

## AH Committee

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**From:** lawrence@alaula.org  
**Sent:** Monday, June 6, 2022 12:01 PM  
**To:** AH Committee  
**Subject:** Updated presentation  
**Attachments:** Hale Waipu`ilani - June 6 Meeting Presentation [final draft updated 6.1.22].pdf

Aloha Paige,

As per our conversation, please find our updated presentation for the Hale Waipuilani Workforce Housing Neighborhood in today's committee meeting.

Thanks,

Lawrence Carnicelli, B  
VP of Development, Alaula Builders  
Broker, Hale Anuenue Realty  
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RB-18787

**Hale Waipu`ilani Workforce Housing Project-  
MCC 2.97 Application  
Council's Affordable Housing Committee  
June 6, 2022**

## Brief Project Summary

|                   |                                        |
|-------------------|----------------------------------------|
| <b>Applicant:</b> | <b>Van Bruce Investments, LLC</b>      |
| <b>Location:</b>  | <b>16 East Waipu`ilani Road, Kihei</b> |
|                   | <b>TMK: (2) 3-9-046:011</b>            |
| <b>Lot Size:</b>  | <b>1.53 acres</b>                      |

## Existing Land Use Designations

|                               |                                   |
|-------------------------------|-----------------------------------|
| State Land Use District:      | <i>Urban</i>                      |
| County Zoning:                | <i>R-3 Residential</i>            |
| Community Plan:               | <i>Single Family Residential</i>  |
| Maui Island Plan:             | <i>Urban Growth Boundary</i>      |
|                               | <i>Outside of Protected Areas</i> |
| Special Management Area (SMA) |                                   |

## Project Overview

- 100% Affordable Workforce Housing Project
- 100% Fee (For Sale) Simple Homes
- 100% Maui Residents Buyers
- 100% Owner-Occupied
- 100% Affordable to Households Earning Between 80% to 140% AMI

## Project Overview (Continued)

- Infill Project
- Located Near S. Kihei Road and bounded by E. Waipu`ilani Road to the north and Kauha`a Street to the South
- Project is within urban residential community
- Close proximity to recreation, shopping & services
- Close to schools and bus transit
- Project consists of 28 homes/units
- Project includes common area/pavilion

## **Project Overview (Continued)**

- **Applicant held several meetings with community and organizations to present the proposed workforce housing and solicit comments with the following:**
  - **Neighborhood meetings (residents within 500-foot radius of project site)**
  - **South Maui Advisory Committee**
  - **Kihei Community Association Design Review Committee**
  - **Stand Up Maui Board of Directors**

## Project Overview (Continued)

- **County Department Officials**
- **Local Elected Officials**
- **Council's Affordable Housing Committee**
- **Interested Individual Stakeholders**
- **43 Federal, State, County, and Other Agencies were consulted during the preparation of MCC 2.97 application**
- **Over 400 Maui residents signed petition in support of the proposed Hale Waipu`lani Workforce Housing Project**

## Project Overview (Continued)

- Project's flora and fauna survey report found **NO** federally listed Threatened or Endangered species in the project site
- Project's archaeologist report found **NO** historic properties in the project site
- According to cultural impact assessment report **NO** known cultural resources located directly on the project site

## **Hale Waipu`ilani Workforce Housing Project Is Consistent With The Following Goals, Policies, and Objectives**

- **State Land Use Law, HRS 205**
- **Hawaii State Plan, HRS 226**
- **Maui Island Plan**
- **Countywide Policy Plan**
- **Kihei-Makena Community Plan**
- **Maui County Affordable Housing Policy**





