

The background image shows the entrance of a building with a teal overlay. The entrance features a set of double doors with intricate carvings on the panels. The carvings include various symbols, possibly representing nature or local culture. The building is surrounded by lush greenery, with large trees and bushes visible. The overall scene is well-lit, suggesting a bright day.

Molokai Education Center Expansion

University of Hawai'i Maui College

Housing and Land Use Committee

February 21, 2024



Introductions

- **Lui Hokoana**, Chancellor University of Hawai`i Maui College
- **David Tamanaha**, Vice Chancellor University of Hawai`i Maui College
- **Kelley Dudoit**, Coordinator Molokai Education Center
- **Shawn Kodani**, Architect, University of Hawai'i Community Colleges
- **Ashley Onikama**, GD Design, Designer
- **Tom Schnell**, PBR HAWAII, Planner



Project Importance

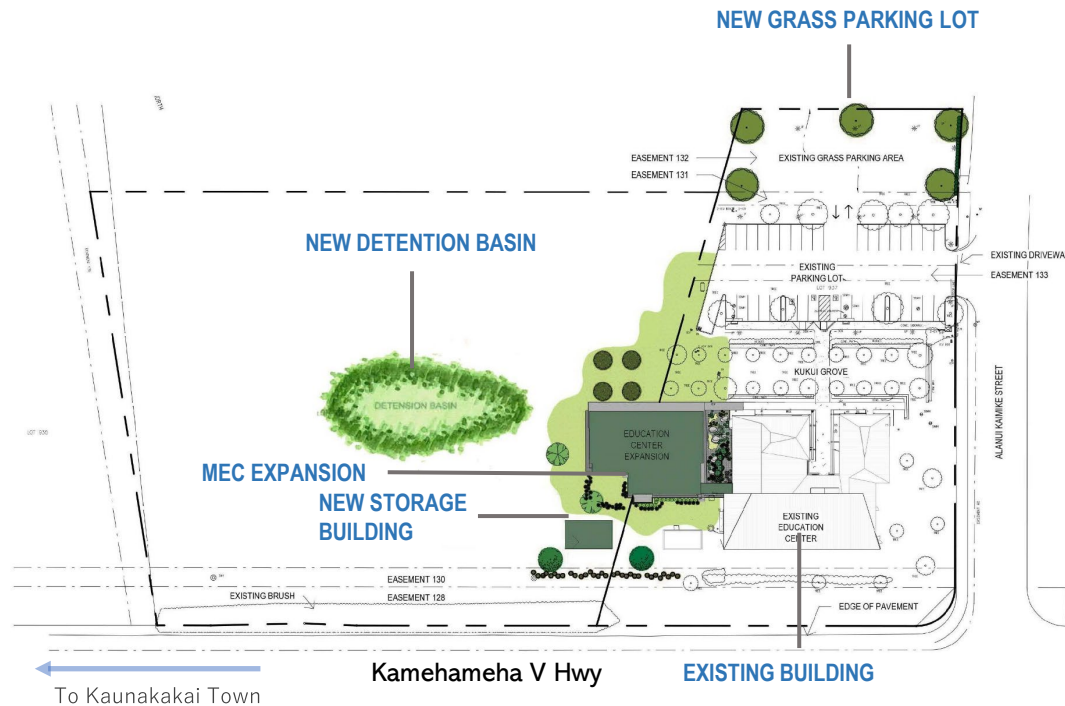
- The Moloka‘i Education Center (MEC) is the focal point for higher education, teaching, and learning for the University of Hawai‘i System Moloka‘i
- Maui College has been offering education on Moloka‘i since 1970
- Current facility opened in 1999
- Serves close to 250 students
- The expansion will serve 300-350 students
- Will allow flexibility in programming and capacity
- Provides Molokai residents higher education opportunities on Molokai
- E ho‘onau‘ao honua ‘oiai ma ka hale. A world of knowledge here at home.”



Location



What is being proposed?



- A new classroom building connected to the existing MEC building
- A multi-function classroom for:
 - Classes
 - Lectures
 - Graduation ceremonies
 - Community events
- A new storage building
- Improvement of the grass parking lot area
- A new detention basin



Molokai Education Center (MEC) Expansion Overview

Applicant:	University of Hawai'i
TMKs:	(2) 5-3-003:013 and (2) 5-3-003:014
Land Area:	Approximately 5 acres
Expansion:	<ul style="list-style-type: none">▪ New classroom building connected to existing building▪ New storage building▪ New detention basin▪ Improved grass parking lot▪ Improved landscaping and irrigation system
Additional Gross Floor Area:	Approx. 3,300 SF (classroom building)
Major Approvals Required:	<ul style="list-style-type: none">▪ State Land Use District Boundary Amendment (less than 15 acres)▪ Change in Zoning▪ Special Management Area Use Permit▪ Subdivision/Consolidation Approval (approval pending final SMA)▪ Flood Hazard Area Development Permit (approval pending final SMA)▪ Building/Grading Permits



A line of graduates in black gowns and caps walking on a sidewalk in front of a building with large trees. The graduates are wearing yellow leis and some have flowers in their hair. A woman in a patterned top and dark pants stands to the right, holding a white envelope. The building has a green facade and a large tree in the foreground.

