



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

ALAN M. ARAKAWA
Mayor

CAROL K. REIMANN
Director

JAN SHISHIDO
Deputy Director

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2018 MAY 24 AM 9:30

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2018 MAY 29 PM 2:36

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May 22, 2018

Honorable Alan M. Arakawa
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Chair Stacy Crivello
Housing, Human Services,
and Transportation Committee
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Alan Arakawa 5/22/18
Acting Mayor Date

Dear Chair Crivello:

**SUBJECT: 40-ACRE PARCEL OWED BY ALEXANDER AND BALDWIN, INC. FOR
DEVELOPMENT OF AFFORDABLE HOUSING (HHT-21)**

Attached for your committee's use is a hardcopy of the PowerPoint presentation which the department will speak about at the May 22, 2018 meeting.

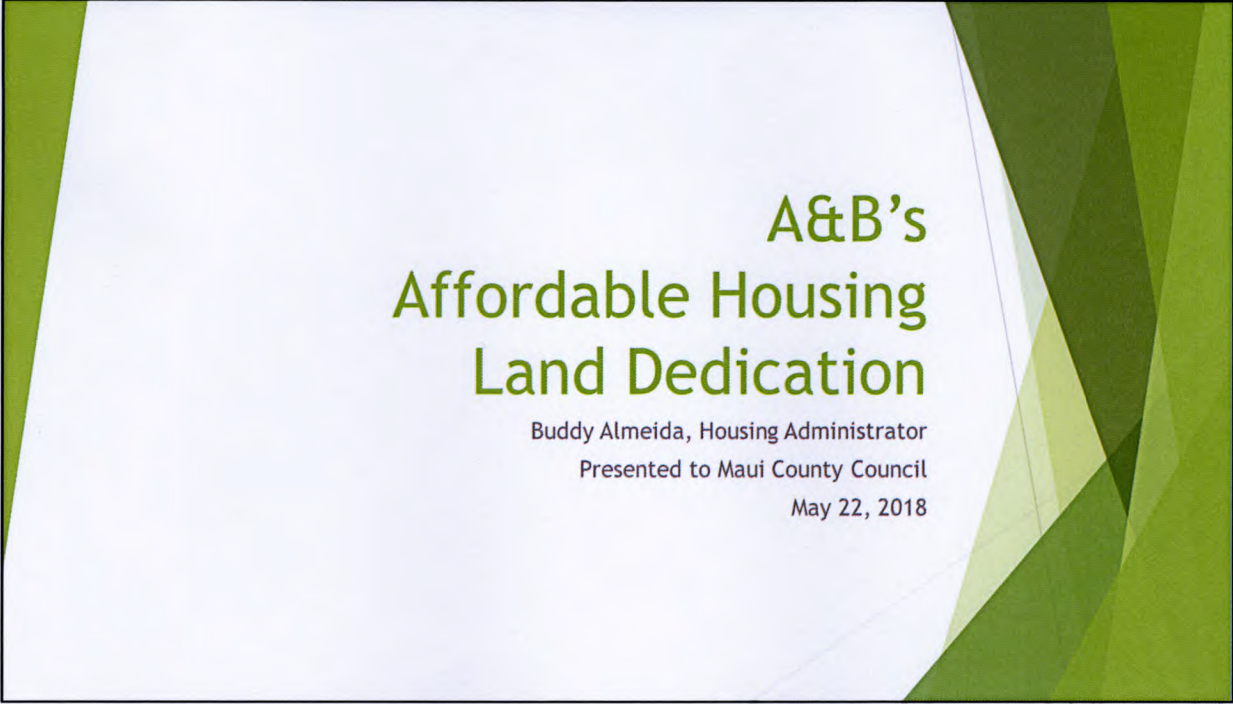
Thank you for the opportunity to provide this information. Should you have any questions, please feel free to contact me at Ext. 7805.

