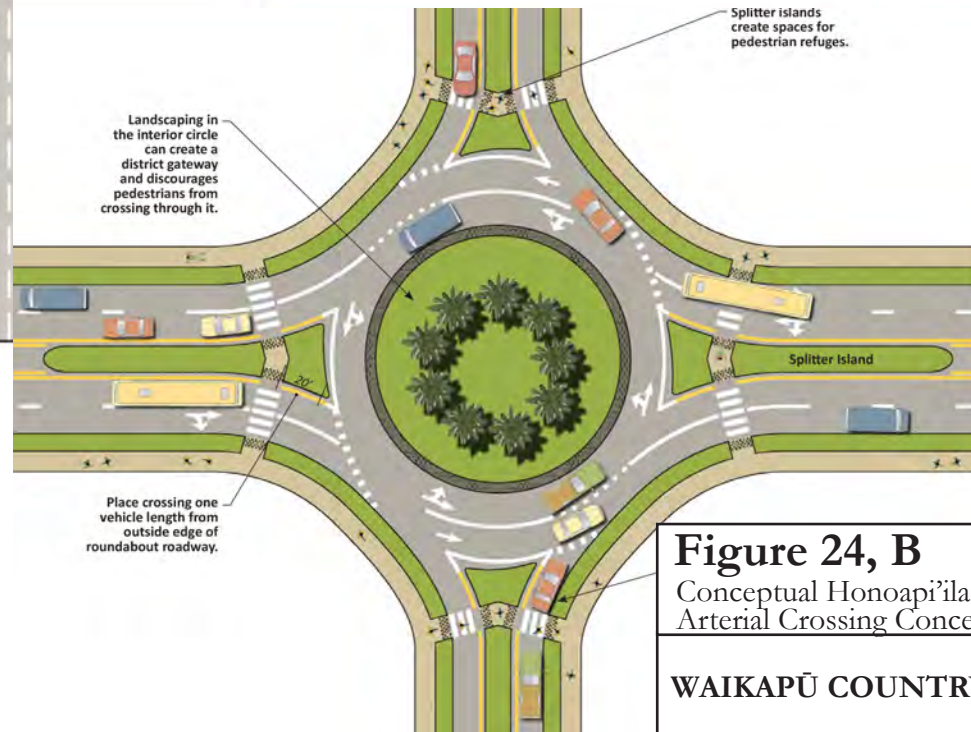
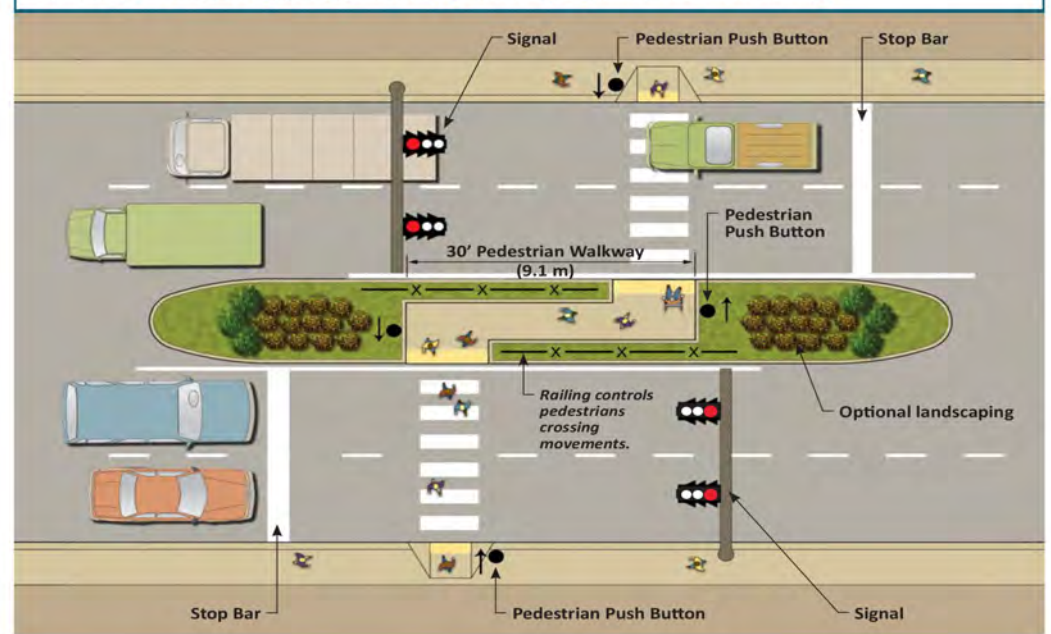


Source: State of Hawaii, May 2013  
*Hawaii Pedestrian Tool Box: A guide for planning, design, operations, education, to enhance pedestrian travel in Hawaii*



Cycle Track

EXHIBIT 5.34 A Well Designed Pedestrian Refuge at a Fully-Signalized Mid-Block Crossing



**Figure 24, B**  
 Conceptual Honoapiʻilani and Arterial Crossing Concepts

WAIKAPŪ COUNTRY TOWN



#### 4. Parks and Open Space Plan

The WCT offers a variety of open space elements that are intended to serve the diverse recreational needs and interests of the community. There are over 82 acres of active and passive-park and open space elements within the WCT Master Plan. Of the 82 acres, about 32.5 acres are dedicated to the creation of mini-parks, neighborhood parks and a community park. These parks are strategically located to make them easily accessible from the WCTs single- and multi-family residential neighborhoods and the elementary school. The project also includes approximately 50-acres of greenways, some of which incorporate pedestrian and bicycle paths, which will help to safely link neighborhoods to one another and to create visual relief and a diversity of natural topographic elements within the community.

