

Kahului-Wailuku Transit Oriented Development (TOD) Corridor Master Plan

Maui County Council Water, Infrastructure,
and Transportation Committee

July 13, 2020



AGENDA

Project History

The Need and Opportunity

Our Team and Approach

Elements and Schedule

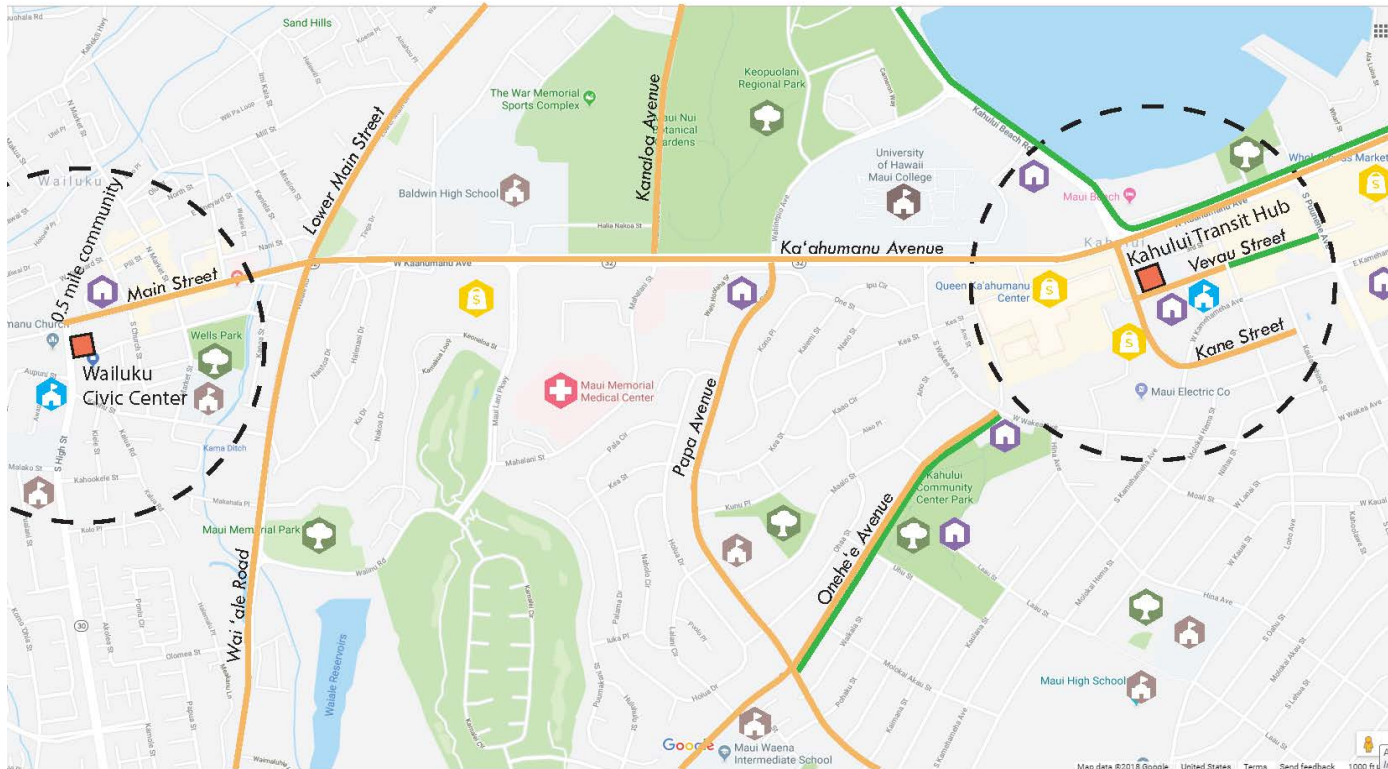
Desired Outcomes



PROJECT HISTORY

HOW WE GOT HERE

Central Maui Transit Ready Communities



Maui Transit Oriented Development Project Update

A Presentation Delivered to the Maui County Legislators

November 26, 2018

Neighbor Island Transit Oriented Development

A Presentation Delivered to the State Legislators

January 16, 2019

Kahului/Wailuku TOD Corridor Plan

A Presentation Delivered to State Agencies, County Departments

July 25, 2019

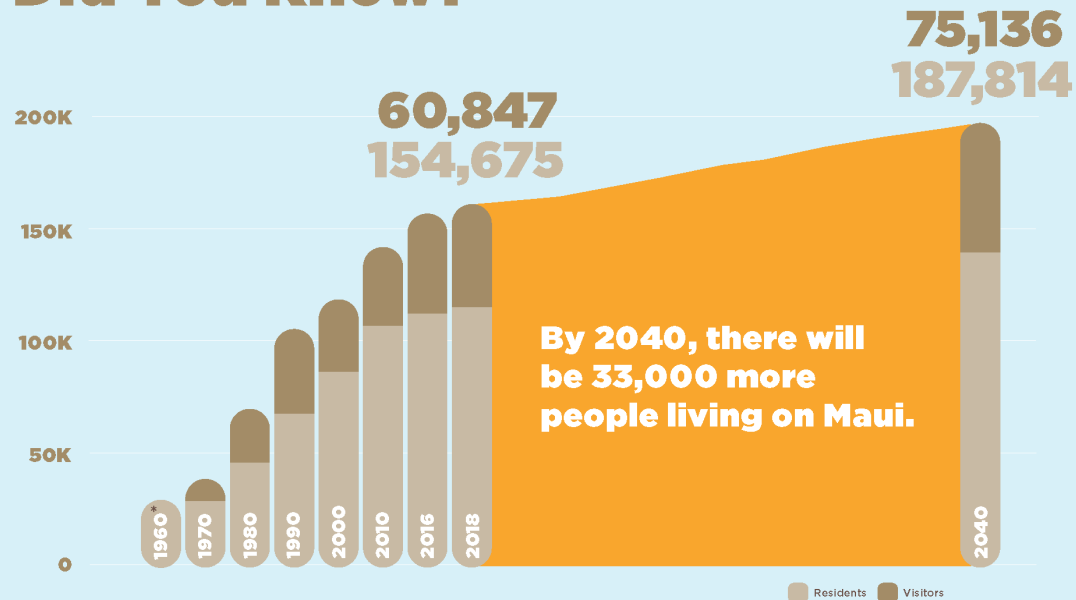
THE NEED AND OPPORTUNITY

ADDRESSING CURRENT CONDITIONS

MAUI NEWS

