

January 29, 2021

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COUNTY CLERK

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MEMO TO: PSLU-1 File

F R O M: Tamara Paltin, Chair *Tamara M. Paltin*
Planning and Sustainable Land Use Committee

SUBJECT: **TRANSMITTAL OF INFORMATIONAL DOCUMENT RELATING TO
THE WEST MAUI COMMUNITY PLAN (PSLU-1)**

The attached informational document pertains to Item 1 on the
Committee's agenda.

pslu:ltr:001afile02:alkl

Attachment

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director




DEPARTMENT OF PLANNING
COUNTY OF MAUI
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2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

August 31, 2020

MEMORANDUM

TO: LAWRENCE CARNICELLI, CHAIR
AND MEMBERS OF THE MAUI PLANNING COMMISSION

FROM: MICHELE CHOUTEAU MCLEAN, AICP, PLANNING DIRECTOR 

SUBJECT: MATERIALS RELEVANT TO THE GROWTH FRAMEWORK OF THE
DRAFT WEST MAUI COMMUNITY PLAN

In response to requests by the Commission, enclosed are materials relevant to Section 3 Growth Framework of the Draft West Maui Community Plan. Materials enclosed include:

1. Summary of Growth Alternative 6 CPAC Recommended Community Plan Map.
2. Methodology to Calculate Dwelling Unit Capacity.
3. Table of Community Plan Designations and Corresponding Zoning Districts.
4. List of Undeveloped and Entitled Projects.
5. Summary of CPAC Growth Framework Votes.

Please let me know if you have any questions.

Enclosures

xc: Pamela Eaton, Planning Program Administrator (pdf)
Project File
LRD Correspondence File

MCM:JLM:rhl

S:\ALL\LONG RANGE\West Maui CP Update 2016\11.0 Planning Commission\Correspondence\Memo to MPC re Growth Framework_8.31.20.docx

Growth Alternative 6: CPAC Recommended

The Community Plan Advisory Committee (CPAC) developed this growth alternative during their review of the Draft West Maui Community Plan from July 2019 to May 2020. The CPAC used the Department Recommended Growth Alternative as their base from which to make changes. This alternative features a modest expansion of urban land uses within the Urban Growth Boundary to accommodate projected population growth and to provide housing for residents near jobs. The CPAC Recommended alternative is similar to the Department Recommended alternative, with a few notable changes noted below under highlights (last bullet).

Highlights

- Includes some Planned Growth Areas identified in the 2012 Maui Island Plan focusing new development close to existing infrastructure and services and providing for resident needs.
- Infill and redevelopment in existing urban centers, specifically Lahaina, setting the stage for improved transit and connectivity.
- Focuses growth near and north of Lahaina, while retaining agricultural land and open space south of Lahaina.
- Key differences from the Department Recommended alternative include: Pu'ukoli'i designated Small Town Center rather than Agriculture; Rural Residential designation added to a portion of Pulelehua; changes to the designations in Lahaina Town South; addition of hundreds of acres of Park/Open Space designated lands throughout the region; and several short-term rental properties designated as Residential rather than Resort/Hotel.

By the Numbers

Estimated Housing Units Needed in West Maui by 2040: 6,923

Estimated Housing Units Possible with this Scenario: 7,950¹ (1,027 surplus)

Acreage within each Community Plan Designation

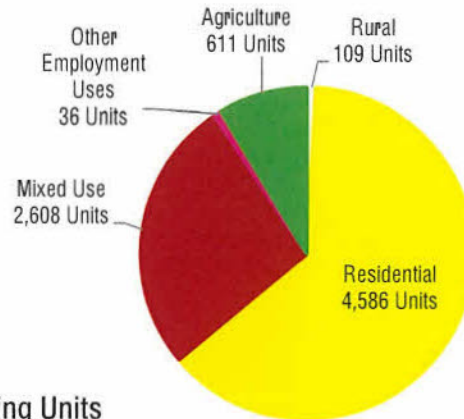
CP Designation Category ³	Area Within Growth Boundary ²			
	Gross Acres	% of Total	Vacant Acres	% of Total
Rural	381	4%	264	6%
Residential	2,199	24%	676	15%
Mixed Use	1,157	13%	879	19%
Resort/Hotel	390	4%	13	0%
Other Employment Uses	130	1%	19	0%
Public Uses	2,358	26%	975	21%
Agriculture	2,497	28%	1,787	39%
Total	9,112	100%	4,613	100%

¹ Unit count is based on vacant lands and does not include potential redevelopment opportunities.

