

WAILUKU CIVIC COMPLEX

Planning and Sustainable Land Use Committee



Maui County Council
February 27, 2019

PROJECT BACKGROUND

Off-Street Parking Is Wailuku Aim

Spacious Area Now Occupied Would Be Utilized

(Picture on Page 11)

The problem of off-street parking in Wailuku is according to the Maui Planning and Traffic Commission and Wailuku business.

However, the concept of providing an off-street parking area new to our community is a new idea.

To initiate an off-street parking plan, the commission is holding one central block used as "Stage 1" bounded by Vineyard and

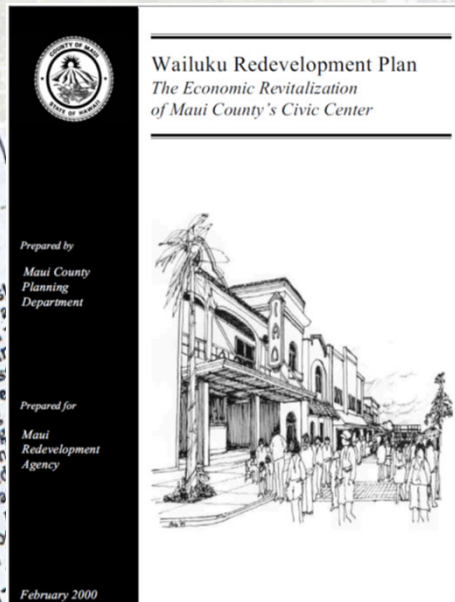
has been selected. The Maui News of June 22, 1959, reported that the present use of the block is for residences.

Others are residences. According to the Planning Commission, the central area of this block is of lower land use, is older in structural age, and its valuation has been depressed. This central area is the site selected for the development of the proposed off-street parking area. It is about 70,000 sq. ft. in area and may provide as many as 180 to 200 parking spaces. Development cost is estimated to be about \$300,000.

The logical method of development is estimated to be about \$300,000.

(Continued on Page 11)

The Maui News,
6/10/1964



- **1962** – Urban Planning Wailuku-Kahului: “Wailuku suffering from the exhaustive process of decentralization.”
- **1967** – Maui Planning Commission designates Wailuku as “blighted.”
- **1972** – Wailuku-Kahului General Plan: “Wailuku has suffered for years from inadequate or difficult circulation, parking and deteriorating structures.”
- **1973** – Vineyard Urban Renewal Plan (never implemented)
- **1987** – Wailuku-Kahului Community Plan: supplement GP with “enhancement districts.”
- **1999** – Wailuku-Kahului Community Plan Update: opportunity to redevelop Wailuku Town
- **2000** – Wailuku Redevelopment Plan

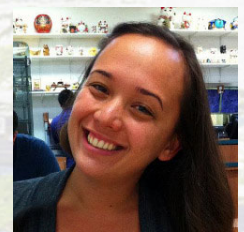


WAILUKU CIVIC COMPLEX

WAILUKU REDEVELOPMENT PLAN (2000)

ACTION CHART: LAND USE

#	PROPOSALS FOR ACTION	TIMING			IMPLEMENTING / COORDINATING AGENCY (L: Lead)	PRIVATE (Partner)
		NEXT TWO YEARS	TWO TO FIVE YEARS	SIX TO 20 YEARS		
	PROJECTS					
LU-1	Develop a police substation within the commercial core of Wailuku Town, and encourage a police presence.	✓			Economic Development (L), Police	WMSA, private non-profits, merchants
LU-2	Develop the Vineyard side of the I'ao theater into an open air park and community gathering place.	✓			Planning (L) Parks and Rec., Finance	WMSA, private non-profits, merchants
LU-3	Redevelop the Municipal Parking Lot with potential opportunities for mixed use development, such as a business hotel, commercial, residential, entertainment, public parking or other uses that will create an activity generator.		✓		County of Maui (L)	WMSA, private non-profits, merchants



WAILUKU CIVIC COMPLEX

WHY BUILD PARKING?

1) THE COMMUNITY IS ALREADY PAYING FOR PARKING PROBLEM – W/O SOLUTION



- Merchants/customers arrive after 8:00 AM; all the 12-hour stalls are taken
- Lost time: Merchants move cars 5 times a day when parked in a 2-hour stall = loss of approx. \$7.90 per day looking for parking, OR
- Tickets for \$35 or \$65 depending upon where they are parked
- John Hendrickson *"It's so bad, I'm ready to move. The money I'm spending on parking is enough to justify higher rent someplace else."* Maui News 7/5/2001



CONSOLIDATED PARKING = HISTORIC PRESERVATION



WHY CREATE ACTIVITY GENERATORS?

- Safety
- Quality of Life – Affordable/Family Friendly
- Leverage Assets
- Inspire Reinvestment



WAILUKU CIVIC COMPLEX

4 DESIGN EFFORTS OVER 20 YEARS

First Design Effort:

2004 – Wailuku Municipal Parking Lot Master Plan – selected Option PC-1

Second Design Effort:

2006 – Request for Proposals to Develop Parking and Mixed-Uses

Third Design Effort:

2008 – Formation of Wailuku Municipal Parking Structure Stakeholder's Committee

2008 – County Council Resolution to support Municipal Parking Structure

2009 – EDA grant (\$1.2 Million for design)

2010 – 2011 Parking Structure Design

Fourth Design Effort:

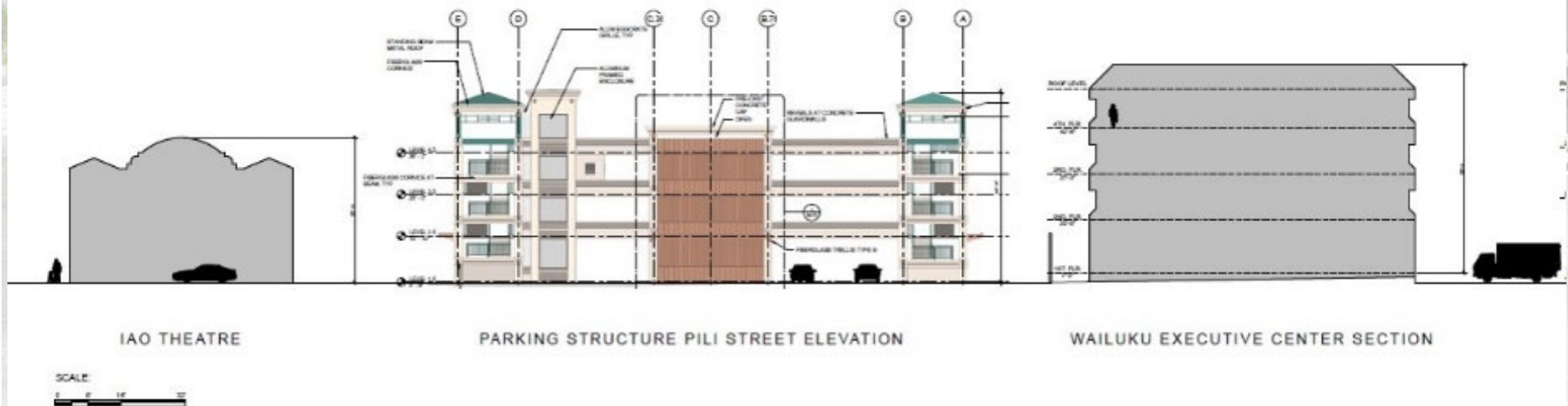
2016 – Design Funding & RFP for Parking design team