Molokai Education Center Background & Need





Expansion Needed To...

- To meet the needs of increasing student population, faculty, and administration
- Offer additional programs and degrees
- Expand non-credit programs
- Provide learning spaces to fit current instructional needs
- Provide space for larger events, such as graduations exhibitions, lectures, First Year Welcome, community events

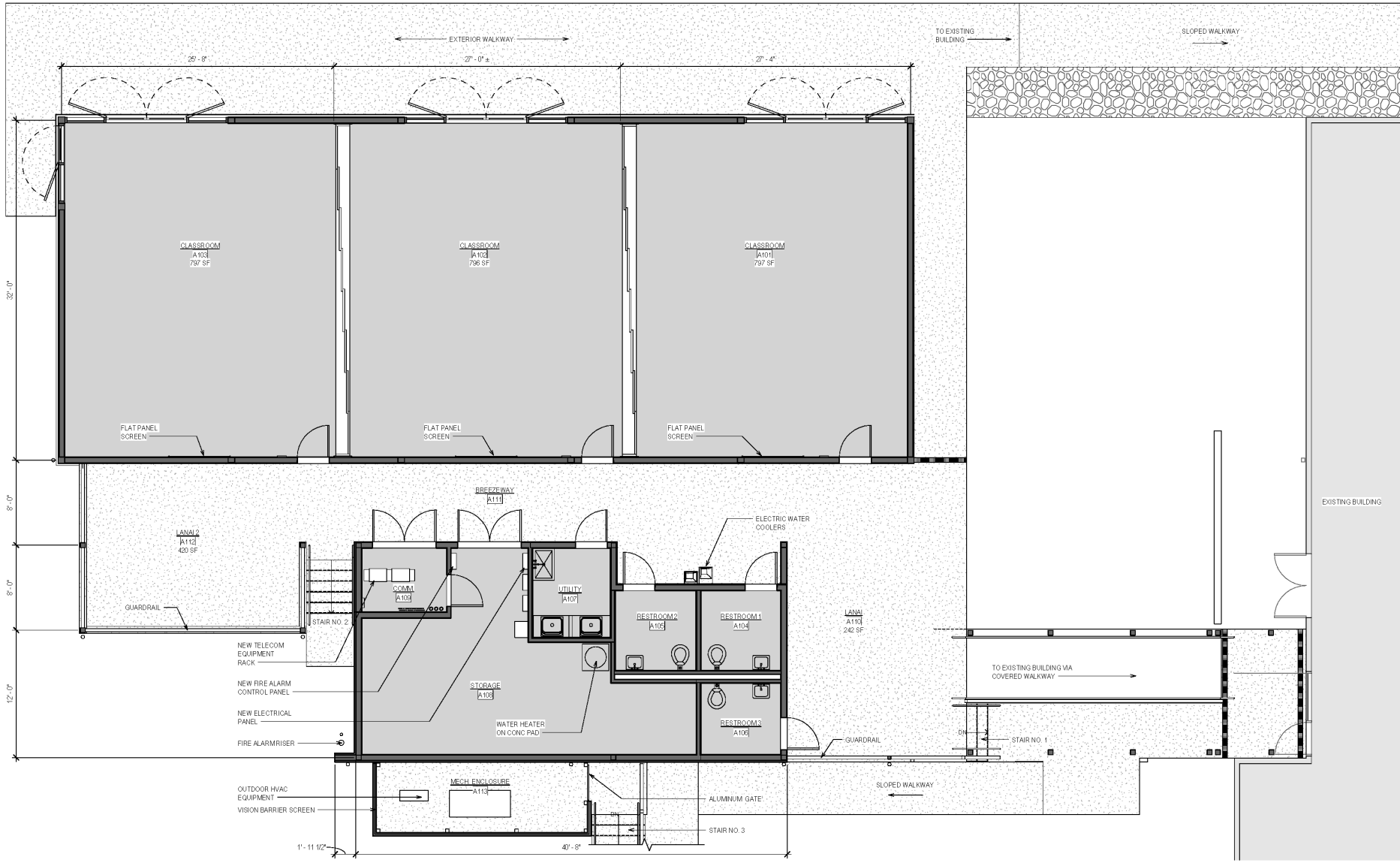
The MEC serves as the focal point for higher educational, teaching, and learning for the University of Hawai'i System Moloka'i.





