

ORDINANCE NO. _____

BILL NO. 67 (2024)

A BILL FOR AN ORDINANCE TO CHANGE THE WAILUKU-KAHULUI
COMMUNITY PLAN LAND USE DESIGNATION FROM HEAVY
INDUSTRIAL TO BUSINESS/COMMERCIAL FOR APPROXIMATELY 6.75
ACRES IN KAHULUI, MAUI, HAWAI'I IDENTIFIED AS TAX MAP KEYS (2)
3-7-002:020 (POR.) AND (2) 3-7-002:027 (QUEEN KA'AHUMANU
CENTER), AND TO AMEND THE TEXT OF THE WAILUKU-KAHULUI COMMUNITY
PLAN (2002), AS AMENDED

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Under Chapter 2.80B, Maui County Code, a Community Plan Amendment from Heavy Industrial to Business/Commercial is granted for certain real property situated at Kahului, Maui, Hawai'i, and identified for real property tax purposes as tax map key (2) 3-7-002:020, comprising approximately 5.66 acres, and more particularly described in and attached as Exhibit "A," and in Community Plan Map No. 542, attached as Exhibit "B."

SECTION 2. Under Chapter 2.80B, Maui County Code, a Community Plan Amendment from Heavy Industrial to Business/Commercial is granted for certain real property situated at Kahului, Maui, Hawai'i, and identified for real property tax purposes as tax map key (2) 3-7-002:027, comprising approximately 1.182 acres, and more particularly described in and attached as Exhibit "C," and in Community Plan Map No. 543, attached as Exhibit "D."

SECTION 3. Under Chapter 2.80B, Maui County Code, the Wailuku-Kahului Community Plan (2002), as amended, is further amended at Part III.D.1,

“POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS AND STANDARDS FOR THE WAILUKU-KAHULUI REGION; Planning Standards; Land Use,” by adding the following:

“d. The Queen Ka'ahumanu Center, at 275 West Ka'ahumanu Avenue, has experienced economic distress caused by the historic shift from brick-and-mortar retail to online retail and evolving consumer preferences following the COVID-19 pandemic. As a result, the shopping center is at risk of divestment and blight.

The Queen Ka'ahumanu Community Center Revitalization and Infill Project is approximately 33.8 acres and encompasses the parking lots, commercial buildings, and ancillary areas that comprise the Queen Ka'ahumanu Center (tax map keys (2) 3-7-002:020, (2) 3-7-002:021, (2) 3-7-002:023, (2) 3-7-002:025, and (2) 3-7-002:027). The goal is to breathe new life into the Queen Ka'ahumanu Center by repurposing its expansive parking lots and underutilized commercial spaces with a more appropriate and vibrant, economically sustainable mix of residential, service, retail, office, and open- or green-space.

The project area will be revitalized with a mix of uses that complement and provide demand for retail areas while also providing the community with nearby amenities to serve them and their families. The project will stimulate Kahului's urban core and make better use of expansive surface parking lots to include more uses, such as smaller retail, recreational green space, plazas and pedestrian-friendly spaces, services, housing, and similar accessory uses.

An emphasis will be placed on the development of multifamily housing to address Maui's acute shortage of housing inventory, including affordable, workforce, and special needs housing. The County should explore a public-partnership agreement where it offers incentives, such as financial participation, expedited project review, infrastructure and public-facility support, and flexible height and parking standards. In exchange, the owner would agree to provide additional deed-restricted affordable and workforce housing for Maui residents beyond what is required by existing law.

The project's architectural design will incorporate best practices for environmental sustainability, respect Maui's unique culture and sense of place, and pay homage to the legacy of Queen Ka'ahumanu. Future planning should create spaces that are human

in scale, reduce dependence on the automobile, and strengthen the region's identity. The project should maintain compatible scale relationships between the existing low-scale character of the area, adjacent public uses, and higher buildings. Higher building forms up to nine stories, with a maximum height of 90 feet, should be sited in the central portion of the block.

Building heights along the perimeter should provide a transition in scale to adjacent public and quasi-public uses. Commercial uses along the perimeter of street frontages should be lower-rise and provide sufficient setbacks to allow landscaped buffers. The project should mitigate its impacts to mauka and makai viewsheds and, where feasible, incorporate these scenic resources into the project design. Native trees, greenery, and color landscaping will be used to soften the built environment, provide a sense of scale and contrast, reduce heat, and provide color and shade. The project area's existing large canopy trees should be preserved. Preference should be given to the use of appropriate native trees, shrubs, and grasses.