2017 – Community-based Design Effort

2018 – Partial Construction Funding

2010 DESIGN REJECTED

1. OUT OF SCALE
2. SINGLE FUNCTION
3. NO ACTIVITY GENERATOR

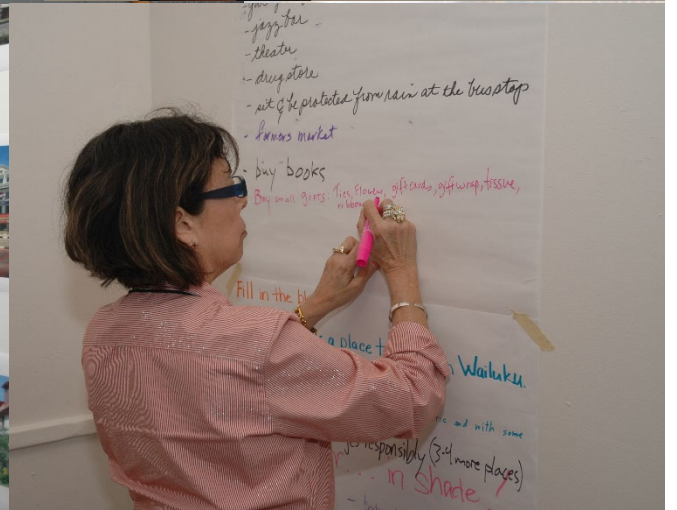
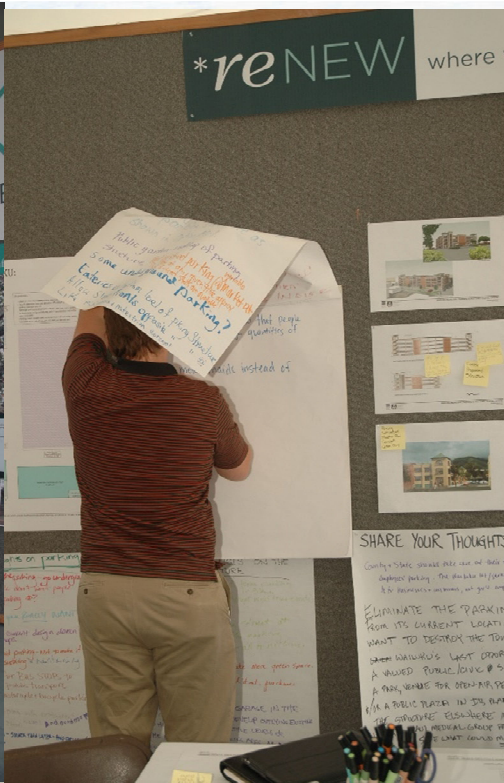


WAILUKU CIVIC COMPLEX

reWAILUKU VISIONING (2012)



WAILUKU CIVIC COMPLEX



**tell us what you think...*

I wish there was a place to _____ in Wallfuku.

I wish there was a place to enjoy life ^{enjoy}

Just down a pedestrian street ...

- kids may love all the crazy games there -
- old men "singing" guitars and that make me ^{feel} no harm but my chair will ...
- have people sitting where everyone gathers
- Gatsby/whiskey/whiskey in water, sitting next to everyone
- Watch outdoor movies
- Look my three darling
- Buy healthy groceries

I wish there were more _____ in Wales.

[illegible]

If I could make one...

1. It's an open book.
 If I could make one thing that I believe
 better it would be _____
 2. freely, independently of school!
 One of these is _____ and the other is _____
 3. more like a position, not!
 A teacher _____
 to encourage, to help, to guide, to correct, to lead
 to do better is _____
 When the parents and I agree
 We're in a _____ and we'll all be able to have
 a _____ and we'll be able to have
 a _____ and we'll be able to have

The image shows a page from a mathematics textbook with several mathematical diagrams and exercises. At the top, there is a heading "WORKING IN WHOLEDS" followed by the text "by the numbers." Below this, there are several sections:

- Number Line:** A horizontal number line with arrows at both ends, labeled with 0, 100, 200, 300, 400, 500, 600, 700, 800, 900, and 1000. There are tick marks every 100 units.
- Place Value Chart:** A large rectangular chart divided into columns labeled "THOUSANDS", "HUNDREDS", "TENS", and "ONES".
- Area Model:** A large rectangle divided into four smaller rectangles. The top-left rectangle is labeled "100", the top-right "10", the bottom-left "100", and the bottom-right "10".
- Number Line (continued):** A horizontal number line with arrows at both ends, labeled with 0, 100, 200, 300, 400, 500, 600, 700, 800, 900, and 1000. There are tick marks every 100 units.
- Area Model (continued):** A large rectangle divided into four smaller rectangles. The top-left rectangle is labeled "100", the top-right "10", the bottom-left "100", and the bottom-right "10".
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DAs long as parking is FREE
 So will increase the value of houses
 of Free Parking (free parking)

the solution is provided by the
 concept of a parking structure and that is a solution
 Place a building, the garage, between house and
 parking lot. The structure, garage, house, and
 office building, away from the lot.

- ROBUST PARKING STRUCTURE
 X TOO TALL + X TOO EXPENSIVE
 X TOO NOISY
 X TOO SLEET
 (GREAT LOT DESIGN, PARKING LOT DESIGN)

- (PROVIDE) A PLACE THAT PEOPLE WOULD GO
 AND NOT WANT TO GO

University of the Pacific
Lodi, California
1960s

SHARE YOUR THOUGHTS: Parking

Security + Share should take care of their own
employee's parking. The shareholder's parking should
be for executives + executives, not for employees.