Sincerely,

Carol K. Reimann

CAROL K. REIMANN
Director of Housing and Human Concerns

Attachment



A&B's Affordable Housing Land Dedication

Buddy Almeida, Housing Administrator

Presented to Maui County Council

May 22, 2018

Condition No. 7 of Ordinance No. 3559 Imposed on A&B's Maui Business Park II

7. That Alexander & Baldwin, Inc. shall provide land for affordable housing, a community multi-purpose center, and park purposes at the approximate location of the terminus of Kamehameha Avenue, near the new Maui Lani Park and Pomaikai Elementary School, as follows:

- a. Approximately 40 acres for affordable housing purposes;*
- b. Approximately 7 acres for a Kahului community multipurpose center; and*
- c. Approximately 3 acres for park purposes.*

The precise location of these lands shall be acceptable to the Department of Housing and Human Concerns and the Department of Parks and Recreation, and Alexander & Baldwin, Inc. shall perform archaeological and topographic surveys of the land for the County's evaluation of the property's acceptability.

This land dedication stems from a Maui County zoning condition (Condition No. 7 of Ordinance No. 3559) imposed on another A&B project—Maui Business Park II. The condition requires the dedication of land for purposes of affordable housing (40 acres), community center (7 acres) and park (3 acres) at a specified location.

Once again, the affordable housing requirements related to the Project were deliberated by the Maui County Council as part of the zoning application. The Council, as a condition of zoning for the Maui Business Park II, required A&B to contribute a total of 50 acres of land for affordable housing, community center and park purposes. The specific language is depicted on this slide.



Here's an overview of the area that includes A&B's large Waiale North Project District and Waiale South Project District parcels in gray. The dedicated parcels are noted in yellow.



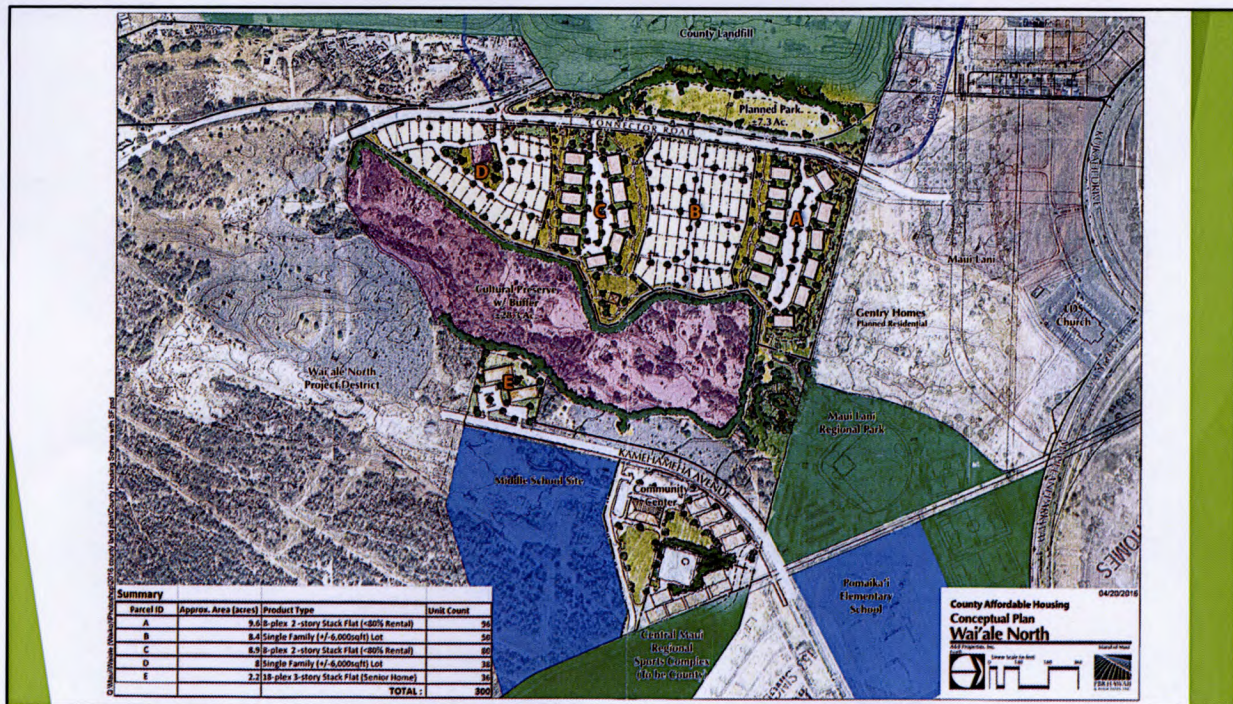
Here's a closer view of the parcels. Note to the left of the 40-acre parcel is the old Waikapu Landfill. This landfill did not receive waste after 1989 and was closed in 1991. In order to address the former landfill's proximity to the site, the State Department of Health, Solid and Hazardous Waste Branch recommended the establishment of a 300-foot buffer area to reduce potential risk from the former landfill and limited the use within the buffer to parking, roadway, other infrastructure uses and open space. The SLUC concurred with DOH's recommendation and imposed SLUC Condition 17 establishing a 300-foot buffer.

