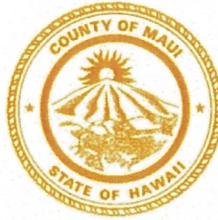


MICHAEL P. VICTORINO
Mayor

SANDY K. BAZ
Managing Director

TYSON K. MIYAKE
Deputy Managing Director



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OFFICE OF THE
COUNTY COUNCIL

DEPARTMENT OF MANAGEMENT
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

February 25, 2019

Honorable Michael Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Michael P. Victorino 2/25/19

Mayor Date

For Transmittal to:

Honorable Tamara Paltin, Chair
and Planning and Sustainable Land Use Committee
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Paltin and Members:

SUBJECT: WAILUKU CIVIC COMPLEX PLANNING (PSLU-27)

The Department of Management (Department) is transmitting an informational handout, and the "Frequently Asked Questions" document for the project. In addition, the Department is providing the link to the Final Environmental Assessment document on the Office of Environmental Quality Controls online library at http://oegc2.doh.hawaii.gov/EA_EIS_Library/2018-10-23-MA-FEA-Wailuku-Civic-Complex.pdf

Thank you for your attention to this matter. Should you have any questions, please feel free to transmit them to the Department of Management via transmittal through the Office of the Mayor.

Sincerely,

A handwritten signature in black ink, appearing to read "Sandy BAZ", written over a horizontal line.

SANDY BAZ
Managing Director

Attachments



WAILUKU CIVIC COMPLEX



COUNTY OF MAUI

The Wailuku Civic Complex is decades in the making. In the 1960s, when the County of Maui (County) first acquired the properties to create the Wailuku municipal parking lot at the center of Main, Market, Church, and Vineyard Streets, the priority was providing more parking to support the dying downtown. Once the place to be on Maui, Wailuku was in steep decline. By the 1970s and 80s, businesses and residents had vacated Wailuku for the suburbs of Kahului and elsewhere. While Wailuku remained the center of government for Maui, pawn shops and empty storefronts started to fill its once-vibrant streets.

In recent years, however, new life has started to return to Wailuku. Key businesses have sprung up on Market and Main Streets and young families are starting to move back. To build upon this energy, the County acted in 2010 to support businesses with the

long-awaited parking structure at the municipal lot. However, the community was lukewarm. It was clear the exclusively parking idea of the 1970s wasn't right for today's Wailuku. The County soon realized that the project had to be much more than parking. They returned to the community in 2012 to ask them to remember, reimagine, and renew Wailuku.

Through intensive, hands-on workshops, this reWailuku visioning effort brought people from diverse backgrounds, disciplines, and generations together to explore different design options for the public spaces in town and to envision what the municipal parking lot could be. At the heart of that vision was the desire to create an active gathering place for the community – one that brings energy, culture, and economic vitality back to Wailuku. The Wailuku Civic Complex is the culmination of that vision.

The Wailuku Civic Complex is intended to meet the following objectives:

1

Provide adequate, convenient, and accessible parking for residents and visitors seeking a downtown Wailuku destination

2

Create an activity generating place to bring new energy and economic vitality to downtown Wailuku especially nights and weekends.

3

Position Wailuku town to grow with more housing options, amenities and with civic foundations at its core.

COMMUNITY OUTREACH

From the project's inception, community engagement has been a consistent theme throughout the planning process. Meeting with the community through a variety of formats and venues has not only greatly informed the Wailuku Civic Complex master plan but also deepened the community's sense of ownership towards the future of Wailuku Town. The following is a summary of the different outreach tools used for the project.



ONLINE SURVEY

An online survey was administered to obtain community input on use and travel patterns, reasons why people came to Wailuku (or why they didn't), and amenity preferences for Wailuku. Nearly 1,200 responses were collected. Results were compared to a similar survey administered in 2010.



PROJECT ADVISORY COMMITTEE

The Project Advisory Committee (PAC) is comprised of creative businesses and designers that live and work in downtown Wailuku. The PAC met at each stage of the planning process to review concepts and ideas.