The project will collaborate with the County and surrounding property owners to implement the Ka'ahumanu Community Corridor Community Action Plan and create safer connections and access to the harbor, Ho'aloa Park, transit, and nearby public and civic spaces. For instance, the project should connect with the Hawai'i Housing and Finance Development Corporation's proposed development next to the Central Maui Transit Hub and allow for a more contiguous corridor that defines the pedestrian experience and improves public spaces."

SECTION 4. This Ordinance takes effect on approval.

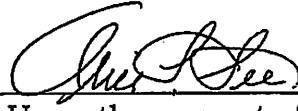
APPROVED AS TO FORM
AND LEGALITY:



KRISTIN K. TARNSTROM
Deputy Corporation Counsel
County of Maui

LF2024-0287
2024-03-07 GSMS-2014-GC26 CPA.docx

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "John R. Lee", is written over a horizontal line.

Upon the request of the Mayor.

Exhibit "A"

DESCRIPTION

PORTION OF LOT A MAUI LAND & PINEAPPLE COMPANY SUBDIVISION (SUBDIVISION FILE NO. 3.1577 AMENDED ON JUNE 3, 1993)

Being a portion of Lot A of the Maui Land & Pineapple Company Subdivision (Subdivision File No. 3.1577 amended June 3, 1993), and being also a portion of Royal Patent Grant 3343 to Claus Spreckels situated at Kahului, Island and County of Maui, State of Hawaii.

Beginning at the Northwest corner of this lot on the Southerly side of Kaahumanu Avenue [F.A.P. No. F-032-1 (3)], the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

2,350.49 feet North

7,431.10 feet East

and running by azimuths measured clockwise from True South:

1. 340° 17' 30" 273.01 feet along Lot F-2 and Lot F-1 of the Maui Land & Pineapple Company Subdivision (Subdivision File No. 3.2200), being also the remainder of Royal Patent Grant 3343 to Claus Spreckels;
2. 70° 17' 30" 620.93 feet along Lot F-1 of the Maui Land & Pineapple Company Subdivision (Subdivision File No. 3.2200), being also the remainder of Royal Patent Grant 3343 to Claus Spreckels;
3. 340° 17' 30" 38.69 feet along same;
4. 70° 17' 30" 158.40 feet along same;
5. 352° 30' 170.22 feet along same;
6. Thence along same on a curve to the right with a radius of 188.00 feet, the radial azimuth from the radius point to the beginning of the curve being: 262° 30',
the radial azimuth from the radius point to the end of the curve being: 272° 42' 44",
and the chord azimuth and distance being:
357° 36' 22" 33.46 feet;
7. 301° 00' 60.92 feet along same;

8. Thence along same on a curve to the left with a radius of 1,330.00 feet, the radial azimuth from the radius point to the beginning of the curve being: $31^{\circ} 00'$,
the radial azimuth from the radius point to the end of the curve being: $23^{\circ} 20' 40''$,
and the chord azimuth and distance being:
 $297^{\circ} 10' 40''$ 177.58 feet;
9. $203^{\circ} 20' 40''$ 5.00 feet along same;
10. Thence along same on a curve to the left with a radius of 1,325.00 feet, the radial azimuth from the radius point to the beginning of the curve being: $23^{\circ} 20' 40''$,
the radial azimuth from the radius point to the end of the curve being: $22^{\circ} 54' 40''$,
and the chord azimuth and distance being:
 $293^{\circ} 07' 20''$ 10.02 feet;
11. $22^{\circ} 54' 40''$ 5.00 feet along same;
12. Thence along same on a curve to the right with a radius of 1,330.00 feet, the radial azimuth from the radius point to the beginning of the curve being: $199^{\circ} 30'$,
the radial azimuth from the radius point to the end of the curve being: $202^{\circ} 54' 40''$,
and the chord azimuth and distance being:
 $291^{\circ} 12' 20''$ 79.17 feet;
13. $19^{\circ} 30'$ 16.00 feet along same;
14. $289^{\circ} 30'$ 19.93 feet along same;
15. $70^{\circ} 17' 30''$ 85.59 feet along same;
16. Thence along the Northeasterly side of South Wakea Avenue to a "T" Northeasterly of the end of Onehee Avenue on a curve to the right with a radius of 1,392.40 feet, the radial azimuth from the radius point to the beginning of the curve being: $16^{\circ} 29' 36''$,
the radial azimuth from the radius point to the end of the curve being: $31^{\circ} 04' 37''$,
and the chord azimuth and distance being:
 $113^{\circ} 47' 06.5''$ 353.45 feet;