² Also includes acreages for known Department of Hawaiian Homelands projects outside the growth boundary.

³ See note on reverse for which community plan designations are included in each category. Also note that in the "Methodology Use to Calculate Dwelling Unit Capacity", the residential density factors are specific to each designation.

Growth Alternative 6: CPAC Recommended



7,950 Estimated Dwelling Units

Note

In order to simplify presentation, we have combined similar districts within broad categories of rural, residential, mixed use, other employment uses, and agriculture. The community plan designations included within each category are listed below.

- **Rural:** Rural Residential and Rural Village
- **Residential:** Residential
- **Mixed Use:** Urban Center/Corridor, Small Town Center, and Neighborhood Center
- **Other Employment Uses:** Employment Center, Industrial, and Special Purpose District
- **Agriculture:** Agriculture

Methodology Used to Calculate Dwelling Unit Capacity

The resident population of West Maui is expected to grow by approximately 8,754 new residents over the next 20 years. The Planning Department developed growth alternative maps to facilitate decision making. The CPAC developed their recommended growth alternative map which will be reviewed and refined by the Maui Planning Commission and County Council. The final West Maui Community Plan land use map should accommodate the projected population growth while also achieving the Plan’s vision, goals and policies.

In order to calculate the development capacity of the growth alternatives, the Planning Department produced an inventory of vacant lands that are within the MIP Planned Growth Areas. In addition, the DHHL Honokōwai site that is located outside of the growth boundaries was included to ensure its capacity was accounted for.

There are 11 identified project sites inside of the Planned Growth Areas as well as the DHHL Honokōwai site that is on the outside. There is a total of approximately 4,300 vacant developable acres within these 12 sites. The Planning Department applied community plan designations to these project sites based upon each of the growth alternatives.

A residential density factor was applied to each designation in order to calculate its residential capacity measured in dwelling units per gross acre (see Table 1)¹. Areas within the mixed use designations are anticipated to develop primarily as non-residential uses. Therefore, a dwelling unit capacity reduction factor of 80% was applied to acreages in mixed use areas in order to recognize that these areas will likely produce only a limited number of dwelling units.

Table 1. Residential Density Factors

Land Use Designation	Abrev.	Residential Density (dwelling units per gross acre)
Rural Residential	RR	2
Residential	RES	10
Rural Village*	RV	2
Neighborhood Center*	NC	8
Small Town Center*	STC	12
Urban Center/Corridor*	UCC	20
Resort/Hotel	RH	none
Employment Center*	EC	10
Industrial	IN	none
Special Purpose District	SPD	none
Public/Quasi-Public	PQP	none
Park/Open Space	PK/OS	none
Agriculture	AG	0.2
State Conservation	SC	none

* Mixed Use areas

¹ The residential density factors are specific to each designation in this table, whereas in the “Growth Alternative 6: CPAC Recommended” table and chart, some designations have been combined to simplify presentation.

Some of the project areas already have their development entitlements. In those cases, the entitled number of units was used as the residential capacity figure rather than using the dwelling unit capacity of each of the proposed designations.

The vacant lands inventory also included around 276 acres of scattered vacant lands within the MIP Growth Boundaries, but outside of the 12 development sites. The residential capacity for these scattered sites was calculated for each scenario using the same methodology used for the project sites.

There were two underutilized non-vacant sites identified that could redevelop within the 20 year planning time frame. The Pioneer Mill site is around 20 acres and the Lahaina Gateway site is around 11 acres. The residential capacity for these future mixed use areas was calculated for each scenario using the same methodology used for the project sites. However, at this time the level of confidence that these areas will redevelop is low, so their combined residential capacity of approximately 127 dwelling units was not included in the final capacity numbers in alternatives.