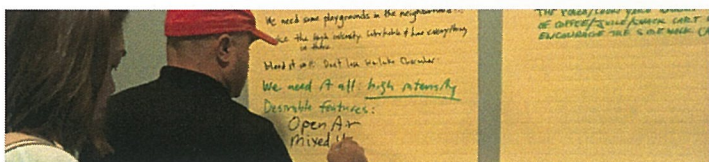
POP-UP PLANNING & FIRST FRIDAYS

Pop-up planning events were held to give community members a chance to provide input, review and comment on the various design schemes, and talk with project designers about their likes and dislikes.



STAKEHOLDER INTERVIEWS

Interviews with a variety of community user groups, stakeholders, and adjacent property owners were held early to gather information on specific issues or concerns, ideas for future activities and uses, and insights on the history of Wailuku Town.



OPEN HOUSES

Similarly, open houses were held to give community members the opportunity to review the project at their leisure at different design stages and have a dialogue with the project team about the project. Display boards were posted and comment sheets were provided.



NEWSLETTERS & WEBSITE

A series of newsletters and a project website were developed and made available to the public to provide project updates throughout the process. The website will continue to provide updates as the project moves through construction and implementation.

www.rewailuku.org



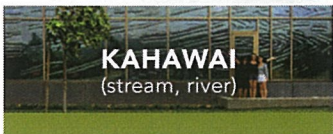
CULTURAL ORIENTATION & PRESENTATIONS

Presentations describing and explaining the significance and source of cultural inspiration for the project design were given to key stakeholders and groups including recognized island cultural practitioners and resources, a gathering of the Maui Native Hawaiian Civic Club, convenings of the Maui Redevelopment Authority (MRA), the Maui Island Burial Council, and the staff and leadership of the County's Public Works Department.

CULTURAL CONNECTION | DESIGN INSPIRATION

PU'UWAI CONCEPT

Personal interviews with recognized cultural practitioners, descendants, historians and resources from and familiar with the area's rich cultural history, revealed and emphasized the presence and importance of water in the area pointing not only to the names of the four ahupua'a collectively known as Na Wai Eha, but also to a system of underground springs, streams and auwai that made it possible for the cultivation of taro in pre - and early post - contact times, and eventually a sugar industry that was at the center of Maui's economy for multiple decades.



- The phrase Pu'uwai refers to the source of the water of life. Pu'u means hill or mound, wai meaning water. Wailuku is one of 13 moku on the island of Maui, and within the Wailuku moku there are four ahupua'a each with their own water source: Waikapū (Waikapū Stream), 'Āo (Wailuku River), Waiehu (Waiehu Stream), and Waihe'e (the Waihe'e River). Together these four sources were known as Na Wai 'Eha, or "The Four Great Waters."
- Na Wai 'Eha also relates to the four stages of wai that have all historically been present in Wailuku. These are: 'ehu (mist) / ua (rain), wailele (waterfall, cascade), kahawai (stream, river), and loko (pond, pool).
- Pu'uwai also means "the heart," as it pulls and pushes blood, or "life," to and from the center of the body. This is the very foundation and core of the Wailuku Civic Complex – to bring people, energy, economic benefit, and business in to Wailuku and to have them leave enriched, healed, revitalized, and enlightened.
- The WCC's program functions will feed the community mentally through information arts, physically through food establishments, and spiritually through on-going cultural arts and educational opportunities on site. The plaza represents the ponding, pooling and gathering of a community.

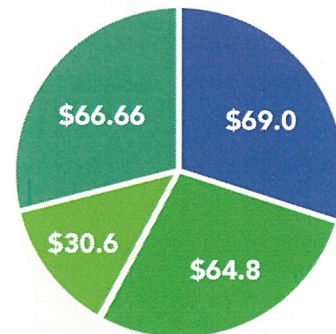
PROJECT FINANCING

HOW WILL THE COUNTY PAY TO MAINTAIN THE FACILITY?

The Civic Building and plaza are expected to bring in approximately \$435,000 in leases, rentals and saved rent from the County offices. In addition, the parking structure will be operated by a vendor with a percentage of fees collected coming back to the County, currently estimated to be approximately \$160,000 annually at a rate of \$25 for a monthly permit or \$0.50 an hour.

