

PLANNING

URBAN & REGIONAL PLANNING

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TO:	Council Member Tamara Paltin Planning and Sustainable Land Use Committee	DATE:	March 12, 2019
		PROJECT:	<u>SLUC-30 (Waikapu Country Town)</u>
ATTN:		JOB #:	N/A
		SUBJECT:	PowerPoint Presentation

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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.

Michael J Lumman

COPY TO: **Project File**

BY: **Michael Summers**

URBAN & REGIONAL PLANNING 2331 West Main Street, Wailuku, HI 96793 - Ph. 808-244-6231 msummers@planningconsultantshawaii.com

Waikapū A Country Town Master Plan

Presentation to the Maul County Council Planning and Systainable 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

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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 Hobdy	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	183.82.



General Plan & Zoning



Maui Island Plan

23.00 23.00 23.00

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

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



Community Plan

Zoning





Entitlement Request





Community Plan Amendment

ANTER AND ANTER AND ANTER AND ANTER AND ANTER ANTER

Ownership	тмк	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	1	

Change in Zoning

Ownership	тмк	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
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## Waikapū Country Town







### What is Waikapū Country Town?

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**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	<ul> <li>1433 single-family, multi-family, and rural units</li> <li>146 Ohana units</li> </ul>	
Commercial & Employment	≈ 200,000 square feet	
School	≈ 12 acre elementary school	
Parks & Open Space	≈ 97 acres	
Pedestrian and Bicycle Facilities	pprox 8 miles of pedestrian sidewalks, paths, and trails	
Sense of Place	<ul> <li>Mauka and makai views</li> <li>MTP village green &amp; lagoon</li> </ul>	
	<ul> <li>Mixed-use main street design</li> <li>Pedestrian &amp; bicyclist friendly</li> <li>Agricultural lands</li> </ul>	

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### **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 <u>workforce housing agreement</u> with the <u>Department of Housing and Human</u> <u>Concerns</u> 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" *Assumes a 5.5% APR	20	32	452,700 to 528,200	
TOTAL WORKFORCE HOUSING UNITS		358		

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# The Master Plan Mauka Village























# Makai Village

CONTRACTOR OF CONTRACTOR












## **Agricultural Master Plan**

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![](_page_44_Picture_0.jpeg)

### Natural & Cultural Resources in the Waikapū Ahupua'a

Overview by Hökūo 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), 'opae (shrimp) and possibly hīhīwai (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 Kīheipūko'a.

#### Other Noted Cultural Resources & Historical Features :

 Heiau (ceremonial sites), pu'u (cinder cones: Pu'uhele, Po'uhona, Pu'ulū'au, Pu'umoe, Pu'uanu), dryland agricultural field system (King Kamehameha and Kahili Golf Courses), Battle grounds of Ahulau ka Pi'ipi'i i Kakanilua or Battle of the Waikapū Commons, ki'i põhaku (petroglyph sites), nõhalu nika (umbiliaal stanse)

![](_page_45_Figure_17.jpeg)

#### **Integrated Natural-Cultural Resource Management & Preservation Plan**

![](_page_46_Picture_1.jpeg)

![](_page_47_Picture_0.jpeg)

### **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

![](_page_48_Picture_10.jpeg)

![](_page_49_Picture_0.jpeg)

### **TECHNICAL PRESENTATION SLIDES:**

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

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Implementation

## **Civil Engineering**

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## Wastewater

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![](_page_58_Picture_0.jpeg)

A Hawaii Company for a Sustainable Future

![](_page_58_Picture_2.jpeg)

## Waikapu Country Town

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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

![](_page_60_Figure_0.jpeg)

### Series of Food Chain Reactor Zones

ENERGY EXPERIENCE IN THE REPORT OF THE PROPERTY OF THE PROPERT

- 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.