Community Plan Designations Corresponding Zoning Districts

COMMUNITY PLAN DESIGNATIONS	MOST COMPATIBLE ZONING DISTRICTS	DENSITY RANGE	Designations (translated)	Most Compatible Districts	Density Range
Rural	Rural Districts		Rural Residential (RR)	RU-0.5, RU-1.0, RU-2.0, RU-5.0, RU-10.0	0.1 - 4
	Rural	2 - 4 DU's/gross acre	Rural Village (RV)	B-CT, B-1, P-1, P-2, PK, OS-1, OS-2	
	RU-0.5	2 - 4 DU's/gross acre			
	RU-1.0	1 - 2 DU's/gross acre			
	RU-2.0	0.5 - 1 DU's/gross acre			
	RU-5.0	0.2 - 0.4 DU's/gross acre			
	RU-10.0	0.1 - 0.2 DU's/gross acre			
Single family (SF)	Residential Districts		Residential (RES)	R-O, R-1, R-2, R-3, D-1, D-2, A-1, A-2, B1, B-CT, P-1, P-2, PK, PKGC, OS-1, OS-2	3 - 95
	R-O Lot Line Residential	7 - 14 DU's/gross acre			
	R-1, 6,000 sqft	5 - 7 DU's/gross acre			
	R-2, 7,500 sqft	4 - 5 DU's/gross acre			
	R-3, 10,000 sqft	3 - 4 DU's/gross acre			
Multi-Family (MF)	Multiple-family districts		Residential (RES)	R-O, R-1, R-2, R-3, D-1, D-2, A-1, A-2, B1, B-CT, P-1, P-2, PK, PKGC, OS-1, OS-2	3 - 95
	D-1 duplex district	8 - 11 DU's/gross acre			
	D-2 duplex district	6 - 8 DU's/gross acre			
	A-1 Apartment District	8 - 40 DU's/gross acre			
	A-2 Apartment District	16 - 95 DU's/gross acre			
Business/Commercial (B)	Business Districts				
Business/Industrial (BI)	B-1 Neighborhood Business District	0 - 74 DU's/gross acre	Neighborhood Center (NC)	B-1, B-2, B-CT, SBR, R-0, R-1, R-2, A-1, D-1, D-2, P-1, P-2, PK, PKGC, OS-1, OS-2	0 - 74
Business/Multi-Family (BMF)	B-2 Community Business District	0 - 88 DU's/gross acre	Small Town Center (STC)	B-2, B-CT, B-1, A-1, SBR, P-1, P-2, PK, PKGC, OS-1, OS-2	0 - 88
Service Business/Single Family Residential (SBR)	B-3 Central Business District	0 - 175 DU's/gross acre	Urban Centers/Corridors (UCC)	B-3, B-2, SBR, A-1, A-2, M-1, P-1, P-2, PK, PKGC, OS-1, OS-2	0 - 175
	B-CT Business Country Town District	0 - 38 DU's/gross acre			
	SBR Service Business Residential District	5 - 14 DU's/gross acre			
Light Industrial (LI)	Light Industrial District		Employment Center (EC)	M-1, B-3, P-1, P-2, PK, PKGC, OS-1, OS-2	0 - 175
Agriculture	Agricultural District	0.5 - 1 DU's/gross acre	Agriculture (AG)	Agricultural District	0.5 - 1
Hotel	Hotel Districts		Resort/Hotel	B-R, B-1, H-1, H-2, H-M, A-1, A-2, PK, PKGC, OS-1, OS-2	

Community Plan Designations Corresponding Zoning Districts

COMMUNITY PLAN DESIGNATIONS	MOST COMPATIBLE ZONING DISTRICTS	DENSITY RANGE	Designations (translated)	Most Compatible Districts	Density Range
Heavy Industrial	Heavy Industrial Districts		Industrial	M-2, M-3	
Airport	Airport District		Special Purpose District	Airport	
Public/Quasi-Public	Public/Quasi-Public Districts		Public/Quasi-Public	P-1, P-2	
Park	Park Districts		Park/Open Space	PK, PKGC, OS-1, OS-2	
Open Space	Open Space Districts		Park/OpenSpace	PK, PKCG, OS-1, OS-2	

Undeveloped and Entitled Projects in West Maui

The following list includes undeveloped projects in West Maui that are entitled, meaning that they are within the necessary state land use district(s), community plan designation(s) and zoning district(s) to start development, or they are approved by a fast track affordable housing process such as HRS Chapter 201H and Act 15. This list does not account for the status of other development approvals such as SMA, project district phase of approval and building permits.