Molokai Education Center Expansion Plans

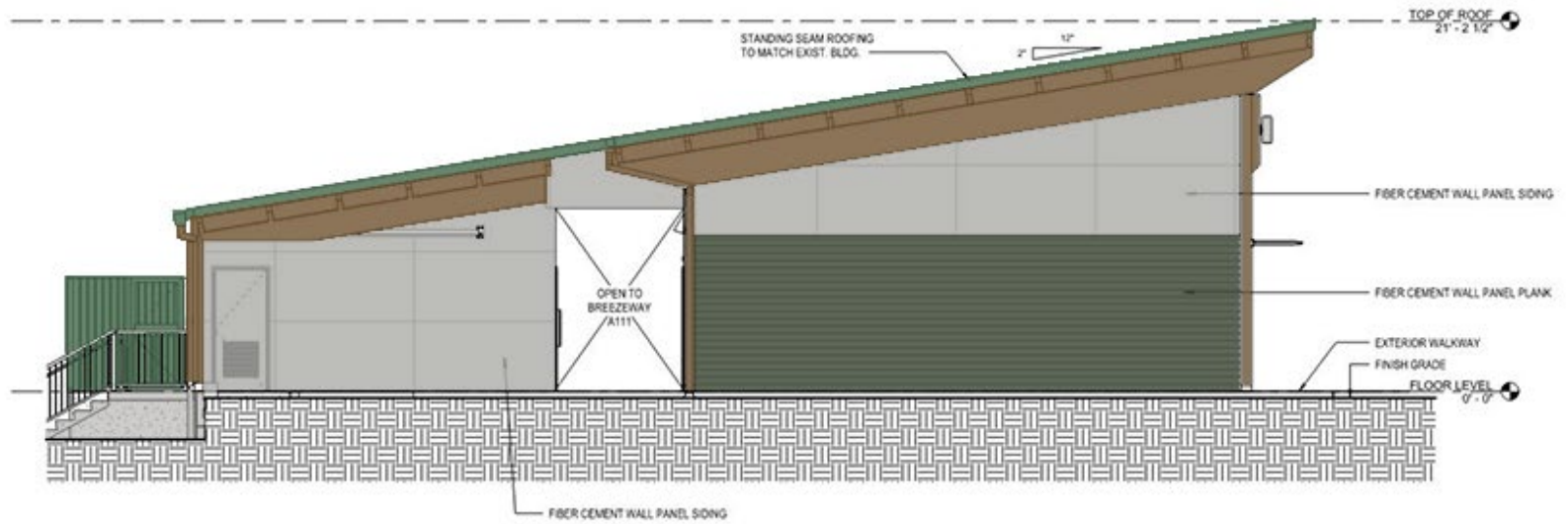




North Elevation



East Elevation



South Elevation

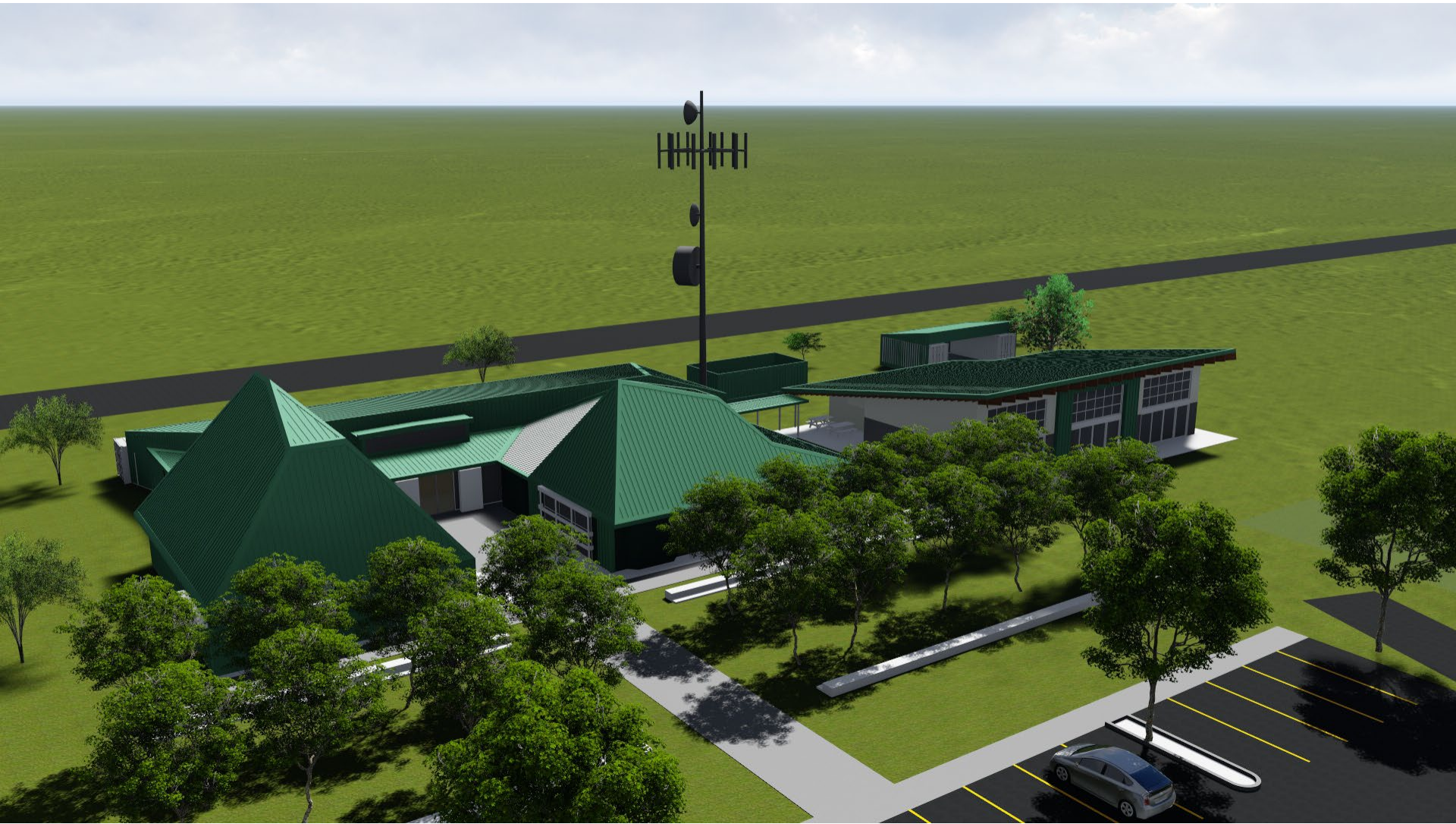


West Elevation











Environmental Assessment



Molokai Education Center Expansion

Final Environmental Assessment

Finding of No Significant Impact



Proposing / Approving Agency
University of Hawai'i Community Colleges

