

## AH Committee

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**From:** Berhanu, Sergut <sergut.berhanu@hawaii.gov>  
**Sent:** Thursday, December 30, 2021 8:45 AM  
**To:** AH Committee  
**Cc:** Chu, Randy N.T.; Minakami, Dean  
**Subject:** Kahului Civic Center Mixed-Use Complex presentation for January 3 AH meeting  
**Attachments:** 220103\_Kahului Presentation to AH Committee\_Final.pdf

Aloha,

Attached is the presentation for the Kahului Civic Center Mixed-Use Complex for the upcoming Affordable Housing Committee meeting.

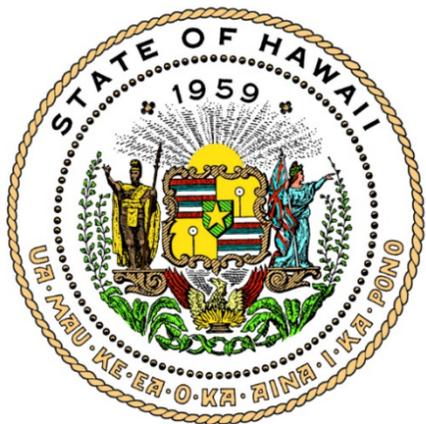
Thank you,  
Sery

**Sery Berhanu**

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# Kahului Civic Center Mixed-Use Complex

January 3, 2022



# Background

- ▶ **State of Hawaii fee owner**
- ▶ **Executive Order No. 3586 (May 20, 1993)**
  - ▶ DAGS Kahului Civic Center
- ▶ **Maui County Bus Hub Relocation**
- ▶ **Executive Order No. 4590 (July 29, 2019)**
  - ▶ Set aside land to HHFDC for development of
    - ▶ Mixed-use affordable rental housing
    - ▶ DAGS office space/civic center
    - ▶ New Maui bus hub
    - ▶ Other incidental use