# Site Photos

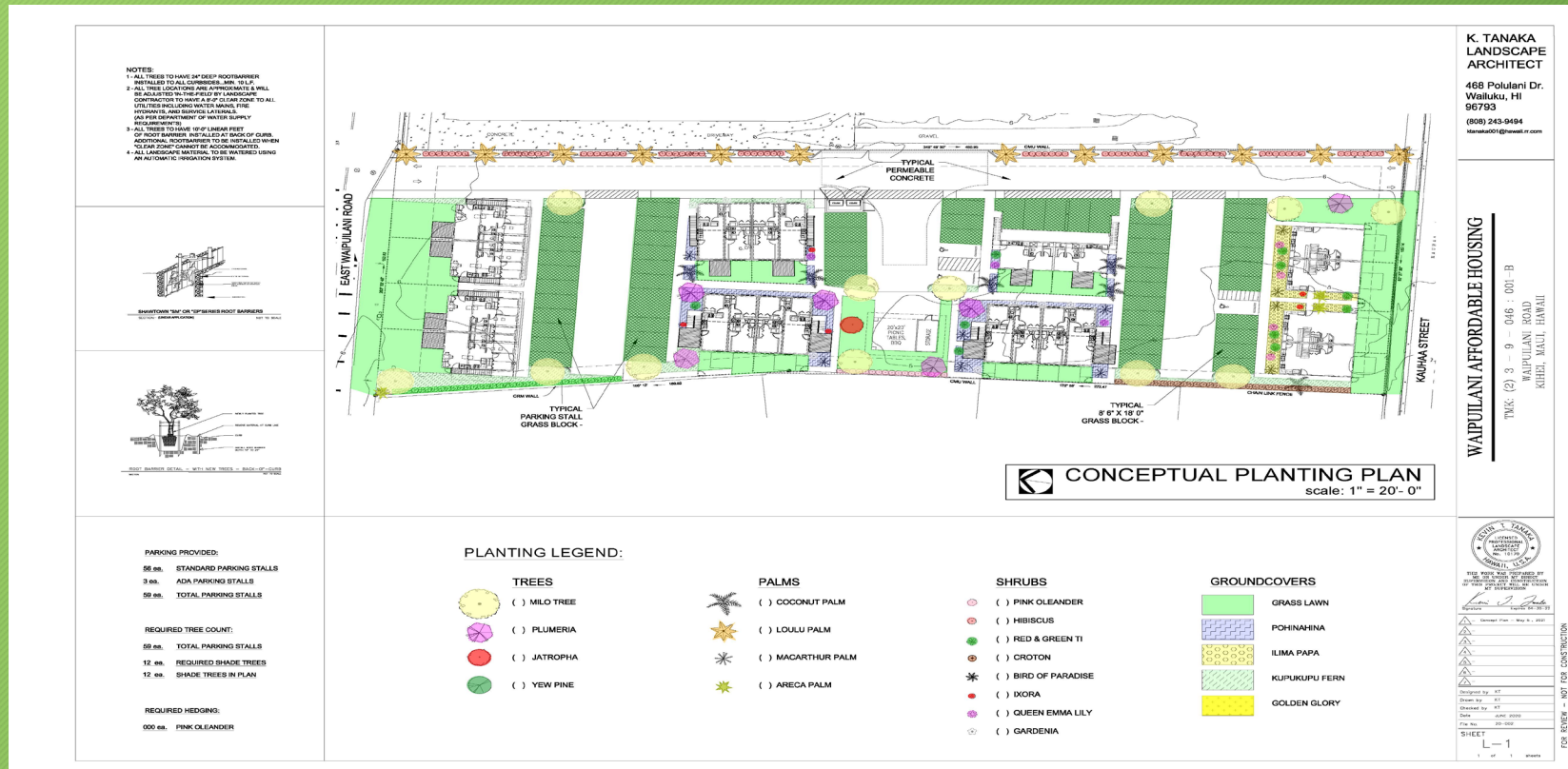


## Site Plan Map

- Project site is bounded by E. Waipu'ilani Road to the north and Kauha'a Street to the south
- Access to the proposed project will be provided by two full-access driveways via E. Waipu'ilani Road and Kauha'a Street