CONFRONT CONFRONT CONFRONT CONFRONT CONFRONT CONFRONT The Organica Food Chain Reactor (FCR): More Hungry Mouths Per Cubic Meter 4 x the species of 3000 + species **Activated Sludge** 4 x the density of 12-18 kg of **Activated Sludge** biomass /m³ 

![](_page_62_Picture_0.jpeg)

### Water Reclamation Facility Architectural Rendering

![](_page_62_Picture_2.jpeg)

# Traffic & Pedestrians & Bicyclists

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## Summary of Multimodal Impact Analysis

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![](_page_65_Figure_0.jpeg)

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![](_page_67_Picture_0.jpeg)

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

![](_page_67_Picture_2.jpeg)

Intersection	Intersection With Bypass		Without Bypass		
	Project	Cumulative	Project	Cumulative	
1. Honoapiilani Highway / Kuikahi Drive	ММ	ММ	ММ	ММ	
2. Waiale Road / Kuikahi Drive		x	×	х	
3. S. Kamehameha Avenue / Maui Lani Parkway		x		x	
4. Kuihelani Highway / Maui Lani Parkway		x		x	
5. Honoapiilani Highway / Waiko Road	1		ММ		
6. Waiale Road / Waiko Road				x	
7. S. Kamehameha Avenue / Waiko Road		x		x	
8. Kuihelani Highway / Waiko Road	ММ			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				1	
13. Honoapiilani Highway / Waiale Road	(MM)*		ММ		
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 idenfied as impacted in EIS

![](_page_67_Picture_7.jpeg)

## 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

SX##\$X##\$X#\$X#

![](_page_70_Figure_0.jpeg)

![](_page_71_Figure_0.jpeg)


Honoapi'ilani Highway

Pedestrian Safety Section



















## **Cultural Resources**

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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 'opae.
- 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**

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#### 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 rightof-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.



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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.









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.











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.











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







5. **Before**. Looking in a westerly direction through the MTPs agricultural fields with the 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.









# Implementation

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## **The Controlling Plan**

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Land Use Type	Zoning Districts		
	Town Center	Main Street	Commercial Employment
r Similar Uses	AR	AR	AR
which is the constructed of Construction of Statistics	mose floor area shall t	e limited to a may	amum of 12,000

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			
Links and the	Residential	Rural		
Assembly Area 6/	P			
Agriculture		Р		
Animal & Livestock Raising		P		
Apartment	P			
Boardinghouse 7/	P	P		
Civic Space	P	P		
Daycare Facility	SU	SU		
Cottage House	Р			
Divelling Unit, Duplex	P			
Divelling Unit, Fourplex	P			
Divelling 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		Р		
Park	P	P		
Parking Public	P			
Accessory	and the second second			
Drainage Facilities	AU	AU		
Energy Systems, Small Scale	AU	AU		
Gardens	AU	AU		
Garage Salos	AU	AU		
Home Occupations 5/	AU	AU		
Ohana Units 6/	AU	AU		





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

#### Neighborhood Block & Lot Example









## **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, 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





## 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	t in the second

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

Sale Sale

# **The FEIS**

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# **FEIS Purpose**

 Provide sufficient information to determine the impacts of the Proposed Action
## **Development Impacts**

Environmental, Socio-Cultural, Infrastructure, and Facilities

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### Environmental

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IMPACT CATEGORY	SUBCATEGORIES	
and the second	Climate	
Physical Environment	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	
	Agricultural Resources	
Socio-Economic	Population	
	Housing	
	General Economy	
	Economic & Fiscal Impacts	

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## Environmental

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

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# Environmental

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#### **Physical Environment**

Climate

No Significant Impact

Topography and Soils

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Natural Hazards

Flora & Fauna

BMP's No Significant Impact

Avoidance No Significant Impact

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

### **Human Environment**

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Surrounding Land Uses	No Significant Impact		
Air Quality	BMP's I No Significant Impact		
Noise Quality	BMP's No Significant Impact		
Historical and Archaeological Resources	<ul> <li>Preservation of identified historic properties</li> <li>Archaeological Monitoring for areas containing LCA's and Grants</li> <li>SHPD review for any future development requiring entitlement changes or SUPs within the agricultural lands not surveyed</li> </ul>		
Cultural Resources	<ul> <li>Protect access to the Mahi Family kuleana lots</li> <li>Provide access into Waikapū Ahupua'a for traditional practices</li> <li>Protect against sedimentation of Waikapū Stream</li> <li>Mitigate project impacts on stream flows</li> </ul>		