'Crisis-Level' Affordable Housing Need

Did You Know?



TOP LOCAL STORIES

Unemployment rate in Maui metro area highest in the nation at 35%



SEIZING THE OPPORTUNITY

- Build on previous and current planning
- Increase affordable and workforce housing
- Capitalize on transit hub investments
- Create walkable, accessible communities
- Spur economic recovery
- Connect critical destinations
- Keep and make great places
- Reflect Maui's history and future
- Inform Central Maui Community Plan



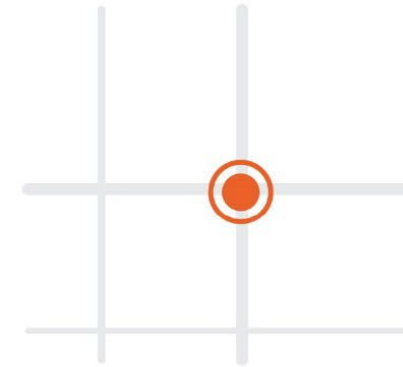
MAKING KEY CONNECTIONS



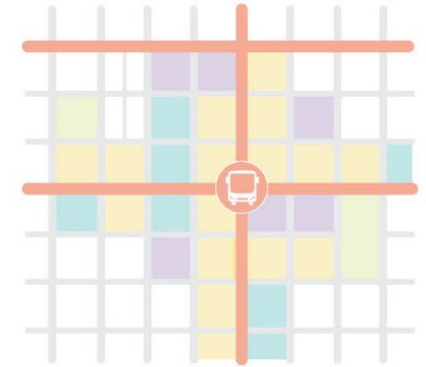
DEFINING TRANSIT-ORIENTED DEVELOPMENT FOR MAUI

- Connected, walkable communities, organized around transit
- Focused on mixed land uses, with affordable housing
- Mode of transit is less important than quality of service and experience
- **TOD on Maui will look different** than TOD elsewhere