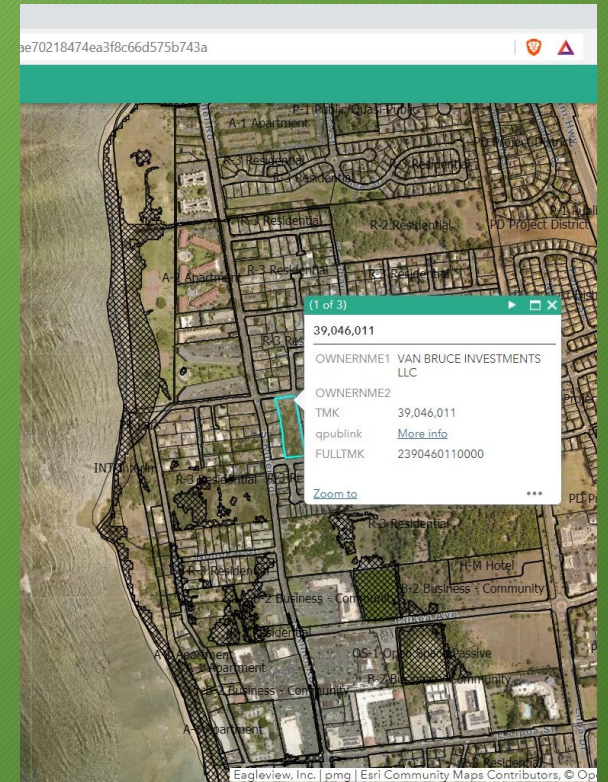
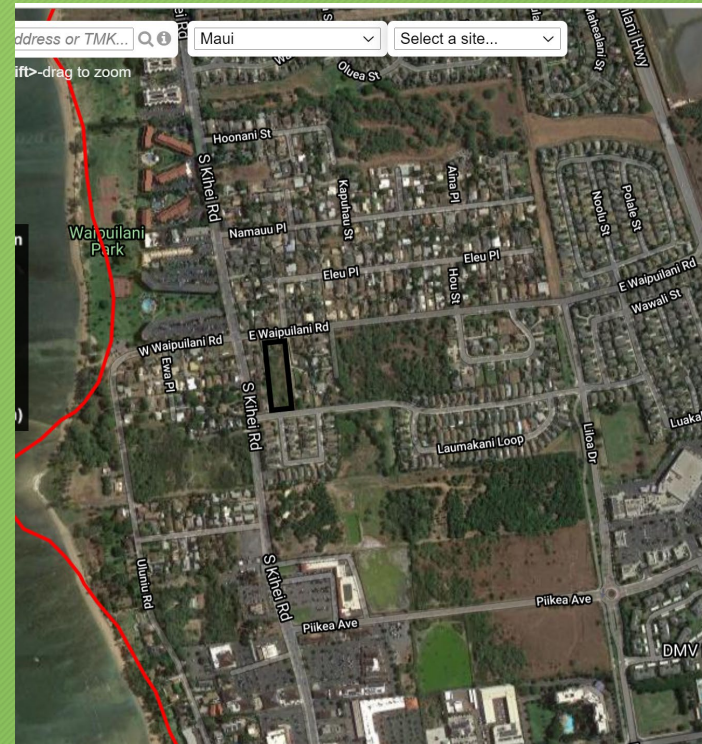