The purple area between the 40-acre parcel and the 2.2 acre smaller parcel is a cultural preserve that is approximately 28 acres. In September 2010 – SHPD accepted Archaeological inventory survey (AIS), Final Burial Site Component of a Data Recovery Plan and Preservation Plan. Burial preservation plan specifies preservation measures for the area – site demarcation that includes a buffer zone along with protective fencing and signage. In the longer term, the preservation area would be incorporated

into the future residential development as passive open space, as has been done with other similar features in the region.

Above the 40-acre parcel is Gentry Homes – their project will include 383 units comprised of townhomes, condos and single family units. Gentry is at least 2 years out from vertical construction.

Next to the smaller 2.2-acre parcel, you will see the future extension of Kamehameha Avenue, a future middle school, a future community center and parks.



Here's a closer view of the two parcels. The housing units you see here are a rendering done by A&B to show an example of what could be done with the two parcels. This is not what is actually planned, it's just to show you what kind of density would be possible. Per the EIS, there is a total capacity buildout of 300 units (single family &/or multi family),

Historical Content

- ▶ May 2, 2008 - County Ordinance 3559 granting zoning approval for the Maui Business Park Phase II conditioned a 50 acre set aside for housing, community center and parks with the precise location acceptable to DHHC, Parks & A&B
- ▶ February 28, 2010 - SHPD acceptance of the Waiale archaeological inventory survey (AIS) included a requirement for archaeological monitoring during all future ground disturbing activities
- ▶ September 13, 2010 - SHPD acceptance of the Final Burial Site Component of a Data Recovery Plan and Preservation Plan
- ▶ October 2011 - Final EIS completed
- ▶ March 8, 2012 - Correspondence from A&B conceptually identifying the location of the affordable housing at Maui Lani, acknowledged by Director Ridao
- ▶ July 21, 2012 - SLUC decision and order to reclassify from ag to urban
- ▶ December 16, 2014 - Correspondence from Director Ridao to Public Works requesting subdivision of the Maui Lani Subdivision to carve out affordable housing component
- ▶ April 2015 - Application to subdivide parcels prepared & filed
- ▶ March 2018 - DEED and other reports transmitted by A&B (currently under review, to be transmitted to Council this month)

Summary Sheet

- ▶ Potential: 300 residential units
- ▶ Change in Zoning & Community Plan Amendment
 - ▶ County - Ag
 - ▶ Community Plan - Ag
- ▶ Infrastructure
 - ▶ Water
 - ▶ Sewage
 - ▶ Roadway Access
- ▶ Continuous archaeological monitoring during site excavation activities

In summary, the potential buildout per the EIS for these parcels is 300 single family &/or multifamily units.

It will require a change in zoning and community plan amendment.

There are infrastructure issues.

The parcel is not close to existing waterlines. However, once Gentry is built out, we can obtain an easement to connect via Maui Lani Parkway.

The parcel is not close to existing sewage either; nor is there adequate capacity at this time. Estimated cost to improve the sewage system is estimated at over \$9 million.

Roadway access – this parcel is currently landlocked, but will be accessible via Gentry once it's built out.

Lastly, there is SHPD's requirement for continuous archeological monitoring during all dirt moving activities.

Yes, there are issues with access and utilities associated with this property as it exists today. This property will not be developed any time soon without significant cost to the County. However, it will eventually be a parcel we can develop and should increase in value as the parcels around it are developed. Director Ridao has given multiple approvals for these lots, and it feels like we have gone too far down the road on this property to back out now. Director Ridao was aware of the utility issues and the landfill, and the decision to accept this location appears to have been well considered. This parcel fits into a 6 year plan for development. Not a low hanging fruit, but it has the potential to turn into homes within 10 years.