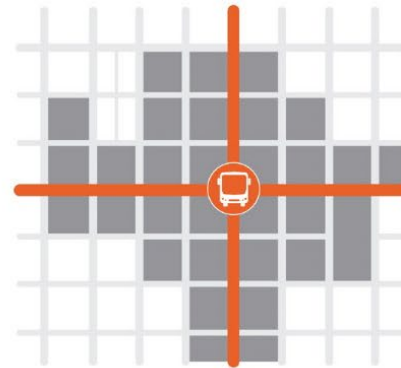
TOD TRANSIT-ORIENTED DEVELOPMENT



1 Identify Transit Oriented Development (TOD) site



2 Develop TOD plan



3 Develop transit and walkable street corridors



4 Make zoning changes to encourage TOD

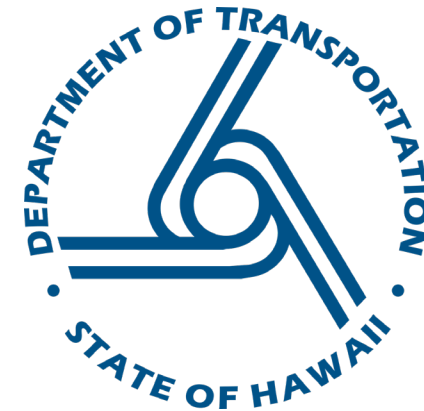
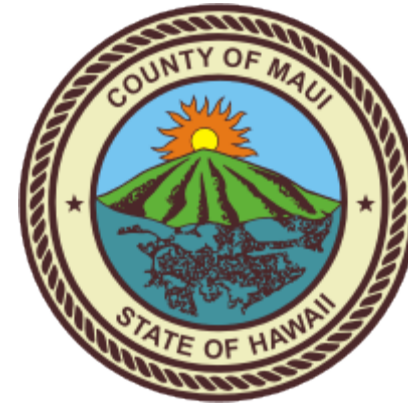


5 Complete TOD district

OUR TEAM AND APPROACH

AN INTERDISCIPLINARY TEAM

- Department of Planning
- Department of Transportation
- Department of Public Works
- Department of Housing & Human Concerns
- Department of Parks & Recreation
- Maui MPO
- Hawai'i Department of Transportation



AN INTERDISCIPLINARY TEAM

- Multimodal and transit planning and design
- Walkability, connectivity, and public realm
- Community outreach and engagement
- Market analysis and economic development
- Affordable and workforce housing
- Land use and urban design
- Civil engineering and infrastructure
- Funding and finance
- Visual communications