# Conceptual Landscape Plan



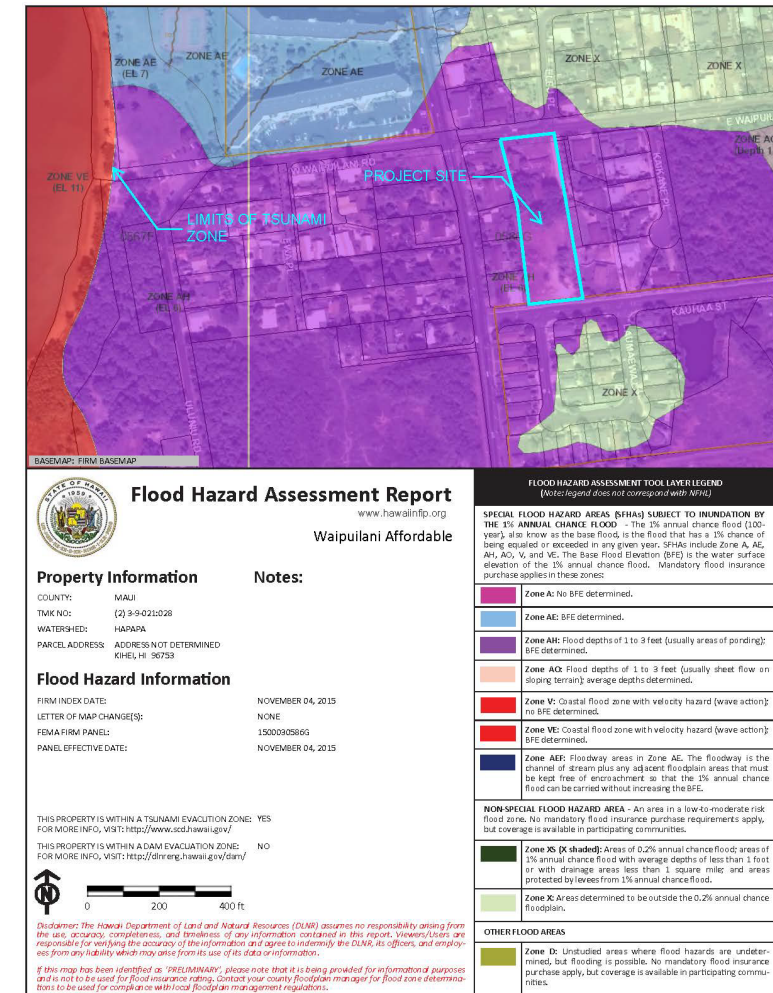
# Sea Level Rise Maps

- According to the Pacific Islands Ocean Observing System (PacIOOS) and Maui Planning Department's Sea Level Rise Maps, the proposed project is outside of the sea level rise hazard and coastal erosion.



# Flood Insurance Rate Map (FIRM)

- According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, the proposed Waipu'ilani Workforce Housing Project is **NOT** in the tsunami inundation area.



# U.S. Army Corps of Engineers Wetland Determination Map

- The U.S. Army Corps of Engineers Regulatory Branch in its letter to the Applicant dated August 11, 2021, has determined that the project site does not contain waters of the U.S., including **wetlands** or navigable waters of the U.S., as defined by CFR Parts 328 and 329, respectively.