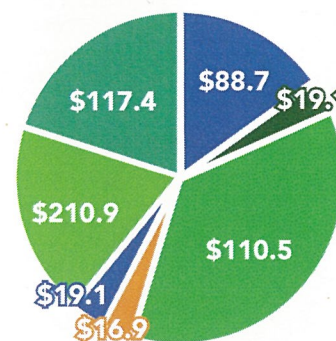
WON'T BUILDING THIS PROJECT TAKE AWAY FROM FUNDING FOR OTHER PROJECTS?

This project is an economic development project; meaning the County is investing money to make new money. Similar to your own household finances, when you have additional revenue opportunities it affords you greater borrowing power to accomplish your financial goals. This project will do the same thing for the County. If you think of the County's resources in the form of a pie chart with each slice of the pie going to toward different projects, this does not simply take a slice of the pie, it "grows the pie".



2023 - NEW VALUE TOTALING \$162 MILLION

- Wailuku Civic Complex
- Commercial
- Market Rate Rental Units
- Hotel



2028 - NEW VALUE TOTALING \$494 MILLION

- Wailuku Civic Complex
- Commercial
- Market Rate Rental Units
- Hotel
- Residential Ownership Units
- Affordable Rental Units

PROPOSED IMPROVEMENTS

3 BLOCKS OF UPGRADED INFRASTRUCTURE

Three blocks of upgraded water and sewer lines, new storm drain system, relocating of power and telephone lines underground, and new sidewalks, street trees and road surface.

CIVIC BUILDING (3 STORIES)

- 14,000 SF County offices
- 4,000 SF County hearing room
- 4,300 SF community reception space with outdoor lanai, Kahului Bay to Waihee view
- 12,600 SF ground-level retail/flex space

PARKING STRUCTURE (4 LEVELS WITH 428 STALLS)

- Designed to minimize grading and support farmers markets/festivals on the ground level facing the shared road
- Flexible design with flat parking decks and infrastructure to allow easy conversion to other uses in the future

COMMUNITY OPEN SPACE

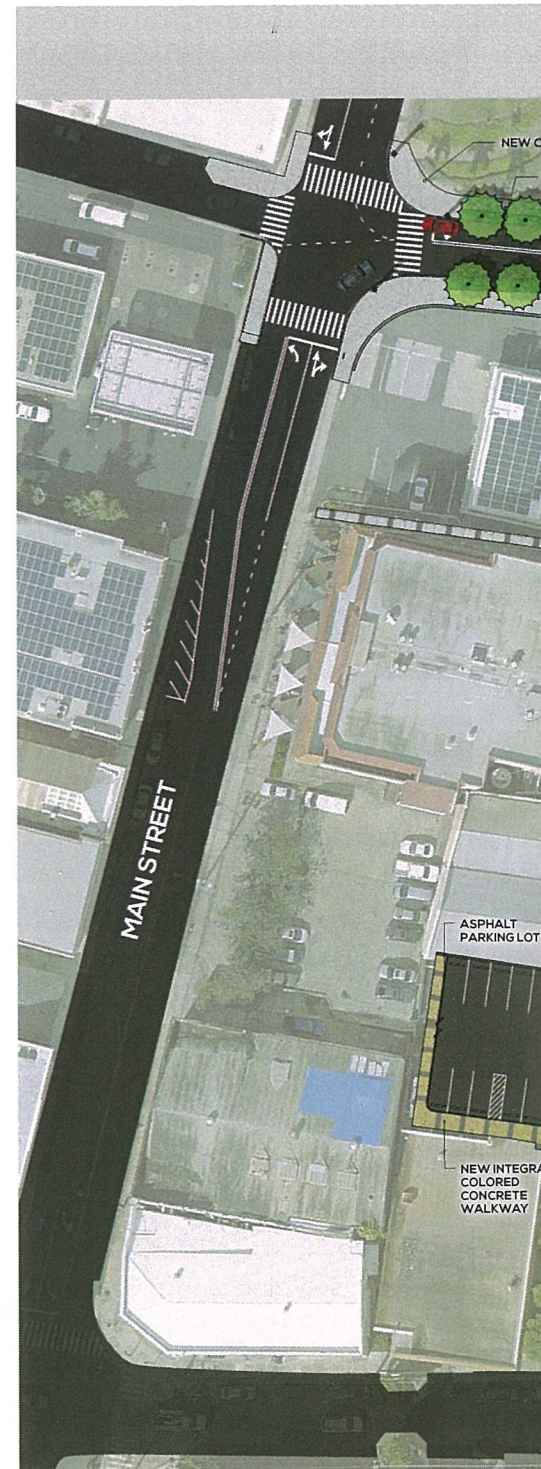
- 12,510 SF covered and open plaza/park space
- 10,100 SF shared road/promenade off Market Street