17. Thence along Lot G of the Maui Land & Pineapple Company Subdivision (Subdivision File No. 3.1577 amended June 3, 1993), being also the remainder of Royal Patent Grant 3343 to Claus Spreckels on a curve to the left with a radius of 44.00 feet, the radial azimuth from the radius point to the beginning of the curve being: $2^{\circ} 12' 06''$, the radial azimuth from the radius point to the end of the curve being: $286^{\circ} 50'$, and the chord azimuth and distance being:
 $234^{\circ} 31' 03''$ 53.80 feet;
18. Thence along same on a curve to the left with a radius of 235.00 feet, the radial azimuth from the radius point to the beginning of the curve being: $286^{\circ} 50'$, the radial azimuth from the radius point to the end of the curve being: $262^{\circ} 30'$, and the chord azimuth and distance being:
 $184^{\circ} 40'$ 99.06 feet;
19. $172^{\circ} 30'$ 164.27 feet along same;
20. $80^{\circ} 10'$ 47.05 feet along same;
21. $155^{\circ} 00'$ 111.20 feet along same;
22. $158^{\circ} 00'$ 180.00 feet along same;
23. $248^{\circ} 00'$ 52.98 feet along same;
24. $253^{\circ} 01' 10''$ 819.20 feet along the remainder of A of the Maui Land & Pineapple Company Subdivision (Subdivision File No. 3.1577 amended June 3, 1993), being also the remainder of Royal Patent Grant 3343 to Claus Spreckels to the point of beginning and containing a gross area of 6.842 Acres excluding Lot D of the Maui Land & Pineapple Company Subdivision (Subdivision File No. 3.1577 amended June 3, 1993) of 1.182 Acres described as follows for a net area of 5.660 Acres.

Being all of Lot D of the Maui Land & Pineapple Company Subdivision (Subdivision File No. 3.1577 amended June 3, 1993), and being also a portion of Royal Patent Grant 3343 to Claus Spreckels situated at Kahului, Island and County of Maui, State of Hawaii.

Beginning at the Southeast corner of this lot with an azimuth and distance tie from the Southerly corner of Lot A being: 113° 17' 80.67 feet with coordinates 2,093.47 N. and 7,523.17 E., the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

2,125.36 feet North

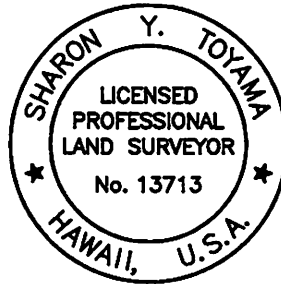
7,449.07 feet East

and running by azimuths measured clockwise from True South:

1. 70° 17' 30" 336.00 feet along Lot A of the Maui Land & Pineapple Company Subdivision (Subdivision File No. 3.1577 amended June 3, 1993), being also the remainder of Royal Patent Grant 3343 to Claus Spreckels;
2. Thence along same on a curve to the right with a radius of 5.00 feet, the chord azimuth and distance being:
115° 17' 30" 7.07 feet;
3. 160° 17' 30" 42.00 feet along same;
4. Thence along same on a curve to the right with a radius of 2.00 feet, the chord azimuth and distance being:
205° 17' 30" 2.83 feet;
5. 250° 17' 30" 28.00 feet along same;
6. Thence along same on a curve to the left with a radius of 40.00 feet, the chord azimuth and distance being:
205° 17' 30" 56.57 feet;
7. 160° 17' 30" 65.87 feet along same;
8. Thence along same on a curve to the right with a radius of 40.00 feet, the radial azimuth from the radius point to the beginning of the curve being: 70° 17' 26",
the radial azimuth from the radius point to the end of the curve being: 97° 14' 56",
and the chord azimuth and distance being:
173° 46' 13" 18.65 feet;
9. 250° 17' 30" 271.65 feet along same;
10. 340° 17' 30" 168.00 feet along same;
11. Thence along same on a curve to the left with a radius of 5.00 feet, the chord azimuth and distance being:
25° 17' 30" 7.07 feet to the point of beginning and containing an area of 1.182 Acres.

