



**PLANNING
CONSULTANTS
HAWAII, LLC**

URBAN & REGIONAL PLANNING

RECEIVED

2019 MAR 12 PM 4:18

OFFICE OF THE
COUNTY COUNCIL

TRANSMITTAL

TO: Council Member Tamara Paltin
Planning and Sustainable Land Use
Committee

DATE: March 12, 2019

ATTN:

PROJECT: SLUC-30 (Waikapu Country Town)

JOB #: N/A

SUBJECT: PowerPoint Presentation

THE FOLLOWING IS ENCLOSED:

<input type="checkbox"/> FOR APPROVAL AS REQUESTED	<input checked="" type="checkbox"/>	FOR YOUR USE FOR YOUR INFORMATION	<input type="checkbox"/> FOR REVIEW AND COMMENT OTHER
---	-------------------------------------	--------------------------------------	--

COPIES	DATE	DESCRIPTION
1	March 12, 2019	Jump Drive of WCT PowerPoint; PDF of PowerPoint

COMMENTS:

Please see the attached jump drive with PowerPoint presentation for the Waikapu Country Town project.

COPY TO: Project File

BY: Michael Summers



Waikapū

A Country Town Master Plan

*Presentation to the Maui County Council
Planning and Sustainable Land Use Committee*

Waikapū Properties, LLC
Mike Atherton, Partner

March 13, 2019





Presentation Agenda

I. Introduction

- A. Ownership
- B. Consultant Team

II. General Plan & Zoning

- A. Maui Island Plan (December 2012)
- B. Wailuku-Kahului Community Plan (2002)
- C. Maui County Code, Title 19 (Zoning)

III. Entitlement Request

- A. Entitlement Process
- B. Community & Zoning Change
- C. Waikapū Country Town Ordinance

IV. Waikapū Country Town

- A. Location & Project Site
 - B. Master Plan
 - C. Agricultural Plan
- 



Introduction





Ownership

Ownership Representative

Mike Atherton

Ownership Groups

Waikapu Properties LLC

MTP Land Partners LLC and the Filios, William Separate Property Trust

Waiale 905 Partners LLC





Consultant Team

Consultant	Specialty
Planning Consultants Hawaii	Land Use Planning
Hawaii Land Design	Landscape Architecture
Mancini, Welch & Geiger	Legal, Land Use Law
Otomo Engineering	Civil Engineering
Fehr & Peers	Traffic Engineering
Hallstrom / CBRE	Market, Fiscal and Economic Impacts
Robert Hobby	Flora & Fauna
Archaeological Services Hawaii	Archaeology
Hana Pono	Cultural Impacts
Enviniti	Wastewater Engineering
Mana Water	Wastewater Engineering
Water Resource Associates	Hydrology
DL Adams & Associates	Noise
B.D. Neal & Associates	Air Quality
Fukumoto Engineering, Inc.	Surveying
Aina Archaeology	Archaeological Monitoring & Preservation





General Plan & Zoning





Maui Island Plan

MIP

Planned Growth Area Rationale (In Part)

“Keeping the Waikapū Tropical Plantation as its town core, this area will become a self-sufficient small town with a mix of single-family and multifamily housing units in a walkable community that includes affordable housing in close proximity to Wailuku’s employment centers.”

Planning Guidelines

- **1433 residential units.** The guidelines also include commercial, parks and open space.



MIP Directed Growth Map

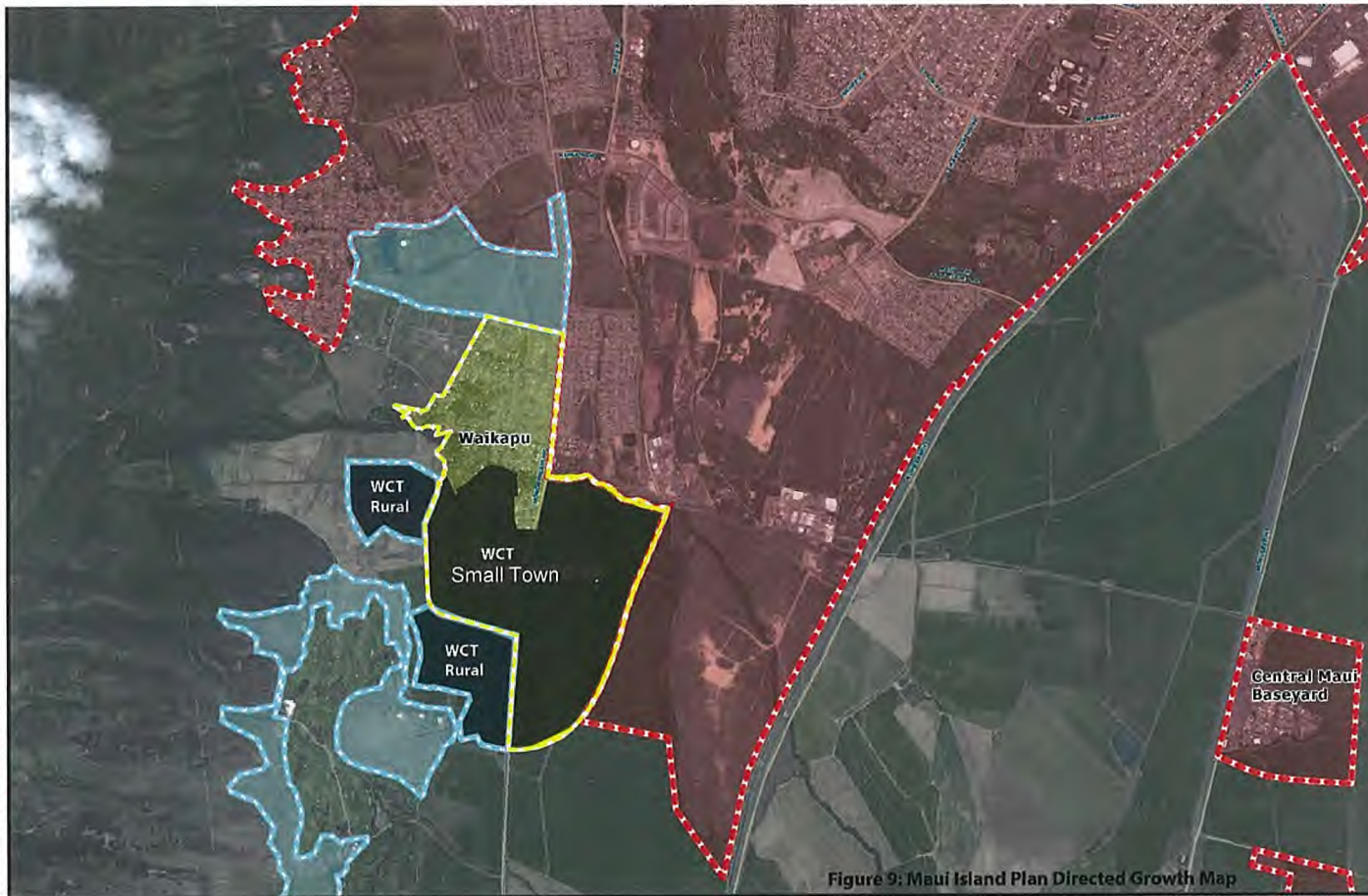


Figure 9: Maui Island Plan Directed Growth Map

**Maui Island
Plan
Directed
Growth
Map**
Waikapu / Kahului
C3

Legend

- Growth Boundaries**
- Urban
 - Small Town
 - Rural
- Reference**
- 2011 Parcels
 - Primary Roads



Scale: 0 500 1000 2000 4000 Feet

Printed Date: MCTT_20101218_02
Copyright © December 10, 2012

Background Image: Worldview 2 - 2010

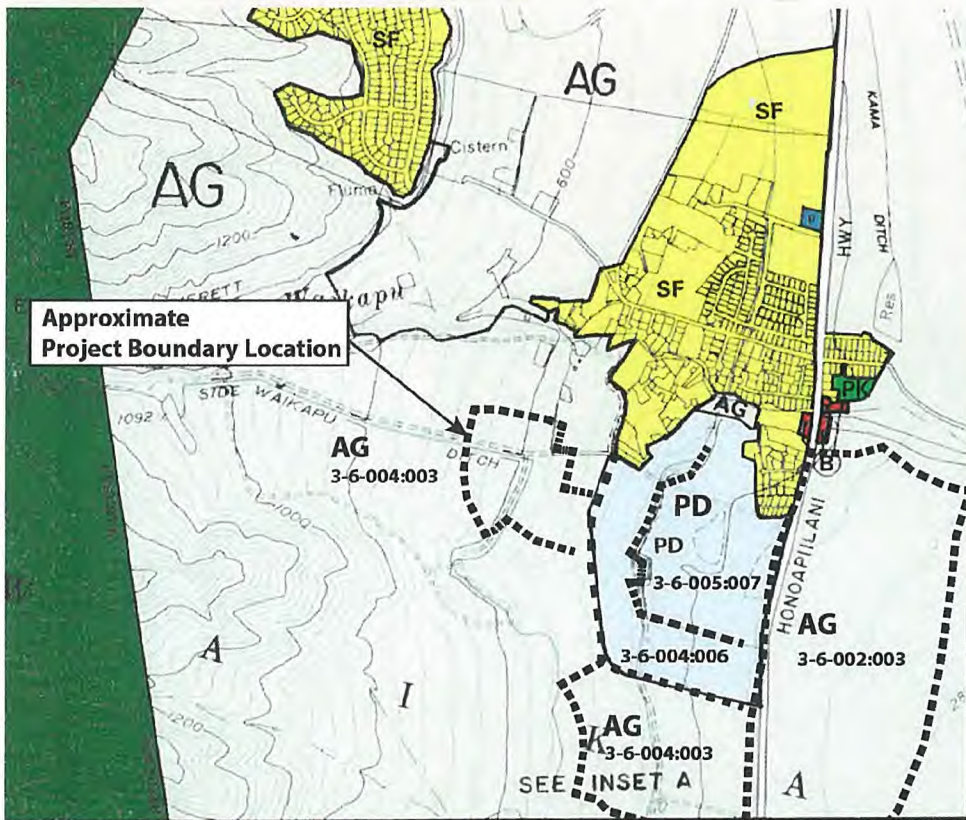
This is not a zoning map. Please contact the Planning Department for Zoning confirmation.

PREPARED BY:

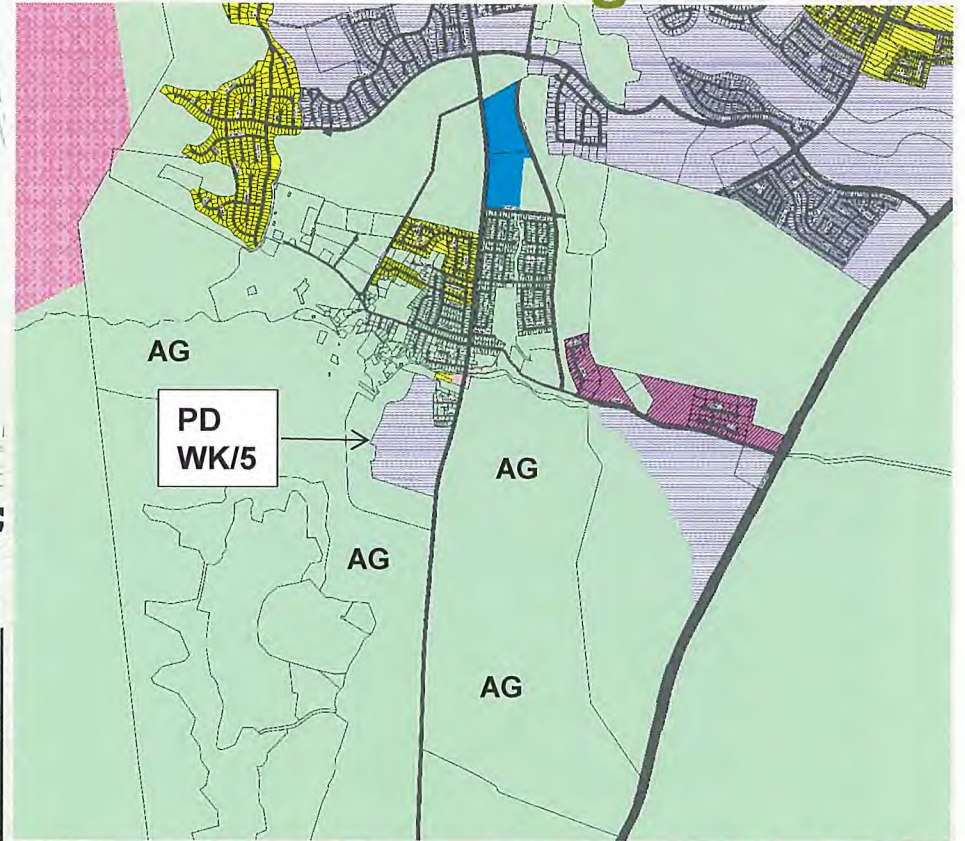
Long Range Planning Division
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793



Community Plan



Zoning





Entitlement Request



ENTITLEMENT PROCESS

STATUS
MARCH 2019
(95% COMPLETE)

DECEMBER, 2012



Community Plan Amendment

Ownership	TMK	Acres Subject to CPA	Existing Designation	Proposed Designation
Waikapu Properties LLC	(2)3-6-004:003	138.728	Agriculture /Single-Family	Waikapū Country Town
	(2)3-6-004:006	53.630	Project District 5	
	(2)3-6-006:036	0.721	Single-Family	
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2)3-6-005:007	59.054	Project District 5	Waikapū Country Town
Waiale 905 Partners LLC	(2)3-6-002:003	243.772	Agriculture	Waikapū Country Town
TOTAL		495.905		

Change in Zoning

Ownership	TMK	Acres Subject to CIZ	Existing Designation	Proposed Designation
Waikapu Properties LLC	(2)3-6-004:003	138.728	Agricultural	Waikapū Country Town
	(2)3-6-004:006	53.630	Agricultural	
	(2)3-6-006:036	0.721	Agricultural	
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2)3-6-005:007	59.054	Project District WK/5	Waikapū Country Town
Waiale 905 Partners LLC	(2)3-6-002:003	243.772	Agricultural	Waikapū Country Town
TOTAL		495.905		

MCC 19.96 – Waikapū Country Town District

District	≈ Gross acreage allocation
A. Town center	24.80
B. Main street	14.75
C. Commercial / Emp.	9.56
D. Residential	222.60
E. Rural	114.70
F. Education	12.00
G. Parks	32.50
H. Open space	65.00
Total project acres	≈495.905