RENEWABLE ENERGY & GREEN DESIGN

- Rooftop photovoltaic panels and shade structures
- Air conditioning condensate collected for irrigation
- Bioswales in planters to help collect and filter stormwater runoff
- EV charging stations

HISTORIC PRESERVATION

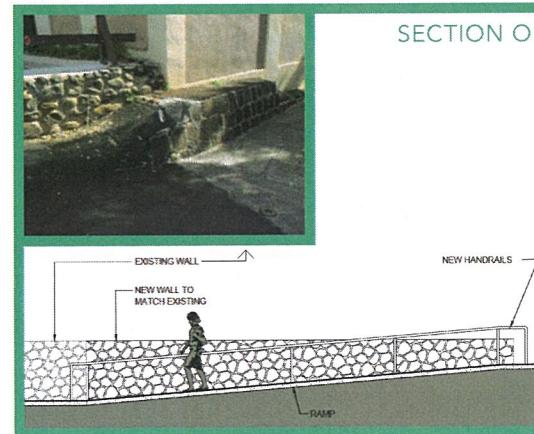
Historic basalt walls, basalt curbs and two horse hitches to be preserved in place and incorporated into the design.



ESTIMATED CONSTRUCTION COSTS

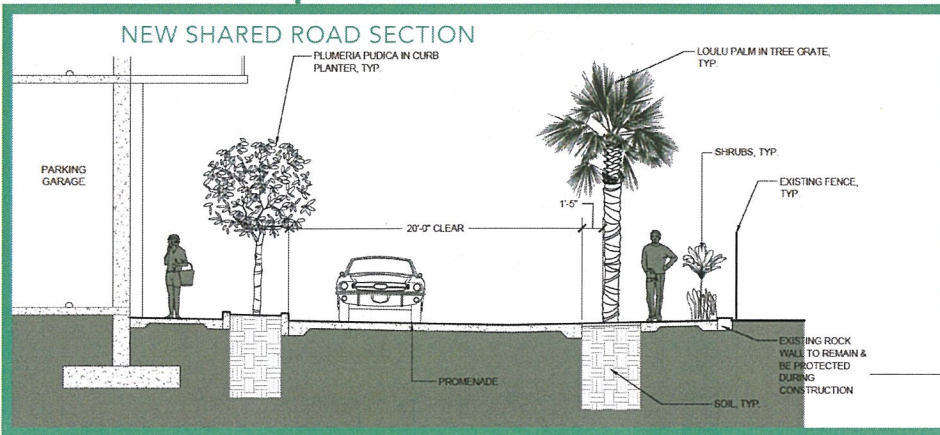
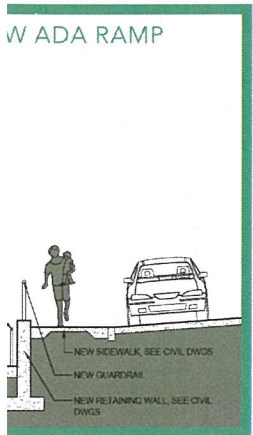
CATEGORY	TOTAL COST (2020\$)
Building.....	\$34,000,000*
Parking.....	\$27,000,000
Roads and Infrastructure.....	\$13,000,000
Open Space.....	\$6,000,000
TOTAL.....	\$80,000,000

* Includes fixtures, furniture, and equipment and tenant improvements



EXISTING ROCK WALL NEAR FIRST I

CONCEPTUAL MASTER PLAN



AIIAN BANK

EXISTING ROCK WALL BEHIND MARKET ST. PROPERTIES

PROJECT PHASING & TEMPORARY PARKING PLAN

LEGEND:

- 1 Church & Vineyard
- 2 Parking Garage
- 3 Civic Building & Plaza



JANUARY 2019 - MAY 2019

Exploratory phase for Vineyard & Church Street improvements validating infrastructure lateral locations and ground truthing design.

