

ALAN M. ARAKAWA
Mayor

MICHELE CHOUTEAU MCLEAN
Director

JOSEPH W. ALUETA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

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OFFICE OF THE MAYOR

October 29, 2018

Honorable Alan M. Arakawa
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Yuki Lei Sugimura, Councilmember
Land Use Committee
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Mayor Date 10/30/18

Dear Councilmember Sugimura:

**SUBJECT: 201H WAILUKU APARTMENT RENTAL HOUSING PROJECT,
LU-2(5), Tax Map Key (TMK) (2) 3-5-001:064 (RFC 2018/0124)**

The Department of Planning (Department) is in receipt of your letter dated October 23, 2018, regarding the above-referenced project, proposed to be located on the parcel just east of Kuikahi Drive, makai of Honoapiilani Highway and mauka of Waiale Road at TMK (2) 3-5-001:064.

Question #1, as stated in your letter, "Based on your review of the project's 201H application and the environmental assessment (EA) which serve as part of the project's DBA application (Received FONSI from HHFDC) – is it your department's findings that the EA document and 201H application meet the DBA criteria for approval?" The Department's response is as follows:

Since the Applicant is seeking an exemption from the process of preparing an application and going to the Maui Planning Commission (Commission) for review and recommendation, the Department typically does not prepare a staff report and recommendation; hence, there was none distributed prior to the Council hearing on the District Boundary Amendment. Because you are requesting our findings, we are providing you with the criteria and stating how the proposed project meets each below.

The subject project requires a State Land Use District Boundary Amendment from the State Agricultural District to the Urban District. The proposed uses are consistent with the Urban District, as follows:

RECEIVED AT Lu MEETING ON 10/31/18
Member Sugimura



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Chapter 15-15-18, HAR

- (1) **It shall include lands characterized by “city-like” concentrations of people, structures, streets, urban level of services and other related land uses.**

Comment: The Wailuku Affordable Housing Project would be considered an infill project. It is surrounded by “city-like” concentrations of people, structures and other related land uses.

- (2) **It shall take into consideration the following specific factors:**

- a. **Proximity to centers of trading and employment except where the development would generate new centers of trading and employment.**

Comment: The proposed project would be located in Wailuku, approximately one (1) mile south of the town center, where there are opportunities for trade and employment. The campus is also located two (2) miles southwest of Kahului, where there are also trade and employment opportunities.

- b. **Availability of basic services such as schools, parks, wastewater systems, solid waste disposal, drainage, water, transportation systems, public utilities, and police and fire protection.**

Comment: Services such as wastewater systems, water, drainage, transportation, public utilities and police and fire are all adequate to support existing campus facilities.

- c. **Sufficient reserve areas for foreseeable urban growth.**

Comment: Currently, there are sufficient reserve areas for future growth.

- (3) **It shall include lands with satisfactory topography, drainage, and reasonably free from the danger of any flood, tsunami, unstable soil conditions, and other adverse environmental effects.**



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Comment: The affected property has satisfactory topography, drainage, and is free from flood, tsunami, unstable soil or other adverse environmental effects. The affected properties are in flood zone X, an area of minimal flooding. In addition, the properties are located upland out of the tsunami inundation area. The property is located on gentle sloping land at elevation 360 feet above mean sea level at the southwest corner of the property, where it meets Honoapiilani Highway to approximately 306 at the northeastern portion, at the corner of Waiale Road and Kuikahi Drive. The average slope is 11 percent. According to the soil survey, prepared by the United States Department of Agriculture Soil Conservation Service, the project has soil belonging to the Pulehu-Ewa-Jaucus association, which has slight to moderate erosion hazard.

- (4) **Land contiguous with existing urban areas shall be given more consideration than non-contiguous land, particularly when indicated for future urban use on state or county general plans or county community plans or development plans.**

Comment: The affected property is contiguous to the 25.263-acre 'Urban'-designated parcel owned by the Emmanuel Lutheran Church. The Church is currently seeking to sell and subdivide the property of their campus to a church and school, as well as a 12.5-acre Waikapu Affordable Housing Project. Also, the proposed housing project will be infill, built amidst other housing developments. The property is also nearby the Waikapu Gardens and Waiale Elua projects to the south, Waiolani subdivisions to the southwest or mauka of the property, Kehalani to the west or mauka of the property and Wailuku Heights to the west. In addition, the property lies within the 'Urban' Growth Boundary, as established by the Maui Island Plan. According to the *Maui Island Plan*, the 'Urban' Growth boundary denotes the areas within which urban-density development that requires a full range of services is supported, in accordance with land use laws. The 'Urban' Growth boundary accounts for growth projections through 2030, the availability of infrastructure and services, environmental constraints and an approximate density of land development.

- (5) **It shall include lands in appropriate locations for new urban concentrations and shall give consideration to areas of urban growth as shown on the state and county general plans or county community plans or development plans.**

Comment: The proposed reclassification represents a relatively minor expansion of an existing urban area. As previously mentioned, the property is located within the 'Urban' Growth Boundary, as per the Maui Island Plan.

- (6) **It may include lands which do not conform to the standards in paragraphs (1) to (5):**



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- a. **When surrounded by or adjacent to existing urban development.**
- b. **Only when those lands represent a minor portion of this district.**

Comment: The land conforms to standards in paragraphs (1) to (5).

- (7) **It shall not include lands, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services.**

Comment: There will be no unreasonable investment in public infrastructure or support services are anticipated.

- (8) **It may include lands with a general slope of twenty percent or more if the commission finds that those lands are desirable and suitable for urban purposes and that the design and construction controls, as adopted by any federal, state, or county agency, are adequate to protect the public health, welfare and safety, and the public's interest in the aesthetic quality of the landscape.**

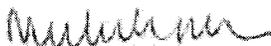
Comment: The slope of the property proposed for reclassification is approximately 5 percent; hence, this section would not apply.

Question #2, as stated in your letter, "*The project is proposing to construct an "at grade" pedestrian sidewalk on Waiale Road fronting the project site and connecting to the recently approved 201H projects south of the proposed Wailuku Apartment site. This will allow walkability between the projects along Waiale Road. Is the Planning Department supportive of such connectivity with the other projects?*" The Department's response is as follows:

The Department supports the construction of a sidewalk, with a bike path along the west side of Waiale Road, a concept, which has been identified in the *Central Maui Pedestrian and Bicycle Master Plan for 2030*. We also highly encourage the development of other paths that would connect to nearby project areas for greater connectivity amongst neighborhoods.

Thank you for the opportunity to respond. Should you have any questions, please feel free to transmit them to the Department of Planning via transmittal through the Office of the Mayor.

Sincerely,



MICHELE MCLEAN
Planning Director



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xc: Michele McLean, Deputy Director (PDF)
Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
Pam Eaton, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Tara K. Furukawa, Staff Planner (PDF)
Maui Planning Commission Members (PDF)
Project File

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