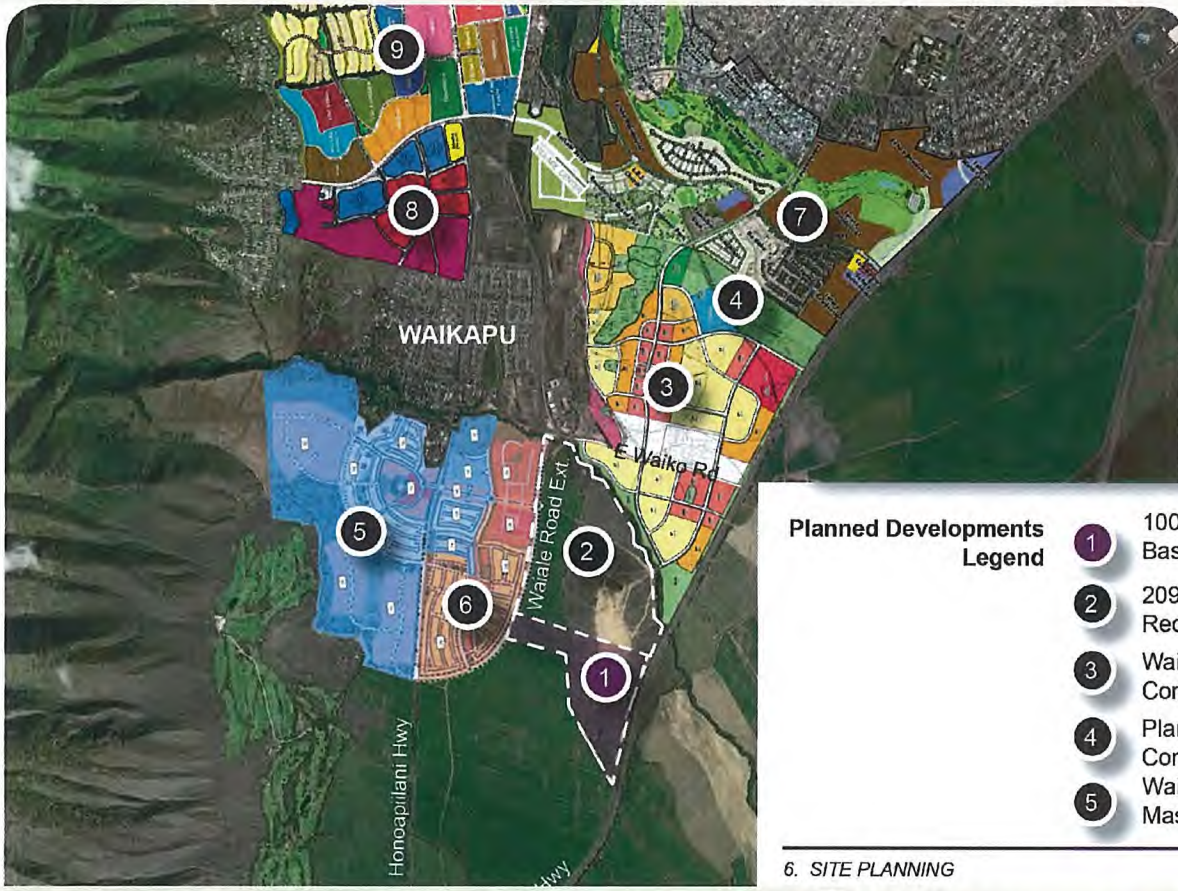


Waikapū Country Town





Neighboring Land Uses



Source: County of Maui, Waikapū Facilities Master Plan (April 2015)

Planned Developments Legend

- 1 100 acres recommended for Base Yard
- 2 209 acres for Parks and Recreation
- 3 Wai'ale Mixed Use Community Master Plan
- 4 Planned Central Maui Sports Complex
- 5 Waikapu Country Town Master Plan
- 6 Waikapu Country Town Master Plan
- 7 Maui Lani
- 8 Pu'unani
- 9 Kehalani



What is Waikapū Country Town?

Self-sufficient Small Town

Agriculture

Housing

Commercial, Employment, and Civic Uses

Schools, Parks and Open Space

Pedestrian & Bicycle Facilities

Waikapū Country Town

Description

Residential Uses

- ❑ 1433 single-family, multi-family, and rural units
- ❑ 146 Ohana units

Commercial & Employment

≈ 200,000 square feet

School

≈ 12 acre elementary school

Parks & Open Space

≈ 97 acres

Pedestrian and Bicycle Facilities

≈ 8 miles of pedestrian sidewalks, paths, and trails

Sense of Place

- ❑ Mauka and makai views
- ❑ MTP village green & lagoon
- ❑ Mixed-use main street design
- ❑ Pedestrian & bicyclist friendly
- ❑ Agricultural lands



Residential Workforce Housing

- ❑ The WCT intends to provide **358** (25% of the total) **Workforce Housing units**
- ❑ The unit mix and pricing will be subject to Chapter 2.96 – Residential Workforce Housing Policy
- ❑ The WCT will enter into a workforce housing agreement with the Department of Housing and Human Concerns prior to final subdivision approval or issuance of a building permit
- ❑ Residential workforce housing units will be made available either before or concurrently with market rate units

- ❖ **The owner desires to offer both multi-family rentals and fee-simple single- or multi-family units to satisfy the workforce housing requirements**

Residential Workforce Housing

Example for Illustrative Purposes

Workforce Housing Units	358	
Single-Family Fee Simple	158	3 bed / 2 bath
Multi-Family Rentals	200	2 bed / 2 bath



Example for Illustrative Purposes

Workforce Housing Rentals	Percent	Number	Rental Rate \$
1/3 at "very low" and "low income"	33	67	up to 916 to 1465
1/3 at "below-moderate" income	33	66	1465 to 1832
1/3 at "moderate-income"	33	67	1832 to 2198

Workforce Housing Fee Simple Units	Percent	Number	Sales Price \$
30% at "below-moderate"	30	47	301,800 to 377,300
50% at "moderate income"	50	79	377,300 to 452,700
20% at "above-moderate"	20	32	452,700 to 528,200

*Assumes a 5.5% APR

TOTAL WORKFORCE HOUSING UNITS	358
--------------------------------------	------------

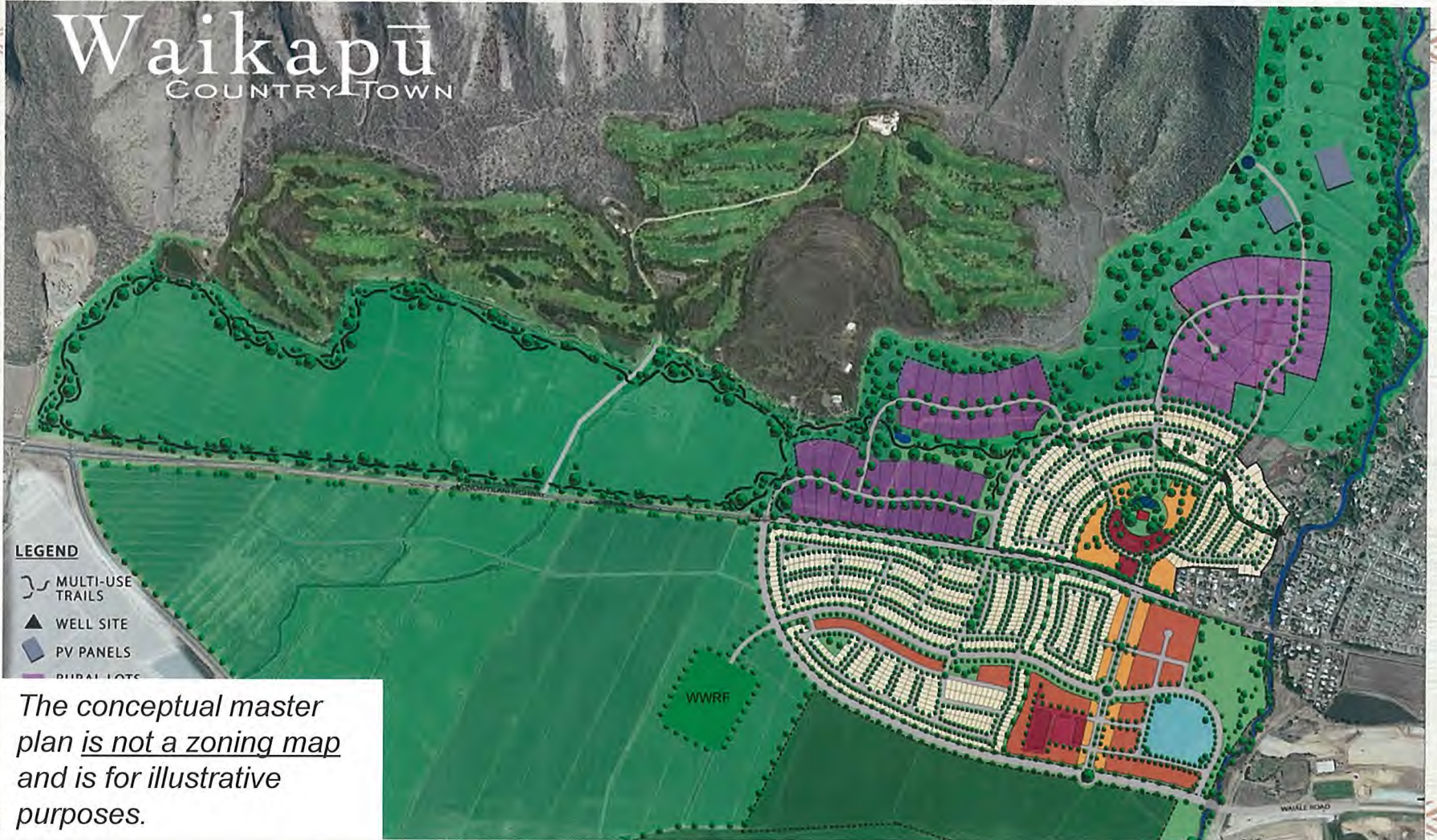
Waikapū

COUNTRY TOWN

LEGEND

- MULTI-USE TRAILS
- WELL SITE
- PV PANELS
- RURAL LOTS

The conceptual master plan is not a zoning map and is for illustrative purposes.



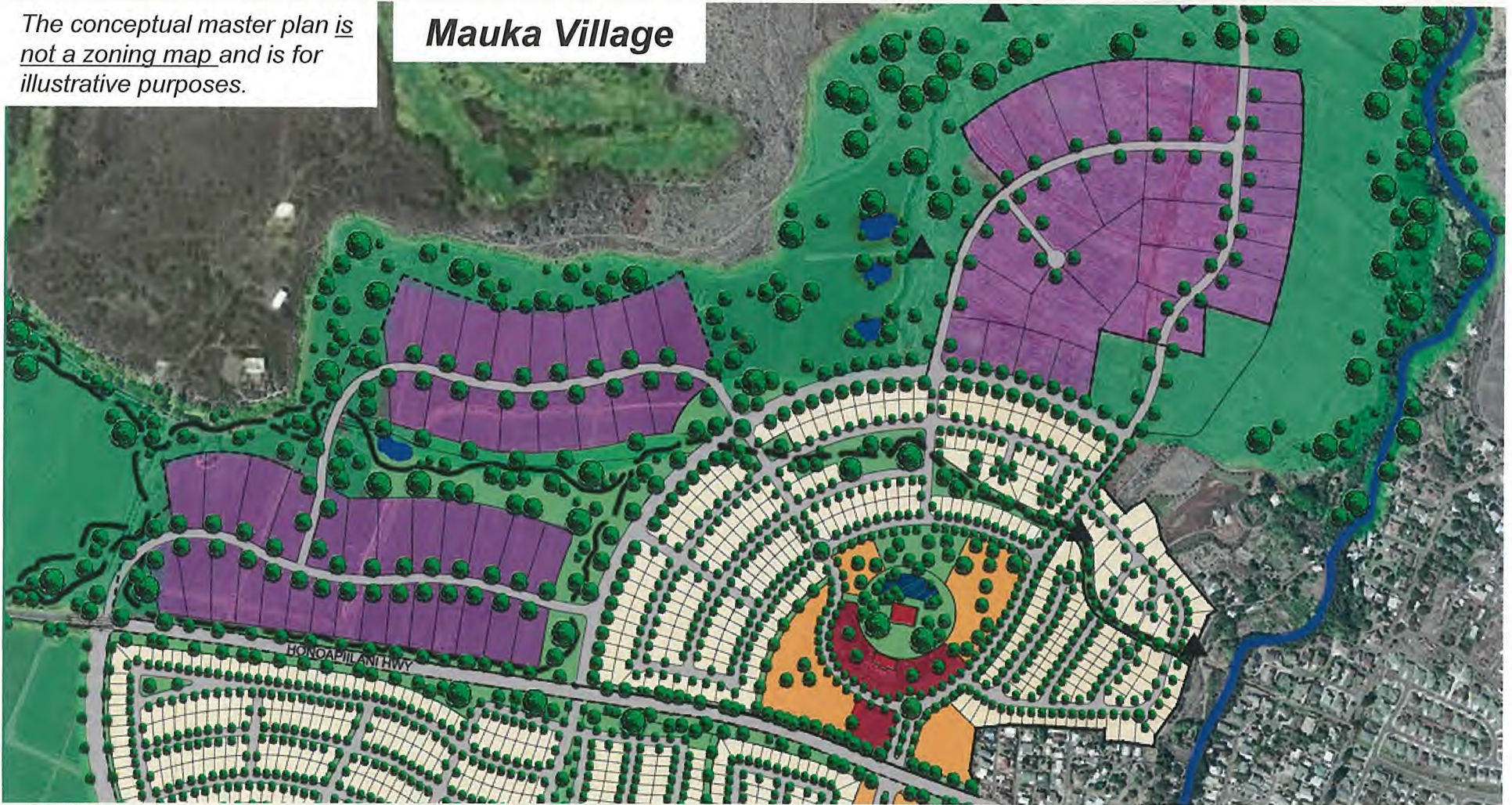
The Master Plan

Mauka Village



The conceptual master plan is not a zoning map and is for illustrative purposes.

Mauka Village





















Makai Village



Makai Village

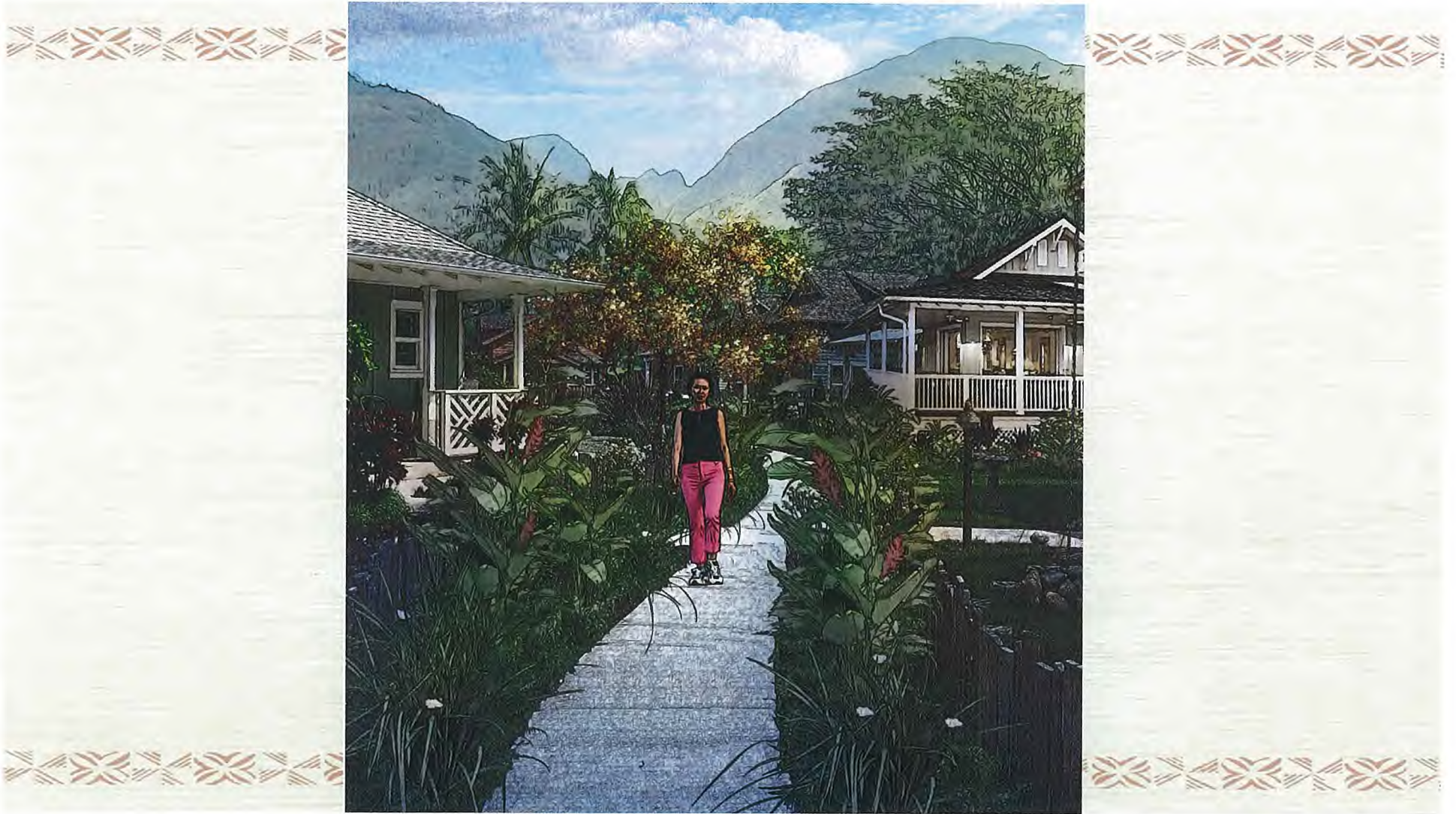


The conceptual master plan is not a zoning map and is for illustrative purposes.