Moreover, the abutting 1,077-acres of agricultural lands owned by the Applicant may create additional opportunities for various forms of open-land recreation such as horseback riding, mountain biking, trail running, hiking and community gardening. The Applicant intends to work closely with the County's Department of Parks and Recreation to plan for the Project's park facilities and to coordinate the subject improvements with nearby facilities including the Waikapū Park and Community Center and the planned Central Maui Regional Park. Figure 25 23 is a conceptual illustration of the various park elements within the WCT:

- **Village Green (1).** The Village Green is the site of the existing Mill House Restaurant and MTP lagoon. The green open area of the Village Green is approximately 1.5 acres, which includes a passive park on the mauka side of the lagoon. The Village Green will function as the WCTs civic and cultural center. It will be landscaped with tropical shrubs, flowers and canopy shade trees fronting onto the existing lagoon creating a unique sense of place. The Village Green will offer passive recreation in the form of areas for picnics, community gatherings and special events. Views from the green will be of the West Maui Mountains, the mauka agricultural lands and the botanical garden environment that exists around the lagoon and Mill House Restaurant.
- **Waihe'e Ditch Greenway and Neighborhood Park (2 and 3).** The Waihe'e Ditch Greenway is intended to become an approximate 40-foot wide multi-use path and trail that will course north to south across the mauka residential neighborhoods and beyond to the rural open space and agricultural trail systems. This multi-use path will become

an on-site amenity for walking, jogging and biking and will provide safe access to several small neighborhood pocket parks located along the greenway.

- **Waikapū Station Greenway and Neighborhood Parks (4 and 5).** The Waikapū Station Greenway is intended to link WCT's makai residential neighborhoods with commercial services along Main Street, the elementary school and the Waikapū River Community Park. The greenway is about 1 mile long and is about 40-feet wide. It will provide space for a multi-use pedestrian and bicycle path and landscape planting with canopy shade trees. The Waikapū Greenway also links a small .5-acre neighborhood park at its south end with another .5-acre neighborhood park centrally located to the greenway and the elementary school and the Waikapū River Park along the WCTs western boundary.
- **Mauka Makai Greenway (6).** The Mauka Makai Greenway links the multi-use path located along Honoapi'ilani Highway with the multi-use path located along the Wai'ale Bypass Road. This approximate 30-foot wide, and ½ mile long pathway, will link the makai single-family residential neighborhoods with the Waikapū Station Greenway. It will offer a safe and active transportation route to the elementary school and the Waikapū River Park. This route may also help to facilitate future pedestrian access to a future intermediate school that is planned for Wai'ale and to the County's regional park complex planned just to the east of the WCT.
- **Honoapi'ilani Highway Multi-Use Path (7 and 8).** The WCTs urban and rural frontage along Honoapi'ilani Highway is about ¾ miles. Setbacks of at least 60-and are proposed along the mauka and makai sides of the highway. A meandering 10-foot wide multi-use path is proposed along the mauka and makai sides of the highway together with canopy shade trees and tropical bushes and groundcovers. The multi-use paths will provide a safe active transportation route along the project frontage between the Village Green, Main Street, the Waikapū River Park and Waikapū Town.
- **Waikapū River Park (9).** The approximate 18.5-acre Waikapū River Park will provide active and passive recreation opportunities to the Waikapū Community. Based upon future community input and the needs of the Department of Parks and Recreation, this park could include active recreation facilities such as softball and soccer fields, basketball and tennis courts or skateboard facilities. The Park may also include passive recreation opportunities such as shaded areas for family picnicking, tot lots, community gardens and jogging and exercise facilities. The Waikapū Station Greenway will connect

the Park by a multi-use separated pedestrian and bicycle path to the Project's residential neighborhoods located to the south and west.

- **Community Gardens (10).** The WCT may include opportunities for community gardening within its park system and in appropriate areas within the rural and agricultural lands. It is envisioned that small plots could be offered for lease and that limited shared common facilities could be provided to community gardeners. The provision of community gardens will depend upon community demand for these types of facilities and whether adequate provisions can be made for the gardens security and maintenance.
- **Open Land Recreation (11).** Open land recreation uses are permitted within the State and County agricultural districts. These uses may include horseback riding, mountain biking, non-commercial camping, community gardening, petting zoos, hiking and other similar uses. It is expected that these and other similar uses may be permitted within the WCTs agricultural lands, provided that these activities do not interfere with agricultural operations.