Focus on transit so that people
won't need large quantities of
parking
(Encourage people to walk)
Hire more maids instead of
full-time police officers to enforce
parking regulations
Encourage and support "real" Public/Private
partnerships to redevelop County properties
in the WPA

PLEASE THE FED'S - AFTER
ALL THE HOURS NO MONEY LEFT
RESEARCH WHAT HAPPENS TO SMALL
TOWNS WHEN YOU BUILD PARKING
GARAGES IN THE MIDDLE OF THEM
I HAVE NEVER HEARD TALKING PARKING
IN WHOLESALE!

SHAPE YOUR THOUGHTS ABOUT PARKING

DESPERATE FOR MORE PARKING IN WILLOW.

CURRENT PLAN IS EXCELLENT, EFFICIENT + SAFE.

Add area for Farmers Market

Add gabled roof to top of parking structure as shown in Option A-1

Public garden, rooftop of parking structure

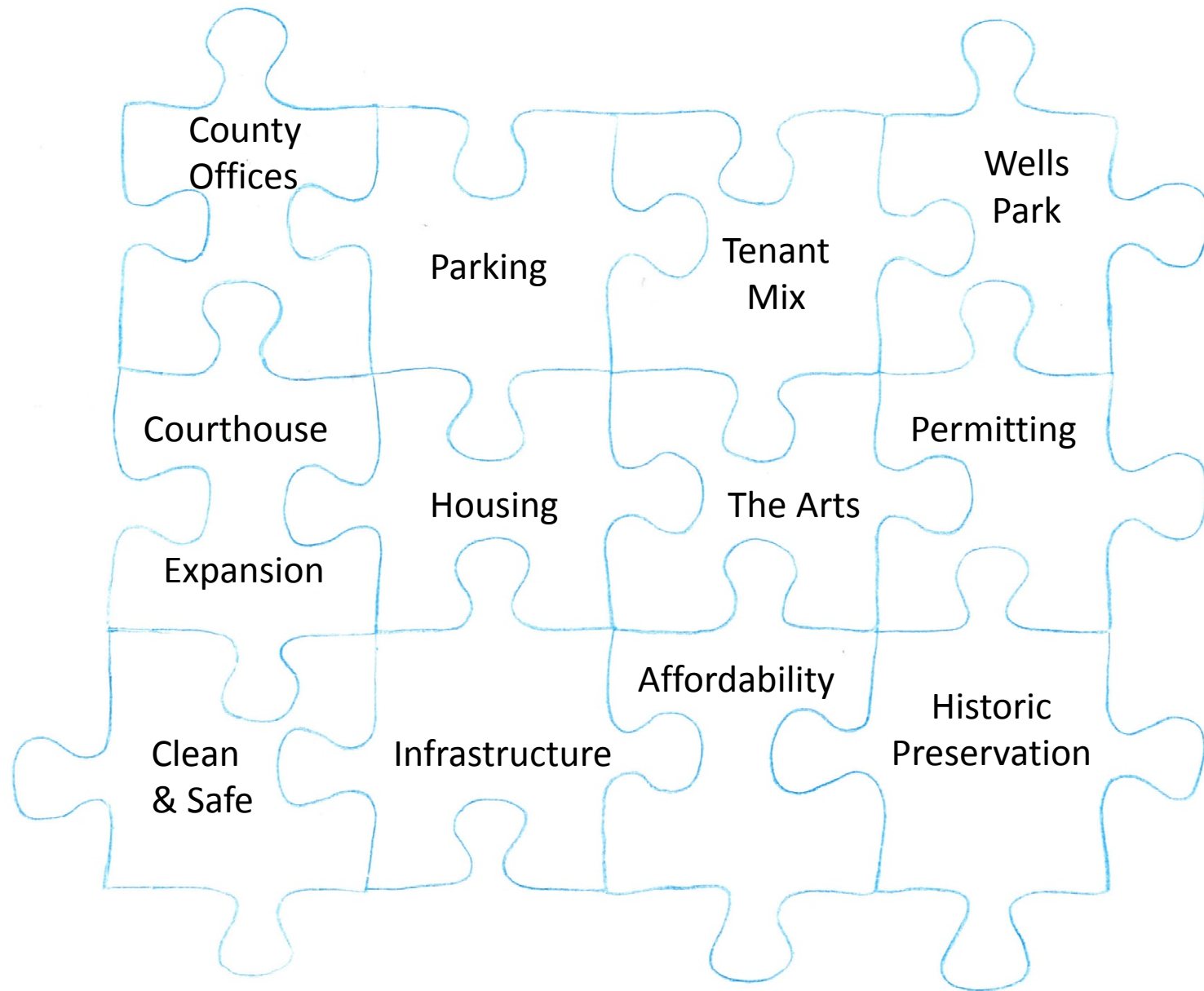
Find on street parking ^{public} _{30 min. max. stay}

Some under ground

Exterior

THE **re*MEMBER CORNER



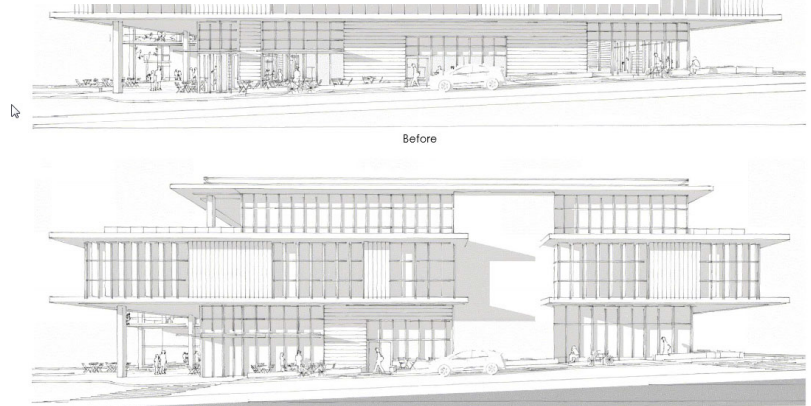
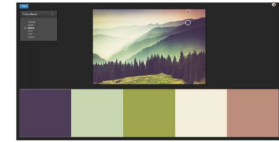
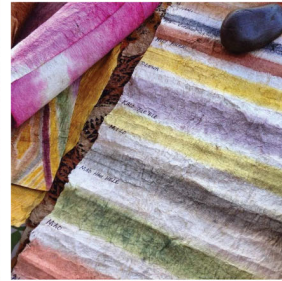


There is a Bigger Picture here; beyond parking.



