

DANNY A. MATEO
County Clerk



PC-27
JOSIAH K. NISHITA
Deputy County Clerk

OFFICE OF THE COUNTY CLERK

COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov/county/clerk

July 7, 2015

Honorable Don Couch, Chair
Planning Committee
Council of the County of Maui
Wailuku, Hawaii 96793

Dear Chair Couch:

Respectfully transmitted is a copy of GENERAL COMMUNICATION NO. 15-6, from Grant Chun, A&B Properties, Inc., that was referred to your Committee by the Council of the County of Maui at its meeting of July 7, 2015.

Respectfully,

DANNY A. MATEO
County Clerk

/jym

Enclosure

cc: Director of Council Services

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OFFICE OF THE
COUNTY COUNCIL

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2015 JUN 30 AM 7:45

11 Puunene Avenue
Kahului, Hawaii 96732-1608
www.abprop.com
Tel (808) 877-5523
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RECEIVED JUN 25 2015

OFFICE OF THE
COUNTY CLERK

June 22, 2015



The Honorable Michael White, Chair
Members of the Maui County Council
200 South High Street
Wailuku, HI 96793

Subject: 2015 Annual Report to the Maui County Council
Maui County Ordinance No. 4146
Kihei Residential Project-Change in Zoning

Dear Council Chair White and Councilmembers:

On behalf of Alexander & Baldwin, LLC, A&B Properties, Inc. (hereinafter "A&B" or "Petitioner") hereby submits this first annual report to the Maui County Council (hereinafter "Council") pursuant to Condition No. 3 of Maui County Ordinance No. 4146 (hereinafter "Ordinance").

Since the receipt of zoning approval in August 2014, Petitioner has been proceeding with the design and engineering of the Project. Subdivision plans for the initial increment of the Project have been filed and are being processed by the County. Plans for the Project's initial increment include affordable residential units as prescribed by the County's residential workforce housing policy. The overall master plan seeks to provide a range of housing types to meet a range of price points and market segments, all geared toward primary housing for Maui families. Toward that end the plan includes a mix of multi family attached and single family detached units, including stacked flats, townhomes, motor court homes and single family detached homes under condominium ownership. To provide for that mix of housing types within the R-1 zoned area, the Petitioner sought and received a Cluster Housing permit from the County of Maui on May 27, 2015. This permit allows for a mix of single family detached housing types to meet a wider range of market segments and price points. The Project is proceeding and construction is anticipated to commence in late 2015. The Project has also been given a new name and is now referred to as "Kamalani".

Listed below are each of the conditions imposed by the Council and the status of activities pertaining to each respective condition.

GENERAL COMMUNICATION NO. 15-6

1. That, in order to meet the goals and objectives of the Kihei-Makena Community Plan, Maui Island Plan, and Countywide Policy Plan (“General Plan documents”), Alexander & Baldwin, LLC (“A&B”) shall provide an open space/greenway with pedestrian walkways and bicycle pathways throughout the project area with connectivity to the Waiakoa Gulch and adjoining residential areas within the time frame for completion of backbone infrastructure improvements established by the State Land Use Commission Decision and Order, Condition 22. Plans for the pedestrian walkways and bicycle pathways as they relate to each increment of the project shall be provided to the Department of Planning (“Planning”) for review and evaluation for consistency with the General Plan documents prior to final subdivision approval of each increment.

Status: Plans for the Project include both active and passive parks at strategic locations throughout the Project, including at areas abutting the Waiakoa Gulch. Pedestrian and bike paths have also been incorporated into the plan.

2. That consideration shall be given to generating renewable energy consistent with Hawaii Clean Energy Initiative goals.

Status: Measures to promote energy conservation, such as the use of solar energy and solar heating are being evaluated and will be implemented to the extent feasible.

3. That A&B shall provide annual compliance reports to Planning and the Maui County Council. The reports would include the status of the project and A&B’s progress in complying with the conditions of zoning, commencing within one year of the effective date of the ordinance and continuing until such time as the conditions have been fully satisfied, as determined by Planning and the Department of Public Works (“DPW”).

Status: This annual report is being provided in compliance with this condition.

4. That A&B shall provide two additional vehicular access points at the mauka end of the project in addition to the primary access at the makai end of the project to Kaiwahine Street. One of the additional access points shall provide a permanent vehicular connection to the previously developed properties to the South, and shall be located at or near the County-owned Hale Piilani Park (TMK: (2) 3-8-004:031). The other access shall be provided as a connection to any future collector road or the future Kihei mauka bypass road as conceptually depicted in the Maui Island Plan, Diagram 6-1.

A&B shall enter into an access phasing agreement with DPW to ensure the additional access points within the project are provided to County standards and at appropriate times in the build-out of the project. The access phasing agreement shall be entered into prior to the occupancy of the 100th unit of the project.

Status: The access phasing agreement has been drafted and is under the review of the County DPW.

5. That the mitigative transportation improvements at the intersection of Piilani Highway/Kaiwahine Street/Uwapo Road, including the recommended storage lengths for turning lanes, as recommended in the Updated/Revised Traffic Impact Analysis Report (“TIAR”) dated January 22, 2013, and as delineated in the draft Conceptual Layout attached hereto as Exhibit “E-1”, shall be designed and constructed by A&B prior to occupancy of the first dwelling unit, or as may be subsequently determined by the State Department of Transportation (“DOT”), all at no cost to the State of Hawaii or the County of Maui, provided that any such determinations are substantiated by the findings of a new updated/revised traffic impact analysis report that is reviewed and accepted by DOT and DPW.