Prepared by:



January 2020

Environmental Assessment Process/Determination

- Draft EA published on April 8, 2019
- Comment period:
 - April 8, 2019, to May 8, 2019
 - All comments responded to
 - EA revised to incorporate comments
- Final EA published February 8, 2020

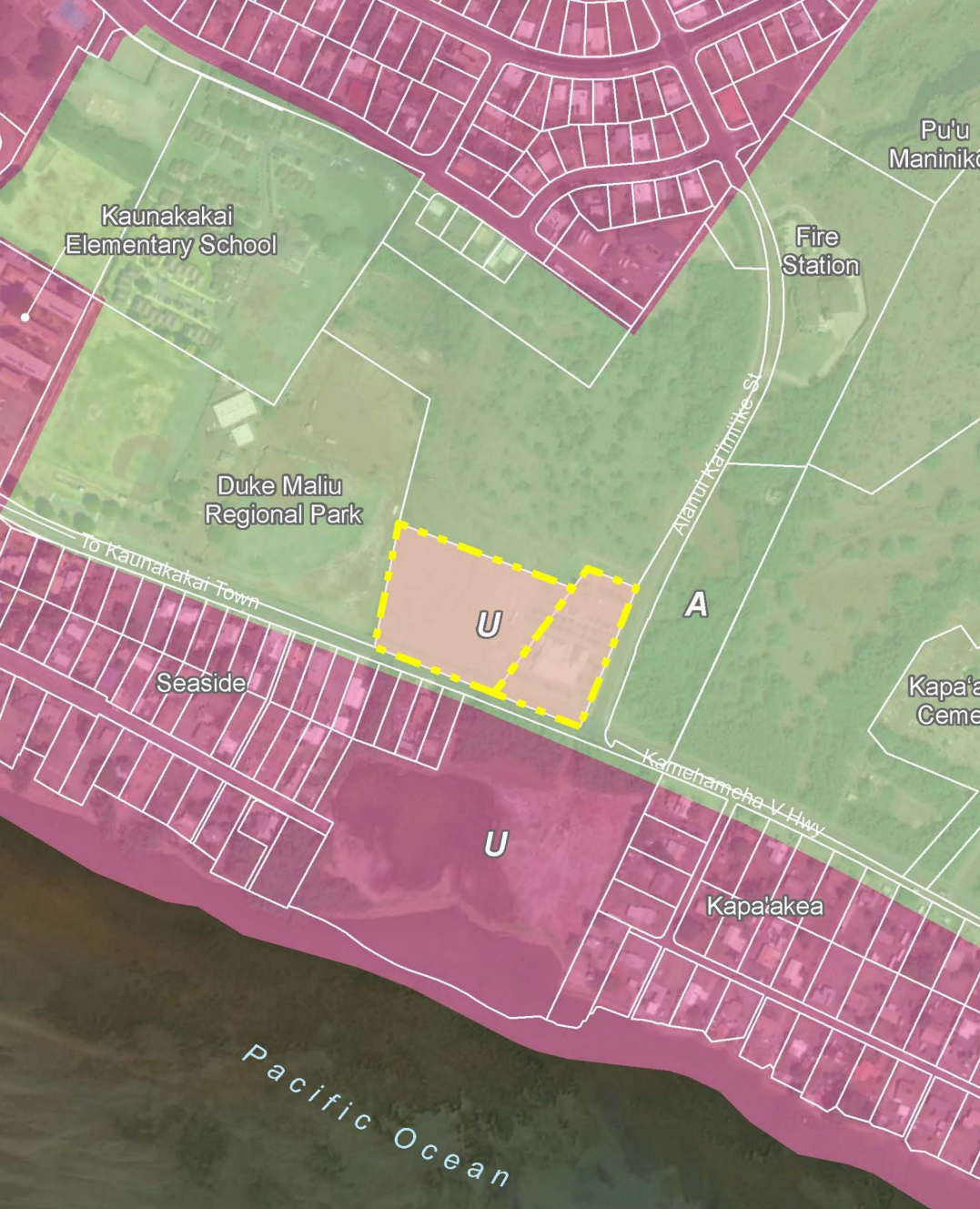
Final Determination:
Finding of No Significant Impact
(FONSI)