PROJECT ADVISORY COMMITTEE

- Alexis Dascoulias
- Don Fujimoto
- Gwen Hiraga*
- Kristin Holmes*
- Lawrence Kauha'aha'a
- Bill Mitchell
- Peter Niess*
- Saedene Ota*
- Frank De Rego, Jr.
- Scott Teruya
- Kurt Watanabe



*Also on the Design Advisory Subcommittee



WAILUKU CIVIC COMPLEX

7 WAYS TO PARTICIPATE

- General Public
 1. Online Survey
 2. Open Houses and Pop-up Planning Events
 3. Maui Redevelopment Agency and County Council Meetings
 4. Website and listserve
 5. Environmental Assessment Comments through OEQC
- Targeted Participation
 6. Stakeholder Interviews (property owners, merchants,
 7. Membership organization events (Rotary, WCA, NHC, WPAA)



GENERAL PUBLIC ONLINE SURVEY

Survey launched seeking input on Wailuku Town redevelopment

April 15, 2010, 4:08 PM HST - Updated April 15, 4:08 PM

0 Comments

f Recommend 6 people recommend this. Be the first of your friends.

Text Size: [A](#) [A](#) [A](#)

The county of Maui is seeking public input on the redevelopment plans for Wailuku Town. Comments can be submitted by completing the online survey at: www.mauicounty.gov/wailukutownsurvey. The deadline to complete the survey is May 7, 2010.



The survey is being conducted by the County of Maui Department of Planning in an effort to determine how Wailuku town can best evolve into a downtown core of commerce, culture and entertainment.



WAILUKU CIVIC COMPLEX

The Maui News

January 25, 2019 | Today's Paper | Submit News | Subscribe Today

Survey says! We want more than just parking in Wailuku

Residents weigh in online for food trucks, museum in new public space

LOCAL NEWS

MAY 26, 2017

MELISSA TANJI
Staff Writer
mtanji@maui.news

f SHARE **t TWEET**



In addition to more parking, residents want food trucks, a plaza and a children's museum in Wailuku town, according to an online survey that concluded earlier this month.

Maui County and consulting firm Progressive Urban Management Associates held the survey April 4 to May 9 to collect input on priorities for the proposed Wailuku Town Parking and Events Facility. It is proposed to be located along Vineyard Street near the corner of Church Street. This is on a portion of the Wailuku municipal parking lot bordered by Market, Vineyard and Church streets.

The vision is to design an area that goes beyond putting up a parking structure, by incorporating public spaces and community uses to "act as anchor in the heart of Wailuku town," according to information from the county.

Results from the survey, along with other data gathered at stakeholder meetings and initial input for the project will be shared at the Maui Redevelopment Agency's meeting at 1 p.m. today at the

Survey Offers Public Input on Wailuku Parking Structure Design

April 28, 2017, 6:04 AM HST - Updated April 28, 6:07 AM

2 Comments

f Recommend 10 people recommend this. Be the first of your friends.

Text Size: [A](#) [A](#) [A](#)



ReWailuku planning workshop. Maui Now file photo.

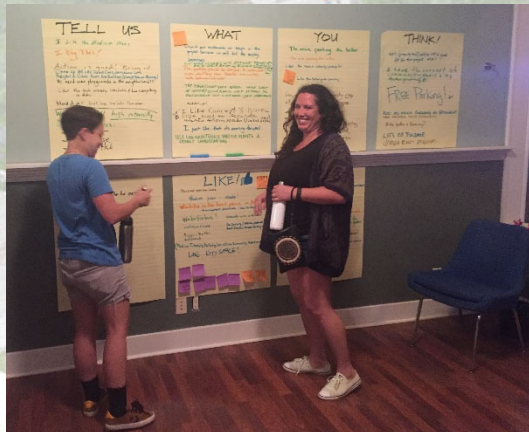
The County of Maui Department of Planning and the Project Advisory Committee for the Wailuku Parking and Events Facility are encouraging the public to take an online survey to offer feedback on the design of the County-owned space.

The design of the Wailuku Parking and Events Facility is currently underway, with the goal of taking the project design

beyond a standard parking structure to incorporate public spaces and community uses that act as an anchor in the heart of Wailuku town.

GENERAL PUBLIC OPEN HOUSE & POP-PLANNING

- April 7, 2017 First Friday Kick-off
- June 1, 2017 Stakeholder Open House
- June 2, 2017 First Friday
- June 3, 2017 Saturday Open House
- June 5-9, 2017 Storefront Lunch Hours
- August 4, 2017 First Friday
- October 5- 8th Mayor's tent at Maui County Fair
- December 1, 2017 First Friday



WAILUKU CIVIC COMPLEX

GENERAL PUBLIC MRA & COUNTY COUNCIL MEETINGS

- February 24, 2017 MRA Meeting
- March 24, 2017 MRA Meeting
- May 26, 2017 MRA Meeting
- June 23, 2017 MRA Meeting
- July 28, 2017 MRA Meeting
- August 15, 2017 Council Budget Committee Meeting
- August 25, 2017 MRA meeting
- September 22, 2017 MRA meeting
- December 1, 2017 MRA meeting
- December 27, 2018 County Council Public Hearing



July 30, 2017
Maui News
photo credit
Melissa Tanji



WAILUKU CIVIC COMPLEX

GENERAL PUBLIC WEBSITE & LISTSERVE

Project Website and Newsletters

reWAILUKU
REMEMBER • REIMAGINE • RENEW

ABOUT WAILUKU CIVIC COMPLEX COMMUNITY OUTREACH NEWS CONTACT

Welcome to

THE NEXT BIG THING

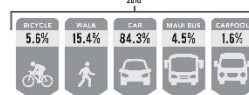
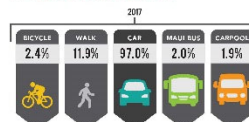
CIVIC COMPLEX KEY TO WAILUKU'S POTENTIAL

"Once we embraced the **big picture** and realized the project had to be much more than just parking, the pieces have started to fall into place in a way that will benefit Wailuku town and all of Maui for generations to come."

READ THE COLUMN BY MAYOR ALAN ARAKAWA

PARKING BY THE NUMBERS

HIGHLIGHTS FROM THE 2010 & 2017 WAILUKU TOWN SURVEY



HOW DO YOU GET TO WAILUKU TOWN?

When asked, "How would you like to travel to town?", 97% of survey respondents said they would prefer to walk or bike to town. Only 2% of respondents said they would prefer to drive to town.

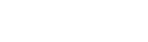
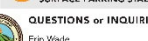
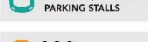
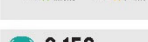
If asked, "How many cars do you own?", 97% of survey respondents said they own 1 or 2 cars. Only 2% of respondents said they own 3 or more cars. Only 1% of respondents said they own no cars.

REWAILUKU.ORG

VISIT OUR WEBSITE AND NEVER MISS AN UPDATE!