Note: The metes and bounds description is prepared for changes in Zoning, Land Use District Boundary Amendment and Community Plan Amendment purposes only. It is based on final subdivision approved June 15, 1993 for Maui Land & Pineapple Company Subdivision (Subdivision File No. 3.1577 dated June 3, 1993).

This work was prepared by me
or under my supervision.



FUKUMOTO ENGINEERING, INC.

Sharon Y. Toyama

Sharon Y. Toyama
Licensed Professional Land Surveyor
Certificate Number 13713
License Expires: 4/30/24

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October 18, 2023

GSMS01

Exhibit "B"

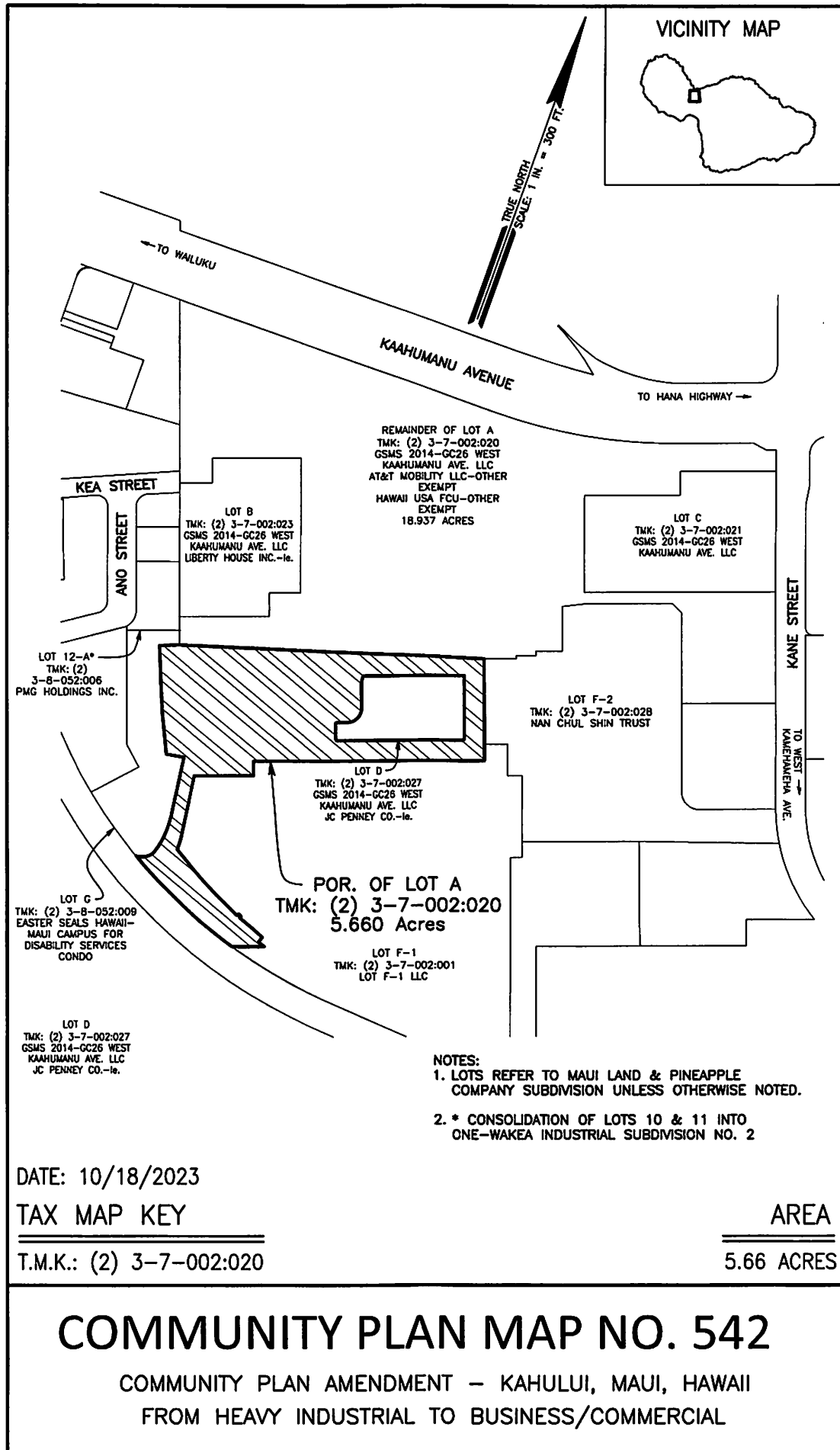


Exhibit "C"

DESCRIPTION

LOT D

MAUI LAND & PINEAPPLE COMPANY SUBDIVISION (SUBDIVISION FILE NO. 3.1577 AMENDED ON JUNE 3, 1993)

Being all of Lot D of the Maui Land & Pineapple Company Subdivision (Subdivision File No. 3.1577 amended June 3, 1993), and being also a portion of Royal Patent Grant 3343 to Claus Spreckels situated at Kahului, Island and County of Maui, State of Hawaii.