Status: In August 2014, an updated traffic analysis was submitted to the State DOT for review. This traffic analysis supplemented the Updated/Revised TIAR dated January 22, 2013, which was accepted by the DOT in May 2013. On May 26, 2015 the DOT accepted the updated traffic analysis including the timing of the improvements at the Piilani Highway/Kaiwahine Street intersection. A copy of that letter is attached as Attachment 1.

6. That any additional land required to accommodate the recommended transportation improvements shall be provided by A&B at no cost to the State of Hawaii or the County of Maui.

Status: Petitioner acknowledges this condition.

7. That a separate right-turn-in and right-turn-out additional access to Piilani Highway shall not be permitted, unless approved by DOT and DPW.

Status: Plans for the Project do not include direct vehicular access onto Piilani Highway.

8. That A&B shall coordinate design and construction drawings with the DOT Highways Maui District Office for any applicable review by DOT’s Traffic Branch and Design Branch, during the design phase.

Status: Design and construction plans will be coordinated with the State DOT.

9. That the subdivision map shall show vehicular access restrictions along the project’s frontage with Piilani Highway. Those access restrictions shall be recorded at the Bureau of Conveyances and described in the deeds to any lots within the project that are adjacent to Piilani Highway.

Status: The subdivision map for the portion of the Project along Piilani Highway includes vehicular access restrictions.

10. That all required improvements shall follow American Association of State Highway and Transportation Officials (“AASHTO”) guidelines and State and County requirements and shall be provided at no cost to the State of Hawaii or the County of Maui.

Status: Petitioner acknowledges this condition and will comply with its requirements.

11. That A&B shall update the accepted TIAR when the development reaches the threshold of 70 per cent occupancy, or as may be subsequently determined by DOT and DPW, and submitted to DOT and DPW for review and acceptance. If the intersection is not operating as well as projected in the TIAR, the updated TIAR shall recommend additional transportation improvements to mitigate project-generated traffic impacts. These transportation improvements shall be constructed and provided by A&B, at no cost to the State of Hawaii or the County of Maui, prior to occupancy of the remaining 30 per cent of the project, or as may be subsequently determined by DOT and DPW.

Status: Petitioner acknowledges this condition and will comply with its requirements.

12. That transient vacation rentals, bed and breakfast homes, and short-term rental homes shall be prohibited.

Status: Petitioner acknowledges this condition and will comply with its requirements.

13. That A&B shall work with the Department of Housing and Human Concerns to incorporate appropriate sales provisions and processes that promote home sales to owner occupants.

Status: The Petitioner has drafted an affordable housing agreement in compliance with the County’s Residential Workforce Housing Policy and will work the DHHC to implement appropriate provisions and processes to promote sales to owner occupants.

14. That A&B shall comply with State and County drainage design and construction standards to mitigate on-site flooding impacts and off-site stormwater runoff impacts to downstream properties. Engineering design of the drainage system, including drainage basins designed to adequately detain and filter stormwater, shall be reviewed and approved by DPW.

Status: Drainage plans for the Project have been prepared in compliance with applicable State and County design standards, including best management practices to mitigate stormwater runoff impacts. These plans are subject to the review of the DPW.

15. That A&B shall provide a long-term drinking water source, storage, and transmission facilities and improvements to accommodate development of the project to the satisfaction of the Department of Water Supply and other applicable State and County agencies.

Status: Petitioner, in partnership with other parties, including the County DWS, is undertaking the development of new potable groundwater wells to serve the Project.

16. That A&B shall initiate, within 10 years of the effective date of this ordinance, construction of the proposed backbone infrastructure, which may include any of the following: primary roadways and access points, residential internal roadways, and water supply, sewage and electrical infrastructure.

Status: Petitioner acknowledges this condition and will comply with its requirements. The Project's entry and primary roadway is included in the initial phase of construction that is anticipated to commence in late 2015.

Please do not hesitate to contact the undersigned should you require any further information regarding this matter.

Sincerely,

A&B PROPERTIES, INC.



Grant Chun
Vice President, Maui

cc: Maui Planning Department, w/encl.

DAVID Y IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
CARRELL T. YOUNG

IN REPLY REFER TO:
HWY-PS 2.9934

May 26, 2015

The Honorable Robert Carroll
Chairman
Land Use Committee
Maui County Council
200 S. High Street
Wailuku, Maui, Hawaii 96793

Dear Councilmember Carroll:

Subject: Community Plan Amendment and Change in Zoning for a
Residential Community Project for A & B Properties, Inc. (LLU-7)
Kihei Residential Development
Piilani Highway/Kaiwahine Street Intersection Improvements
Kihei, Maui, Hawaii, TMK: (2) 3-8-004: portions of 002, 022, and 030

The State Department of Transportation has reviewed additional information provided by A & B Properties, Inc. (A & B) on August 18, 2014 to update the previously accepted January 22, 2013 Traffic Impact Analysis Report and is agreeable to allow A & B to: 1) submit design plans, and 2) construct the Piilani Highway/Kaiwahine Street Intersection improvements prior to the certificate of occupancy for the 175th and 275th dwelling units in the Kihei Residential Development, respectively.

If there are any questions, please contact Ken Tatsuguchi, Engineering Program Manager, Highways Division, Planning Branch at (808) 587-1830. Please reference file review number PS 2013-039B in all contacts and correspondence regarding these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Ford N. Fuchigami".

FORD N. FUCHIGAMI
Director of Transportation

c: Mr. David Goode, Maui County Department of Public Works
Mr. Alan K. Arakawa, A & B Properties, Inc.