Human Environment			
Visual Resources	<ul> <li>Character of views along Highway will be impacted</li> <li>Visual simulations document potential impact in FEIS</li> <li>Mitigation includes:         <ul> <li>Deep setbacks;</li> <li>Building height limitations along highway;</li> <li>Building placement</li> <li>Landscape planting</li> <li>Visual impact assessment prior along highway frontage</li> </ul> </li> </ul>		
Agricultural Resources	<ul> <li>✓ ≈480 acres to be urbanized</li> <li>✓ 1,077 to remain in agriculture with water</li> <li>✓ 800 acres placed into a conservation easement</li> <li>✓ Urbanization equals about .59% of LSB A, B or C lands on Maui</li> </ul>		

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Socio-Economic Environment			
Population	<ul> <li>✓ Increase of approx. 4,085 persons</li> <li>✓ Increase in demand for infrastructure and public facilities such as roadways, school facilities, and police and fire.</li> </ul>		
Housing	<ul> <li>Addresses a small percentage of projected housing demand</li> <li>Targeted to Central Maui market demand</li> <li>Will comply with County workforce housing requirements</li> </ul>		
General Economy	<ul> <li>✓ Produces significant increase in short and long-term employment</li> <li>✓ Direct employment during construction phase = ≈477 jobs per year</li> <li>✓ Indirect employment during construction = ≈119 jobs</li> <li>✓ Stabilized direct and indirect employment = ≈746 jobs</li> </ul>		
Fiscal Impacts	<ul> <li>✓ County to realize a net profit of \$42.2 million during construction and \$4.2 million annually thereafter</li> <li>✓ State to realize a net profit of \$82.6 million during construction and \$2.9 million annually thereafter</li> </ul>		

### **Public Services**

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#### Infrastructure

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Roadways and Traffic	<ul> <li>Project will produce a significant increase in traffic that will impact existing roadways</li> </ul>
	<ul> <li>Mitigation will be on and off-site</li> <li>Project will develop roadways internal to the project and new off- site intersections required to provide direct access to the project</li> <li>Project will enter into memorandum of agreements with the State and County to provide fair-share cost contributions to mitigate impacts</li> </ul>
Electric, Telephone and Cable TV	<ul> <li>✓ Project will generate demand for electricity</li> <li>✓ If approved, the power poles fronting the project site will be undergrounded</li> <li>✓ WCT would like to generate about 70% of its electricity demand through on-site renewables</li> </ul>
Drainage	<ul> <li>✓ Drainage will be retained on-site in detention basins</li> <li>✓ BMP's will be implemented during construction phase</li> <li>✓ Swales and open space filtration will be incorporated into the drainage program</li> </ul>

Infrastructure			
Water	<ul> <li>✓ Dual system for potable and non-potable demand</li> <li>✓ Maximum daily demand of about 968,000 gpd for potable water</li> <li>✓ Non-potable irrigation wells, wastewater reuse, and ditch water will supply the agricultural operations, parks, open space, and landscape planting</li> <li>✓ Potable water will be from 3-on-site wells with approved capacity of 3,312,000 gpd</li> <li>✓ Sustainable yield is about 3,000,000 gpd</li> <li>✓ System will initially be privately owned and maintained, but may be dedicated to the County</li> <li>✓ Estimated non-potable irrigation demand of 3.42 mgd versus estimated future supply of 6.47 mgd.</li> </ul>		
Wastewater	<ul> <li>✓ Project will generate an estimated daily flow of 0.65 mgd of wastewater, which will be reusable as non-potable water for irrigation</li> <li>✓ WCT desires to construct an on-site package treatment plant, which will be more thoroughly documented, together with alternatives, in the FEIS</li> </ul>		

# Conceptual FEIS Phasing Plan

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#### Hallstrom Absorption:

Phase 1: 2017-2021: 690 Units Phase II: 2022-2026: 743 Units



	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		
Dhana	105		
Active/Passive Park			5.78

Date: October 1, 2014 Figure 27: Conceptual Phasing Program





