


# Exploring the Community Facilities District as a Tool for Beach Restoration


## Examples for Kahana Bay and Napili Bay

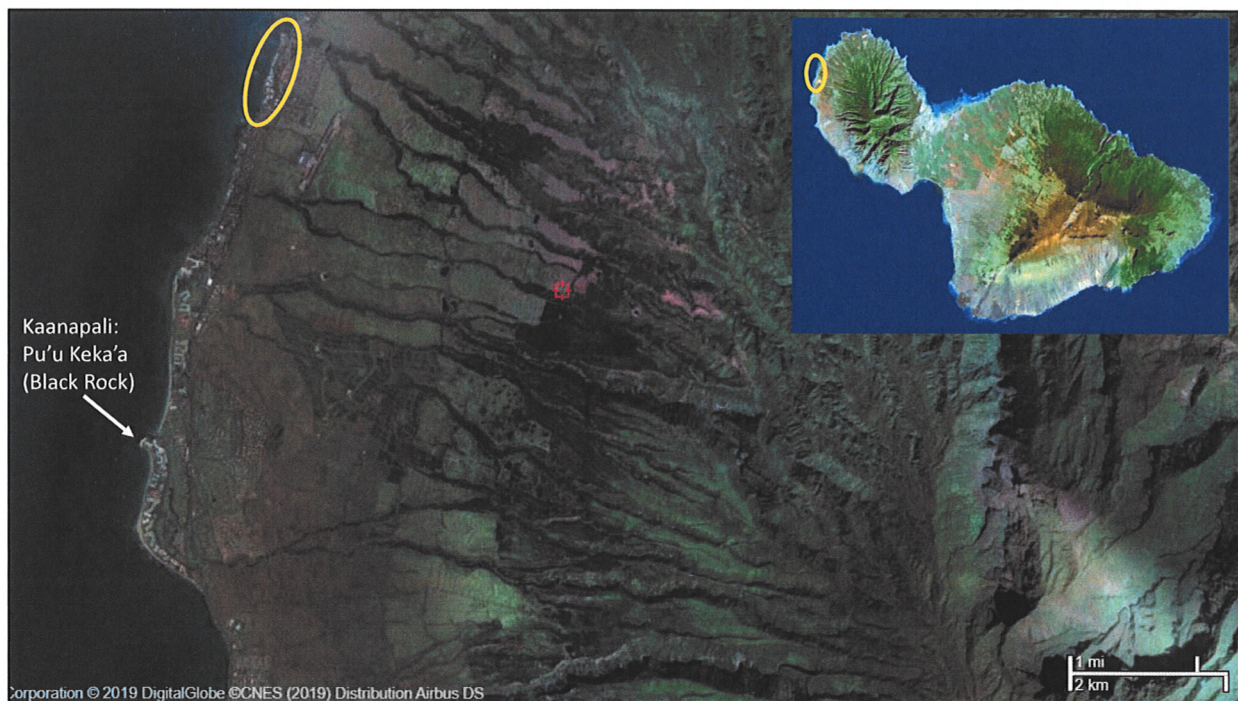
Maui County Council Water & Infrastructure Committee  
December 2, 2019



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RECEIVED AT WAI MEETING ON 12/2/19  
from James Buika



## Kahana Beach Cell

Nine condo properties, plus one private residence (north to south):

- Kahana Village
- Kahana Outrigger\*
- Felimon Sadang property
- Kahana Reef\*
- Pohailani\*
- Hololani\*
- Royal Kahana
- Valley Isle Resort
- Sands of Kahana
- Kahana Beach Resort\*

\*armored shoreline (temporary or permanent)



Royal Kahana looking south to Valley Isle Resort, Sept 2015, prior to major erosion



