

#18

Testimony re: 201H Applications for Polaniu Gardens and Makila Rural East

June 19, 2019

Affordable Housing Committee Members,

One question before you is whether these locations are appropriate for hundreds of new affordable and market rate homes. The West Maui Community Plan would be a good place to get input from the community about where they would like to see more development. The current version of the plan depicts the makai Makila area as Agricultural but the plan is under revision.

Nobody knows what the revision will look like until it is finished. But, the revision process has collected a lot of comments and I'd like to share a summary.

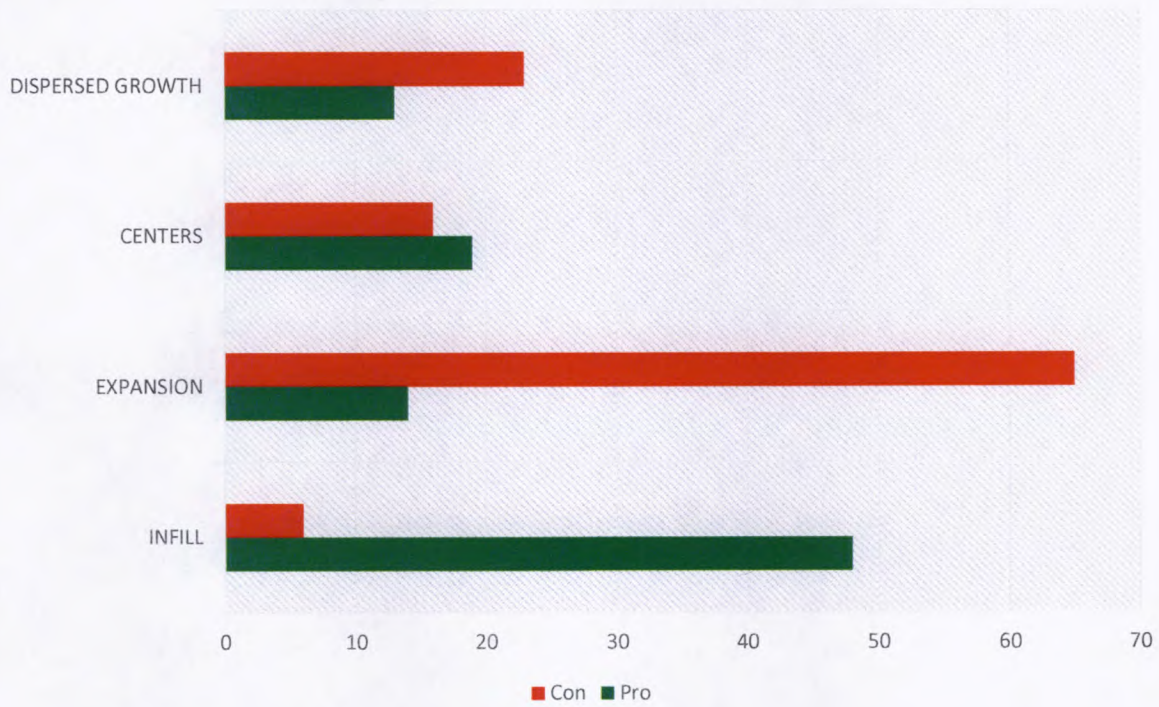
The latest step in the West Maui Plan revision process was to present four potential development plans ("Infill", "Expansion", "Centers" and "Dispersed Growth") and solicit feedback from the community regarding what they like and dislike about each plan. The "Expansion" plan map depicts both Makila Rural East and Polanui Gardens within a rural growth area. The "Dispersed Growth" map includes Polanui Gardens but not Makila Rural East within the growth area. The other two plans show all of Makila remaining Agricultural.

The community submitted 468 comments about the plans and their components in person on poster sheets and via online forms. The attached charts depict the number of community comments by which plans are supported or not, reasons for the position, what specific plan components are liked and disliked and any expressed general concerns about the West Side. Note that this is an independent analysis of comments published by wearemaui.org.