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2,125.36 feet North

7,449.07 feet East

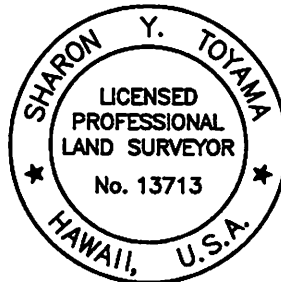
and running by azimuths measured clockwise from True South:

1. $70^{\circ} 17' 30''$ 336.00 feet along Lot A of the Maui Land & Pineapple Company Subdivision (Subdivision File No. 3.1577 amended June 3, 1993), being also the remainder of Royal Patent Grant 3343 to Claus Spreckels;
2. Thence along same on a curve to the right with a radius of 5.00 feet, the chord azimuth and distance being:
 $115^{\circ} 17' 30''$ 7.07 feet;
3. $160^{\circ} 17' 30''$ 42.00 feet along same;
4. Thence along same on a curve to the right with a radius of 2.00 feet, the chord azimuth and distance being:
 $205^{\circ} 17' 30''$ 2.83 feet;
5. $250^{\circ} 17' 30''$ 28.00 feet along same;
6. Thence along same on a curve to the left with a radius of 40.00 feet, the chord azimuth and distance being:
 $205^{\circ} 17' 30''$ 56.57 feet;
7. $160^{\circ} 17' 30''$ 65.87 feet along same;

8. Thence along same on a curve to the right with a radius of 40.00 feet, the radial azimuth from the radius point to the beginning of the curve being: 70° 17' 26",
the radial azimuth from the radius point to the end of the curve being: 97° 14' 56",
and the chord azimuth and distance being:
173° 46' 13" 18.65 feet;
9. 250° 17' 30" 271.65 feet along same;+
10. 240° 17' 30" 168.00 feet along same;
11. Thence along same on a curve to the left with a radius of 5.00 feet, the chord azimuth and distance being:
25° 17' 30" 7.07 feet to the point of beginning and containing an area of 1.182 Acres.

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This work was prepared by me
or under my supervision.



FUKUMOTO ENGINEERING, INC.

Sharon Y. Toyama

Sharon Y. Toyama
Licensed Professional Land Surveyor
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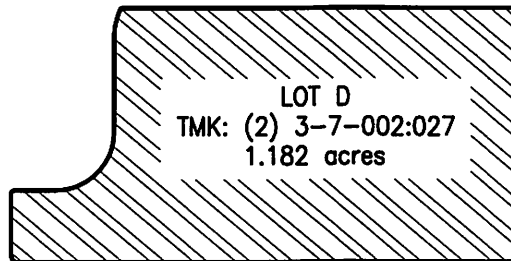
GSMS01

Exhibit "D"

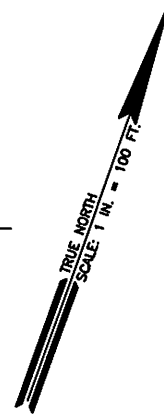
VICINITY MAP



LOT A
TMK: (2) 3-7-002:020
GSMS 2014-GC26 WEST KAAHUMANU AVE. LLC
AT&T MOBILITY LLC-OTHER EXEMPT
HAWAII USA FCU-OTHER EXEMPT



LOT F-2
TMK: (2) 3-7-002:028
NAN CHUL SHIN TRUST



LOT F-1
TMK: (2) 3-7-002:001
LOT F-1 LLC

NOTE: LOTS REFER TO MAUI LAND &
PINEAPPLE COMPANY SUBDIVISION.

DATE: 10/18/2023

TAX MAP KEY

T.M.K.: (2) 3-7-002:027

AREA

1.182 ACRES

COMMUNITY PLAN MAP NO. 543

COMMUNITY PLAN AMENDMENT - KAHULUI, MAUI, H.
FROM HEAVY INDUSTRIAL TO BUSINESS/COMMERCIAL