CHURCH & VINEYARD

Infrastructure and streetscape improvements to Church and Vineyard Streets will start construction June 2019 with completion November 2020.

PARKING GARAGE

Construction on the parking garage and shared road behind the Market Street properties will begin in September 2019 with completion March 2021.

CIVIC BUILDING & PLAZA

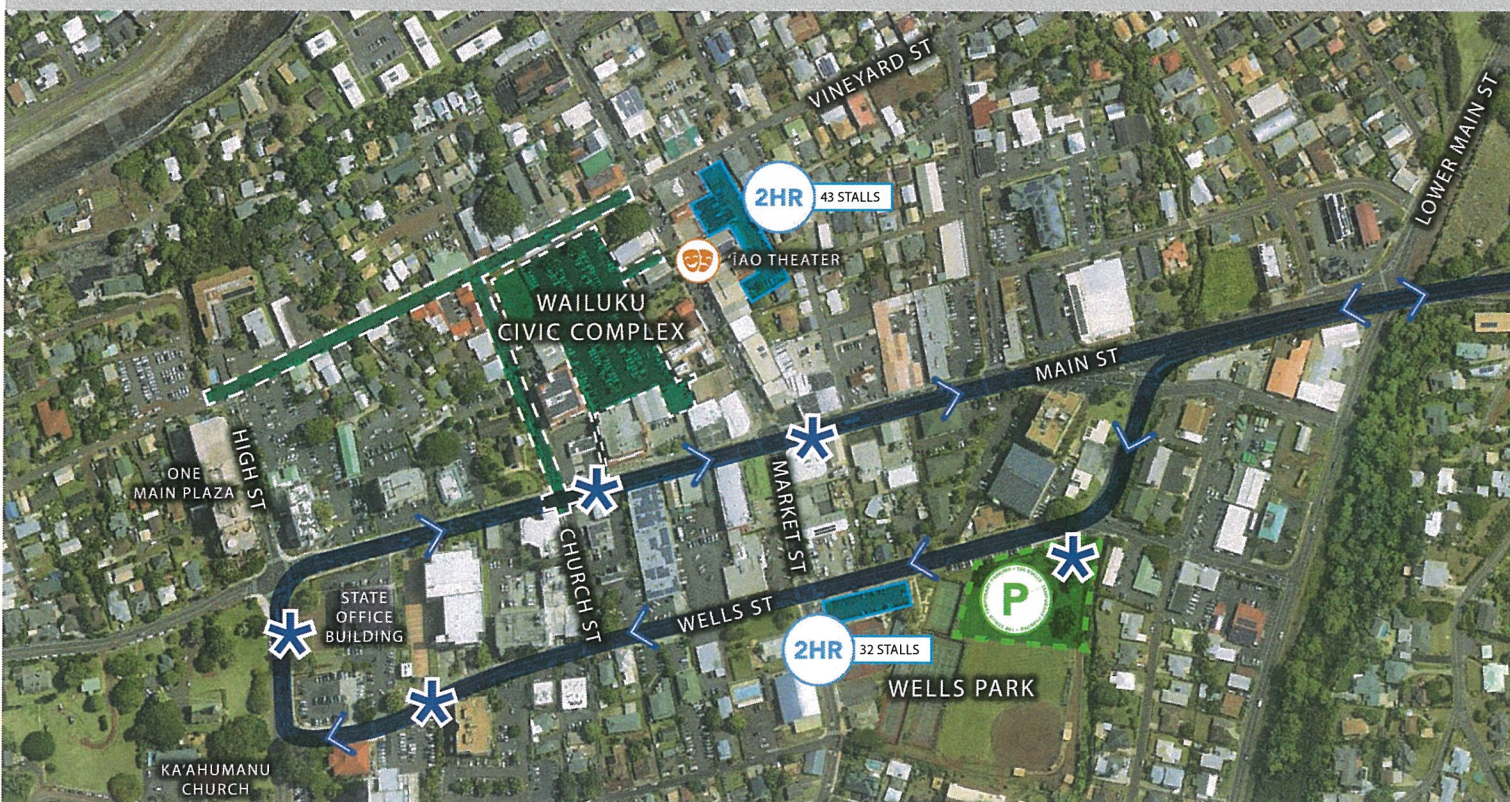
Construction on the civic building and public plaza is estimated for January 2020 through July 2021.