LEGEND

- MULTI-USE TRAILS
- WELL SITE
- PV PANELS
- RURAL LOTS
- SINGLE FAMILY









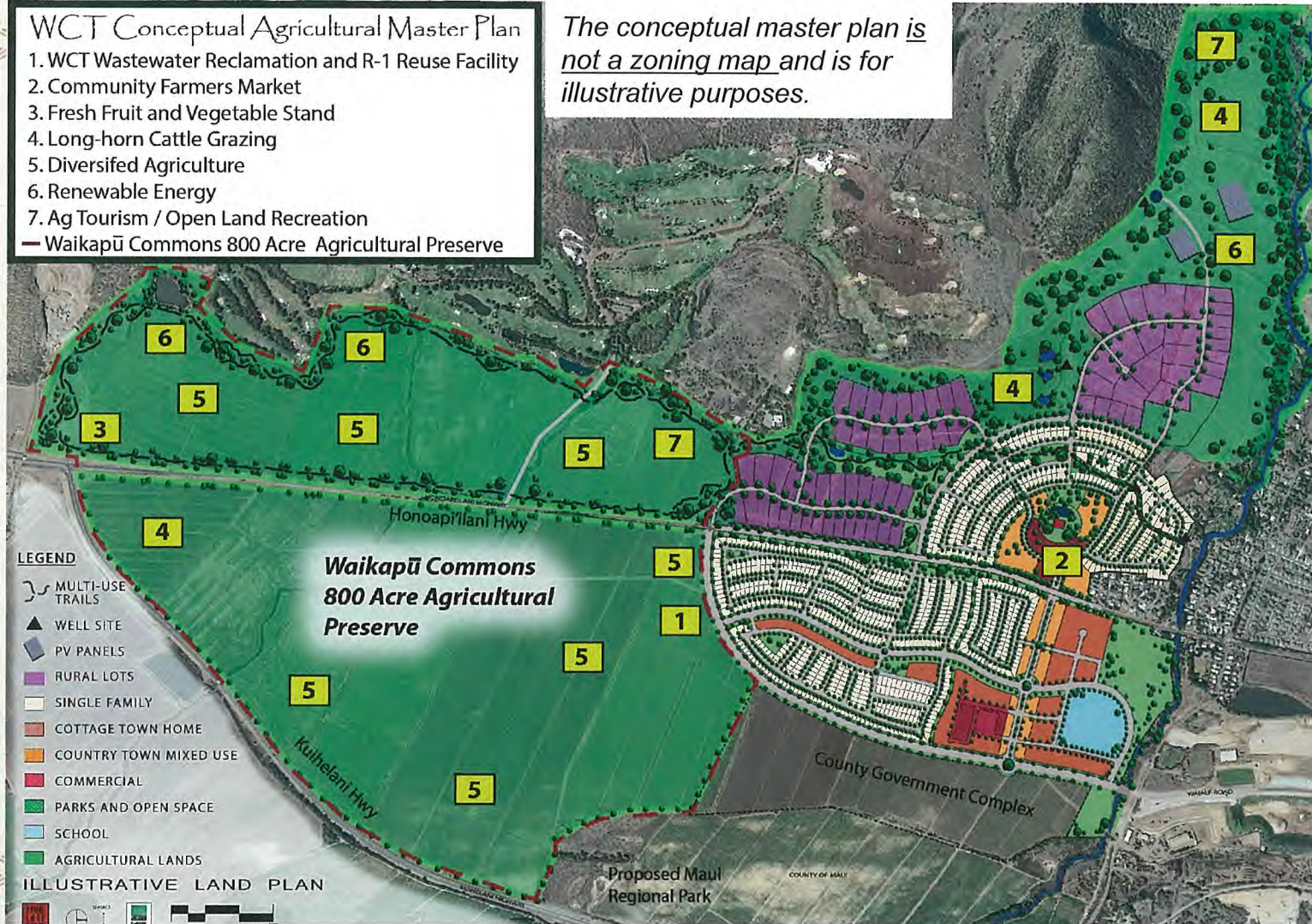
Agricultural Master Plan

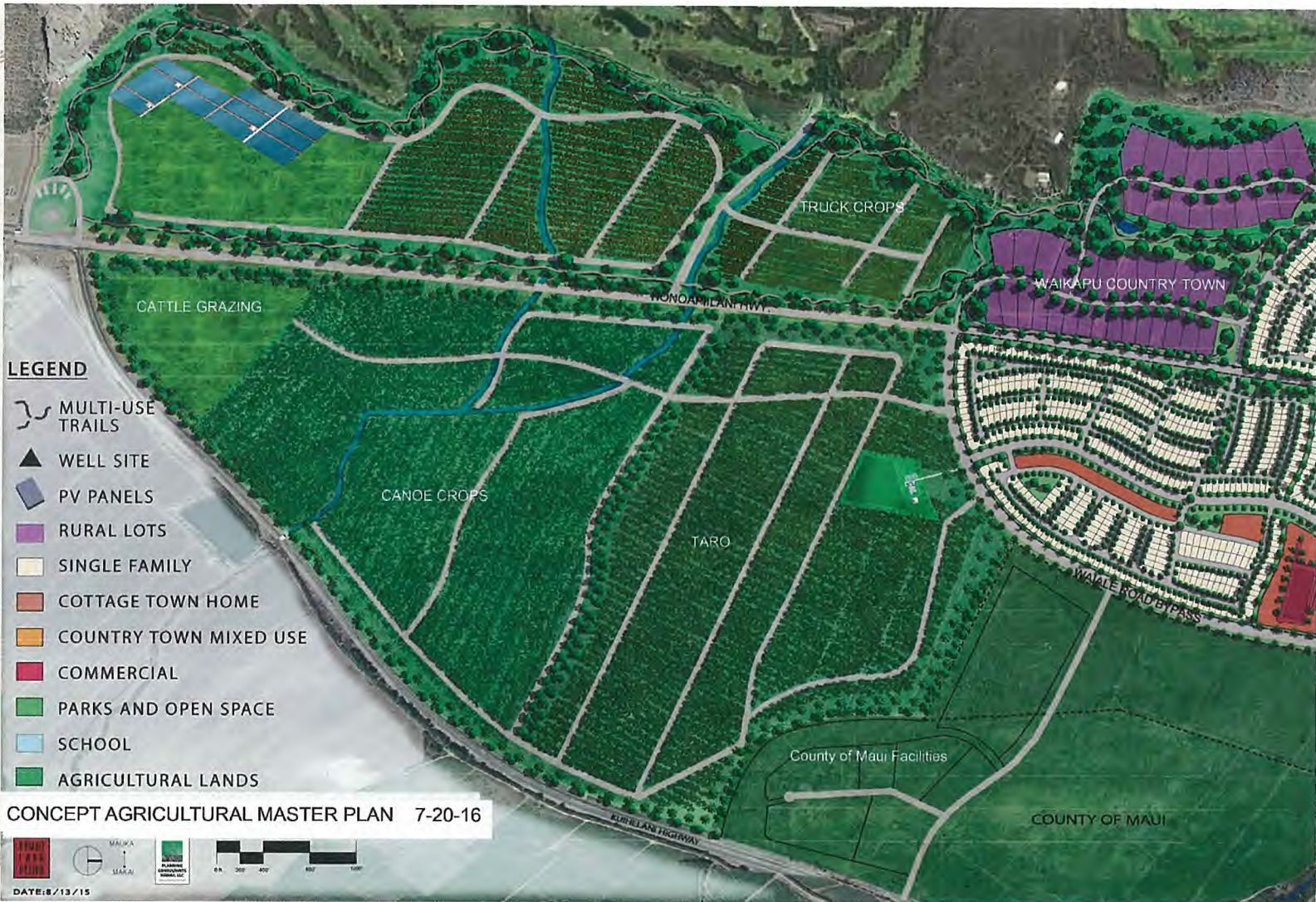


WCT Conceptual Agricultural Master Plan

1. WCT Wastewater Reclamation and R-1 Reuse Facility
 2. Community Farmers Market
 3. Fresh Fruit and Vegetable Stand
 4. Long-horn Cattle Grazing
 5. Diversified Agriculture
 6. Renewable Energy
 7. Ag Tourism / Open Land Recreation
- Waikapū Commons 800 Acre Agricultural Preserve

The conceptual master plan is not a zoning map and is for illustrative purposes.







Cultural Resources Plan



Natural & Cultural Resources in the Waikapū Ahupua‘a

Overview by Hōkūo Pellegrino (2019)

Waikapū is the first ahupua‘a in the greater moku (district) of Wailuku, Nā Wai ‘Ehā, Hawai‘i’s largest contiguous wetland kalo growing region. Specified below are cultural resources and associated T&C practices that currently exist within and around the WCT project area.

Waikapū Watershed:

- Diverse mesic and dryland native forest watershed containing a wide range of rare and endangered endemic bird, insect, land snail, plant and mammal species.
- Native plants used by Native Hawaiian for the purpose of lā‘au lapa‘au or Hawaiian medicine and other cultural purposes. Gathering of seeds for native plant restoration efforts.

Waikapū Stream:

- Perennial stream (4 mgd – Q90), mauka (Hana‘ula) to makai (Keālia) streamflow that sustained habitat for endemic and indigenous stream life such as ‘o‘opu (goby fish), ‘ōpae (shrimp) and possibly hīhiwai (snails), all of which were gathering and consumed as sustenance by Hawaiians.
- 4 documented ‘auwai (traditional irrigation systems) used for irrigating over 1,300

Traditional Kuleana Ag. Systems:

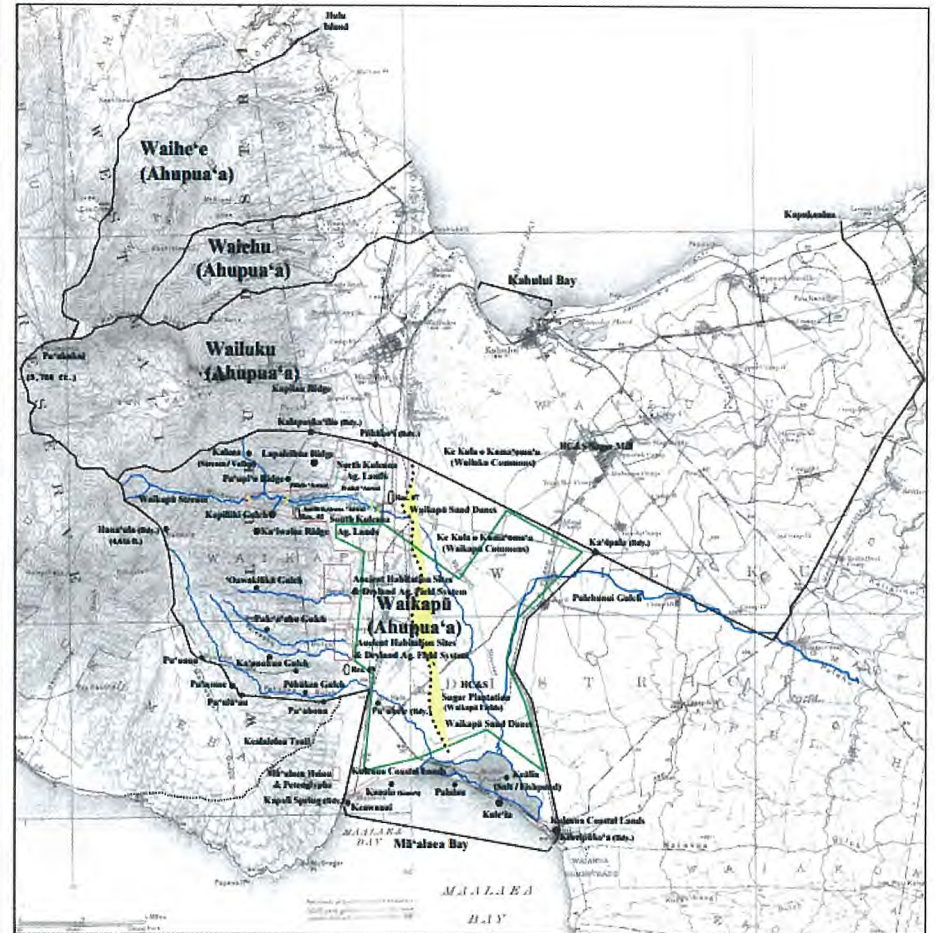
- Dryland and wetland field systems predominantly for cultivating kalo and ‘uala.
- 101 LCA (Land Commission Awards) and 74 Government Grants awarded during the Great Māhele between 1846 and 1875 extending from the interior of Waikapū Valley along the stream and outwards to the coastal region of Mā‘alaea and wetlands / inland fishpond of Keālia. Cultural & natural resources identified in kuleana awards were; ‘auwai (irrigations systems used for lo‘i kalo cultivation), hale (house lots), pā (pens / paddocks for animal husbandry), Po‘alima (specific cultivated plots and crops used to pay taxes to the konohiki and the government of the Kingdom), pu‘e one (sand dunes used as ancestral burial grounds), lo‘i kalo (wetland cultivation of kalo), kula, mo‘o, māla and kihapae (dryland cultivated plots for plants such as wauke, hala, ‘uala, kukui, wiliwili, ‘uala, kō, niu), pā

Coastal Region:

- Largest wetland / inland fishpond on Maui; Keālia. Habitat for rare and endangered endemic aviary, insect and fish habitat. Keālia boasted Maui’s most important pre-contact salt grounds.
- Abundant nearshore fisheries at Mā‘alaea Bay from Keawanui to Kiheipūko‘a.