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ECONorthwest

ECONOMICS • FINANCE • PLANNING

SPECK & ASSOCIATES LLC



AN INTEGRATED APPROACH



Julia Reed (NN)
Deputy Project Manager



Jennifer Wieland (NN)
Project Manager



James McGrath (NN)
Principal-in-Charge

MANAGE

Key Focus Areas

ENGAGE



Community and Stakeholder Engagement

Jennifer Wieland (NN)
Engagement Strategy Lead

Charlene Shibuya (MH)
Community Engagement

Mark Alexander Roy (MH)
Key Stakeholder Engagement

Irene Kim (CP)
Engagement Tools

Digital and Virtual Engagement

Kevin Ottem (NN)
Website Design

Jungwha Yuh (NN)
Graphic Designer

LEARN



Community Profile

Julia Reed (NN)
Task Lead

Roger Pardo (NN)
Transportation Planner

Alex Joyce (CP)
Land Use Planner

Glenn Kuwaye, PE (WO)
Civil Engineer

Market and Affordable Housing Analysis

Tyler Bump (ECO)
Task Lead

Becky Hewitt (ECO)
Economic Development

Ian Carlton (ECO)
Senior Advisor

VISION



Visioning

Jeff Speck (SA)
Task Lead

Julia Reed (NN)
Visioning Process

Alex Steinberger (CP)
Urban Design and Land Use

James McGrath (NN)
Transit and Mobility

Land Use and Connectivity Plans

Alex Joyce (CP)
Land Use Plan Lead

Michael Riebe, PE (NN)
Connectivity Plan Lead

Lauren Mattern (NN)
Parking and Mobility Advisor

ADVANCE



Implementation and Funding

James McGrath (NN)
Task Lead and Transit Corridor Strategy

Tyler Bump (ECO)
Financing Tools
and Affordable Housing Strategy

Alex Steinberger (CP)
Land Use Strategy

Keola Cheng (WO)
Environmental and Regulatory Strategy

Master Plan Summary

Jennifer Wieland (NN)
Task Lead

Jungwha Yuh (NN)
Document Design Lead

LEGEND

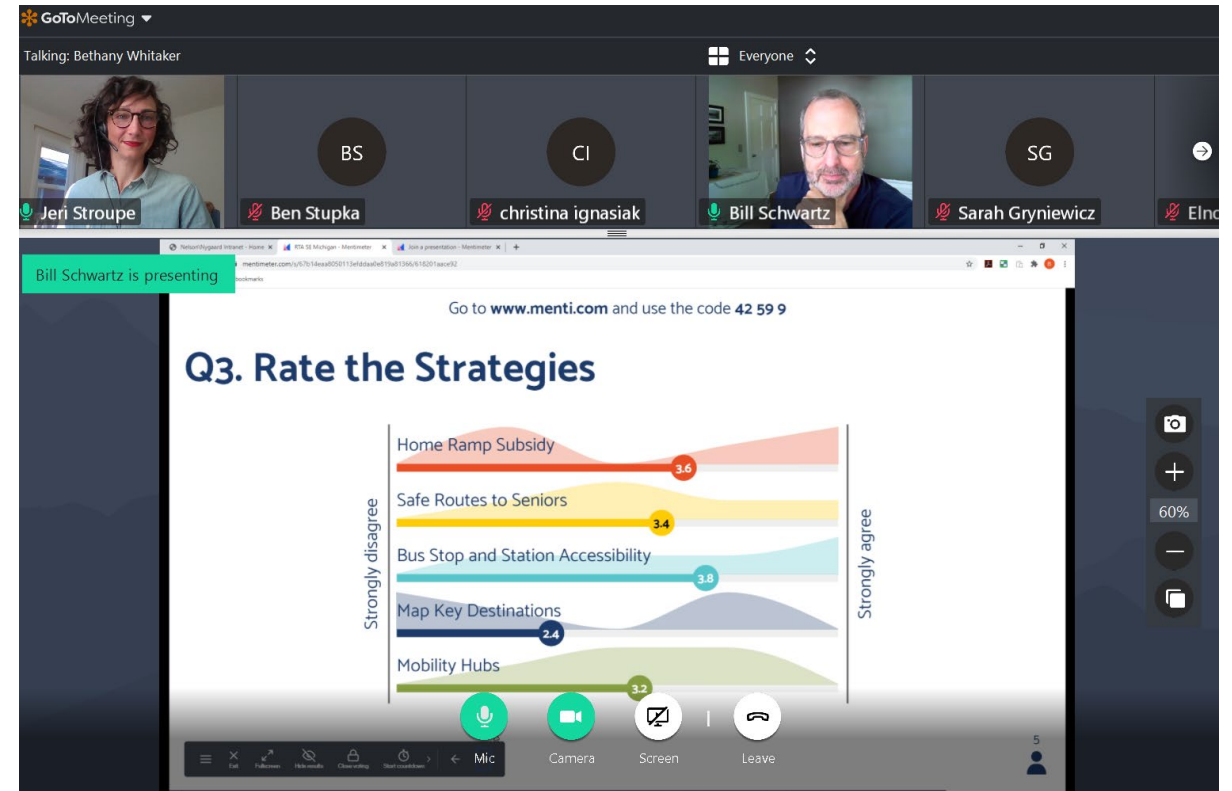
NN – Nelson\Nygaard
MH – Munekiyo Hiraga
ECO – ECONorthwest
CP – Cascadia Partners
SA – Speck & Associates
WO – Wilson Okamoto