Requested Land Use Designations/Permits





State Land Use District Boundary Amendment (DBA)

- From Agricultural to Urban (less than 15 acres)
- Moloka'i Planning Commission requirement (2014)



ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

March 4, 2014

Mr. Clyde Sakamoto, Chancellor
University of Hawaii Maui College
310 Kaahumanu Avenue
Kahului, Hawaii 96732

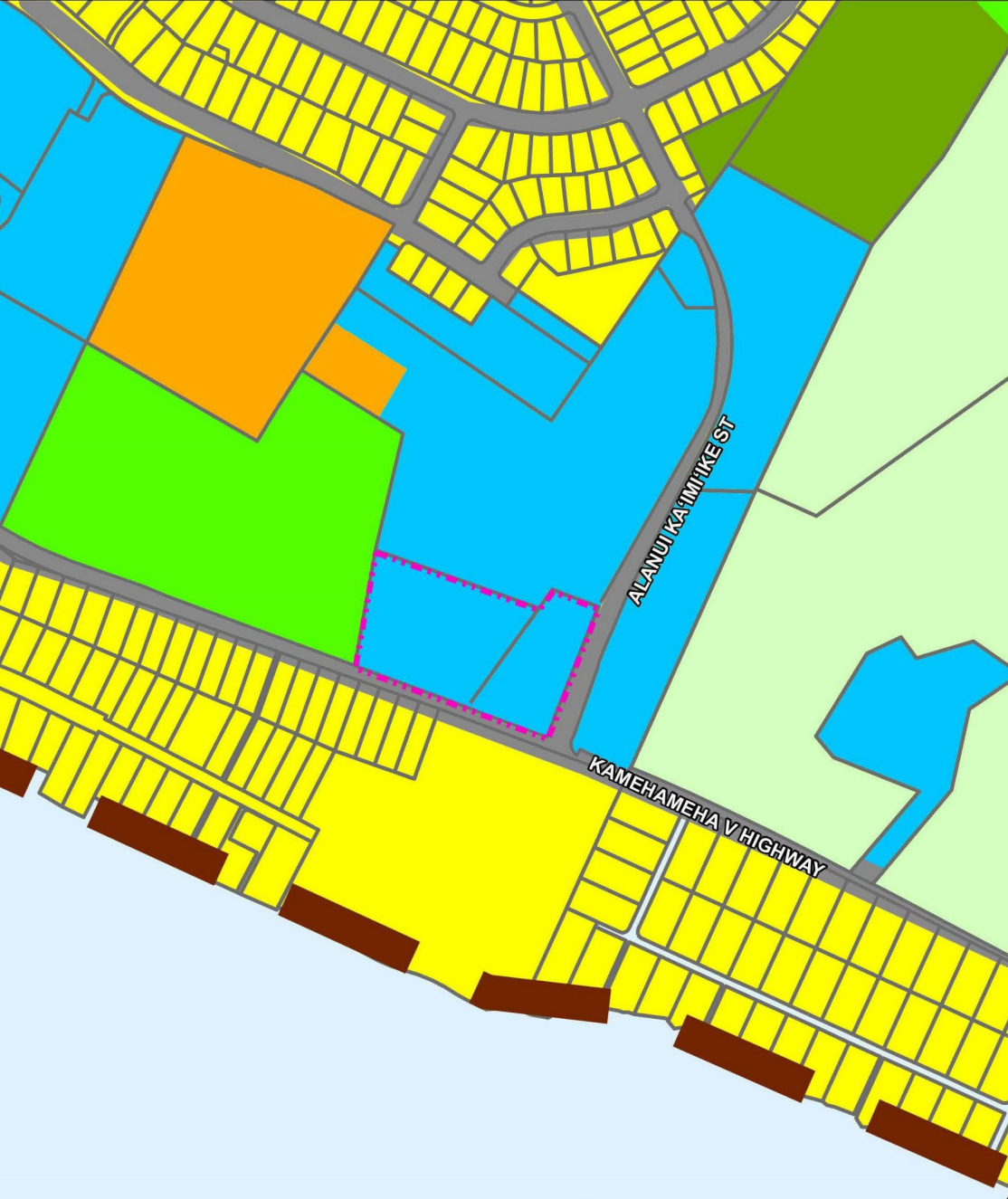
Dear Mr. Sakamoto:

SUBJECT: APPROVAL OF A TEN (10) YEAR TIME EXTENSION OF A STATE LAND USE COMMISSION SPECIAL USE PERMIT (SUP) FOR THE MOLOKAI EDUCATION CENTER POST-SECONDARY SATELLITE CAMPUS ON TWO (2.0) ACRES OF LAND IN THE STATE AGRICULTURAL DISTRICT, LOCATED AT 375 KAMEHAMEHA HIGHWAY V, KAUNAKAKAI, ISLAND OF MOLOKAI, HAWAII; TMK: (2) 5-3-003:001 (SUP2 980010)

PROJECT SPECIFIC CONDITIONS


8. That prior to any future expansion of the facility, the Applicant shall acquire a State Land Use District Boundary Amendment for this property.





Moloka'i Island Community Plan (2018)

Designation:
Public/Quasi-Public
(no change)




 = Public/Quasi-Public

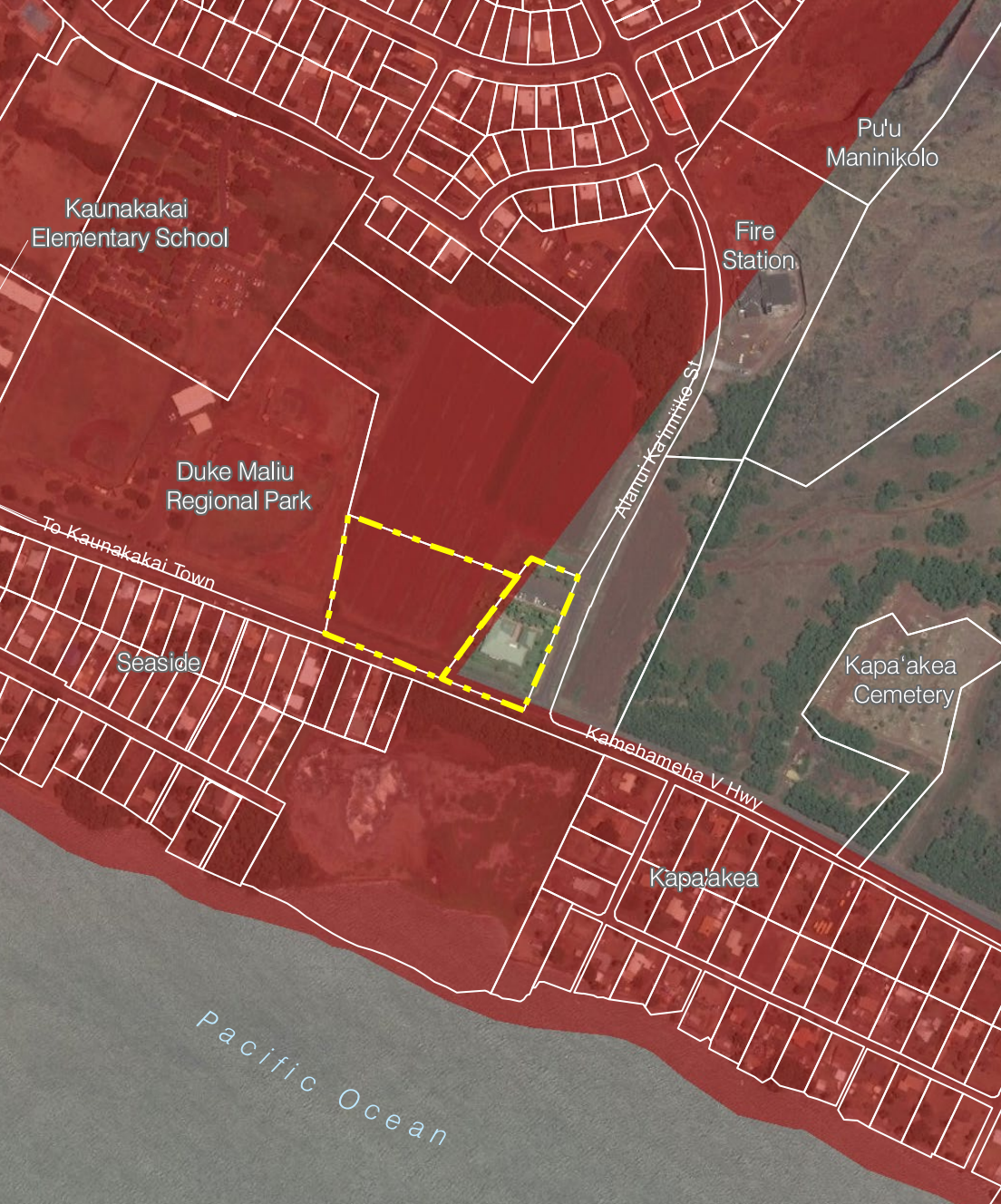


County of Maui Zoning

Change in Zoning

- From Interim to Public/Quasi-Public
- To conform zoning to community plan designation

-  = Agriculture
-  = Interim
-  = Public/Quasi-Public



Special Management Area

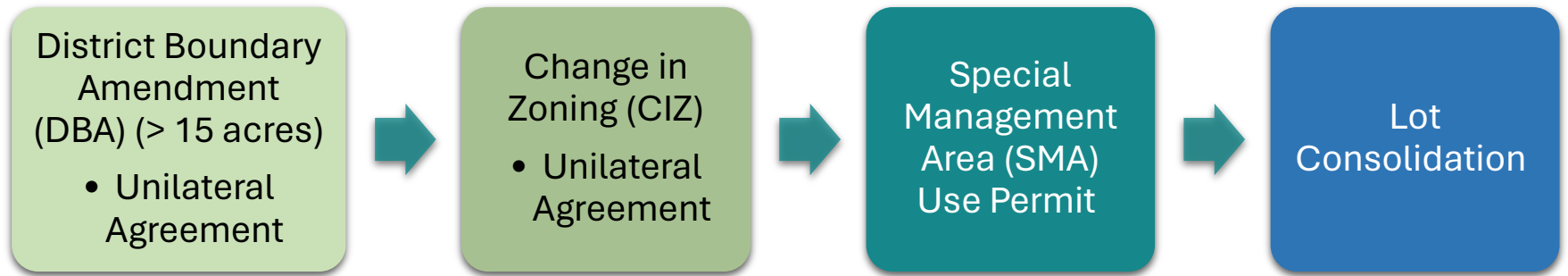
- Special Management Area Use Permit (Major)
- Required because the new classroom building is in the SMA

a' i Education Center

Special Management Area



Land Use Designation Summary





Proposed Conditions for Unilateral Agreements:

Change in Zoning & District Boundary Amendment

UA for Conditional Zoning

Original Condition 1

- The property may only be used for churches; community centers; specialized education and general education; facilities for non-profit organizations; government buildings and facilities; kindergartens, elementary schools, middle schools, high schools, colleges, and libraries; private parking lots or structures serving public purposes; public facilities or public uses; quasi-public uses or quasi-public facilities; public parking lots or structures; and water treatment facilities.

Proposed Condition 1

- Authorized use. The Property may only be used for churches; community centers; specialized education and general education; facilities for non-profit organizations; government buildings and facilities; kindergartens, elementary schools, middle schools, high schools, colleges, **universities**, and libraries, **nursery schools and day care centers that are part of college programs and in support of college students, faculty and staff**; private parking lots or structures serving public purposes; public facilities or public uses; quasi-public uses or quasi-public facilities; public parking lots or structures; and water treatment facilities.

Purpose: Additional uses added as potential support services the facility may provide.



UA for Conditional Zoning

Original Condition 2

- If the property is vacated because of sea-level-rise inundation, the property owner must pay for the removal and disposal of all buildings and structures on the property from the Island of Molokaʻi in compliance with mitigation measures at the direction of the appropriate regulatory agency.

Purpose: Clarification of potential mitigation actions (“Elected Actions”)the University may take due to sea-level-rise. The University’s and County’s expected financial and legal role if Elected Actions are taken.