# Location Map





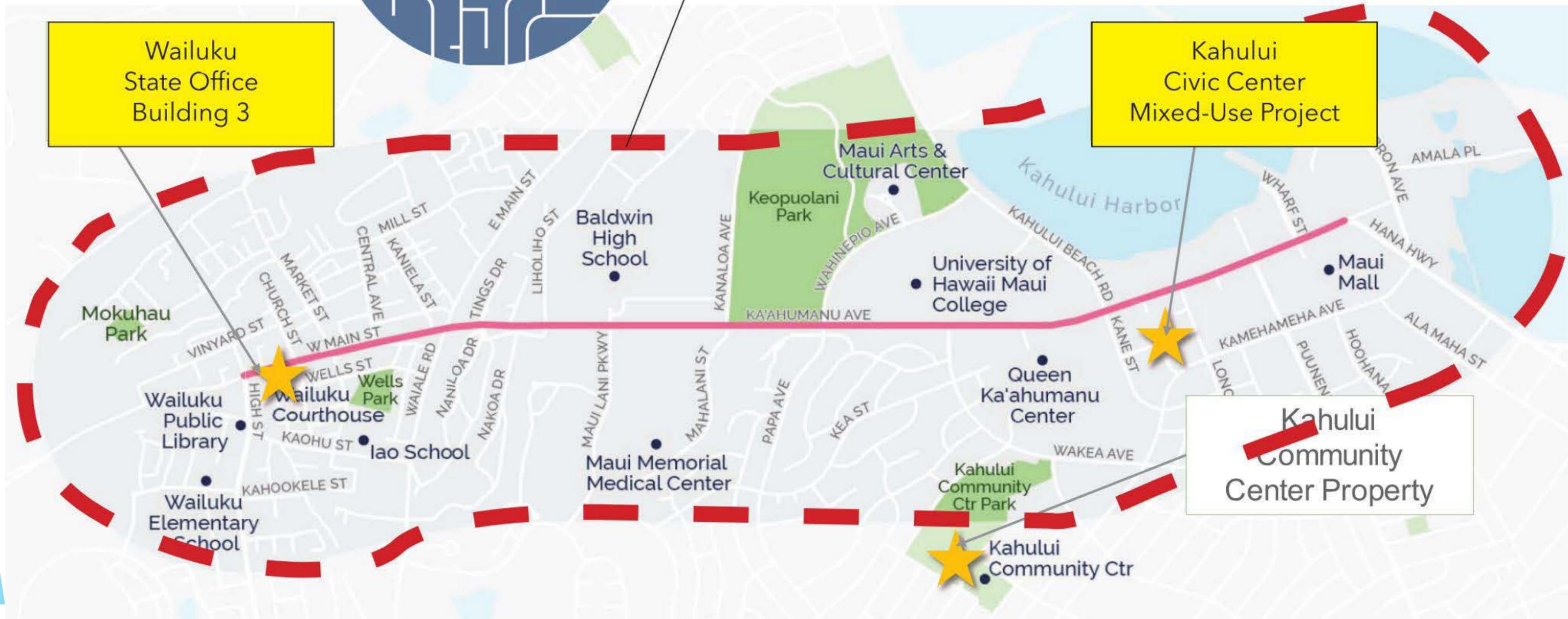
# KA'AHUMANU AVE COMMUNITY CORRIDOR

Ka'ahumanu  
Corridor  
Project Area

Wailuku  
State Office  
Building 3

Kahului  
Civic Center  
Mixed-Use Project

Kahului  
Community  
Center Property



Source: Ka'ahumanu Ave. Community Corridor Presentation (<https://www.kaahumanucommunitycorridor.org/>)

# Kahului Civic Center Mixed-Use Complex



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Disclaimer: View studies of the project are for planning purposes. They are preliminary, subject to change and will be adjusted with the design of the building.





Kahului Lani I & II from inside the parking lot facing the corner of School Street and Vevau Street



Front entry to Kahului Lani II. School Street to the left.

# Challenges

- ▶ **Funding and Phasing**
- ▶ **Entitlement**
  - Possible 201H or 2.97 approval
  - SHPD and Maui CRC approval
  - SMA Permit
- ▶ **Appropriate Density**