STAY SOCIAL ON INSTAGRAM & TWITTER @REWAILUKU

HOW FAR ARE YOU WILLING TO WALK FROM PARKING TO YOUR DESTINATION?



THE NEXT BIG THING PARKING & EVENTS FACILITY

We have begun the conceptual design phase for the new Wailuku Parking & Events Facility to be located at the Wailuku, Vaili, and Vaili. We want you, our community, to help us decide the best location and design for the facility. The design team has developed three alternative site plans. The three options, located inside the marketplace, represent varying levels of "measurment" and "intensity of activity" ranging from "one to high."

Join us in a community dialog about which elements of the plan are the best fit for Wailuku.

ALL INTERACTIVE EVENTS WILL BE LOCATED IN THE CORNER SPACE OF THE MAIN MARKET BUILDING

JUNE 02 - FIRST FRIDAY - Come visit our Pop-up Planning interactive space during First Friday. Take a look at the three potential site layouts and talk with the team about your ideas and feedback. The design team has developed three alternative site plans. The three options, located inside the marketplace, represent varying levels of "measurment" and "intensity of activity" ranging from "one to high."

JUNE 03 - SATURDAY OPEN HOUSE - Visit First Friday? No problem! Visit our Pop-up Planning space on Saturday between 10 am and 1 pm.

JUNE 05 - 09 - STOREFRONT LUNCH HOUR - In town for work or fun? Joining our "lunch hour" series from 11 am to 1 pm daily. Spend part of your lunch hour talking with team members of the project team including the planning team, a landscape architect, a civil engineer, and the civil structural engineering team. Take advantage of this time to share additional thoughts and ideas for the project.



WAILUKU CIVIC COMPLEX

GENERAL PUBLIC EA REVIEW PROCESS

Draft EA/ AFONSI

- Published in the August 8, 2018 edition of OEQC's *The Environmental Notice*

30-Day Public Comment Period

- Ends on September 7, 2018

Final EA

- Respond to all comments received on the Draft EA and incorporate into Final EA
- Managing Director makes determination of finding of/or no significant impacts



TARGETED PARTICIPATION STAKEHOLDER INTERVIEWS

- February 24-March 1, 2017 Stakeholder Interviews/Meetings
- April 4-7, 2017 Stakeholder Meetings
- June 1, 2017 Stakeholder Open House
- June 2, 2017 Merchants Meeting
- August 4, 2017 Cultural Interviews
- August 25, 2017 Cultural Interviews
- September 22, 2017 Merchants Meeting
- April 3, 2018 Property Owner Interviews
- April 11, 2018 Property Owner Interviews
- Cultural Consultation throughout



WAILUKU CIVIC COMPLEX

TARGETED PARTICIPATION

MEMBERSHIP ORGANIZATIONS

- September 21, 2017 Wailuku Rotary
- September 26, 2017 Wailuku Performing Arts Alliance
- October 5, 2017 Cultural Resources Commission
- November 15, 2017 Maui Lāna'i Islands Burial Council
- April 4, 2018 Wailuku Community Association
- April 10, 2018 Maui Native Hawaiian Chamber
- April 23, 2018 Kahului Rotary



WAILUKU CIVIC COMPLEX

COMMUNITY FEEDBACK 2017



Public Kick-off

Feb/Mar 2017 - Stakeholder Interviews

April 7, 2017 - PAC Meeting #1

April 7, 2017 - First Friday

Apr/May 2017 - Online Community Survey

Alternative Concept Plans

May 19, 2017 - PAC Meeting #2

May 26, 2017 - MRA Board Meeting

June 2, 2017 - Pac Meeting #3

June 2-3, 2017 - First Friday / Open House

Preferred Concept Plan

August 4, 2017 First Friday

October 5- 8th Mayor's tent at Maui County Fair

Refined Concept Plan

December 1, 2017 First Friday



WAILUKU CIVIC COMPLEX



PUBLIC MARKET: 72.9 %



PLAZA + GREEN SPACE: 68.2 %



FREE WI-FI: 54.2 %



PERFORMANCE STAGE: 52.6%



**EDUCATIONAL ACTIVITIES
& CLASSES: 49.6%**



**MUSEUM + CULTURAL
EXHIBIT SPACE: 40.6%**



**RECEPTION SPACE &
COMMUNITY CENTER: 22.6%**



WAILUKU CIVIC COMPLEX

THE BENEFITS OF PUBLIC MARKETS



WAILUKU CIVIC COMPLEX

PUBLIC KICK-OFF FEEDBACK

COMMUNITY BUILDINGS

What else would you like to see?

- A large indoor space with wood floor to dance on
- Go for LEED and inspiring architecture - maybe Craig Steely
- Big buildings aren't needed here - aloha 'aina
- Should be small because this is not a city, so there should be space for more other stuff
- Buildings should fit in with Wailuku town's original buildings



reWAILUKU

REMEMBER • REIMAGINE • RENEW

WAILUKU PARKING & EVENTS FACILITY
APRIL 7 FIRST FRIDAY



WAILUKU CIVIC COMPLEX

PUBLIC KICK-OFF FEEDBACK

PARKING STRUCTURES

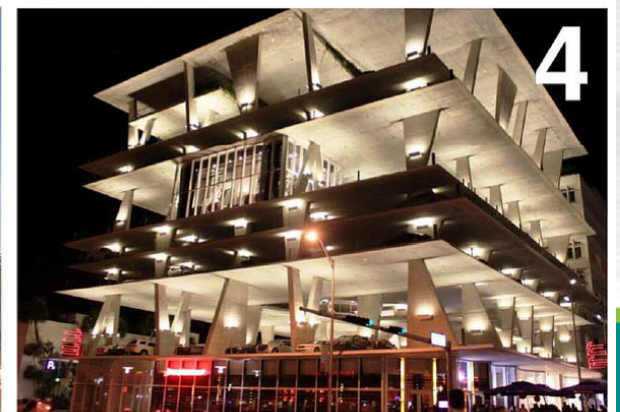
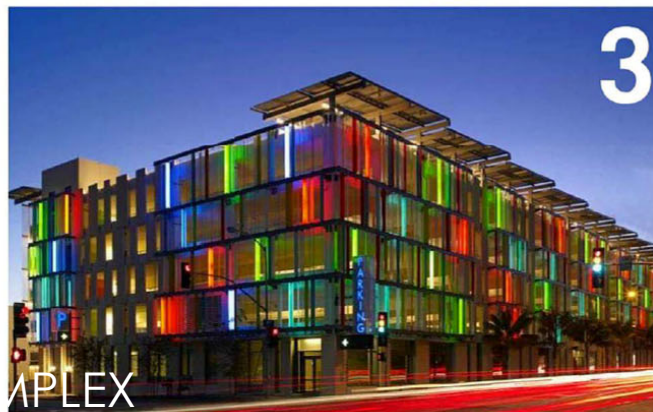
What else would you like to see?