Other Noted Cultural Resources & Historical Features :

- Heiau (ceremonial sites), pu‘u (cinder cones: Pu‘u‘ehē, Po‘uhona, Pu‘ulū‘au, Pu‘umoe, Pu‘uanu), dryland agricultural field system (King Kamchameha and Kahili Golf Courses), Battle grounds of Ahulau ka Pi‘ipi‘i i Kakanilua or Battle of the Waikapū Commons, ki‘i pōhaku (petroglyph sites), pāhala nīlo (architectural stones)



Integrated Natural-Cultural Resource Management & Preservation Plan

Draft Plan in Progress by: Hōkūao Pellegrino (2019)



	Goal 1: Ho'okama'āina (Familiarize)	Goal 2: Mālama (Protect & Preserve)	Goal 3: Ho'āla Hou (Restore)	Goal 4: 'Auamo (Manage)
Actions/Priority Projects	<p>Key Priority Projects:</p> <ul style="list-style-type: none"> Complete assessment of surface water use and reduction initiative of Waikapū Stream. Identifying traditional & customary gathering and access rights. Cultural site preservation assessment. South kuleana 'auwai management plan. Biocultural Overview. 	<p>Key Priority Projects:</p> <ul style="list-style-type: none"> Waikapū Water Resource Plan for both ground and surface water. Designated Cultural Mauka Preserve. Integrated Biocultural plan. South Kuleana 'Auwai management plan. Access easements for kuleana lands and T&C NH practices. 	<p>Restoration Projects:</p> <ul style="list-style-type: none"> Eliminate 0.9 m. of open ditch. Restore of South Kuleana 'Auwai. Biocultural restoration in partnership with Hui Mālama o Waikapū Waikapū Stream management with Hui o Nā Wai 'Ehā. Site integrity and stabilization of plantation era sites / ditches 	<p>Key Priority Projects:</p> <ul style="list-style-type: none"> Inventory of cultural sites associated in cultural preserve. Development of 'āina-based educational sites and programs around traditional agriculture and water resource management.. Biocultural research and training
Outcomes	<p>Sense of Place:</p> <ul style="list-style-type: none"> Acquire knowledge of cultural, natural and water resources. In-depth understanding of historical land tenure. Recorded data, establishing baselines for future research. Strategies for protection, restoration and stewardship. 	<p>Commitment:</p> <ul style="list-style-type: none"> Risk mitigation. Strong community engagement with lineal descendants of Waikapū and key stakeholders. Compliance to CWRM IIFS and mauka to makai streamflow. Ensure the protection and proper stewardship of all natural and cultural resources. 	<p>Restore Kuleana</p> <ul style="list-style-type: none"> Restoration of traditional agricultural sites and native dryland / mesic forests with HMOW. Sustainable use of cultural resources. Increase traditional access for cultural practices. Restore and interpret cultural landscapes. 	<p>Sustainable Model:</p> <ul style="list-style-type: none"> Commit strong integration of Waikapū cultural and natural resources throughout entire WCT. (landscape, names, design, school, agriculture, businesses, education. Support and foster leadership in sustainability and
Returns	<p>Knowledge & Piilina:</p> <ul style="list-style-type: none"> Complete knowledge of natural and cultural resource within WCT project and surrounding area. Fostering relationships with current community initiatives. 	<p>Integrity & Preservation:</p> <ul style="list-style-type: none"> Threats mitigated at cultural sites and around sensitive natural resources. Integrity of Waikapū stream, flow and kuleana 'auwai / ag systems. 	<p>Adaptive Reuse:</p> <ul style="list-style-type: none"> Reconnection to place. Increased stewardship & educational opportunities Community engagement trust. & empowerment. Adaptive management strategies to ensure sustainability. 	<p>NCR Management Stewardship & Ed.:</p> <ul style="list-style-type: none"> Capacity building for Waikapū community in natural & cultural resource management. Expertise in sustainable development and NCR management professions for next

Sustainability Plan



Sustainability Elements

- *Implement WCT Sustainability Plan and Sustainability Guidelines*
- *Complete Community* – housing, employment, schools and parks in neighborhood setting
- *Proximity* – Close to region serving employment and facilities
- *Walking and Biking* – ≈ 8 miles of biking and walking paths
- *Water* – Dual non-potable water system; wastewater reuse; and water conserving fixtures
- *Renewable Energy* – solar, wind, potential hydro. and energy crops
- *Energy Efficiency* – building design; materials; and Energy Star appliances
- *Drainage* – retained on-site; grassed swales; bio-retention; and open space
- *Agricultural Lands* – 1,077 acres to remain in ag and 900 acres to be dedicated in perpetuity



Aloha





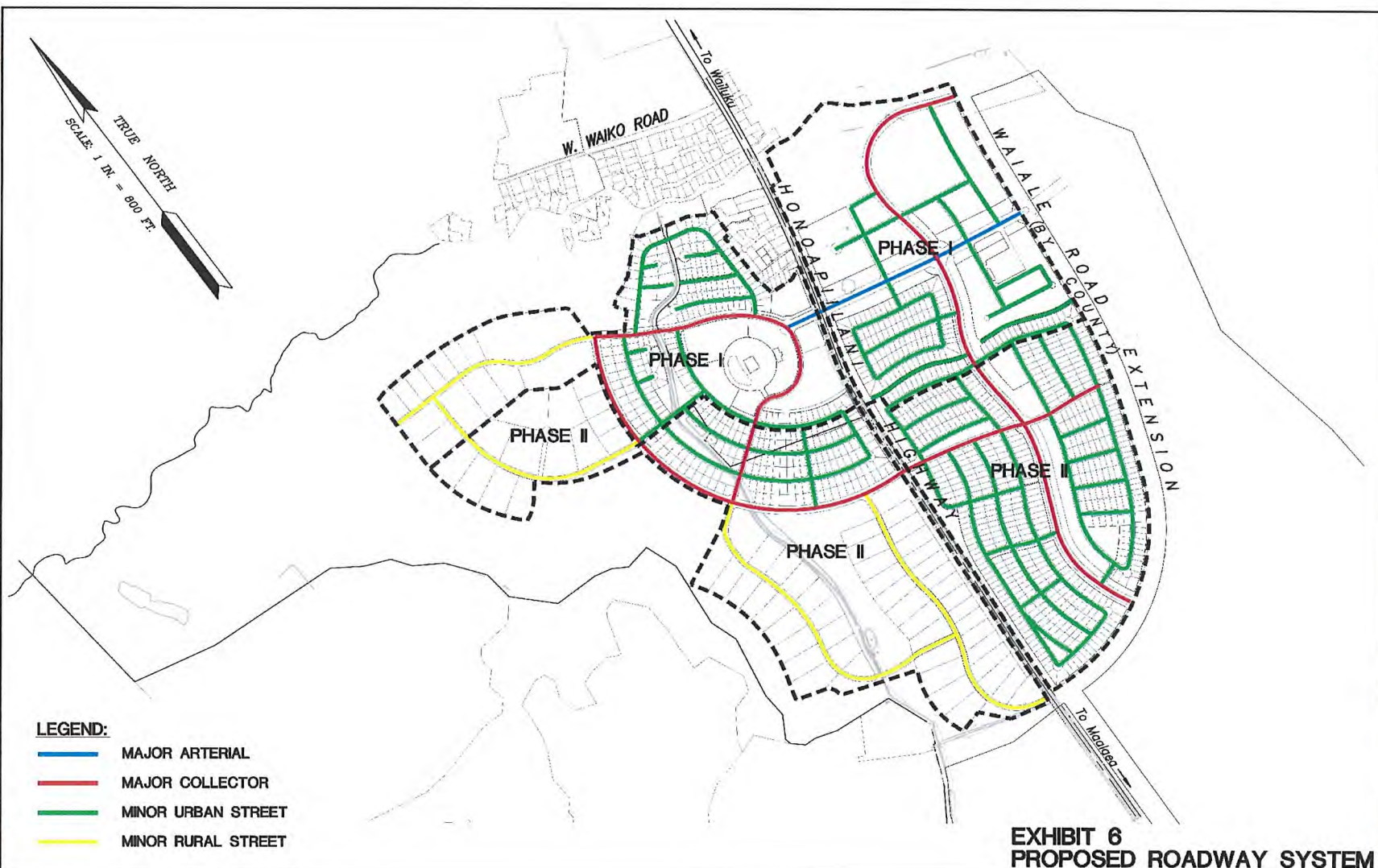
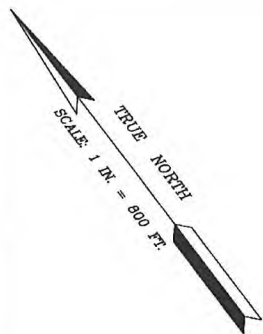
TECHNICAL PRESENTATION SLIDES:

- **Civil Engineering**
 - **Wastewater**
 - **Traffic & Pedestrian Analysis**
 - **Cultural Resources**
 - **Scenic Resources**
 - **Implementation**
- 







Civil Engineering

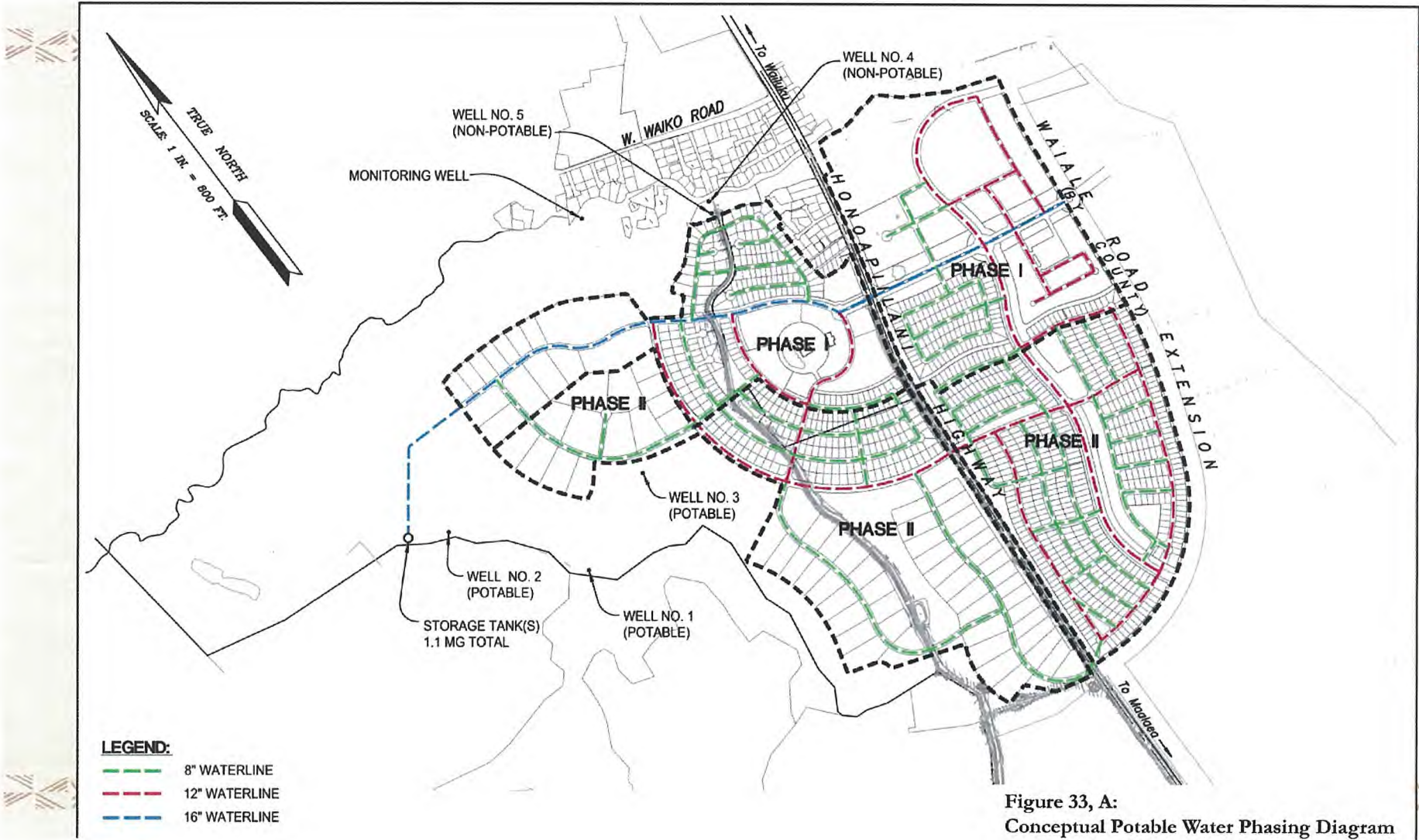




LEGEND:

-  MAJOR ARTERIAL
-  MAJOR COLLECTOR
-  MINOR URBAN STREET
-  MINOR RURAL STREET

**EXHIBIT 6
PROPOSED ROADWAY SYSTEM**



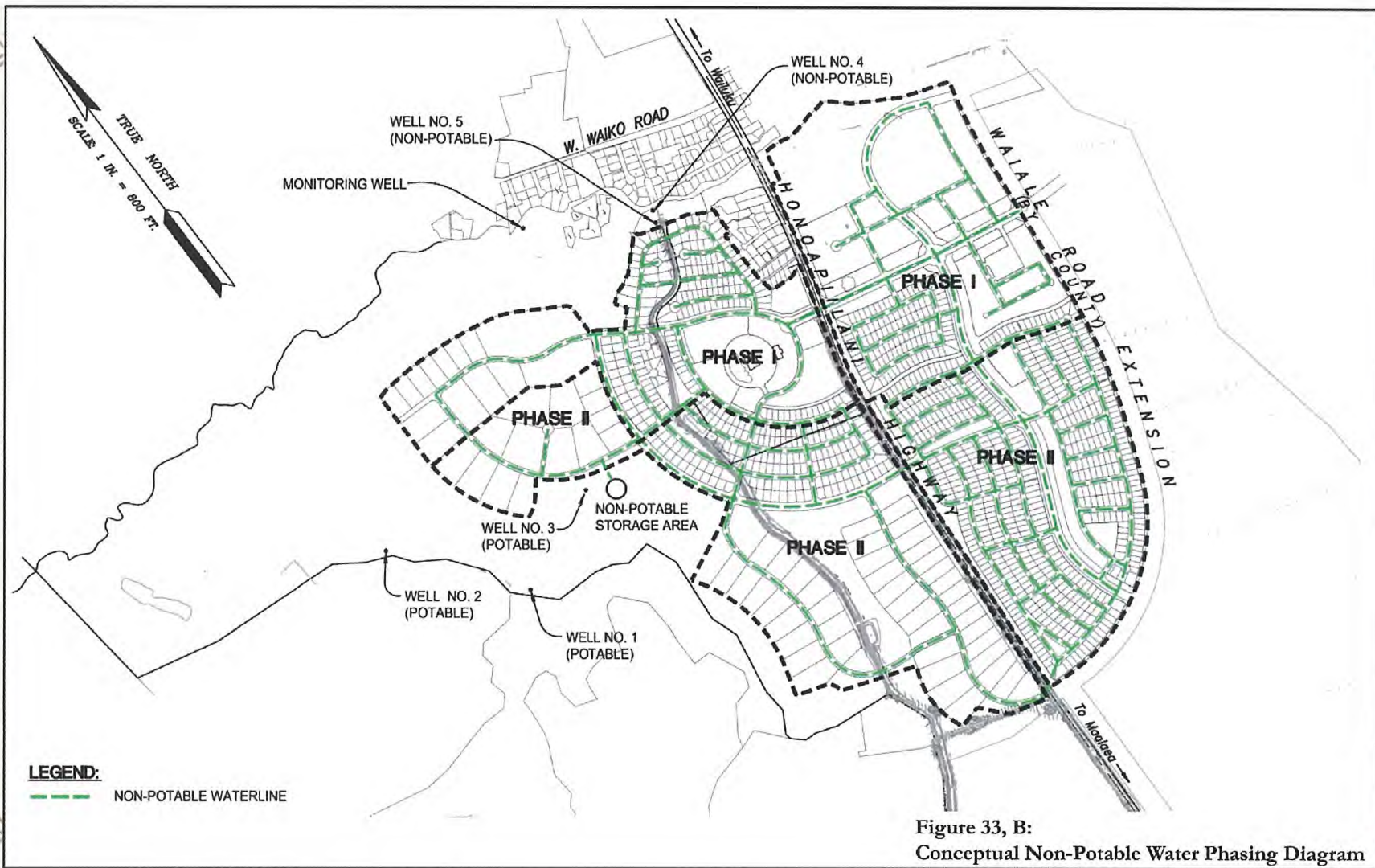
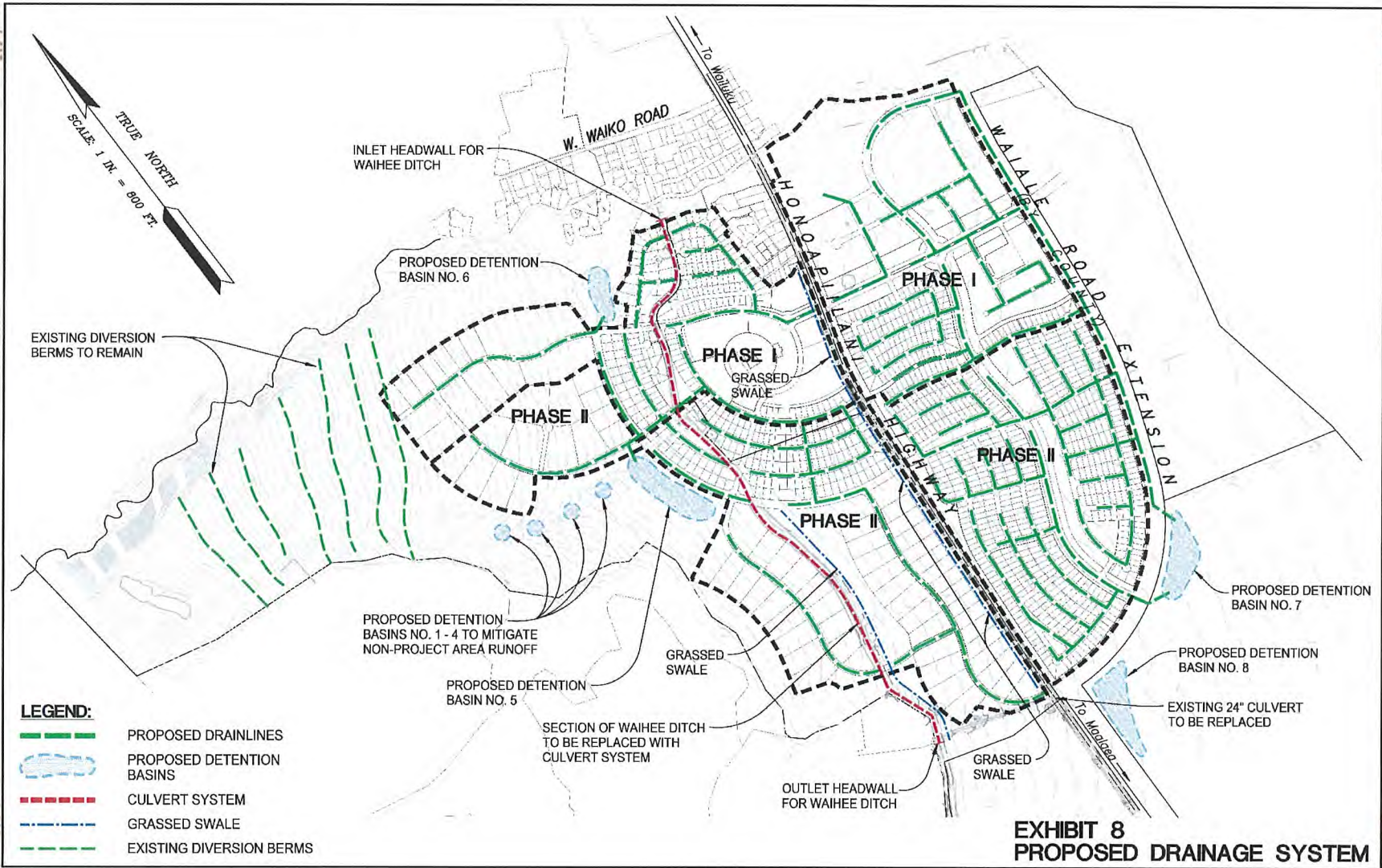