Subarea 1

- Kapalua Project District 1 – Draft Plan Areas of Change pages 100 and 101.
- Kapalua Mauka Project District 2 – Draft Plan Areas of Change pages 100 and 101.

Subarea 2

- Pulelehua Project District 5 – Draft Plan Areas of Change pages 102 and 103.
- Kā'anapali-North Beach Mauka (hospital site only) Project District 3 – Draft Plan Areas of Change pages 104 through 107.
- Pu'ukoli'i Act 15 project – Draft Plan Areas of Change pages 104 through 107.

Subarea 3

- DHHL Villages of Leiali'i – Draft Plan Areas of Change pages 108 and 109.
- HHFDC Villages of Leiali'i (Keawe Street Apartments 201H project only) – Draft Plan Areas of Change pages 108 and 109.

Subarea 4

- Makila (Makila Kai 201H project only).

CPAC Growth Framework Votes

The following is a summary of CPAC decisions regarding the Community Plan Map in the Growth Framework. Some items were voted on several times. This list only includes final votes on items.

Details of all meetings and votes can be found in the meeting minutes online at:

<https://wearemaui.konveio.com/past-meetings>.

It should be noted that the CPAC agreed from the beginning that the draft plan text and maps would “default” to the Department’s proposal if there was not a majority vote to amend; this was also affirmed during the course of the CPAC’s proceedings.

Subarea 1

Consensus or Unanimous Votes

- Kapalua Project District 1 – Approve Department’s recommended designations.
- Kapaua Bay Villas and Kahana Sunset (Minatoya list properties) – Change designation to Residential.
- Honokeana Bay parcel – Change designation to Park/Open Space.
- Wailele Ridge parcel – Change designation to Residential.

Passed Votes Not Unanimous

- Kapalua Mauka Project District 2 – Approve Department’s recommended designations. (Vote 9-1)
- Maui Land and Pineapple baseyard – Change designation to Employment Center. (8-3)

Failed Votes

- Plantation Estates – Motions to change designation to Rural Residential and approve Department’s recommendation of Agriculture both failed.

Subarea 2

Consensus or Unanimous Votes

- Pulelehua Project District 5 – Approve Department’s recommended designations.
- DHHL Honokōwai – Approve Department’s recommended designation.
- Kā’anapali Town and Kā’anapali Town North – Approve Department’s recommended designations.

Passed Votes Not Unanimous

- Kahana Outrigger and Papakea (Minatoya list properties) – Change designation to Residential. (7-2)
- Pu’ukoli’i – Change the designation to Small Town Center. (Vote 7-2)
- Kā’anapali Town South – Change the makai portion of the parcel to Park/Open Space and leave the mauka portion as Agriculture. (Vote 10-1)

Subarea 3

Consensus or Unanimous Votes

- DHHL Villages of Leiali'i – Approve Department's recommended designation.

Passed Votes Not Unanimous

- HHFDC Villages of Leiali'i – Approve Department's recommended designations. (Vote 8-2)
- Lahaina Gateway Center – Approve Department's recommended designation. (Vote 7-2)
- Pioneer Mill Site and Surrounding Parcels - Approve Department's recommended designation. (Vote 10-2)
- Open land south of Lahainaluna area – Change designation to Park/Open Space. (7-3)
- Lahaina Town South (Waine'e) – Designate the area a mix of Residential, Neighborhood Center, Urban Center/Corridor, Park/Open Space and Agriculture in accordance with developer proposal, except for Heavy Industrial designation. (10-1)

Subarea 4

Consensus or Unanimous Votes

- Coastal area between Olowalu and Ukumehame – Change designation to Park/Open Space.

Passed Votes Not Unanimous

- Makila - Approve Department's recommended designation of Agriculture. (Vote 11-1)
- Launiupoko - Approve Department's recommended designation of Agriculture. (Vote 7-6)
- Coastal area between Launiupoko and Olowalu – Change designation to Park/Open Space. (Vote 7-3)
- Olowalu Town - Approve Department's recommended designation of Agriculture. (Vote 7-5)