- Concerns about keeping the greenery alive & green - how will it be watered?
- I like plants x3 smiley faces
- Use of native plants and information
- Safe bike paths
- More night markets
- Parking structure should not take up a lot of space so that it destroys the natural beauty

reWAILUKU

REMEMBER ★ REIMAGINE ★ RENEW

WAILUKU PARKING & EVENTS FACILITY
APRIL 7 FIRST FRIDAY



WAILUKU CIVIC COMPLEX

6/17

COMMUNITY OUTREACH



- LOW INTENSITY** \$\$\$\$\$
- A** PARKING GARAGE - 361 STALLS
 - 4 LEVELS
 - LEVEL 2 CONNECTION TO PLAZA
 - B** SURFACE PARKING LOT
 - C** COMMUNITY CENTER / REAL PROPERTY TAX BUILDING
 - 2 LEVELS
 - D** PLAZA
 - WITH STAGE
 - E** TERRACED LAWN / AMPHITHEATER SEATING

- MEDIUM INTENSITY** \$\$\$\$\$
- A** PARKING GARAGE - 367 STALLS
 - 4 LEVELS (INCLUDING 1 SUBSURFACE)
 - LEVEL 2 CONNECTION TO PLAZA
 - B** PARKING / EVENT DECK
 - C** EVENT PAVILION
 - D** COMMUNITY CENTER / REAL PROPERTY TAX BUILDING / COUNTY HEARING ROOM
 - 2 LEVELS
 - E** PLAZA
 - WITH COVERED STAGE
 - SHADE STRUCTURE

- HIGH INTENSITY** \$\$\$\$\$
- A** PARKING GARAGE - 311 STALLS
 - 3 LEVELS (1 SUBSURFACE WITH OPTIONAL FOURTH LEVEL - 401 STALLS)
 - LEVEL 2 CONNECTION TO PLAZA
 - B** REAL PROPERTY TAX BUILDING
 - 2 LEVELS
 - C** COMMUNITY CENTER / COUNTY HEARING ROOM / CHILDREN'S DISCOVERY CENTER
 - 3 LEVELS
 - D** COURTYARD
 - E** FLEXIBLE SPACE
 - WITH STAGE
 - F** TERRACED SEATWALLS

UNIVERSAL KEY FOR SCHEMES

- BIOSWALE
- WATER FEATURE
- PEDESTRIAN WALKWAYS
- FOOD TRUCKS



WAILUKU CIVIC COMPLEX

6/17

TELL US

I Like The Medium Plan!

I Dig This!

Action is good! Bring it.
CLEAN UP ALL THE JUNK CARS, overgrown lots
BRIGHTER Colors Paint For Buildings (Enough Brown Already)
We need some playgrounds in the neighborhood!!!

Like the high intensity. Workable & has everything in there.

blend it in!!! Don't lose Wailuku Character.

We need it all: high intensity

Desirable features:

- Open Air
- Mixed Use
- Transit Hub

WHAT

Don't put restaurants or shops in the project because it will kill the existing businesses

OUT DOOR VENDORS WILL ATTRACT TOURISTS AND HELP EXISTING BUSINESS
The parking should be designed to accommodate people when they have tsunami evacuation with bathrooms and water

THE PLAZA/COURTYARD NEEDS SOME SORT OF COFFEE/JUICE/SNACK CART OPTION TO ENCOURAGE THE SIDEWALK CAFE OPPORTUNITY

Bookstore, yes!

I Like Concept 3 however Cost + Need to separate wants from needs (limited dollar)

I just like that it's moving forward

USE LOW MAINTENANCE NATIVE PLANTS & EDIBLE LANDSCAPING



SPACE NEEDS AND INCOME POTENTIAL

Type of Space	Target Square Footage	Low Intensity	Medium Intensity	High Intensity	Earned Income Opportunities	Income Potential
Landscaped Plaza/Festival Area (smaller scale)	15,000- 25,000 including adjoining Vineyard festival street area	☺	☺	☺	User fees for private or community events	\$
Community Programming Classrooms	7,000 - 12,000 sq. ft.		☺		Fees for Program Providers	\$\$
Community Reception Space & Catering Kitchen	5,000 sq. ft.	☺ Stand-alone Structure		☺ Multi-functional Room	Rental Fees	\$\$ to \$\$\$
Arts and Cultural/Children's Discovery Center Tenant Space	15,000 - 30,000 sq. ft.			☺	Tenant leasing, but non-profit/civic use	\$ to \$\$
Iao Visitors Center	??			☺	Sell maps or souvenirs	\$
Concession	500 sq.			☺	Tenant leasing	\$
Real Property Tax offices	11,000 sq. ft.	☺	☺	☺	Rent recovery	\$\$\$\$
County One Stop Bill Pay Counter	100 sq. ft.?	☺	☺	☺	Rent recovery, staffing efficiency	\$\$\$\$
County Hearing/Training/ Meeting Room - 150 capacity	4,000 - 6,000 sq. ft.		☺	☺	After-hours meeting room rental fees	\$ to \$\$
County MRA Management offices	1500 sq. ft.		☺	☺	Rent recovery	\$\$\$
County High Tech Conference Room	1500 sq. ft.			☺	N/A	
Food Trucks/Outdoor Market Area	5-10 stalls	☺	☺	☺	Permits for food Trucks	\$ to \$\$
Outdoor Stage			☺	☺	User fees	\$
Programming Storage Area	1000 safe		☺	☺	Cost savings from storage/rental fees	\$
Covered Bike Parking	200-500sf		☺	☺	Parking demand reduction	\$ to \$\$
Interactive Play Feature	N/A			☺	N/A	
Bioswale	N/A			☺	N/A	