PROJECT ELEMENTS AND SCHEDULE

ENGAGE

Using new approaches to respond to COVID-19

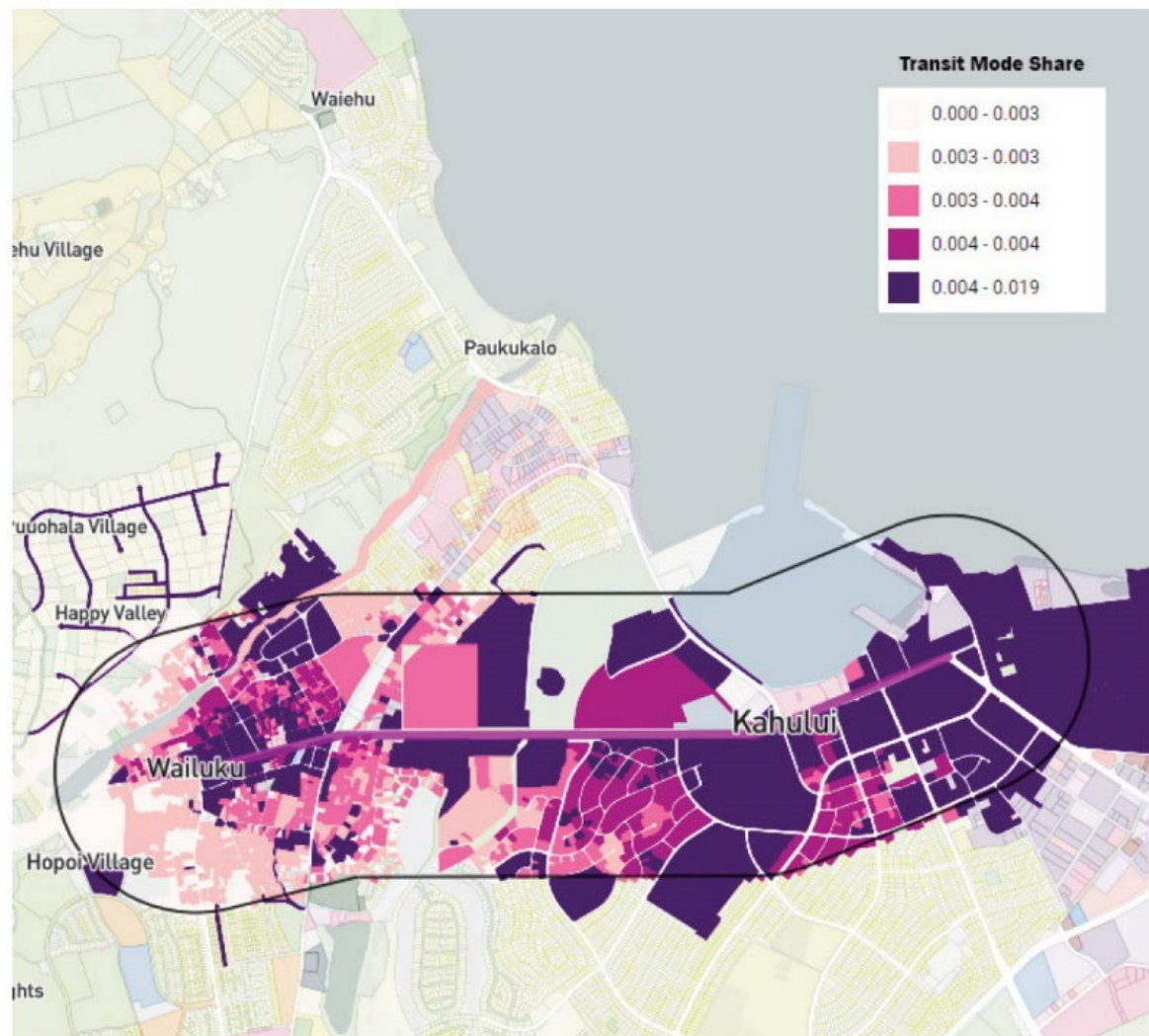
- Technical Advisory Committee
- Key stakeholder interviews
- Website and digital engagement
- Online open houses
- Creative analog activities
- Instructional videos
- Self-guided and socially distanced tours



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Building an understanding of key opportunities