MICROTRANSIT AND EV EXAMPLES FOR THE SHUTTLE



Source: GEM and Wheels2U

ALTERNATE PARKING & WAILUKU SHUTTLE



ESTIMATED CONSTRUCTION TIMELINE



CONSTRUCTION TEAM

CONSTRUCTION MANAGEMENT TEAM:

Dowling Company
 Primary Contact: Brian Ige
www.dowlingco.com

CONTRACTOR FOR ROADS AND UTILITIES:

MIRA Image Construction LLC
 Primary Contact: Mike Gangloff
www.teammira.com



PROPOSED CONSTRUCTION MITIGATION

Understandably, one of the biggest concerns for the businesses in the neighborhood is what the impacts will be during construction. Working with the merchants and area stakeholders, the County has developed a series of programs to help customers find parking, assist businesses through the slow time and draw folks into town for new and exciting promotions. The programs include:

Customer Parking: Converting the parking areas next to and behind the 'Īao Theater into 2-hour parking and allowing customers to use the parking lot at Wells Park for 2-hour parking. This replaces the 70 2-hour stalls in the municipal lot with 75 2-hour stalls within half a block. New directional signage will be installed as well.

Wailuku Town Promotions: A PR firm will be retained to work with the County and area business to get the word out on street closures and parking changes, but also to create a fun and engaging campaign letting people know Wailuku Town Under Construction, AND Open for Business.

Free Ride Micro-transit: Getting around without a car can be fun. The County is planning to offer a free employee shuttle from War Memorial Mondays through Fridays. In addition we are looking into also providing a free service of roaming EV vehicles that can be called with an app to take employees and customers around the district.

Wailuku Town Mobile App: In collaboration with the Maui Historical Society, and the Maui Visitor's Bureau, we will be developing a mobile app that shares the stories of historic and cultural sites in Wailuku, highlights the public art as it gets installed and directs people where to park and how to get around.

Business Interruption Fund: This program is a direct incentive to businesses to mitigate a loss in sales as a result of a major construction project. Grant funds such as these can be made available for the lesser of 75% of lost sales or \$1,125 per month for the 24-month duration of the construction period. Stay tuned to the website for more information.

Small Town Big Art: This public art program is intended to both provide a new attraction to bring people into town, and to tell the story of Wailuku and the values of the community through art. The first call for artists is open now until March 1, 2019. Check it out at www.smalltownbig.org

PŪPŪKAHI I HOLOMUA | BY WORKING TOGETHER WE MAKE PROGRESS

Our goal as a team is to provide timely information about construction schedules and closures to enable the community to plan ahead.

Currently the road construction will begin on Church Street and move to the lower block of Vineyard, followed by the upper block of Vineyard. The contractor will maintain at least one access to businesses and residences during all phases of construction. Owners and tenants will be advised in advance of any interruptions in service or utilities.

We also have to be aware that, due to the age of the roads and infrastructure connections, it is inevitable

things will arise that will be unforeseen and require us to change our strategy or adjust the schedule. With the exploratory phase for the roads, we hope to catch many of these issues early. When something pops up unexpectedly we will keep the community informed.

As with any challenge, construction can be stressful, but it can also be an opportunity to work together to achieve collective goals. In our stakeholder meetings during the planning phase, many of the merchants were excited about the fresh energy and looking forward to teaming up and making the best of this moment together.

REWAILUKU.ORG
VISIT OUR WEBSITE AND NEVER
MISS AN UPDATE!



QUESTIONS or INQUIRIES?

Erin Wade
Erin.Wade@co.maui.hi.us
(808) 270 - 6258