Figure 33, B:
Conceptual Non-Potable Water Phasing Diagram





Wastewater



A Hawaii Company for a Sustainable Future



Waikapu Country Town

Water Reclamation Facility



Waikapu Water Reclamation Facility

Design: 0.65 MGD (650,000 GPD)

Treatment Process:

Preliminary: Screening, Grit Removal

Secondary: Organica Food Chain Reactor


Tertiary: Disc Filtration, Ultra Violet Disinfection

Effluent Quality: R-1 Recycled Water

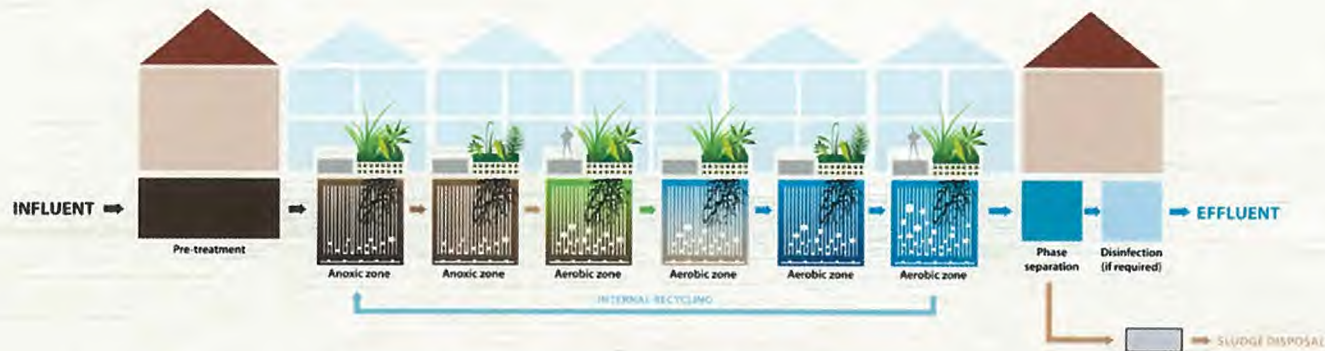
Water Reuse: Agricultural Irrigation

Back-Up Disposal: Soil Aquifer Treatment

Goal: Focus on Sustainability

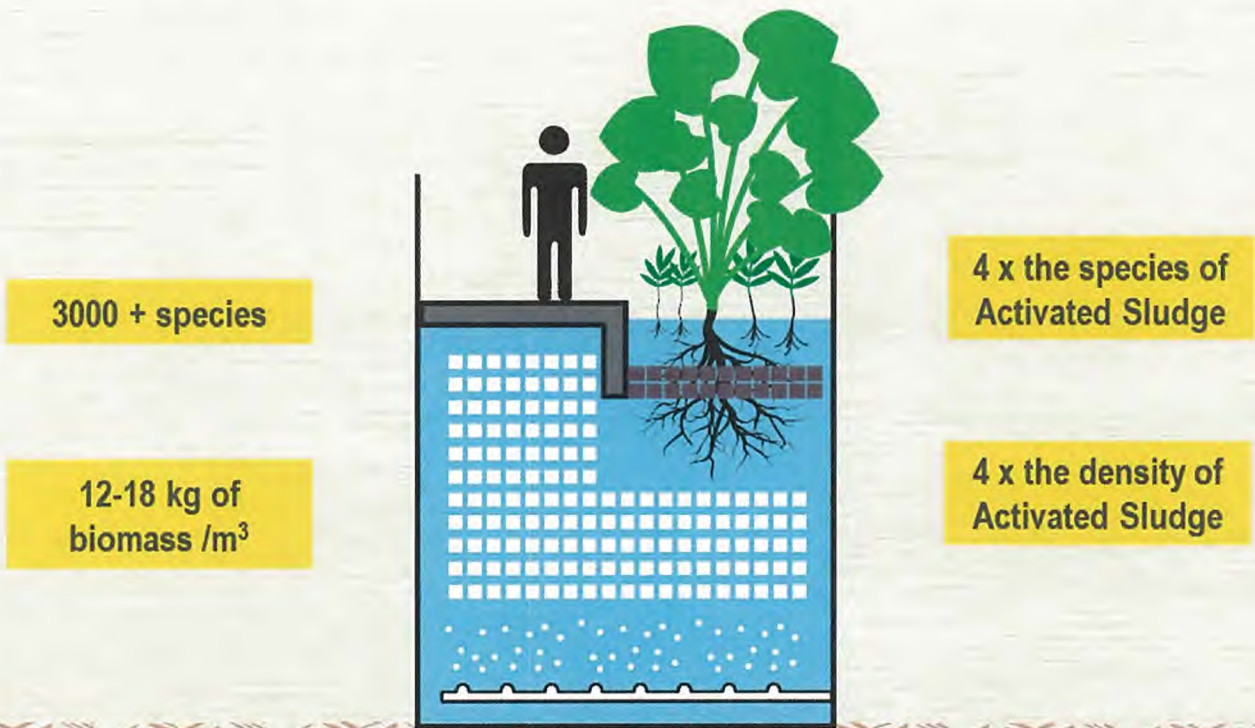


Series of Food Chain Reactor Zones



- The biological process takes place in a series of cascade reactors, with standard pretreatment at the beginning, and phase separation (via Organica Disc Filters or Secondary Clarifiers) and final polishing at the end.
- As water flows through from one reactor zone to the next, different ecologies will grow and adapt to the conditions in each stage. This configuration allows the “food chain effect” to develop, as higher level organisms become predators for the simpler organisms.
- The result is enhanced removal efficiency and resiliency, while utilizing less energy and producing less sludge.

The Organica Food Chain Reactor (FCR): More Hungry Mouths Per Cubic Meter





Water Reclamation Facility Architectural Rendering





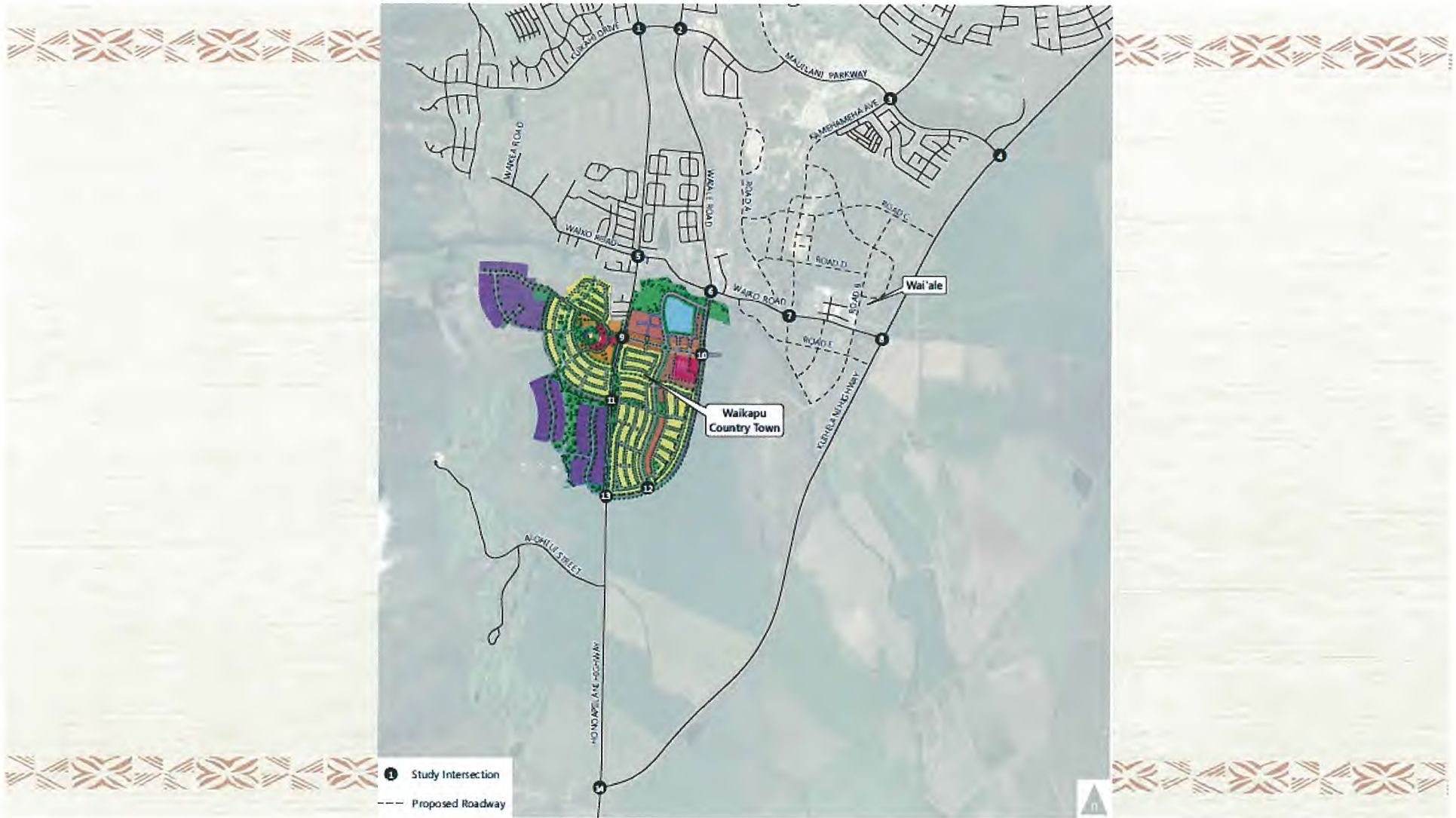
**Traffic
&
Pedestrians & Bicyclists**





Summary of Multimodal Impact Analysis





With Waiale Bypass



○ Project

○ Others

Without Waiale Bypass



SUMMARY OF IMPACTS - WAIKAPU COUNTRY TOWN FULL DEVELOPMENT (PHASE 1 & 2)

Intersection	With Bypass		Without Bypass	
	Project	Cumulative	Project	Cumulative
1. Honoapiilani Highway / Kuikahi Drive	MM	MM	MM	MM
2. Waiale Road / Kuikahi Drive		x	x	x
3. S. Kamehameha Avenue / Maui Lani Parkway		x		x
4. Kuihelani Highway / Maui Lani Parkway		x		x
5. Honoapiilani Highway / Waiko Road			MM	
6. Waiale Road / Waiko Road				x
7. S. Kamehameha Avenue / Waiko Road		x		x
8. Kuihelani Highway / Waiko Road	MM			MM
9. Honoapiilani Highway / Main Street				
10. Waiale Road / Main Street				
11. Honoapiilani Highway / East-West Residential Street				
12. North-South Residential Street / Waiale Road				
13. Honoapiilani Highway / Waiale Road	(MM)*		MM	
14. Honoapiilani Highway / Kuihelani Highway				
Number Of Impacts	2	5	4	7
Total Locations	7		9	


MM = proposed for mitigation by WCT project

x = proposed for mitigation by others

*** (MM)** = proposed for mitigation by project but not identified as impacted in EIS



Status of Transportation Process

- WCT is working with County of Maui and State DOT on fair-share contributions
 - Contributions will be made for intersection improvements, Waiale Bypass, and a regional traffic study
 - Design of key intersections on State facilities will be developed in coordination with State DOT staff
- 