Royal Kahana & Valley Isle Resort, April 2016, impact from major erosion event



Valley Isle Resort Emergency Response, 2016



End Effect to Sands of Kahana, 2018, in foreground





Kahana Beach (Royal Kahana, Removal of pool hale), Nov 2017 & Nov 2018

## Beach Restoration is Feasible

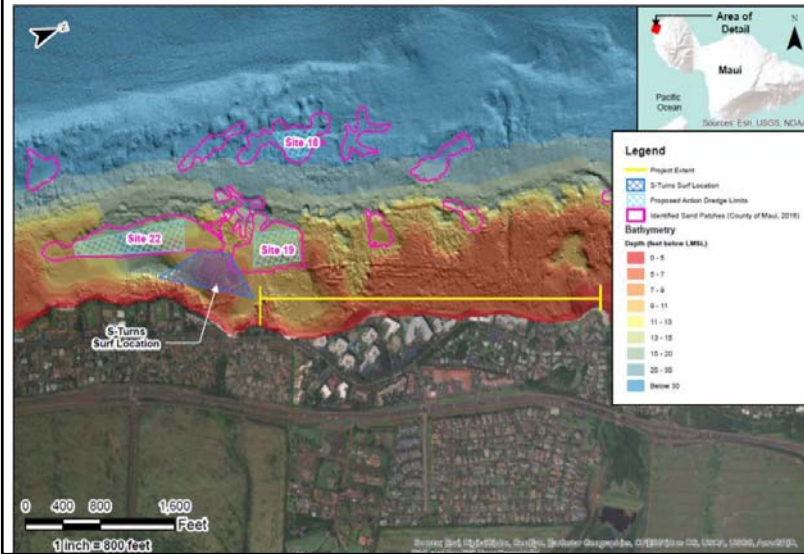
June 5, 2016:

- County Council-funded sand study reaches conclusion
- Sand quality and quantity sufficient for beach restoration



## 2016 County Council Funded Sand Study

Sand quality, quantity, and location is good



Offshore Borrow Area 19



Native Beach Sand



Kahana Bay in 1949:

Kahana Bay was once a continuous sandy beach before and during time of development in early 1970's.





## Hololani Maui Planning Commission Decision, July 2016



Hololani, 2019. Sheet pile seawall with concrete cap is installed.

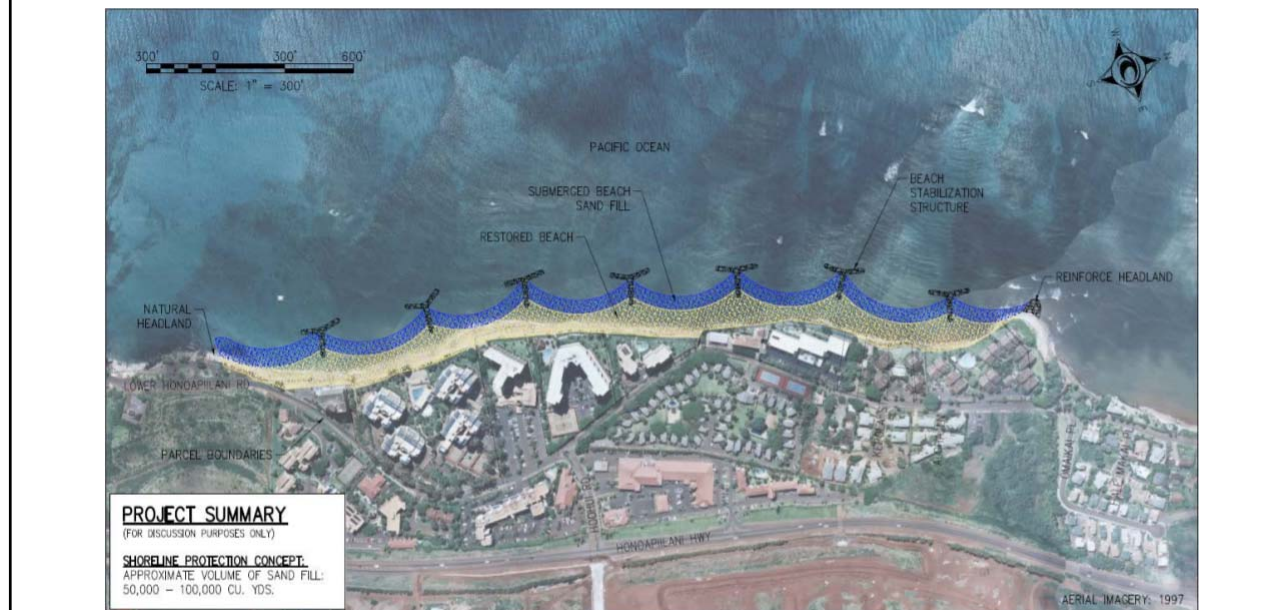
### Key Maui Planning Commission conditions, based on known beach restoration feasibility:

1. That the Hololani shall contribute actively and financially to a regional beach restoration project.
2. That, at the time when the Regional Project is implemented, the hybrid seawall/revetment shall be dismantled and removed by the Hololani, at Hololani's own expense.
3. That public access must be provided and maintained both to the shoreline and along the beach transit corridor (across the lawn).