## Conceptual Home Models with Elevations

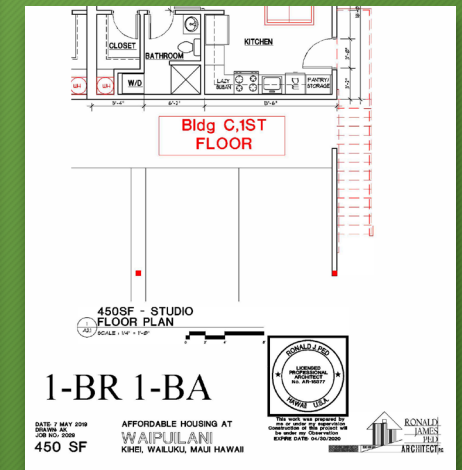
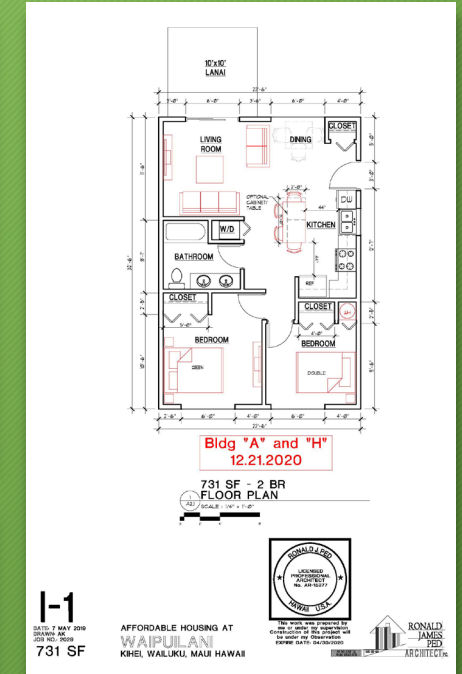
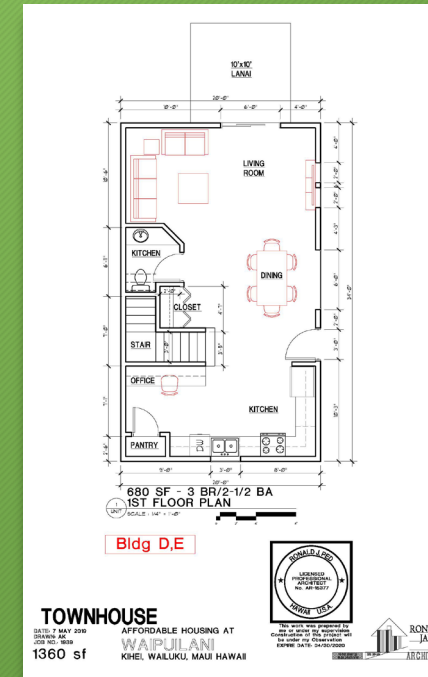
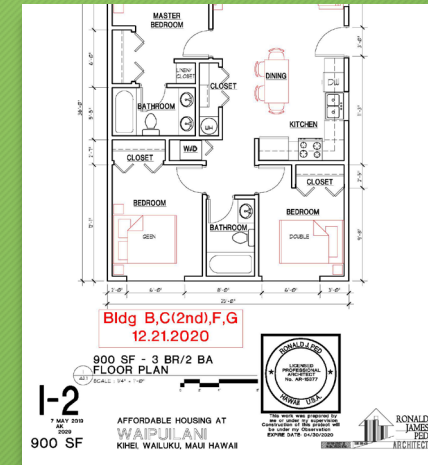
- 8 Two-story buildings with maximum height limit of 30-feet
- Building design to maintain the character of the neighborhood
- Buildings will be on post and piers foundations; stormwater retention areas will be created under and around the buildings
- Drainage system will be designed in accordance with Chapter 4, “Rules for the Design of Storm Drainage Facilities in Maui County and meet the requirements of Chapter 19.62 of Maui County Code
- Grass-block parking
- 59 parking spaces will be provided