WAILUKU CIVIC COMPLEX

1 STALLS

2 STALLS

OPEN BELOW

ROOF TERRACE 2

COUNTY HEARING
304

STORAGE
304B

ENTRY FOYER

STORAGE
304C

PORTABLE STAGE

AV ROOM
304D

STORAGE
304A

KITCHEN
303

STAGE CURTAIN

WOMEN'S
214

ELECTRICAL
308

DN

ELEVATOR LOBBY

COMMUNITY RECEPTION/CLASSROOM
302

ROOF ABOVE

ROOF TERRACE 1

20 of 28



12/1/17



INTERIOR TREATMENT - RECEPTION SPACE

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

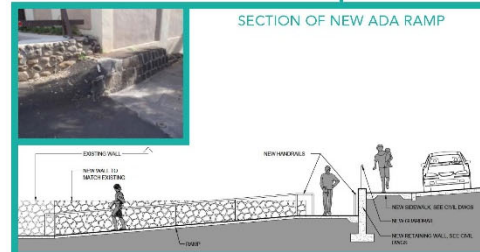
HISTORIC PRESERVATION

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

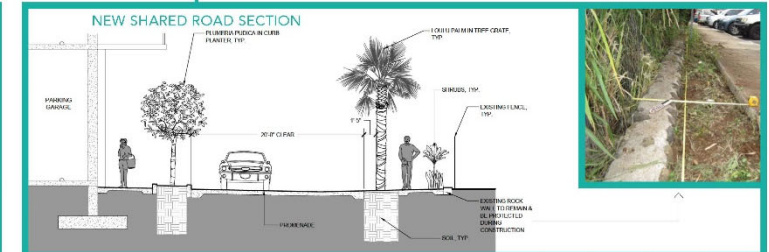
ESTIMATED CONSTRUCTION COSTS

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

CONCEPTUAL MASTER PLAN



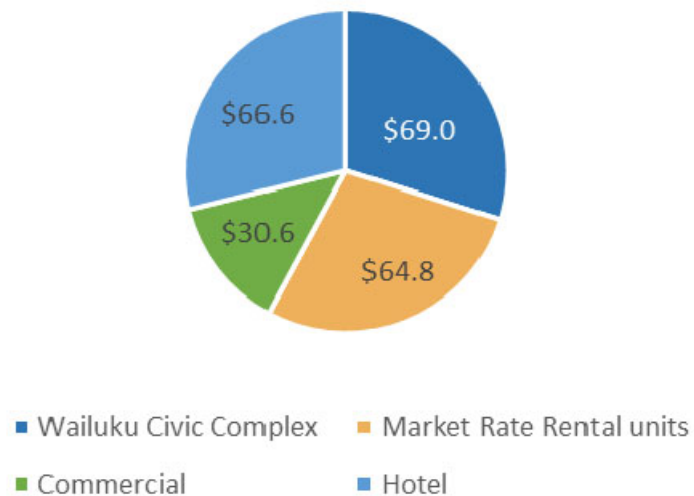
EXISTING ROCK WALL NEAR FIRST HAWAIIAN BANK



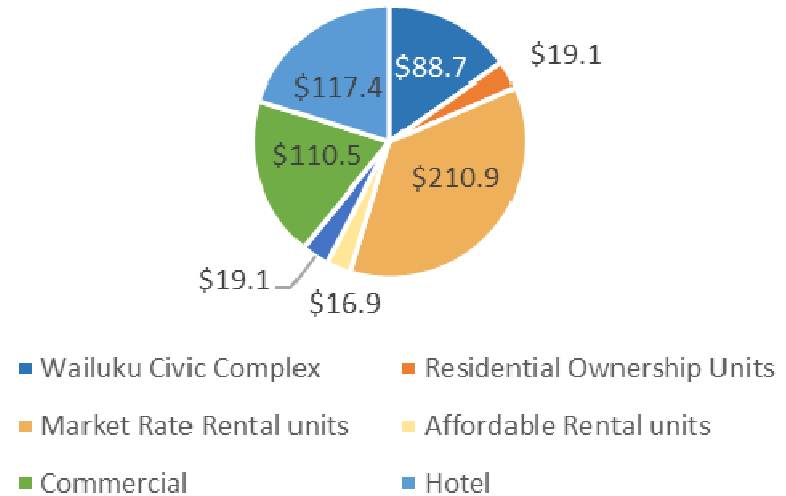
EXISTING ROCK WALL BEHIND MARKET ST. PROPERTIES