Iroquois Point, Oahu – rock t-head groins provide a successful model

## Kahana Bay Restoration Concept



## Kahana Scope and Status

<b>Project Scope</b>	<ul style="list-style-type: none"> <li>• Restore 1975 beach footprint</li> <li>• Sand Volume = 50,000 to 100,000 cubic yards</li> </ul>
<b>Sand Study</b>	Completed in 2016 – sand source confirmed
<b>Community Facilities District Economic &amp; Environmental Benefits</b>	<ul style="list-style-type: none"> <li>• Protect ~936 shoreline dwelling units</li> <li>• Combined value of \$500+ million</li> <li>• Contribute over \$10 million annual tax revenues</li> <li>• Restore coastal ecosystem &amp; enhance recreation</li> </ul>
<b>Environmental Impact Stmt</b>	“EIS-Prep Notice” published July 23, 2019
<b>Construction Cost Estimate</b>	\$15-30 million (up from \$9-15 million)
<b>Funding Mechanism</b>	Private funding, with possible Community Facilities District (CFD) – seek State funds (to do)
<b>Construction Timeline</b>	Depending on Draft EIS and supplemental studies

## Kahana: Proposed Community Facilities District



- Using Community Facilities District bond...
- If cost = \$24,000,000
- 1,200 owners = \$20,000/unit
- 20 year bond life= \$1000/year
- ~\$83/month/owner for 20 years



## Conclusion: Five-year Proactive Planning Partnership Effort since 2015

1. Documentation of the Public-Private Partnership since 2015:
2. Council Budget Funding for Kahana Bay Sand Study in 2016 w Royal Kahana
3. County Conduct of over 40 Community & Ownership Meetings since 2015
4. Engagement with the US Army Corps of Engineers, Completion of \$50,000 Alternatives Study for Kahana Bay, 2016
5. County Emergency Permits Issued to Protect Kahana Bay parcels, 2010 – 2019
6. Formation of the Kahana Bay Steering Committee & Cost-Sharing Agreement
7. Private Funding for Environmental Impact Statement, 2017
8. Formation of Community Facilities District Ordinance, 2018
9. Recent November 18 County Council Meeting re: CFD, 2019
10. Major 5-Year Proactive Shoreline Planning Effort by the County of Maui with the Kahana Bay Steering Committee 2015-2019



## Napili Beach Cell

Seven properties  
(north to south):

- Napili Kai
- The Mauian
- Hale Napili
- Napili Sunset
- Napili Bay
- Napili Surf
- Napili Shores