Pedestrian and Bicycle Circulation and Safety

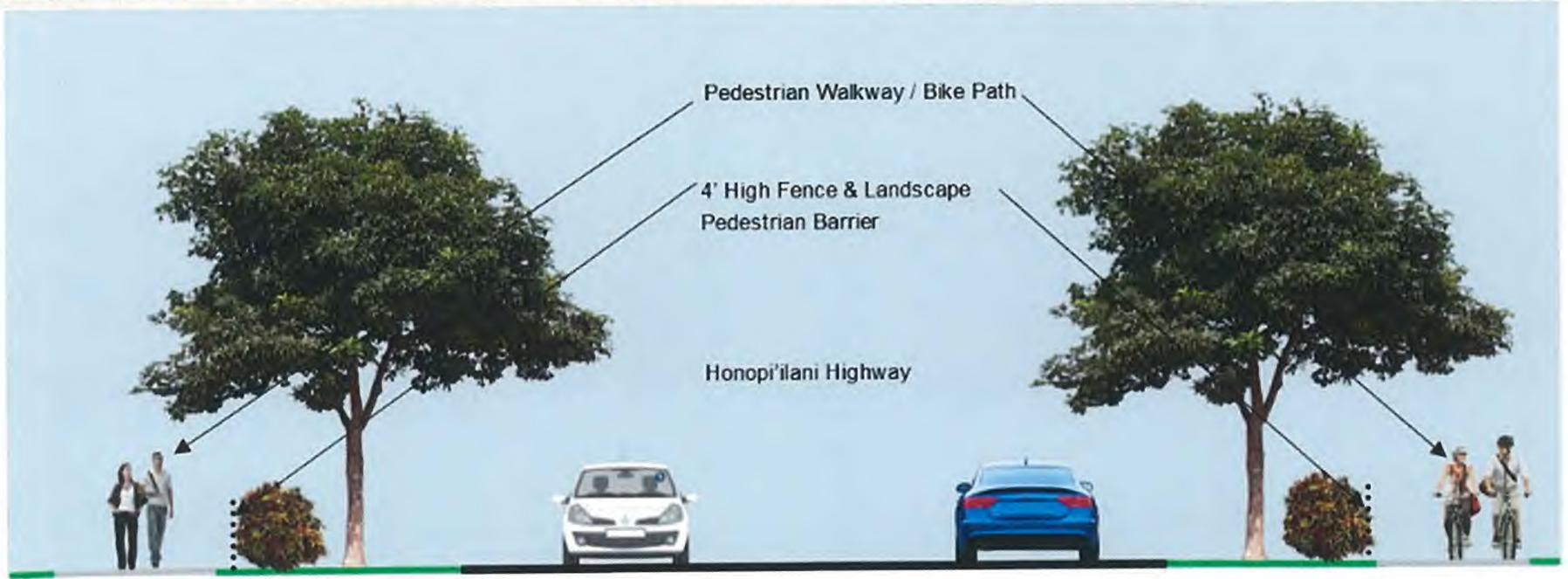


- ↔ Commercial Use Desire Lines
- ↔ School/Park Use Desire Lines



— Non-Motorized Network
(Pedestrian and/or Bicycle Facility)





Honoapiʻilani Highway
Pedestrian Safety Section





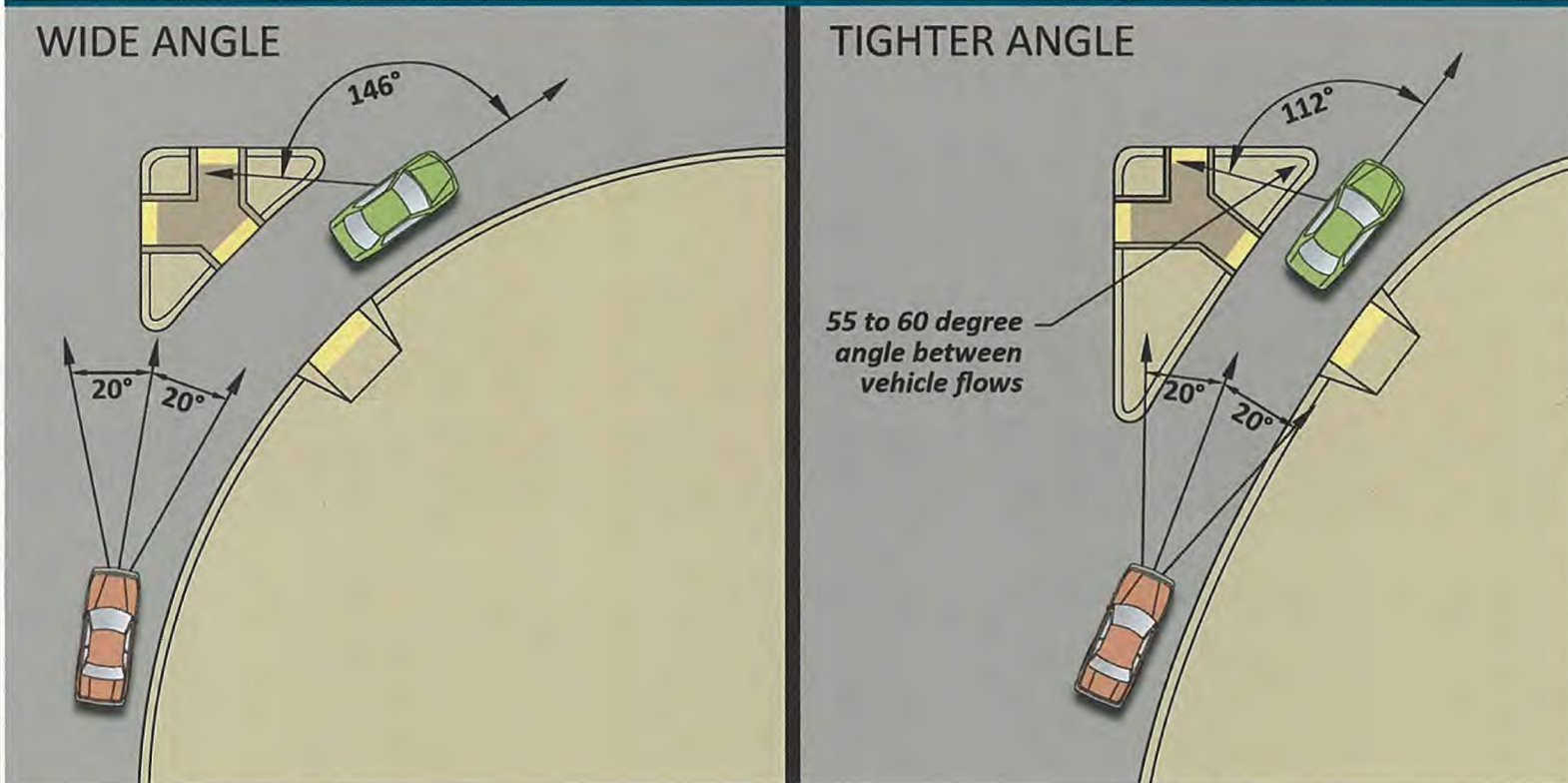
— Non-Motorized Network
(Pedestrian and/or Bicycle Facility)

● = Locations Recommended for
Pedestrian Safety Enhancements





EXHIBIT 5.23 Preferred Design of a Channelized Right-Turn Lane
(Kimley Horn and Associates, Inc. adapted from an illustration by Dan Burden)



High speed, low visibility
of pedestrians

NOT RECOMMENDED

Vehicle speeds 17 to 18 mph,
good visibility of pedestrians

RECOMMENDED

EXHIBIT 5.22 *Yield-Controlled Right-Turn Slip Lane with Raised Pedestrian Crossing*

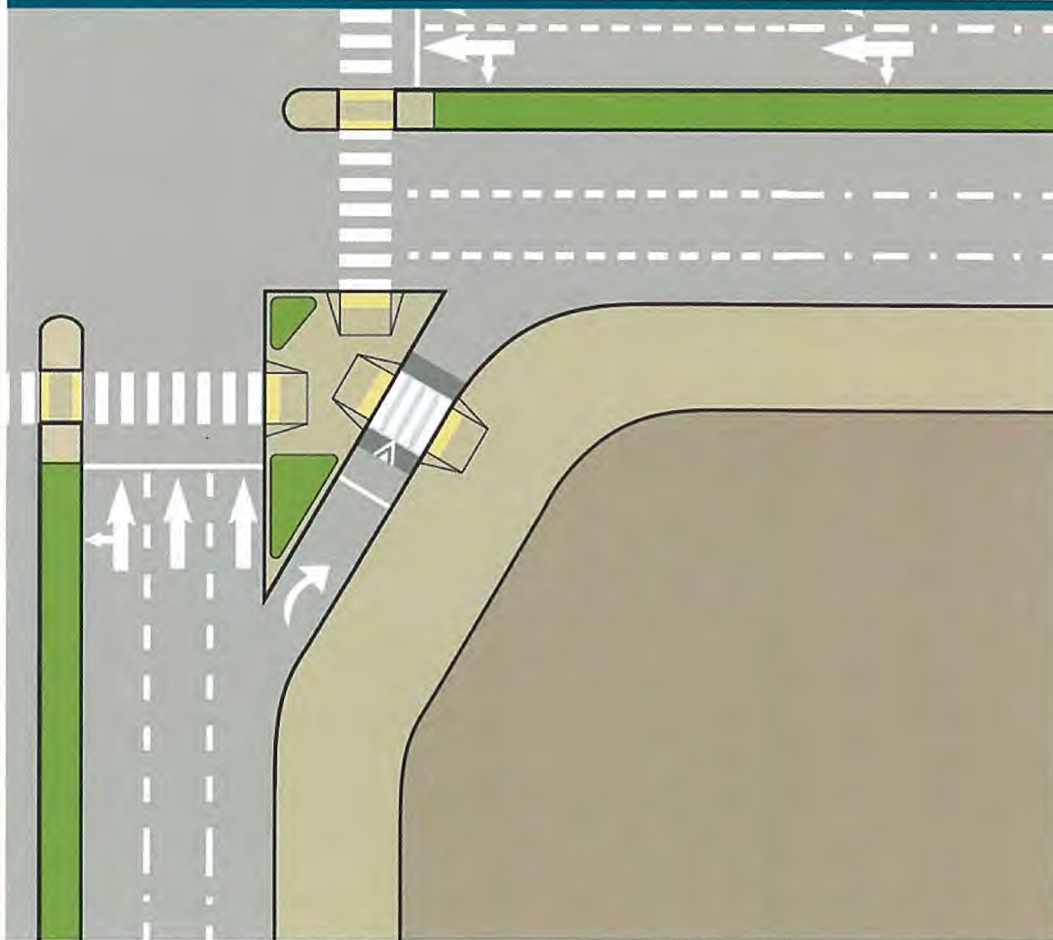
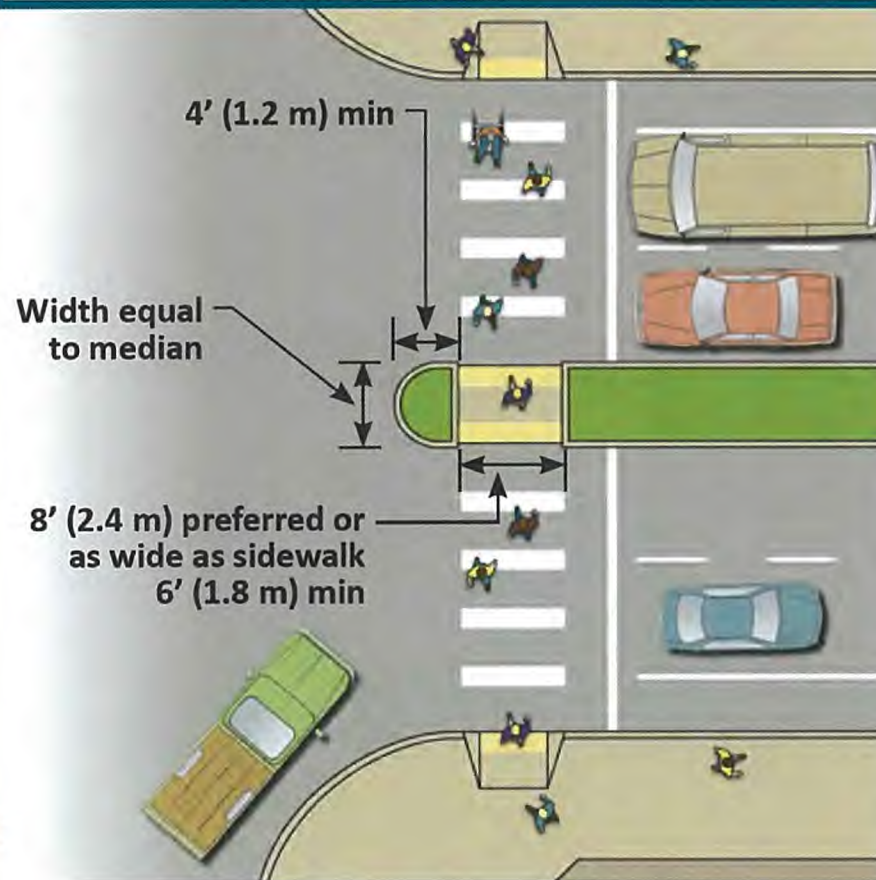
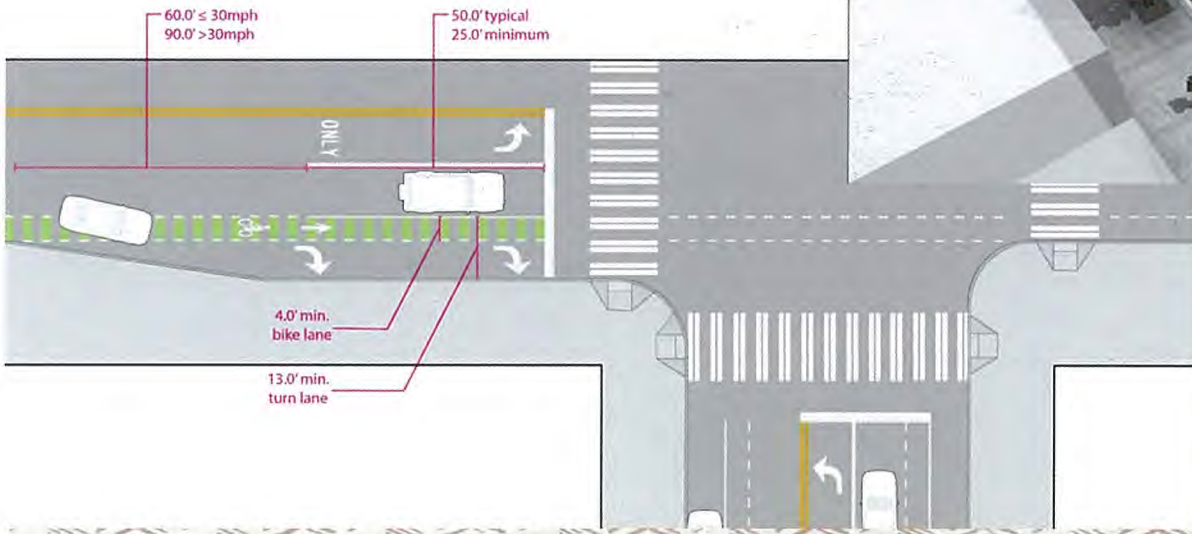


EXHIBIT 5.18 *A median nose added at an intersection crossing provides a refuge for pedestrians, improving their safety and comfort.*







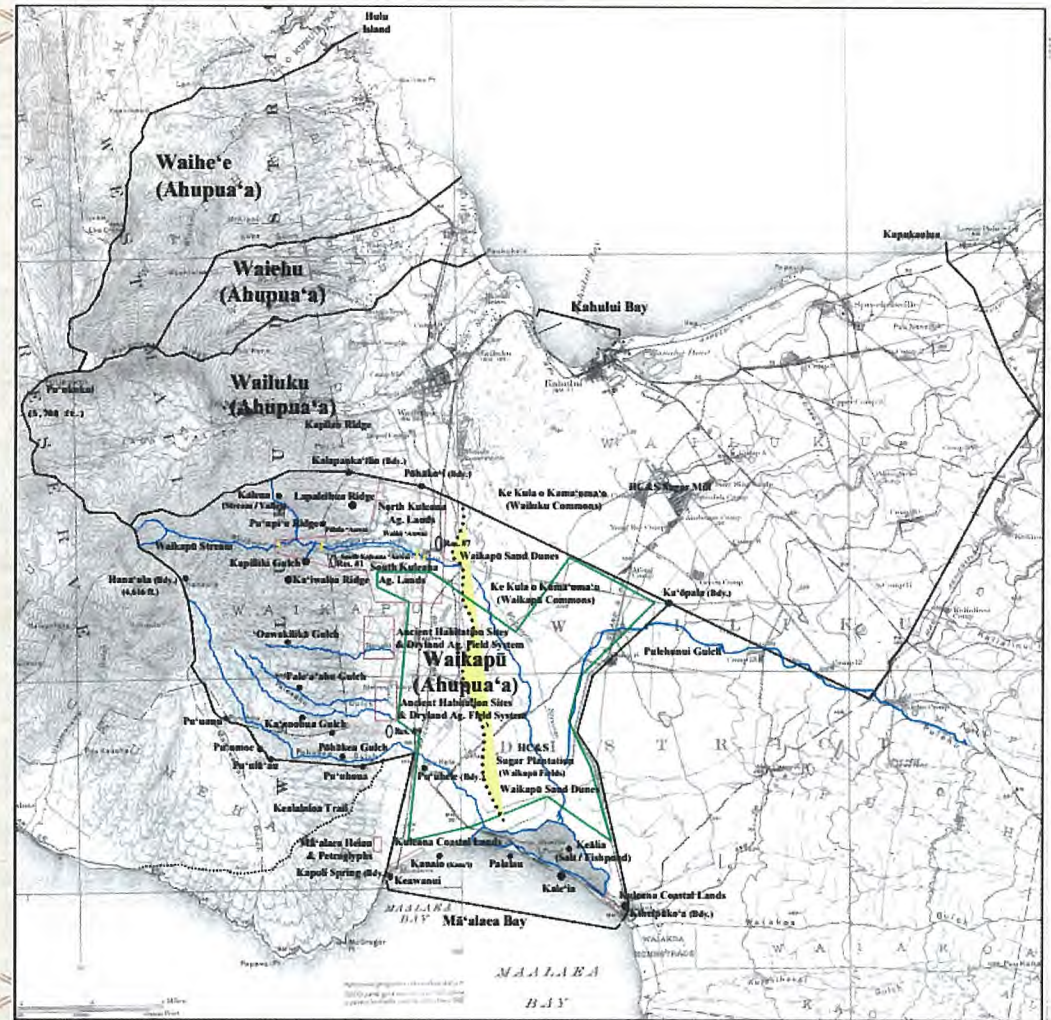
Intersections
Through Blue Lanes




Cultural Resources


Waikapū is the first ahupua‘a in the greater moku (district) of Wailuku, poetically known as Nā Wai ‘Ehā, Hawai‘i’s largest contiguous wetland kalo growing region. The Waikapū ahupua‘a had extensive natural and cultural resources recognized throughout the mauka to makai landscapes.