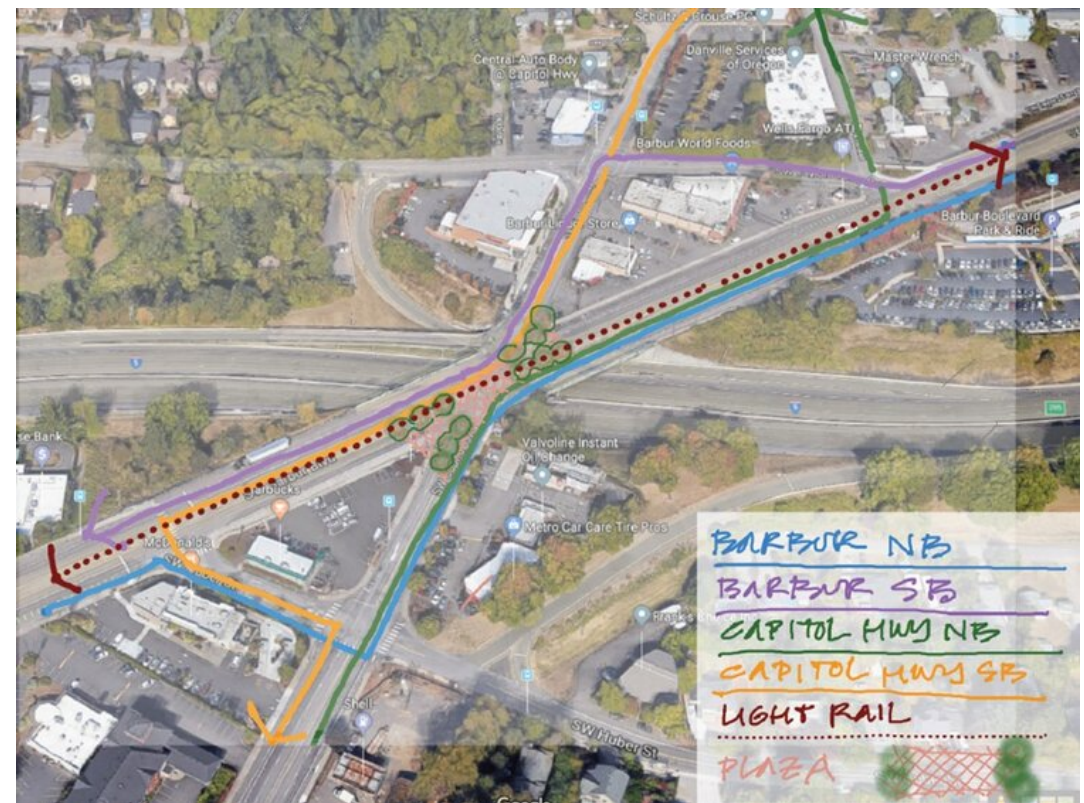
- Existing conditions and community profile
 - Conduct interviews
 - Assess existing conditions
- Market analysis and economic development report
 - Market trends and potential
 - TOD corridor market assessment
- Affordable housing inventory and analysis
 - Metrics and documented needs
 - Strategies for expanding supply



VISION

Shaping a view of the corridor's future

- Community design workshop
 - Multimodal tours
 - Brainstorming and design sessions
 - Interactive and creative
- Vision open house
 - Weighing scenarios
 - Refining concepts
- Land use and connectivity plans
 - Parcels and nodes
 - Along and across