EXPECTED CATALYTIC INVESTMENT

2023 - New Value Totalling
\$162 Million



2028 - New Value Totalling \$494
Million



DEBT SERVICE AND REVENUE

Table C-3

County of Maui Wailuku Civic Hub

Financing Plan

General Obligation Bond Cash Flow Summary

Scenario 1a: Assumes No State Funding & 20-Year GO Bond Term

Calendar Year	Principal Amount of Bonds Issued	Gross Debt Service	Gross Debt Service (2018\$)	Less: Tax Increment Revenues				Net Debt Service	Surplus Tax Increment Revenues	Cumulative Surplus Tax Increment Revenues
				Civic Hub Project	Potential WRA Redevelopment	Remaining WRA Parcels	Total Tax Increment Revenue			
2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$78,367,347	\$0	\$0	\$0	\$0	(\$40,890)	(\$40,890)	\$0	\$40,890	\$40,890
2020	\$0	\$5,729,554	\$5,488,233	\$0	\$0	(\$83,228)	(\$83,228)	\$5,405,005	\$0	\$40,890
2021	\$0	\$5,729,554	\$5,371,411	\$0	(\$626,005)	(\$127,066)	(\$753,071)	\$4,618,339	\$0	\$40,890
2022	\$0	\$5,729,554	\$5,257,075	(\$50,934)	(\$706,145)	(\$172,458)	(\$929,537)	\$4,327,538	\$0	\$40,890
2023	\$0	\$5,729,554	\$5,145,174	(\$52,739)	(\$739,361)	(\$219,458)	(\$1,011,558)	\$4,133,615	\$0	\$40,890
2024	\$0	\$5,729,554	\$5,035,654	(\$54,608)	(\$1,026,385)	(\$268,124)	(\$1,349,117)	\$3,686,537	\$0	\$40,890
2025	\$0	\$5,729,554	\$4,928,466	(\$56,543)	(\$1,678,141)	(\$318,514)	(\$2,053,198)	\$2,875,268	\$0	\$40,890
2026	\$0	\$5,729,554	\$4,823,559	(\$58,546)	(\$1,784,517)	(\$370,689)	(\$2,213,753)	\$2,609,806	\$0	\$40,890
2027	\$0	\$5,729,554	\$4,720,885	(\$60,621)	(\$2,165,338)	(\$424,713)	(\$2,650,672)	\$2,070,213	\$0	\$40,890
2028	\$0	\$5,729,554	\$4,620,397	(\$62,768)	(\$2,464,967)	(\$480,652)	(\$3,008,387)	\$1,612,009	\$0	\$40,890
2029	\$0	\$5,729,554	\$4,522,047	(\$64,993)	(\$2,910,234)	(\$538,572)	(\$3,513,799)	\$1,008,248	\$0	\$40,890
2030	\$0	\$5,729,554	\$4,425,791	(\$67,295)	(\$3,337,285)	(\$598,545)	(\$4,003,125)	\$422,666	\$0	\$40,890
2031	\$0	\$5,729,554	\$4,331,585	(\$69,680)	(\$5,025,527)	(\$660,642)	(\$5,755,849)	\$0	\$1,424,264	\$1,465,154
2032	\$0	\$5,729,554	\$4,239,383	(\$72,149)	(\$5,211,791)	(\$724,940)	(\$6,008,880)	\$0	\$1,769,497	\$3,234,651
2033	\$0	\$5,729,554	\$4,149,144	(\$74,705)	(\$6,639,821)	(\$791,517)	(\$7,506,043)	\$0	\$3,356,899	\$6,591,550
2034	\$0	\$5,729,554	\$4,060,826	(\$77,352)	(\$6,883,284)	(\$860,452)	(\$7,821,088)	\$0	\$3,760,263	\$10,351,812
2035	\$0	\$5,729,554	\$3,974,387	(\$80,093)	(\$7,135,374)	(\$931,830)	(\$8,147,297)	\$0	\$4,172,909	\$14,524,722
2036	\$0	\$5,729,554	\$3,889,789	(\$82,931)	(\$7,396,396)	(\$1,005,736)	(\$8,485,063)	\$0	\$4,595,275	\$19,119,996
2037	\$0	\$5,729,554	\$3,806,991	(\$85,870)	(\$7,666,666)	(\$1,082,262)	(\$8,834,798)	\$0	\$5,027,807	\$24,147,803
2038	\$0	\$5,729,554	\$3,725,956	(\$88,912)	(\$7,946,514)	(\$1,161,499)	(\$9,196,925)	\$0	\$5,470,969	\$29,618,772
2039	\$0	\$5,729,554	\$3,646,646	(\$92,063)	(\$8,236,276)	(\$1,243,544)	(\$9,571,883)	\$0	\$5,925,238	\$35,544,010
2040	\$0	\$0	\$0	(\$95,325)	(\$8,536,307)	(\$1,328,496)	(\$9,960,127)	\$0	\$9,960,127	\$45,504,137
2041	\$0	\$0	\$0	(\$98,702)	(\$8,846,968)	(\$1,416,458)	(\$10,362,128)	\$0	\$10,362,128	\$55,866,265
2042	\$0	\$0	\$0	(\$102,200)	(\$9,168,636)	(\$1,507,536)	(\$10,778,372)	\$0	\$10,778,372	\$66,644,637
2043	\$0	\$0	\$0	(\$105,821)	(\$9,501,702)	(\$1,601,842)	(\$11,209,366)	\$0	\$11,209,366	\$77,854,002
2044	\$0	\$0	\$0	(\$109,570)	(\$9,846,570)	(\$1,699,490)	(\$11,655,630)	\$0	\$11,655,630	\$89,509,633
2045	\$0	\$0	\$0	(\$113,453)	(\$10,203,658)	(\$1,800,597)	(\$12,117,707)	\$0	\$12,117,707	\$101,627,340
2046	\$0	\$0	\$0	(\$117,473)	(\$10,573,398)	(\$1,905,287)	(\$12,596,157)	\$0	\$12,596,157	\$114,223,497
2047	\$0	\$0	\$0	(\$121,635)	(\$10,956,239)	(\$2,013,686)	(\$13,091,560)	\$0	\$13,091,560	\$127,315,057
2048	\$0	\$0	\$0	(\$125,945)	(\$11,352,645)	(\$2,125,926)	(\$13,604,516)	\$0	\$13,604,516	\$140,919,573
	\$78,367,347	\$114,591,079	\$90,163,396	(\$2,242,925)	(\$168,566,148)	(\$27,504,651)	(\$198,313,723)	\$32,769,245	\$140,919,573	

Source: Goodwin Consulting Group, Inc.

11/05/2018

PREPARING FOR CONSTRUCTION

1. Road Construction to start this summer
2. Church, then lower Vineyard, then Upper Vineyard
3. Parking Structure construction to begin in the fall of 2019
4. 18 month construction schedule for both projects
5. Building and Plaza development will go back to County Council for review and bond authorization

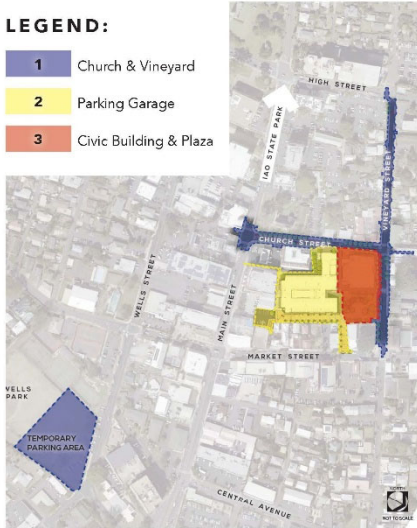


WHERE TO PARK?

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



ESTIMATED CONSTRUCTION TIMELINE

2019				2020				2021			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
EVALUATORY WORK				CHURCH STREET CONSTRUCTION FOLLOWED BY VINEYARD STREET CONSTRUCTION							
BIDDING				TEMPORARY PARKING DEVELOPMENT				PARKING STRUCTURE CONSTRUCTION			
DESIGN REFINEMENT				CONSTRUCTION DOCS		PERMITS AND BIDDING		CIVIC BUILDING AND PARK CONSTRUCTION			

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

ALTERNATE PARKING & WAILUKU SHUTTLE



PARKING MANAGEMENT DURING CONSTRUCTION

- Project Site
- Employee parking and shuttle from War Memorial
- 2 Hour Customer Parking
- Evening/Theatre Valet Service
- 2 Hour Parking Lot
- 100-stall temporary parking at Wells Park
- Shuttle Route
- Shuttle Stops (serve every 15 minutes)

BUSINESS INTERRUPTION PROGRAMS

1. Proposed Property Owner Tax Abatement
2. Proposed Interruption Grants for businesses
3. Construction Crew Local Spending
4. Communication and Construction Management



KEEPING IT FUN AND ADDING SUBSTANCE DURING THE DIG

1. Small Town * Big Art
2. Wailuku Town Mobile App
3. Under Construction, Open For Business PR Campaign
4. Wayfinding Signage



ailukutown

An architectural rendering of a modern urban development. The scene features a large, multi-story building with a blue-tinted facade and a flat roof. To the left, there is a multi-level parking garage with several cars parked. In the foreground, a public space with green lawns, trees, and a paved walkway is visible. A flagpole with the American flag stands near the walkway. The background shows a cityscape with various buildings and a large, hilly area with greenery under a clear sky.

QUESTIONS & DISCUSSION

www.rewailuku.org