- Diverse mesic and dryland native forest watershed which contained a wide range of endemic bird, insect, land snail, plant and mammal species.
- Perennial stream which flowed mauka to makai (from the mountain to the ocean) which encompassed endemic and indigenous stream life such as ‘o‘opu, ‘ōpae and possibly hīhīwai, all of which were used for gathering and sustenance.
- Vast traditional agricultural systems, both dryland and wetland, predominantly for cultivating kalo and ‘uala.
- 101 LCA (Land Commission Awards) and 74 Government Grants were awarded during the Great Māhele between 1846 and 1875 which extended from the interior parts of the Waikapū Valley along the stream and towards the coastal region of





Mā‘alaea and wetlands / inland fishpond of Keālia. Native Hawaiian awardees identified the following land uses; ‘auwai (irrigations systems used for lo‘i kalo cultivation), hale (house lots), pā (pens / paddocks for animal husbandry), Po‘alima (specific cultivated plots and crops used to pay taxes to the konohiki and the government of the Kingdom), pu‘e one (sand dunes used as ancestral burial grounds), lo‘i kalo (wetland cultivation of kalo), kula, mo‘o, māla and kihapae (dryland cultivated plots for plants such as wauke, hala, ‘uala, kukui, wiliwili, ‘uala, kō, niu), pā kupapa‘u (cemetery, burial plots), kai lawai‘a (fisheries), mo‘o pa‘akai (managed salt grounds / ponds), pūnāwai (springs such a Kapoli located in Mā‘alaea), hoana (adze grinding stones) and pā pōhaku (stone walls).

- Over 1,300 lo‘i kalo were recorded in various Land Commission Award totaling 900 acres.
 - Other important cultural resources noted through mo‘olelo (storied accounts), mo‘aukala (primary historical resources) and maps are heiau (ceremonial sites), loko wai and loko i‘a pu‘e one, (wetland / pond and inland fishpond) located at Keālia, pu‘u (cinder cones: Pu‘uhele, Po‘uhona, Pu‘ulū‘au, Pu‘umoe, Pu‘uanu) all of which have stories associated with them, extensive dryland agricultural field system located at the current King Kamehameha and Kahili Golf Courses, famous battle grounds of Ahulau ka Pi‘ipi‘i i Kakanilua or Battle of the Waikapū Commons, Puapualenalena - naming of Waikapū, ki‘i pōhaku (petroglyph sites), pōhaku piko (stones used for placing the umbilical cords of newborns)
 - Largest wetland and historical inland fishpond on Maui; Keālia which included diverse endemic aviary, insect and fish habitat. Keālia was also home to one of the most famous pre-contact salt grounds.
 - Abundant fisheries at Mā‘alaea Bay from Keawanui to Kīheipūko‘a.
- 

Cultural, Natural and Historical Resources Within Project Area and Overall Land Holdings



The overall landholdings of Waikapū Properties LLC, MTP Land Partners LLC, Wai‘ale 905 Partners LLC and Hana‘ula Ranch LLC consist of vast cultural, natural and historical resources within them.

Hana‘ula Ranch LLC: 4,267 acres (Conservation Land)


Waikapū Properties: 710.891 acres (Agricultural Land)

MTP Land Partners: 50.054 acres (Commercial & Agricultural Land)

Wai‘ale 905 Partners: 806.226 acres (Agricultural Land)

Total Acreage: 5,834.171 acres

Each of these landholdings included kuleana land parcels originally awarded to Native Hawaiian families at the time of the Great Māhele and utilized for purposes identified in the first slide. There are 29 Land Commission Awards (28% of total awarded LCA’s in Waikapū) and 15 Hawaiian Government Grants (20% of the total grants in Waikapū) within the above landholdings.



Specified below are cultural resources that currently exist within and around the project area.


Waikapū Watershed:

- Diverse mesic and dryland forest comprised of endemic plant, bird, insect, land snail, and mammal species.
- Native Hawaiian traditional and customary gathering practices within the watershed for native plants used for lā‘au lapa‘au or Hawaiian medicine and other cultural purposes. Gathering of seeds for native plant restoration efforts.

Waikapū Stream:

- Mauka to makai streamflow, utilized by neighboring Native Hawaiian kuleana land owners for traditional and customary rights and practices associated with lo‘i kalo cultivation.
- Management and gathering of native aquatic species such as ‘o‘opu and ‘ōpae.
- Interim Instream Flow Standard of 2.9 mgd

Kuleana Lands:


- Numerous private land owners with kuleana lands within and adjacent to project area that currently utilize water resources for lo‘i kalo cultivation and farming other Hawaiian food crops.
- 



South Kuleana ‘Auwai.

- 0.9 miles of the 1.2 mile total length of the South Kuleana ‘Auwai is located on the landholdings of Waikapū Properties LLC.
- 6 South kuleana land owners currently utilize this ‘auwai for traditional and customary rights and practices associated with lo‘i kalo cultivation. There are 9 other private kuleana land parcels which plan in exercising the same rights to the South Kuleana ‘Auwai in the near future.

Waihe‘e Ditch:

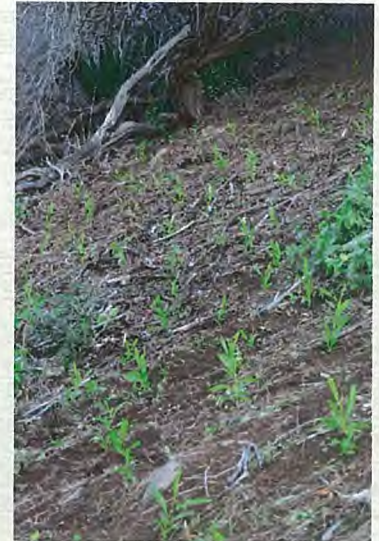
- A portion of the Waihe‘e Ditch which was build in 1907 runs through Waikapū Properties LLC and is currently being utilized for diversified agricultural cultivation both mauka and makai of the Honoapi‘ilani Highway.
- 

Comprehensive Natural & Cultural Resource Management & Preservation Plan

The Land Use Commission identified specific conditions related to the cultural, natural and historical resources found within the Waikapū Country Town petition site. The following plan is being developed and implemented in order to ensure mitigation measures are in place as well as initiatives that promote cultural-natural resource management and stewardship. Although most of these resources are found outside of the petition area, the land owners and developers are committed to being good stewards of their lands while supporting initiatives that benefit the entire Waikapū ahupua‘a and community which rely on these valuable natural and cultural resources.

Comprehensive Natural-Cultural Resources Plan:

The CNCRP is an integrated plan that lays out key guiding principles as well as a framework for the implementation of strategic initiatives to be executed prior, during and post development of Waikapū Country Town. This shall set forth a clear direction for management and stewardship of natural and cultural resources within the confines of the specific project land owners properties as well as strategic neighboring kuleana lands that are both directly and indirectly associated with the Waikapū Country Town Development. The CNCRP will be incorporated throughout all aspects and components of the Waikapū Country Town development in areas such as but not limited to, native habitat and forest conservation, traditional and customary rights of Native Hawaiians, water resources and irrigation systems, traditional and commercial agriculture, education, sustainability, energy and waste water treatment system.





Specific Initiatives Identified Thus Far:


- Restore original South Kuleana ‘Auwai. (In partnership with south kuleana land owners, Waikapū Community and Hui Nā Wai ‘Ehā)
- Reduce off-stream water usage from Waikapū Stream and increase mauka to makai streamflow by becoming more reliant on already developed wells and Waihe‘e Ditch system. (In partnership with Hui o Nā Wai ‘Ehā)
- Implement active management, protection and stewardship programs in key areas of the Waikapū watershed, both in the dryland and mesic forest regions. (In partnership with Hui Mālama o Waikapū and West Maui Mountain Watershed Partnership).
- Integrate native plant species associated with the Waikapū ahupua‘a in and around the development project. (In partnership with Hui Mālama o Waikapū)
- Formalize access for private kuleana land owners in and around project area (Mahi & Kauihou Families).
- Integrate Waikapū cultural history throughout development project (i.e. street names, building design and names, education and preservation sites). Develop and implement stewardship opportunities around the Waikapū cultural landscape while creating outdoor living-learning history labs for the Waikapū Community.
- Institute a cultural training program specific to the Waikapū ahupua‘a for the over 100 employees of MTP and Millhouse.
- Develop a preservation plan in accordance to LUC conditions and with SHPD approval (In partnership with ‘Āina Archaeology)
- Implement archaeological monitoring during the entire development and construction phase in accordance with SHPD (‘Āina Archaeology)



Scenic Resources



Honoapi'ilani Highway Setbacks

- ❑ Setbacks shall be a minimum of 60-feet from the highway right-of-way.
 - ❑ Building setbacks shall be at least 75-feet from the highway right-of-way.
 - ❑ Scenic views from Highway
 - ✓ Building height shall be 30-feet or less for structures located less than 100-feet from the highway right-of-way.
 - ✓ Parking lots shall be setback at least 40-feet from the highway right-of-way and screened by landscape planting.
 - ✓ Conduct visual impact assessment of the project's cumulative development impacts upon views from the highway. The assessment shall be presented to the Planning Director and the findings generally consistent with the FEIS.
- 



1. **Before.** Looking in a south-easterly direction towards sugar land with Haleakala in the background.



1. **After.** Looking in a south-easterly direction over the makai development with Haleakala in the background and separated pedestrian and bicycle path in the foreground.



Figure 40, A
Visual Simulation of Pre- and Post
Project Views

WAIKAPŪ COUNTRY TOWN





2. *Before.* Looking in a south-easterly direction towards sugar land with Haleakala in the background.



2. *After.* Looking in a south-easterly direction over the makai development with canopy trees in the background and separated pedestrian and bicycle path in the foreground.



Figure 40B:
Visual Simulation of Pre- and Post
Project Views

WAIKAPŪ COUNTRY TOWN





3. **Before.** Looking in a north-westerly direction with the West-Maui Mountains in the background and the MTP grounds in the foreground.



3. **After.** Looking in a north-westerly direction through the project with the West-Maui Mountains in the background.



Figure 40C:
Visual Simulation of Pre- and Post
Project Views

WAIKAPŪ COUNTRY TOWN





4. *Before.* Looking in a south-westerly direction through the MTP with the West Maui Mountains in the background.



4. *After.* Looking in a south-westerly direction through the project with the West Maui Mountains in the background and the separated pedestrian and bicycle path in the foreground.



Figure 40 D:
Visual Simulation of Pre- and Post
Project Views

WAIKAPŪ COUNTRY TOWN





5. **Before.** Looking in a westerly direction through the MTPs agricultural fields with the West Maui Mountains in the background.



5. **After.** Looking in a westerly direction through the project with the West Maui Mountains in the background and the separated pedestrian and bicycle path in the foreground.



Figure 40 E:

Visual Simulation of Pre- and Post Project Views

WAIKAPŪ COUNTRY TOWN





Implementation

The FBZC & DGs

Waikapū Country Town DRAFT Form-Based Zoning Code



Prepared For:

Waikapū Properties LLC
1670 Honoapiʻani Highway
Waikapū, Maui HI 96793

Prepared By:

**Planning
Consultants
Hawaii, LLC**
2331 W. Main Street
Wailuku, Maui HI 96793



Prepared By:

**Hawaii Land
Design, LLC**
2331 W. Main
Street
Wailuku, Maui HI 96793



WAIKAPŪ COUNTRY TOWN DRAFT Design Guidelines



June 1, 2018

Prepared For:

Waikapū Properties LLC
1670 Honoapiʻani Highway
Waikapū, Maui, HI 96793

Prepared By:

**Planning
Consultants
Hawaii, LLC**
2331 West Main Street
Wailuku, Maui, HI 96793
www.planningconsultants-hawaii.com



Prepared By:

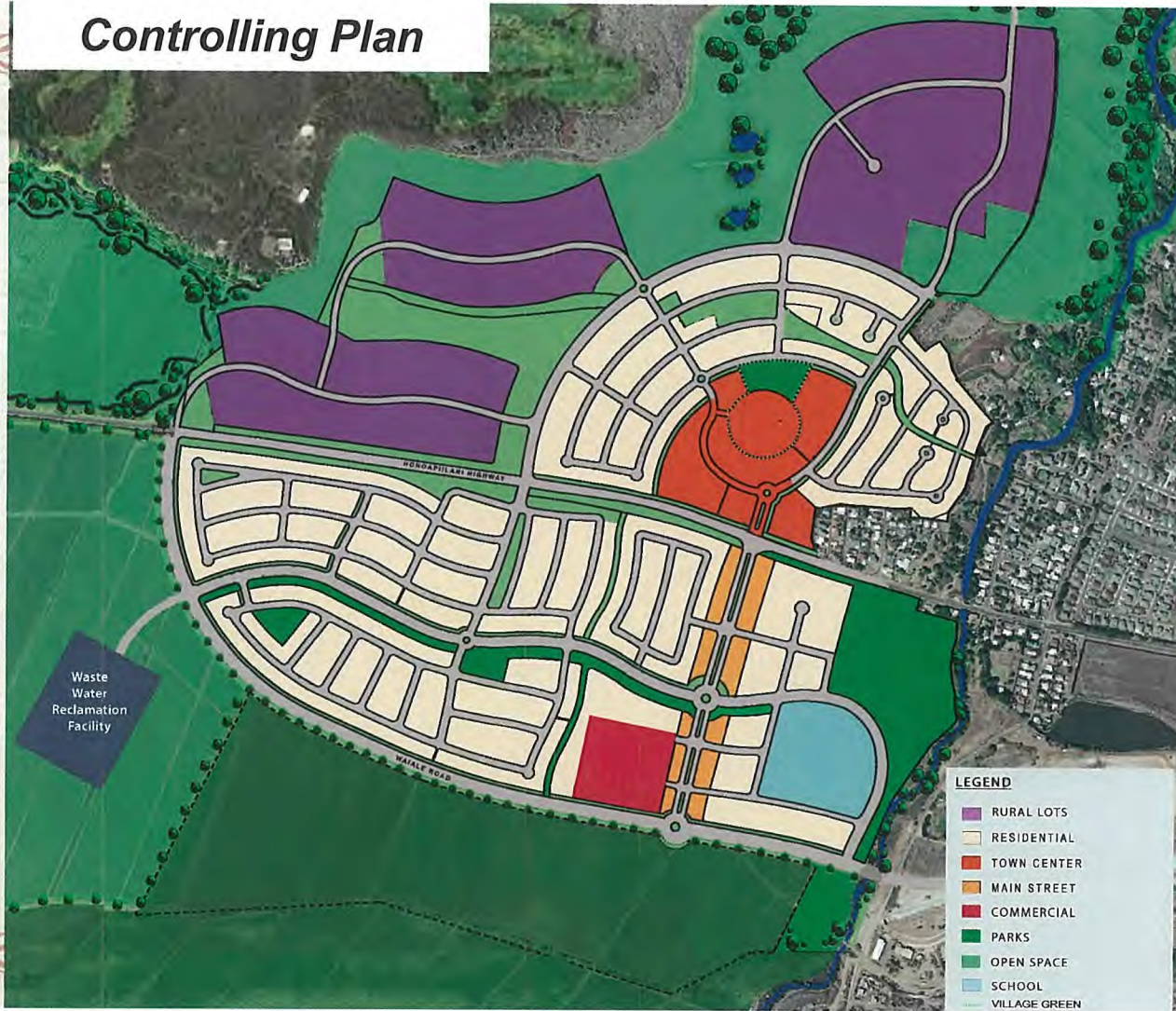
**Hawaii Land
Design, LLC**
2331 West Main
Street
Wailuku, Maui, HI 96793