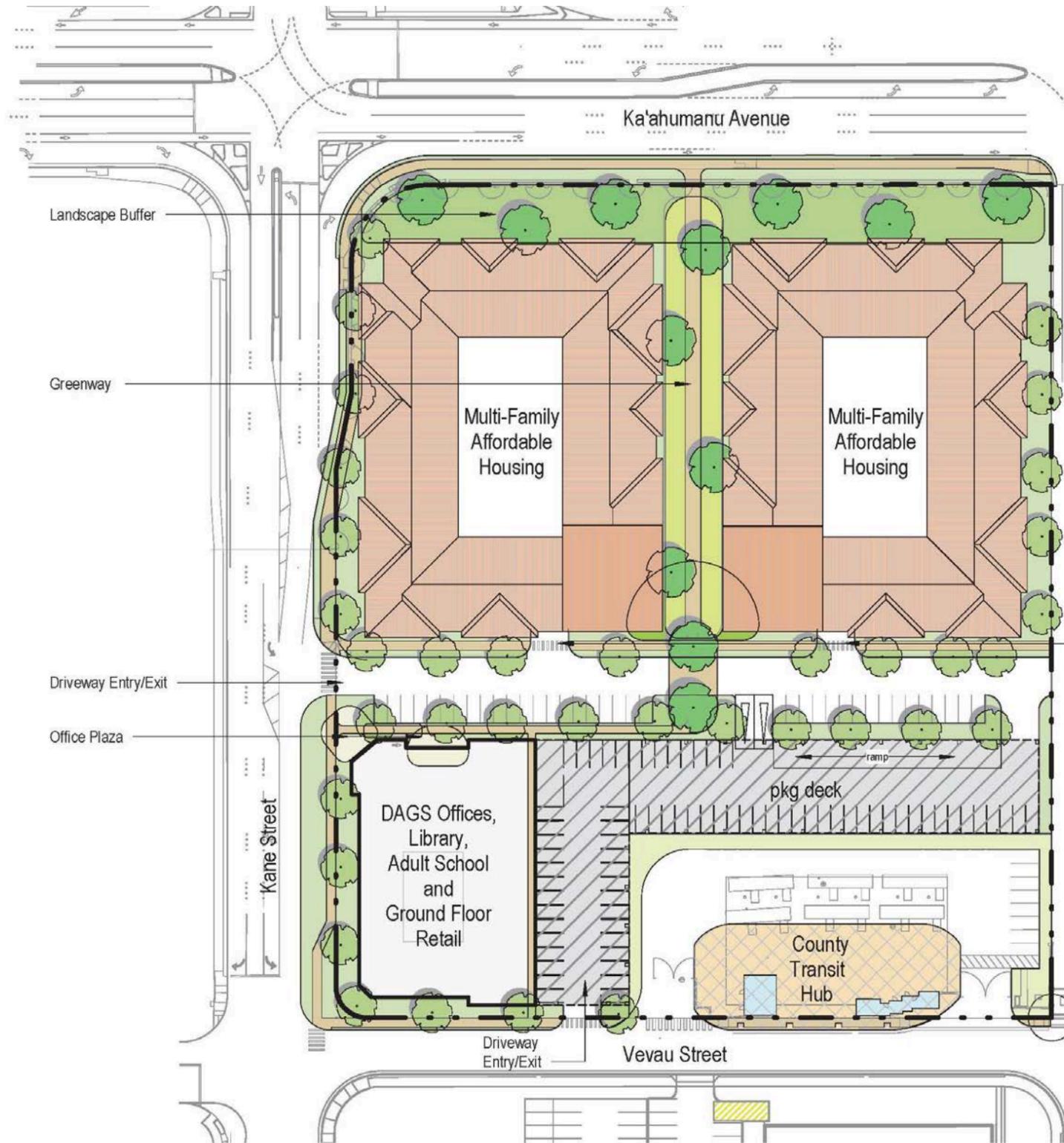


# Kahului Civic Center Mixed-Use Complex

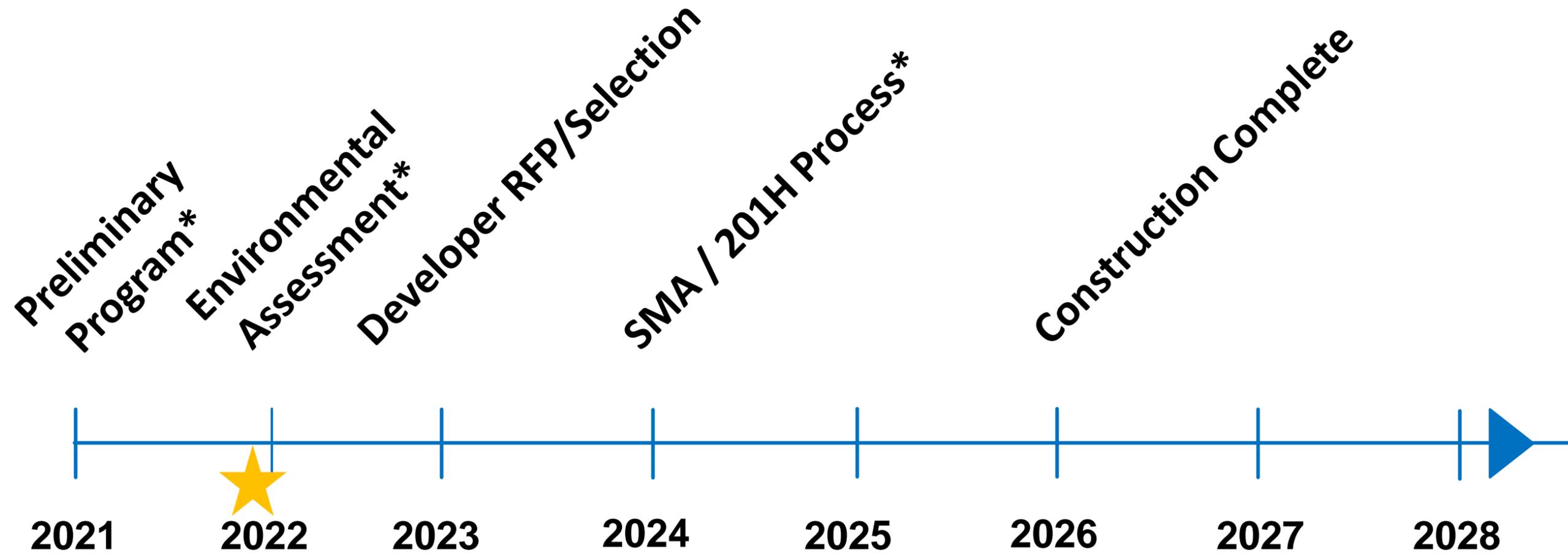
Zoning		Program	
Land Area	5.57 Acres	Housing	150-300 DU
Project	4.72 Acres		
Transit Hub	0.85 Acres		
Zoning	B-2	DAGS	~66,000 SF
Allowable Height	90 Feet		
Allowable Floor Area	485,433 SF	Total Estimated	~390,000 SF

# Kahului Civic Center Mixed-Use Complex

## Conceptual Site Plan



# Tentative Schedule



\*Public Meeting

**Mahalo!**