



CHAPTER III

Description of the Project



III. DESCRIPTION OF THE PROJECT

A. PURPOSE AND OBJECTIVES

The primary purpose of the WCT is to create a new mixed-use residential community that embodies the principles and policies of the MIP and that respects and implements the Statement of Values of the Waikapū Community Association. Key guiding principles embodied in the MIP that have guided the development of the WCT Master Plan include:

1. ***Respect and encourage island lifestyles, cultures, and Hawaiian traditions:*** *The culture and lifestyle of Maui's residents is closely tied to the island's beauty and natural resources. Maintaining access to shoreline and mountain resources and protecting culturally significant sites and regions perpetuates the island lifestyle and protects Maui's unique identity. One of the most vital components of the island lifestyle and culture is Maui's people. In an island environment where resources are finite, future growth must give priority to the needs of residents in a way that perpetuates island lifestyles.*
2. ***Promote sustainable land use planning and livable communities:*** *Managing and directing future growth on Maui should promote the concept of sustainability, and the establishment of livable communities. Sustainable practices include: 1) Focusing growth into existing communities; 2) Taking advantage of infill and redevelopment opportunities; 3) Promoting compact, walkable,*

mixed-use development; 4) Revitalizing urban and town centers; 5) Providing transportation connectivity and multimodal opportunities; 6) Protecting and enhancing natural and environmental resources; 7) Protecting, enhancing, and expanding communities and small towns, where appropriate; and 8) Encouraging energy and water-efficient design and renewable energy technology.

3. ***Keep “urban-urban” and keep “country-country”:*** *Given the high cost of developing public infrastructure and facilities to service remote areas, the significant environmental and social impacts associated with long vehicle commutes, and the desire to “keep the country-side country” it is preferable to develop compact communities and to locate development within or as close as possible to existing urban areas and employment centers.*

4. ***Protect traditional small towns:*** *Development within and adjacent to Maui’s traditional towns should be compatible with and perpetuate their unique character. Hard edges should be maintained around new and existing communities through the use of greenbelts and significant open space.*

5. ***Protect open space and working agricultural landscapes:*** *In light of continuing urbanization, the protection of agricultural and open-space resources will depend on a healthy agricultural industry and progressive planning and regulation. Planning should utilize agricultural lands as a tool to define the edges of existing and planned urban communities, apply innovative site design, create buffers along roadways, provide visual relief, and preserve scenic views.*

6. ***Protect environmentally sensitive lands and natural resources:***
Environmentally sensitive lands, natural areas, and valued open

spaces should be preserved. Native habitat, floodways, and steep slopes should be identified so future growth can be directed away from these areas. It will be important to plan growth on Maui in a manner that preserves habitat connectivity, watersheds, undeveloped shoreline areas, and other environmentally sensitive lands.

7. ***Promote equitable development that meets the needs of each community:*** *Each region of the island should have a mix of housing types, convenient public transit, and employment centers. Where appropriate, all neighborhoods should have adequate parks, community centers, greenways, libraries, and other public facilities. No community should have a disproportionate share of noxious activities. Additionally, a fair, efficient, and predictable planning and regulatory process must be provided. A cornerstone of equitable development should reflect a focus on providing affordable housing for all of Maui's residents over developing nonresident housing.*

8. ***Plan for and provide efficient and effective public facilities and infrastructure:*** *Many of Maui's public infrastructure systems and facilities were constructed decades ago and are in need of repairs and upgrades to meet current and future demand. Growth should be planned for areas with existing infrastructure, or where infrastructure can be expanded with minimal financial burden to the public. Transportation infrastructure should be designed to be in harmony with the surrounding area.*

9. ***Support sustainable economic development and the needs of small business:*** *Land use decisions should promote and support sustainable business activities.*

- 10. Promote community responsibility, empowerment, and uniqueness:** *The development of community plans should be a broad-based, inclusive process. The community plans shall be reviewed by the Community Plan Advisory Committees, the planning commissions, and approved by the Council. The MIP shall provide a framework for the updated community plans. Subsequent proposed community plan amendments should be subject, as much as possible, to local community input.^{viii}*

The WCT Master Plan also seeks to embody the values of the existing residents of Waikapū. Waikapū Community Association Statement of Values and Supplemental Statements that have helped shape the WCT Master Plan include:

- *“Respect the principals and values of traditional Maui rural towns and sustainable communities.*
- *Incorporate employment uses into the project to reduce commuting.*
- *Maintain a physical and visual separation between communities.*
- *Prohibit gated neighborhoods.*
- *Preserve prime and productive agricultural lands in perpetuity.*
- *Establish an identifiable public town center.*
- *Preserve and enhance the property’s natural and ecological systems, especially Waikapū Stream.*
- *Encourage mixed use development within a defined commercial/business core. Establish opportunities for easily accessible ‘mom and pop’ stores.*
- *Protect public view corridors of Waikapū Valley, the West Maui Mountains, the ocean, and the plains of Central Maui through the careful placement and massing of buildings and creative use of open space throughout the project.*
- *Incorporate ‘green’ and ‘sustainable’ development practices.*
- *Identify, evaluate and preserve historic and cultural landmarks on the property.*