The Controlling Plan

Controlling Plan



Permitted Uses & Lot Types

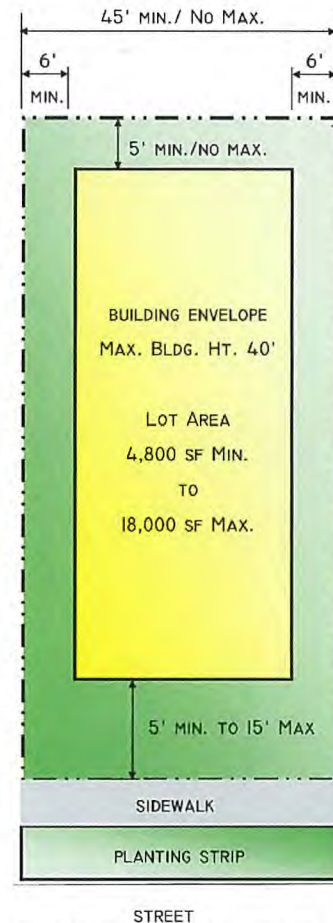
Land Use Type	Zoning Districts		
	Town Center	Main Street	Commercial/ Employment
Other Similar Uses	AR	AR	AR
1/ Shall not be permitted within or adjacent to the Town Center's Village Green			
2/ Within the Town Center and Main Street Districts gross floor area shall be limited to a maximum of 5,000 square feet on the subject lot or within the subject building			
3/ Within the Commercial / Employment District gross floor area shall be limited to a maximum of 12,000 square feet on the subject lot for all uses within a single building. Shopping centers featuring multiple uses within multiple buildings on a single lot shall be limited to 24,000 square feet of combined floor area. Exceeding these standards shall require a Special Use Permit.			
4/ Shall be limited to a maximum of 30 rooms within the Town Center District and a maximum of 150 rooms within the Commercial / Employment and Main Street Districts, but no more than 50 rooms shall be permitted within the Main Street District.			
5/ Shall be subject to the limitation of MCC Chapter 19.04.04D.			

B. Within the *Residential and Rural Districts* the land uses identified in Table 2B shall either be principal uses (P) or accessory to a permitted use (AU) or a special use (SU). A Special Use shall require the issuance of a Special Use Permit.

Table 2B: Residential Use Table

Land Use Type	Zoning Districts	
	Residential	Rural
Assembly Area 6/	P	
Agriculture		P
Animal & Livestock Raising		P
Apartment	P	
Boardinghouse 7/	P	P
Civic Space	P	P
Daycare Facility	SU	SU
Cottage House	P	
Dwelling Unit, Duplex	P	
Dwelling Unit, Fourplex	P	
Dwelling Unit, Multi-Family (Includes townhouse)	P	
Dwelling Unit, Single-Family	P	P
Dwelling Unit, Townhouse	P	
Dwelling Unit, Triplex	P	
Lodging House	P	
Riding Academy		SU
Recreation, Open Land		P
Park	P	P
Parking, Public	P	
Accessory		
Drainage Facilities	AU	AU
Energy Systems, Small Scale	AU	AU
Gardens	AU	AU
Garage Sales	AU	AU
Home Occupations 5/	AU	AU
Offices 6/	AU	AU

Multi-Plex (Tri-, Four, Six-Plex)



1. Parking access is by alley, side drive or secondary street
2. Minimum street frontage is 70%

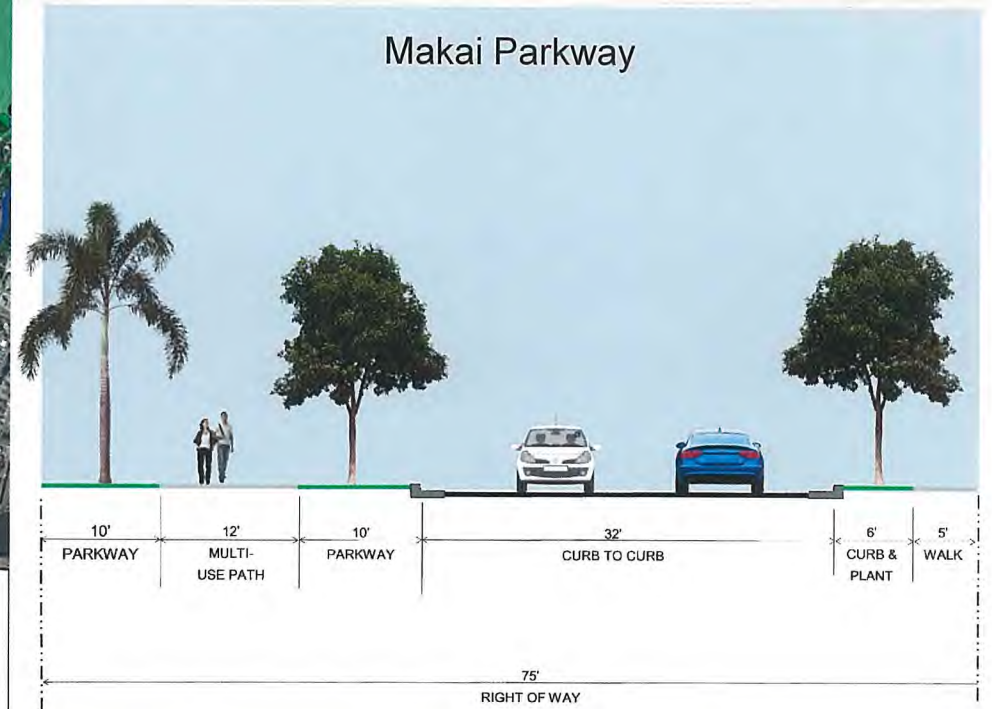
Neighborhood Block & Lot Example



WCT Street Network Typology



WCT Street Roadway Types



Sustainability Guidelines

- *Complete Community* – housing, employment, schools and parks in neighborhood setting
- *Proximity* – Close to region serving employment and facilities
- *Walking and Biking* – \approx 8 miles of biking and walking paths
- *Water* – Dual non-potable water system; wastewater reuse; and water conserving fixtures
- *Renewable Energy* – solar, wind, hydro.; potential energy crops
- *Energy Efficiency* – building design; materials; and Energy Star appliances
- *Drainage* – retained on-site; grassed swales; bio-retention; and open space
- *Agricultural Lands* – 1,077 acres to remain in ag and 800 acres to be dedicated in perpetuity



A tropical landscape featuring a lush green field in the foreground, a road with a red truck and other vehicles in the middle ground, and misty mountains in the background. The scene is framed by a decorative border with a repeating geometric pattern.

Aloha

Acres Subject to CIZ & CPA

Ownership	Parcel	Existing Community Plan Designation	Existing Zoning Designation	Acres Subject to CPA & CIZ	Proposed Designation
Waikapu Properties LLC	(2)3-6-004:003	Agriculture / Single-Family	Agriculture	138.728	Waikapū Country Town
	(2)3-6-004:006	Project District 5	Agriculture	53.630	
	(2)3-6-006:036	Single-Family	Agriculture	0.721	
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2)3-6-005:007	Project District 5	Project District WK/5	59.054	Waikapū Country Town
Waiale 905 Partners LLC	(2)3-6-002:003	Agriculture	Agricultural	243.772	Waikapū Country Town
TOTAL				495.905	

[1] Acreage derived from metes and bounds survey prepared by Fukumoto Engineering, Inc. (Exhibit #18)



The FEIS



FEIS Purpose

- ✓ *Provide sufficient information to determine the impacts of the Proposed Action*





Development Impacts

Environmental, Socio-Cultural, Infrastructure, and Facilities



Environmental

IMPACT CATEGORY	SUBCATEGORIES
Physical Environment	Climate
	Topography and Soils
	Natural Hazards
	Flora and Fauna
Human Environment	Surrounding Land Uses
	Air Quality
	Noise Quality
	Historical and Archaeological Resources
	Cultural Resources
	Visual Resources
Socio-Economic	Agricultural Resources
	Population
	Housing
	General Economy
Economic & Fiscal Impacts	

Environmental

IMPACT CATEGORY	SUBCATEGORIES
Public Services	Recreational Resources
	Medical Facilities
	Police Protection
	Fire Protection
	Schools
	Solid Waste
Infrastructure	Roadways and Traffic
	Electric, Telephone and Cable TV
	Drainage
	Water
	Wastewater
	Airports

Environmental

Physical Environment

Climate

No Significant Impact

Topography and Soils

BMP's → No Significant Impact

Natural Hazards

Avoidance → No Significant Impact

Flora & Fauna

✓ Mitigation for **Blackburn sphinx moth** with USFWS guidance at southeast corner of site

Human Environment

Surrounding Land Uses

No Significant Impact

Air Quality

BMP's → **No Significant Impact**

Noise Quality

BMP's → **No Significant Impact**

Historical and Archaeological Resources

- ✓ Preservation of identified historic properties
- ✓ Archaeological Monitoring for areas containing LCA's and Grants
- ✓ SHPD review for any future development requiring entitlement changes or SUPs within the agricultural lands not surveyed

Cultural Resources

- ✓ Protect access to the Mahi Family kuleana lots
- ✓ Provide access into Waikapū Ahupua'a for traditional practices
- ✓ Protect against sedimentation of Waikapū Stream
- ✓ Mitigate project impacts on stream flows

Human Environment

Visual Resources

- ✓ Character of views along Highway will be impacted
- ✓ Visual simulations document potential impact in FEIS
- ✓ Mitigation includes:
 - Deep setbacks;
 - Building height limitations along highway;
 - Building placement
 - Landscape planting
 - Visual impact assessment prior along highway frontage

Agricultural Resources

- ✓ ≈480 acres to be urbanized
- ✓ 1,077 to remain in agriculture with water
- ✓ 800 acres placed into a conservation easement
- ✓ Urbanization equals about .59% of LSB A, B or C lands on Maui

Socio-Economic Environment

Population	<ul style="list-style-type: none">✓ Increase of approx. 4,085 persons✓ Increase in demand for infrastructure and public facilities such as roadways, school facilities, and police and fire.
Housing	<ul style="list-style-type: none">✓ Addresses a small percentage of projected housing demand✓ Targeted to Central Maui market demand✓ Will comply with County workforce housing requirements
General Economy	<ul style="list-style-type: none">✓ Produces significant increase in short and long-term employment✓ Direct employment during construction phase = ≈ 477 jobs per year✓ Indirect employment during construction = ≈ 119 jobs✓ Stabilized direct and indirect employment = ≈ 746 jobs
Fiscal Impacts	<ul style="list-style-type: none">✓ County to realize a net profit of \$42.2 million during construction and \$4.2 million annually thereafter✓ State to realize a net profit of \$82.6 million during construction and \$2.9 million annually thereafter

Public Services

Recreational Resources	<ul style="list-style-type: none">✓ Proposed park space is about 32.5 acres✓ Greenways and open space is about 50 acres✓ County dedication requirement is about 14.8 acres
Medical Facilities	<ul style="list-style-type: none">✓ Will increase demand for medical facilities✓ Project will have a net positive fiscal impact to the County and State
Police Protection	<ul style="list-style-type: none">✓ Will increase demand for police facilities and personnel✓ Project will have a net positive fiscal impact to the County
Fire Protection	<ul style="list-style-type: none">✓ Will increase demand for fire protection facilities and personnel✓ Project will have a net positive fiscal impact to the County
Schools	<ul style="list-style-type: none">✓ Will increase demand for educational facilities and personnel✓ Project includes a 12-acre school site to be dedicated to the State✓ Construction cost impact fees of \$2.6 million to the State
Solid Waste	<ul style="list-style-type: none">✓ Project will generate construction and operations phase waste✓ Recycling programs consistent with the County's recycling plan will be implemented✓ Project will have a net positive fiscal impact to the County

Infrastructure

Roadways and Traffic

- ✓ Project will produce a significant increase in traffic that will impact existing roadways
- ✓ Mitigation will be on and off-site
- ✓ Project will develop roadways internal to the project and new off-site intersections required to provide direct access to the project
- ✓ Project will enter into memorandum of agreements with the State and County to provide fair-share cost contributions to mitigate impacts

Electric, Telephone and Cable TV

- ✓ Project will generate demand for electricity
- ✓ If approved, the power poles fronting the project site will be undergrounded
- ✓ WCT would like to generate about 70% of its electricity demand through on-site renewables

Drainage

- ✓ Drainage will be retained on-site in detention basins
- ✓ BMP's will be implemented during construction phase
- ✓ Swales and open space filtration will be incorporated into the drainage program




Infrastructure

Water

- ✓ Dual system for potable and non-potable demand
- ✓ Maximum daily demand of about 968,000 gpd for potable water
- ✓ Non-potable irrigation wells, wastewater reuse, and ditch water will supply the agricultural operations, parks, open space, and landscape planting
- ✓ Potable water will be from 3-on-site wells with approved capacity of 3,312,000 gpd
- ✓ Sustainable yield is about 3,000,000 gpd
- ✓ System will initially be privately owned and maintained, but may be dedicated to the County
- ✓ Estimated non-potable irrigation demand of 3.42 mgd versus estimated future supply of 6.47 mgd.

Wastewater

- ✓ Project will generate an estimated daily flow of 0.65 mgd of wastewater, which will be reusable as non-potable water for irrigation
 - ✓ WCT desires to construct an on-site package treatment plant, which will be more thoroughly documented, together with alternatives, in the FEIS
- 



Conceptual FEIS Phasing Plan



Hallstrom Absorption:

Phase I: 2017-2021: 690 Units

Phase II: 2022-2026: 743 Units



Phase I: 2017-2021

	Units	Sq. Ft.	Acres
Single Family	332		
Rural	15		
Multi-Family	216		
Ohana	41		
Country Town Mixed-Use	127	58,475	
Existing Commercial		29,250	
New Commercial/Employment		111,122	
Elementary School			12.00
Active/Passive Park			26.66

Phase II: 2022-2026

	Units	Sq. Ft.	Acres
Single Family	638		
Rural	65		
Multi-Family	40		
Ohana	105		
Active/Passive Park			5.78

Date: October 1, 2014

Figure 27: Conceptual Phasing Program

