


February 28, 2023

MEMO TO: Tasha Kama, Chair
Housing and Land Use Committee

F R O M: Tamara Paltin 
Member, Housing and Land Use Committee

SUBJECT: **TRANSMITTAL OF DOCUMENT RELATING TO HOUSING
PROJECTS UNDER CHAPTER 2.97, MAUI COUNTY CODE:
RESOLUTIONS 23-78, 23-79, AND 23-80, RELATING TO THE
HALE MAHAOLU KE KAHUA RENTAL HOUSING PROJECT
(WAILUKU) (HLU-2(1))**

The attached document pertains to Item HLU-2(1) on your committee's agenda.

RECEIVED at HLU 02/28/2023 meeting
From Councilmember Paltin

Information Requested for Hale Mahaolu Ke Kahua Rental Housing Project

1. Please provide a status update regarding the feasibility of incorporating a bus stop and lighted crosswalk in the project plans. If no status update is currently available, when can the committee expect an update?
2. Who recommended that the intersections be unsignalized with stop control along the westbound project exit approaches?
3. Will there be a northbound entering right-turn deceleration lane at all three project driveways?
4. Will there be a southbound left-turn lane at Driveway 2?
5. What type of traffic barrier will be employed to ensure no left-hand turns are made at Project Driveways 1 and 3?
6. When are the two major long-range regional roadway extension improvements for Imi Kala Street estimated to be completed?
7. What is the source of the reclaimed landscaping water? Will there be a returning R-1 line from the Kahului Wastewater Reclamation Facility?
8. What is the estimated runoff for a 100-year, 2-hour storm in cubic feet per second? What is the corresponding runoff volume?
9. In the last ten years, how many 50-year, 1-hour storms have occurred in this area? In the last ten years, how many storms have created more runoff volume than a 50-year, 1-hour storm would?
10. Are there any traffic calming measures proposed to ensure vehicles will adhere to the posted 30 mph speed limit? If so, which measures are proposed?
11. Please provide a status update on the Maui AHF application.
12. Have the tax-exempt bond, RHRF, and LIHTC been submitted to HHFDC? If not, how may this affect the estimated start and completion dates?
13. It is my understanding that during the lawsuit, the opportunity arose to take the dispute to land court- the proper venue for quiet title disputes. Land court was not pursued, but a trespassing charge was pursued in circuit court. Please explain the reasoning behind this decision. While trespassing may continue, the court determined only a possessory and title interest. The court did not quiet the title.

14. The DOE determined 26 school-age children would reside in this proposed housing community where there are 58 two-bedroom units and 32 three-bedroom units. How did they arrive at this number?
15. The project plans for 274 parking stalls and is not within walking distance from any grocery store, employment center, or school. How was it determined that the project would only create 64 additional trips during the morning peak hours and 79 additional trips in the afternoon peak hours?
16. Which energy-efficient and sustainable features will be included in the project?
17. What is the dollar value of each of the exemptions requested?
18. Is the property under a warranty deed in addition to a quitclaim deed?
19. How will erosion along the sand dune wall be addressed?
20. Considering the flooding that took place at the property site earlier this year, has the developer coordinated with HDOT to ensure the culvert is clear and operating properly during heavy rain events? If not, please explain why not.
21. Would the developer be willing to retain some of the native flora (popolo, hao, aali'i, keahi, etc) for landscaping purposes? Would they be willing to utilize canoe plants (ulu, niu, kukui, milo, noni, etc)?
22. Has the County Archaeologist reviewed the archaeological assessment? Since the archaeological assessment was completed, many advancements in archaeological tools and processes have been made. If the County Archaeologist has not reviewed the assessment, I would like to request that the archaeologist review it and provide her comments to the committee.
23. Has the County Archaeologist reviewed the Archaeological Monitoring Plan? If not, I would like to request that Dr. Six review it and provide her comments to the committee.
24. If iwi kupuna and or cultural finds are encountered during construction, which cultural and lineal descendants of the area will be consulted to create a reinternment plan and cultural preservation plan?
25. Has GPR or LiDAR been used on the property?

26. Seven of the twelve roadways in the project vicinity area are operating at LOS D-F. The proposal speaks to improvements anticipated at Imi Kala Street. Why has no LOS analysis been completed for Imi Kale Street or Wailupe Drive?
27. Per the DOFAW comments, what actions will be taken to prevent the spread of invasive species? What actions will be taken to minimize predator presence?
28. Does the project plan include trash enclosures and covered receptacles?
29. Has the applicant received the boundary interpretation? If so, please provide it to the committee.
30. The heirs of Pehuino filed their claims with the Bureau of Conveyances on August 13, 2020. Therefore, the heirs of Pehuino Ohana O Waiehu have claimed their undivided interest allowing the AMOW to also acknowledge their right to the cultural and traditional practices afforded that claim (Section 8, Pg. 231). Will MEO go to the land court to quiet the title for the property?
31. Although the application states that community gardens and composting will be considered further along in the development process, will the developer set aside space for these facilities early in the construction process?
32. What is the capacity of the existing irrigation well and storage tanks of the project site?
33. If there is storm runoff greater than what is produced during a 50-year, 1-hour storm, how will the flooded areas within the project be addressed?
34. The application states that the remaining capacity for the Wailuku-Kahului Wastewater Reclamation Facility is 1 MGD. Of the 1 MGD, .34 MGD is allocated for affordable housing. The project's anticipated 30,600 gallons per day would bring the remaining capacity to .29 million gallons per day. Is this correct? Please clarify.
35. The application states that the Total Average Daily Demand will be 70,800 gallons per day, and the Max Daily Demand would be 106,200 gallons per day. Which of these numbers will be used to calculate need and capacity?

HLU Committee

From: Angela R. Lucero
Sent: Tuesday, February 28, 2023 9:50 AM
To: HLU Committee
Cc: Tamara A. Paltin
Subject: Memo from CM Paltin for HLU-2(1)
Attachments: HLU-2-1Memosigned.pdf; HLU-2-1Questions.pdf

Aloha e HLU Committee Staff,

I hope this email finds you well. Please find the attached memo from CM Paltin regarding the Hale Mahaolu Ke Kahua Rental Housing Project (HLU-2(1)).

Please let me know if you require further follow-up from our office.

Thank you!
Angela

Angela Lucero
Executive Assistant

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