Napili Bay (Napili Bay Resort), August 2019

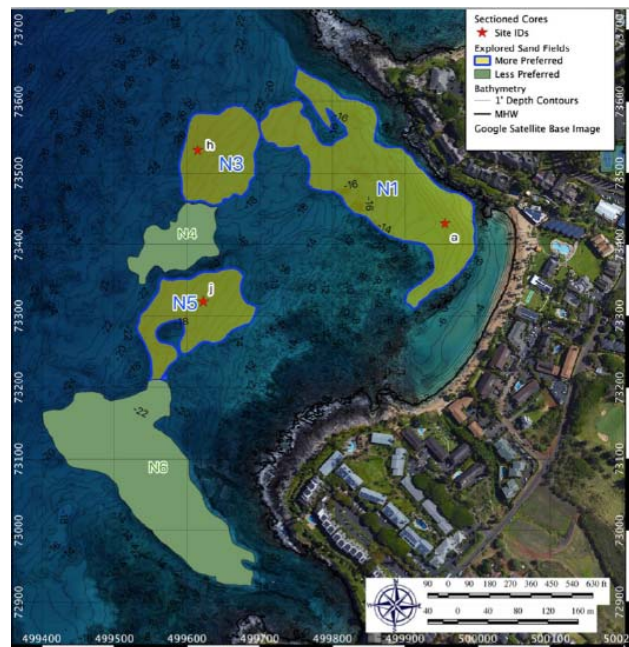


# Napili Sand Source

- Focus on sand sites N1 & N3



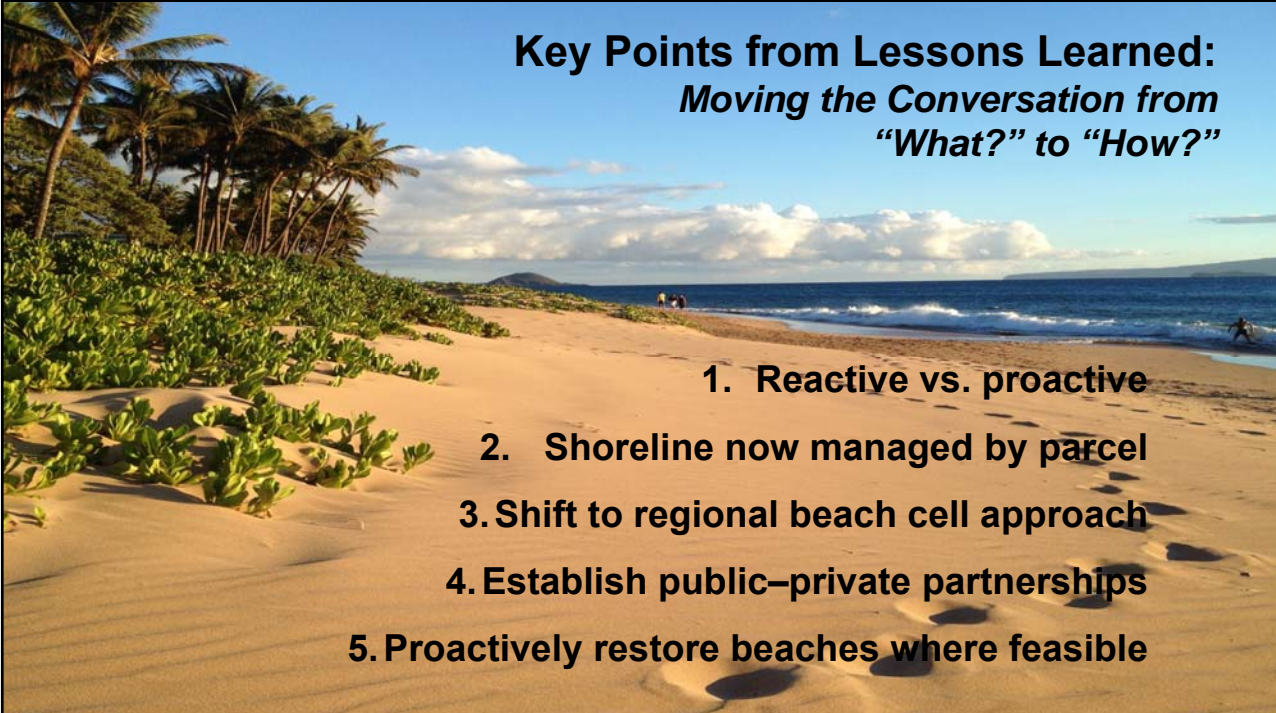
core samples





## Napili Scope and Status

<b>Project Scope</b>	<ul style="list-style-type: none"> <li>• Sand Volume = 10,000 cubic yards</li> <li>• Dry Beach Width Increase = ~20 feet</li> </ul>
<b>Sand Study</b>	Updated in July 2018
<b>Community Facilities District Economic &amp; Environmental Benefits</b>	<ul style="list-style-type: none"> <li>• Protect 670 dwelling units</li> <li>• Combined value of \$400+ million</li> <li>• Over \$9 million annually in tax revenues</li> <li>• Restore coastal ecosystem &amp; enhance recreation</li> </ul>
<b>Environmental Assessment</b>	Programmatic Small Scale Beach Restoration
<b>Construction Cost Estimate</b>	Estimated at \$1-3 million (?)
<b>Funding Mechanism</b>	Seeking private funds
<b>Construction Timeline</b>	Permits and construction by late 2021 (?)



**Key Points from Lessons Learned:**  
*Moving the Conversation from “What?” to “How?”*

- 1. Reactive vs. proactive**
- 2. Shoreline now managed by parcel**
- 3. Shift to regional beach cell approach**
- 4. Establish public-private partnerships**
- 5. Proactively restore beaches where feasible**

# Mahalo Nui Loa

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