## 5. Agricultural Development Plan

The WCT's principal land use beyond the Project's urban and rural boundaries will be agriculture. The WCT's agricultural lands comprise approximately 1,077 acres, of which 800 acres will be dedicated to agricultural use through a conservation easement. The remaining 277 acres may be subdivided into as many as five agricultural lots. The conservation easement will limit the 800 acre preserve to only those uses permitted within the State Land Use Agricultural District and the County Agricultural District; however; the easement will prohibit farm and/or residential dwellings from being constructed and will only allow agricultural subdivisions which serve the purpose of creating agricultural enterprises<sup>5</sup>. The specific details of the conservation easement are still being considered.

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<sup>5</sup> Agricultural enterprises would be any business or non-profit entity engaged in any permitted agricultural and/or special use approved pursuant to HRS, Chapter 205 and/or Maui County Code Chapter 19.30A, except that "farm dwellings", as defined in HRS Chapter 205, or any other type of residential dwellings including "farm labor dwellings", would not be permitted within the Agricultural Preserve.





**FIGURE 25**  
 Conceptual Parks and Open  
 Space Master Plan



WAIKAPU COUNTRY TOWN



PLANNING  
 CONSULTANTS  
 HAWAII, LLC

The Applicant intends to maintain ownership of the agricultural preserve. However, it is possible that in the future the Applicant may decide to deed a portion and or all of the preserve to the State and or County for the purpose of establishing an Agricultural Park. Long-term ownership and management options are still being considered. For the foreseeable future, the Waikapū Properties, LLC and Wai'ale 905 Partners intend to manage the 800-acre Agricultural Preserve.

Within the agricultural preserve, several hundred acres will be developed as a public and/or private agricultural park to help facilitate Maui's agricultural development. The Maui Agricultural Development Plan (July 2009) was prepared by the Maui Country Farm Bureau in association with the County of Maui's Office of Economic Development in order to identify opportunities for the development and diversification of Maui's agricultural industry. The Plan states in part:

*"The industry faces numerous immediate and longer-term challenges and opportunities. The availability of an adequate and reliable supply of affordable irrigation water is a critical issue as competing demands from urban and instream uses intensifies, and drought conditions persist."*

*"Greater access to affordable land, a reliable and affordable inter-island transportation system, and greater access to markets are also critical issues to be addressed if Maui agriculture is to achieve sustained growth."*

The establishment of WCT's centrally located 800-acre agricultural preserve, with highly productive lands and affordable irrigation water, may help Maui farmers compete in local, mainland and international markets. These lands are located about three miles from Maui's only commercial harbor and its principal airport, servicing the mainland and Oahu.

There are currently ~~three~~ four commercial farms farming the Project areas lands. These include Kumu Farms, Hoaloe Farms, Makani Olu Ranch, and Beef and Bloom. ~~Hawai'i Taro LLC, and HC&S.~~ Waikapū Properties LLC Makani Olu Ranch is raising a herd ~~heard~~ of Texas Longhorn

cattle and Beef and Bloom Black Angus cattle on the higher elevation agricultural lands. The recent discontinuation of HC&S's farming of sugarcane on the Project's agricultural lands will allow WCT's existing diversified farmers, as well as new farmers, to establish diversified agriculture onto these former sugarcane lands. Vehicular access into the Agricultural Preserve will be from the Wai'ale Bypass and from the Project's internal roadways. Access may also be available from Honoapi'ilani Highway and Kuihelani Highway, subject to approval of the State Department of Transportation. The longer-term agricultural development plan includes the following types of uses, the location of which are shown conceptually on Figure No. 26 A-C 24, "Conceptual Agricultural Master Plan":

- ***Waikapū Commons Agricultural Park (1).*** This private and/or publically owned and managed agricultural park will provide long-term leases to qualified Maui farmers for diversified agricultural production. The park would be serviced by irrigation water that would be supplied from on-site agricultural wells. The water would be stored in agricultural reservoirs and distributed to the Park as demand warrants and at rates to support profitable farming operations. It is expected that Kumu Farms and Hoaloe Farms Hawaiian Taro LLC, both existing farmers on WCT lands, will relocate their operations to the agricultural park. Other qualified farmers will also be given an opportunity to lease these lands for farming endeavors. The area of the Park will likely range from approximately 250 to 800 acres, depending upon farmer demand. Figure 26, A 24 is an illustrative map identifying conceptually the location of the Agricultural Park and other potential agricultural uses on the Property.
- ***Community Farmers Market, Fruit and Vegetable Stands and other Direct Marketing (2, 3).*** The WCT will encourage direct marketing to consumers of agricultural products grown on the property and from elsewhere within Maui County. It is envisioned that a vibrant farmers market and fresh fruit and vegetable stands may be located within the WCT at strategic locations as shown on Figure 26, A-24. Because of the WCTs close proximity to Wailuku Town, Kahului and Kīhei, farmers may also decide to establish pick-your-own farms or participate in community supported agricultural programs where orders for produce are placed directly by consumers with local WCT farmers. On-site restaurants, such as the existing Mill House Restaurant, may also serve as customers agricultural products grown on WCT lands.