Proposed Condition 2

- Sea-level-rise inundation. If the Property owner, who is the University of Hawaiʻi (“University”), determines or the County of Maui orders that the Property be vacated because of sea-level-rise inundation, the University may, with concurrence from the County of Maui Planning Department or such successor agency (“County Department”) elect to perform either, both or some combination of the following (collectively the “Elected Actions”): (a) remove and dispose, at no cost to the County of Maui, all or a portion of the University’s buildings and structures comprising the Molokai Education Center expansion (collectively the “Expansion Facilities”) from the Property in compliance with applicable state and county laws, statutes, and ordinances (with the University’s removal obligation subject to the University obtaining sufficient authorized funding through appropriation from the Hawaiʻi State Legislature and an allotment from the Governor of Hawaiʻi to perform and/or complete said removal) and (b) leave all or a portion of the Expansion Facilities in place as part of University research projects, including, without limitation, studies evaluating: (i) coastal environmental impacts resulting from sea-level-rise inundation and other climate change related impacts and (ii) the feasibility and effectiveness of underwater urban structures serving as marine and reef like environments and promoting the growth of fish, mammals and other marine life in the area, provided that the University shall not be required to maintain a reserve toward or set aside any funding in advance of implementing either, both or some combination of the Elected Actions.



DBA UA Conditions

1. Prohibition. There shall be a prohibition on any action that would interfere with or restrain farming operations adjacent to the Property; provided the farming operations are conducted in a manner consistent with generally accepted agricultural and management practices on adjacent or contiguous lands in the agricultural district; and
2. Notification. That there shall be notification to all prospective developers or purchasers of land or interest in land in the petition area and subsequent notification to lessees or tenants of the land, that farming operations and practices on adjacent or contiguous land in the agricultural district are protected under chapter 165, the Hawaii right to farm act, and that the notice shall be included in any disclosure required for the sale or transfer of real property or any interest in real property.



A group of approximately 30 people, including men, women, and children, are seated in a room with rows of black chairs. They are all smiling and looking towards the camera. In the background, a large world map is mounted on the wall. The word "Mahalo!" is overlaid in large white text across the center of the image. The room has a drop ceiling with recessed lights and a whiteboard on the right wall.

Mahalo!

HLU Committee

From: Tom Schnell <tschnell@pbrhawaii.com>
Sent: Wednesday, February 14, 2024 3:52 PM
To: HLU Committee
Cc: Ana L. Lillis; Sunny Rosario
Subject: HLU-11, District Boundary Amendment UA for Molokai Education Center (Kaunakakai)
Attachments: 2024-02-21 MEC Molokai HLU Committee Presentation.pdf

Dear Chair Kama and Committee Staff,

Attached is our presentation for HLU-11, District Boundary Amendment UA for Molokai Education Center (Kaunakakai) for the HLU Committee hearing on February 21, 2024. Please let me know of any time limit for our presentation and I can adjust the presentation as needed.

In person at the hearing will be the following University of Hawaii representatives and project team members:

- Lui Hokoana, Chancellor University of Hawai'i Maui College
- David Tamanaha, Vice Chancellor University of Hawai'i Maui College
- Kelley Dudoit, Coordinator Molokai Education Center
- Shawn Kodani, Architect, University of Hawai'i Community Colleges
- Ashley Onikama, GD Design, Designer
- Tom Schnell, PBR HAWAII, Planner

Please let me know if you have any questions or if I can provide any additional information in advance of the hearing.

Thank you for scheduling this on the agenda and we look forward to the hearing.

Tom Schnell, AICP
Vice President



PBR HAWAII

Phone: 808-521-5631

Mobile: 808 561-7978

Email:

tschnell@pbrhawaii.com

From: Tom Schnell
Sent: Wednesday, February 14, 2024 2:34 PM
To: HLU Committee <HLU.Committee@mauicounty.us>
Cc: ana.lillis@mauicounty.us; Sunny Rosario <srosario@pbrhawaii.com>
Subject: RE: HLU-11, District Boundary Amendment UA for Molokai Education Center (Kaunakakai)

Dear Chair Kama,

In response to your letter dated January 22, 2024, regarding the District Boundary Amendment and Change in Zoning for Molokai Education Center (HLU-11), with this email I am transmitting the University of Hawai'i's (UH) proposed Unilateral Agreement and Declaration of Conditions for the State Land Use District Boundary Amendment.

Please see attached:

- Transmittal letter

- Proposed Unilateral Agreement and Declaration of Conditions for the State Land Use District Boundary Amendment (Word file)
- Proposed Unilateral Agreement and Declaration of Conditions for the State Land Use District Boundary Amendment (pdf file)

Tom Schnell, AICP
Vice President



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