- *Create a tiered and separated transportation network comprised of various modes, including vehicular, transit, walking and biking.*
- *Create pedestrian-friendly neighborhood roadways.*
- *Preserve the integrity of the Waikapū Ahupuaʻa by working with knowledgeable Kūpuna and Waikapū residents to ensure the conservation and sustainable use of the upland watershed, Waikapū stream and fertile kula agricultural lands.*
- *Provide a variety of recreational opportunities to facilitate good physical health.*
- *Encourage community input and participation in the formulation and execution of the Plan in accordance with the Plan’s guiding principles and Statement of Values.*
- *Create a ‘Garden Town’ by dedicating a permanent agricultural buffer around the town, protecting view corridors, and incorporating a mixture of greenways, parks, open space, and tree-lined streets and landscaped public spaces throughout the project.”*

In addition to the above-referenced guiding principles from the MIP and Waikapū Community Association Statement of Values, the desire of the Applicant, Waikapū Properties LLC, is to accomplish the following objectives:

- Be a profitable development for the project’s entrepreneurial developers, the County and State;
- Provide a diverse range of market and affordably priced housing in order to address projected housing demand through 2030;
- Develop a “complete community” with a diversity of housing, retail, and civic uses to support residents;
- Protect the environment by directing development away from sensitive lands and by incorporating sustainability practices into the design, development and operation of the project;
- Reduce automobile dependence;
- Provide a jobs and housing balance within the development;

- Create the opportunity for more active and healthy lifestyles through the creation of “complete streets”, greenways, and a diversity of parks spaces;
- Reduce the project’s energy demand through conservation, energy efficient design and development of on-site renewables;
- Respect traditional Hawaiian lifestyles and existing cultural practices;
- Facilitate agricultural development within the project’s protected agricultural lands;
- Maintain a sense of community where Maui residents feel comfortable visiting, living, working and playing.

B. MASTER PLAN CONCEPT

1. Land Use Plan

The project area encompasses approximately 14 acres of State Urban District land and approximately 1,562 acres of State Agricultural District land (**See**: Figure No. 5, “State Land Use Designation”). The existing MTP retail shops, restaurant, convention hall, tropical gardens and lagoon are on the State Land Use Urban designated land, which is a portion of TMK No. (2) 3-6-005:007.

The Applicant is proposing to redistrict approximately 485 acres of State Agricultural District land to the State Urban and Rural Districts. Approximately 1,077 acres of the Applicant’s holdings will remain within the State Agricultural District. Approximately 800 of these acres will be permanently protected by the Applicant through an agricultural easement, or similar mechanism, to facilitate diversified agricultural development. These lands are located to the south of the Project’s Small Town and Rural Growth Boundaries and extend in the direction of Mā’alaea.

The Project, which will be situated on approximately 499 acres, is envisioned to become a “complete community,” encompassing a mixture of single- and multi-family residential units, commercial, and civic uses. In accordance with the MIP’s Directed Growth Area Guidelines, the WCT will include 1,433 residential units, plus ~~about~~ up to 146 ‘Ohana units, together with neighborhood retail, commercial, an elementary school, parks and open space. The Project will

be bound by the Applicant's agricultural land holdings. The establishment of a firm agricultural boundary abutting the Project's urban and rural boundaries will help to create a "country town" ambiance that will be unique but also similar to Maui's other small towns such as Pā'ia, Makawao and Ha'ikū. The WCT will be built in two five year phases, both mauka and makai of Honoapi'ilani Highway. Development mauka of the highway will focus inward onto a "village center," incorporating the existing buildings and grounds of the MTP. The WCT Master Plan calls for a mixture of affordable and market priced housing, along with commercial, entertainment, parks and civic uses within and around the village center.

Development makai of the highway will focus onto a pedestrian-oriented "main street," a nearby elementary school, and a community park. The makai development is bound to the east by the planned extension of the Wai'ale Road, which will intersect with Honoapi'ilani Highway at the Project's southern boundary (See: Figure No. 11, A-B: "Illustrative Land Plan" and Figure No. 12, "Birdseye Illustrative Perspective of the Mauka Village and Agricultural Lands"). For the purpose of assessing the Project's development impacts, the WCT Master Plan and development program is consistent with the MIP's allocation of 1,433 units, plus 'Ohana units. The Applicant understands that local market conditions will ultimately determine the types of units sold and density of development within the project. It is intended that at full build-out the overall character of development, mix of uses and development pattern will be consistent with the master plan vision, design guidelines, and zoning ordinances.

2. Neighborhood Pattern and Urban Design Character

The WCT is envisioned to have two distinct, but interconnected neighborhoods, located mauka and makai of Honoapi'ilani Highway. The community's commercial and social core will be the Village Center at the existing MTP. Here, it is envisioned that residents will be able to enjoy restaurants, go to a farmers market, or bank and shop for daily needs. The defining feature of the Village Center is the Village Green and its dramatic tropical lagoon, which gives the community a distinctly Hawaiian ambiance and will invite residents to gather and relax under a shade tree or at one of the Green's several restaurants/cafés (See: Figure Nos. 13, A-E: Rendering Key, Illustrative Rendering of Village Lagoon Looking Mauka (1), Illustrative Rendering of Village Lagoon Looking Makai (2), Mill House Restaurant (3) and the Plantation Store (4)").