

WAIKAPU DEVELOPMENT VENTURE, LLC

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DATE: July 16, 2018

TO: COUNTY COUNCIL LAND USE COMMITTEE

FROM: William Frampton - Project Manager, WAIKAPU DEVELOPMENT VENTURE, LLC.

CC: Buddy Almeda - Dept. of Housing & Human Concerns.
Peter Horovitz - Esq., WAIKAPU DEVELOPMENT VENTURE, LLC.
Vince Bagoyo - Project Planner, WAIKAPU DEVELOPMENT VENTURE, LLC.

SUBJECT: *EARLY CONSULTATION/AGENCY REVIEW*

**LU – 2(4) WAIKAPU DEVELOPMENT VENTURE AFFORDABLE HOUSING PROJECT
LOCATED ON MAUKA-SIDE OF WAIKO ROAD, IN VICINITY OF WAIKAPU, MAUI.
TAX MAP KEY: (2) 3-005-002: 11**

Dear Land Use Committee Members -

This Memo serves to provide you with a brief overview/summary of our *Early Consultation Process* with the various County Agencies during the government/agency review period; which resulted in several *positive alterations/revisions* to the Master Plan Design of our Proposed Project. This process ultimately assisted by enhancing and improving the design of our housing project.

❖ **ALL DIRECTORS MEETING** - Under the guidance and coordination of the *County of Maui Department of Housing and Human Concerns ("DHHC")*; on June 6, 2018 an "All-Directors Meeting" was held at the Mayor's Lounge on the 9th Floor of the County Building in order to seek a comprehensive review and assessment of the plans for our proposed 201-H Residential Affordable Housing Project; including our proposed "List of Exemptions." This effort helped to assemble the Directors and/or Division Heads of several key County Departments and Agencies at one meeting; along with our Project Team of Professional Consultants so that we could help to ensure that the approval of our proposed project, along with the List of Exemptions, would not result in inadvertent adverse impacts upon the *health, safety, and welfare* of our community. Attending the meeting were representatives from several important County Departments and Divisions, including:

- ◆ *Environmental Management*
- ◆ *Fire and Public Safety*
- ◆ *Housing & Human Concerns*
- ◆ *Parks & Recreation*
- ◆ *Planning Department*
- ◆ *Police Department*
- ◆ *Public Works*
- ◆ *Department of Transportation*
- ◆ *Department of Water Supply*

RECEIVED AT Lu MEETING ON 8/22/18
Bill Frampton

The June 6th All-Directors meeting was an *effective* and *productive* approach to “early consultation” and had several positive effects, including:

- Good opportunity for the developer/applicant to clarify and explain the vision and intent of our proposed 201-H Affordable Residential Housing Project;
- Provided the various County agencies to share with the developer/applicant immediate and clear feedback/comments/thoughts to the project and determine if there were any overlooked issues or concerns that the Departments may observe.
- Also, given that the meeting was scheduled in a timely manner (well in advance of the proposed August 1st LUC Committee Hearing); we had ample time to arrange for important follow-up meetings with a few of the Departments in order to have further detailed review and analysis to address any potential issues/concerns.

❖ **DETAILED FOLLOW-UP CONSULTATION** - As noted above, after our June 6th Early Consultation Meeting; we arranged to have several “follow-up/more-detailed” meetings with four (4) Departments in order to address/resolve their specific subject areas of expertise. *Please Refer to the Attached Table* which provides information and brief assessment regards to the Departments we met with; what we focused on; and “end results” – i.e. how the Master Plan was altered/revise to resolve/address potential issues/concerns.

If you have any questions or require additional information, please do not hesitate to let me know. Mahalo.

TABLE

COUNTY DEPARTMENT	MTG. ATTENDEES	FOCUS OF MTG. AND/OR SUBJECT MATTER	END RESULTS, AND/OR IMPACT ON PROJECT DESIGN
Public Works Engineering Div., & Highways/Roadways Maintenance Div.	County: <ul style="list-style-type: none"> ▪ Rowena Dagdag-Andaya - Deputy Dir. ▪ Nolly Yagin - Engineer Applicant: <ul style="list-style-type: none"> ▪ Stacy Otomo & Mark Matsuda - Civil Engineers ▪ George Rixey - Architect ▪ Vince Bagoyo - Planner ▪ Bill Frampton - Project Manager 	Subdivision Design Requirements & Standards; Traffic & Internal Roadway Network; Right-of-Way, Pavement Width; County Acceptance & Dedication; Sidewalks & Pedestrian Safety: "Walkability" / "Connectivity" / "Complete Streets"	❖ <i>Increase</i> R-O-W and Pavement widths for Internal Roadways. ❖ <i>Add 2nd Sidewalk</i> to Roadway A (now on <i>Both Sides</i>).
Water Supply Engineering Div.	County: <ul style="list-style-type: none"> ▪ Tammy Yeh - Engineer Applicant: <ul style="list-style-type: none"> ▪ Mark Matsuda - Civil Engineer ▪ George Rixey - Architect ▪ Vince Bagoyo - Planner ▪ Bill Frampton - Project Manager 	Subdivision Design Requirements & Standards; Fire Protection Requirements (hydrants); Water System Requirements;	❖ <i>Increase</i> Fire Protection on Waiale Road (Hydrants).
Fire & Public Safety Fire Prevention Bureau - Plans Reviewing	County: <ul style="list-style-type: none"> ▪ Oliver Dunn - Fire Dept. Applicant: <ul style="list-style-type: none"> ▪ Mark Matsuda - Civil Engineer ▪ George Rixey - Architect ▪ Vince Bagoyo - Planner ▪ Bill Frampton - Project Manager 	Fire Safety Standards; Fire Code; Subdivision Design Requirements; Roadway Widths RE: Large Truck Accessibility; Fire Protection Requirements (hydrants); Water System Requirements;	❖ <i>Increase</i> Fire Protection on Waiale Road (Hydrants). ❖ <i>Increase</i> R-O-W and Pavement widths for Internal Roadways.
Planning: Current Div. & Long Range Div.	County: <ul style="list-style-type: none"> ▪ Michele Chouteau McLean - Dir. ▪ Pam Eaton - Admnstr. ▪ Paul Critchlow - Planner Applicant: <ul style="list-style-type: none"> ▪ Stacy Otomo & Mark Matsuda - Civil Engineer ▪ George Rixey - Architect ▪ Vince Bagoyo – Planner ▪ Bill Frampton - Project Manager 	Project Vision/Design; Exemptions re: Zoning & Community Plan; Yards/Setbacks; Roadway Circulation; Pedestrian Connectivity, Sidewalks & Safety; Connection to Exist./Nearby Greenway.	❖ <i>Improved Exhibits</i> to support / clarify Exemptions. ❖ <i>Expand/Enhance</i> Connectivity to <i>Exist. Greenway</i> . ❖ <i>Improve Access</i> re: Pedestrian. ❖ Clarify Permitted Uses per Code (residential).