ILLUSTRATIVE OF ALLEY IMPROVEMENTS



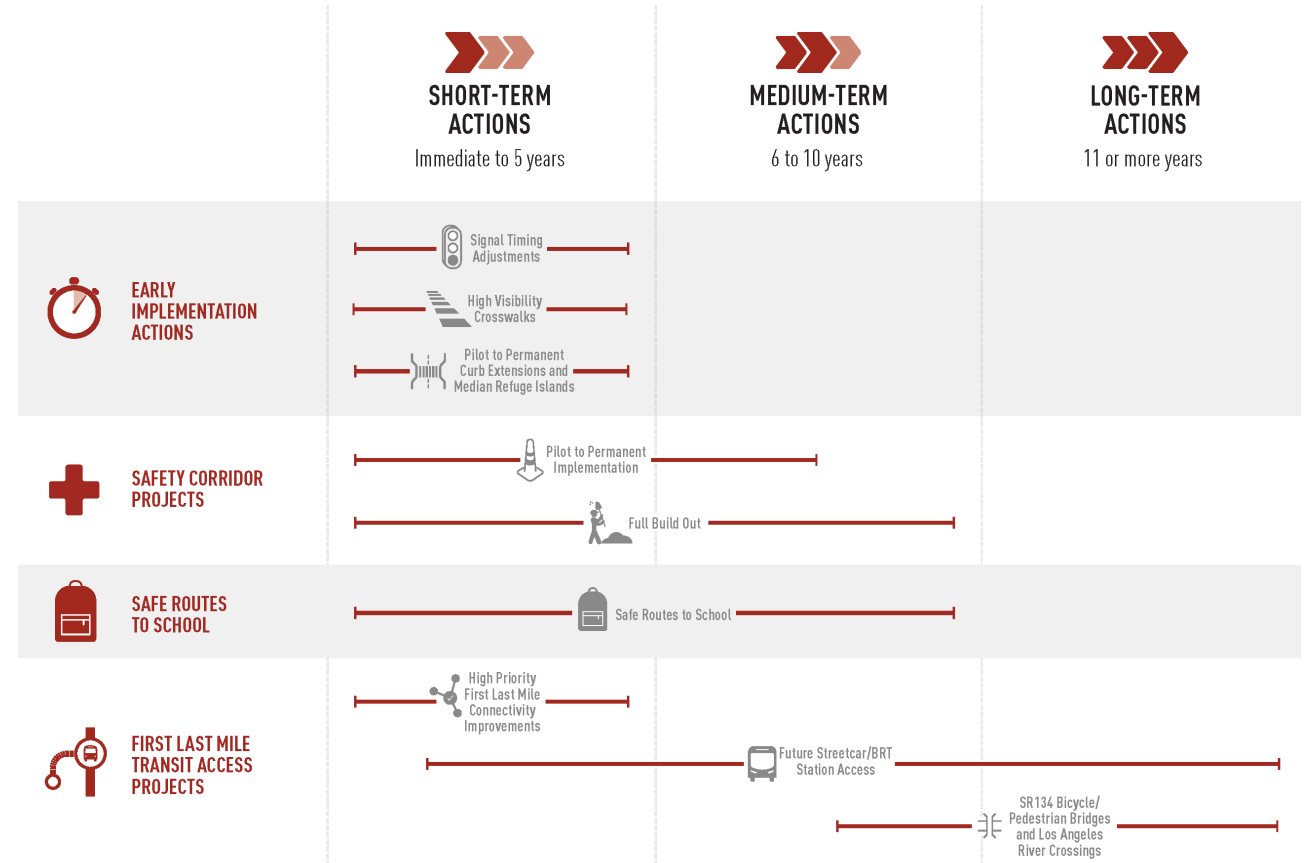
Some Main Street business owners commented that the deep retail spaces are difficult to fill. Activating the backs of the buildings with entrances offers the additional benefit for businesses to co-share spaces, sub-divide to two separate businesses or expand their operations.



ADVANCE

Taking the first steps and moving to action

- Implementation and funding
 - Phased implementation strategy
 - Financial plan and partnerships
- Master plan summary
 - Executive summary
 - Final presentations
 - Project video



OUR SCHEDULE

2020							2021										
June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov

ENGAGE

Task B | Public Engagement Strategy

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Task C | Existing Conditions and Community Profile



Public Information Session

Stakeholder Interviews

Task D | Market Analysis and Economic Development Report



Task E | Affordable Housing Inventory and Analysis

VISION

Community Design Workshop



Task F | Visioning

Vision Open House



Task G | Land Use and Connectivity Plans

ADVANCE



Task H | Implementation and Funding

Task I | Master Plan Summary

DESIRED OUTCOMES

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- What do you hope to see at the end of this project?
- Where will we be in 18 months?
- How will we know we've succeeded?



FOCUS IN JULY AND AUGUST

- Developing engagement plan
- Gathering data and completing background research
- Establishing project's Technical Advisory Committee
- Conducting focus groups and interviews
- Beginning existing conditions and market analyses



***What questions or concerns do you have?
What else should we know as we begin our work?***

THANK YOU!



Jennifer Wieland

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