# Conceptual Floor Plans

- Home Breakdown:

- 1br/1ba – 430 S.F. 2 units
- 2br/1ba – 730 S.F. 8 units
- 3br/2ba – 900 S.F. 14 units
- 3br/2.5ba- 1360 S.F. 4 units



## Distribution of Units by Income Category (28 Units)

- 80% - 100% AMI      8 Units (30% of units)
- 100% - 120% AMI      14 Units (50% of units)
- 120% - 140% AMI      6 Units (20% of units)
- *The distribution of units by income category is based on guidelines established by the County of Maui pursuant to applicable MCC 2.96 and MCC 2.97.*

## Approving Agencies

**Maui County Council:**

*Maui County Code 2.97*

**Maui Planning Commission:**

*Special Management Area Permit*

# Alternative – Market Rate 4 Lot, 12 Homes

- No Community Outreach
- No Council Approvals
- No Maui Planning Commission
- No Visitor Parking
- No Affordable Housing
- E. Waipu'ilani Access Only
- Same Drainage
- MORE Square Footage
- Investors and Mainland Buyers

## Alternative Market Home Study

### Workforce Housing

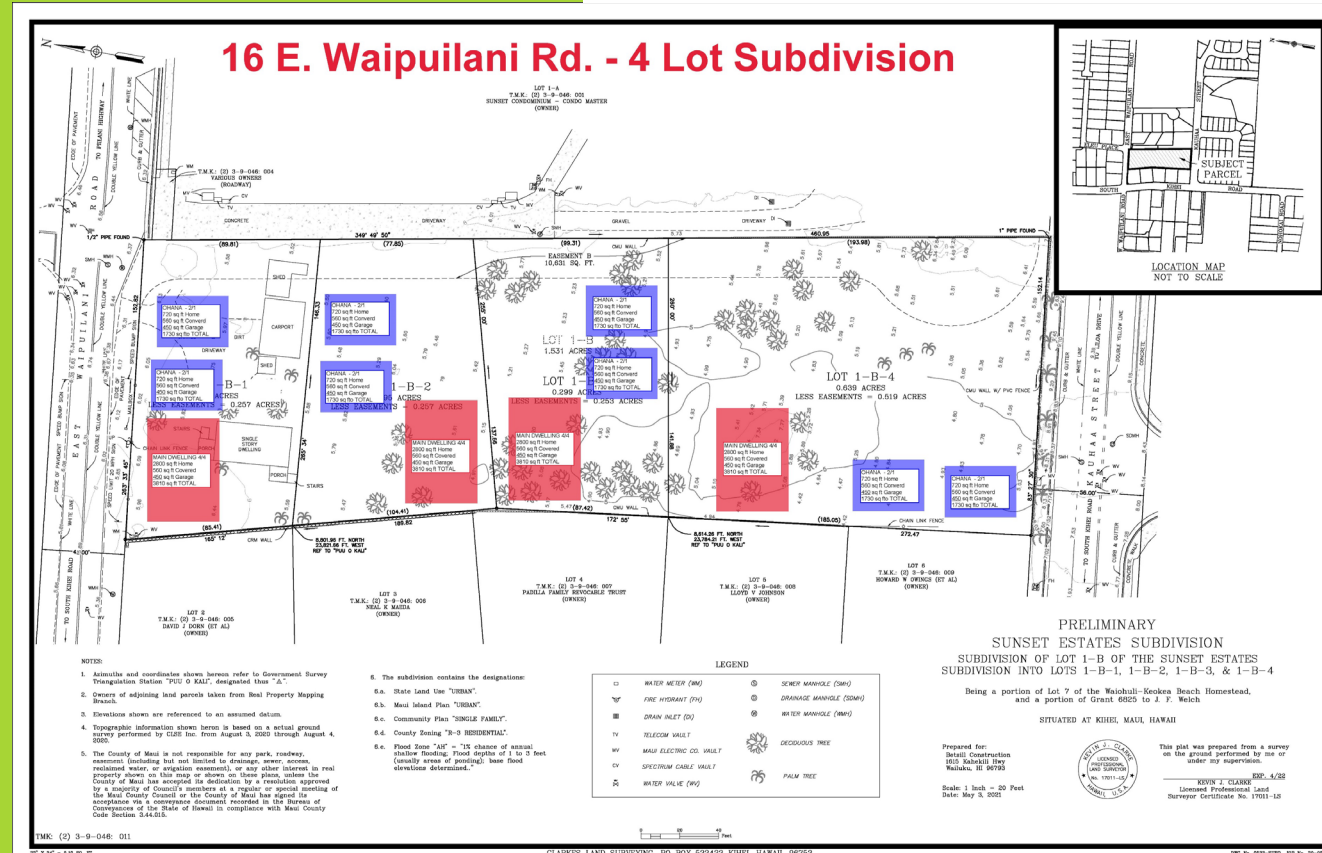
| Unit Type    | Sq. Ft. | No. | Total Sq.Ft.  |  |  |  |
|--------------|---------|-----|---------------|--|--|--|
| 1bed/1bath   | 450     | 2   | 900           |  |  |  |
| 2bed/1bath   | 731     | 8   | 5,848         |  |  |  |
| 3bed/2bath   | 900     | 14  | 12,600        |  |  |  |
| 3bed/2.5bath | 1360    | 4   | 5,440         |  |  |  |
| <b>Total</b> |         |     | <b>24,788</b> |  |  |  |

### Market Housing - 6 Lot

| Unit Type    | Home | Covered Space | Garage | Total | No. | Total Sq.Ft.  |
|--------------|------|---------------|--------|-------|-----|---------------|
| Ohana 2/1    | 720  | 560           | 450    | 1730  | 12  | 20,760        |
| Main 4/3     | 2800 | 560           | 450    | 3810  | 6   | 22,860        |
| <b>Total</b> |      |               |        |       |     | <b>43,620</b> |

### Market Housing - 4 Lot

| Unit Type    | Home | Covered Space | Garage | Total | No. | Total Sq.Ft.  |
|--------------|------|---------------|--------|-------|-----|---------------|
| Ohana 2/1    | 720  | 560           | 450    | 1730  | 8   | 13,840        |
| Main 4/3     | 2800 | 560           | 450    | 3810  | 4   | 15,240        |
| <b>Total</b> |      |               |        |       |     | <b>29,080</b> |



# Thank You

- The Applicant appreciates your kind consideration.
- The following project consultants and Applicant's representatives are available to answer questions:
  - Doyle Betsill (President, Alaula Builders)
  - Lawrence Carnicelli (VP, Alaula Builders)
  - Vince Bagoyo (Lead Consultant for the project)
  - Stacy Otomo (Otomo Engineering, Inc.)
  - Tyler Fujiwara (Austin Tsutsumi & Associates)
  - Ron Ped (Project Architect)
  - Lisa Rotunno-Hazuka (Archaeologist)