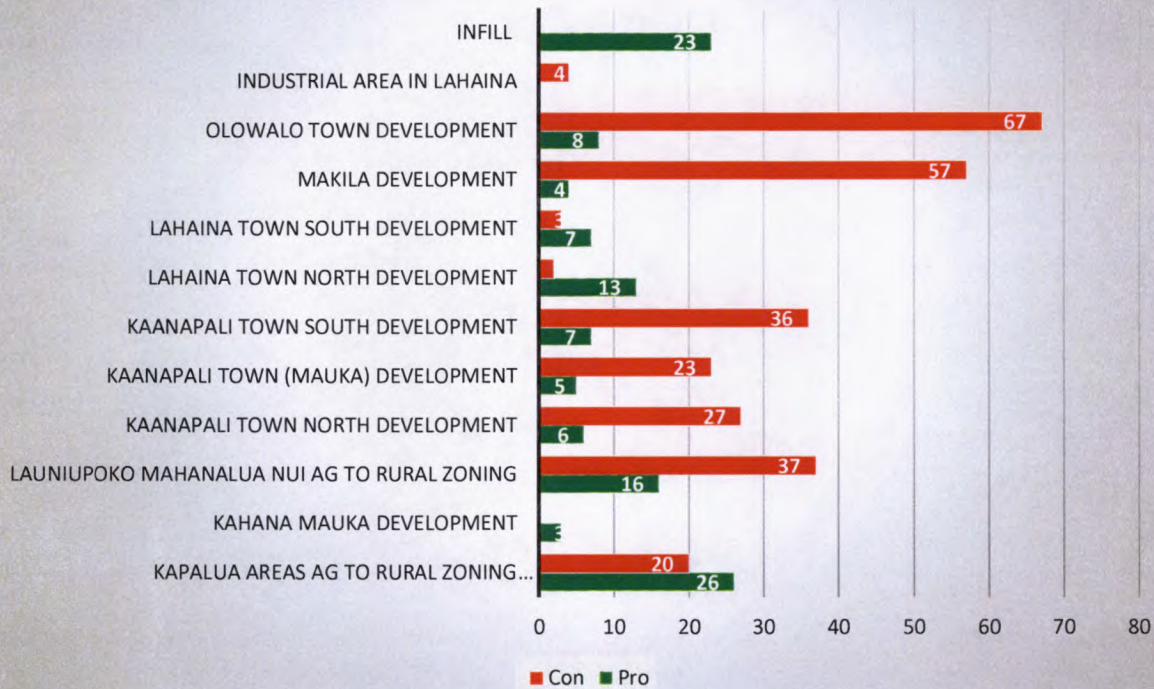
Jeff Anderson

RECEIVED AT AH MEETING ON 6/19/19

Number of Comments in Support and Against the Four Plans

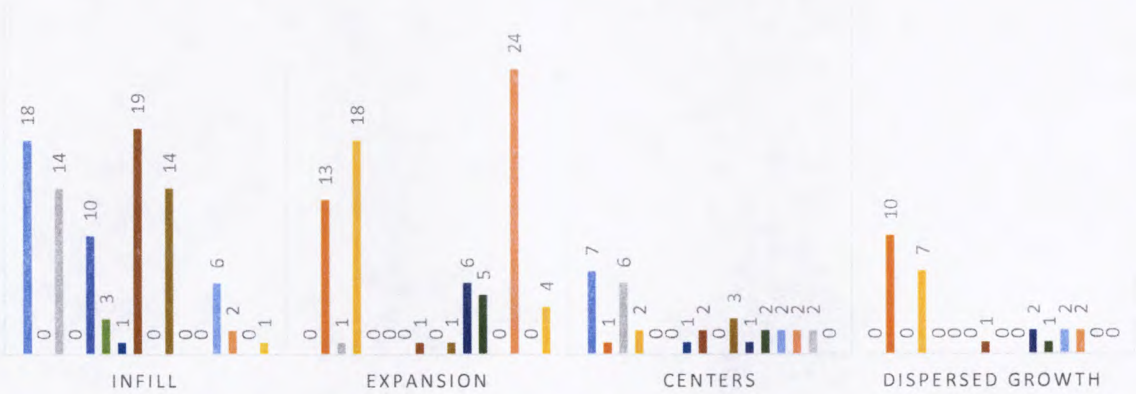


Number of Comments in Support and Against Specific Plan Changes

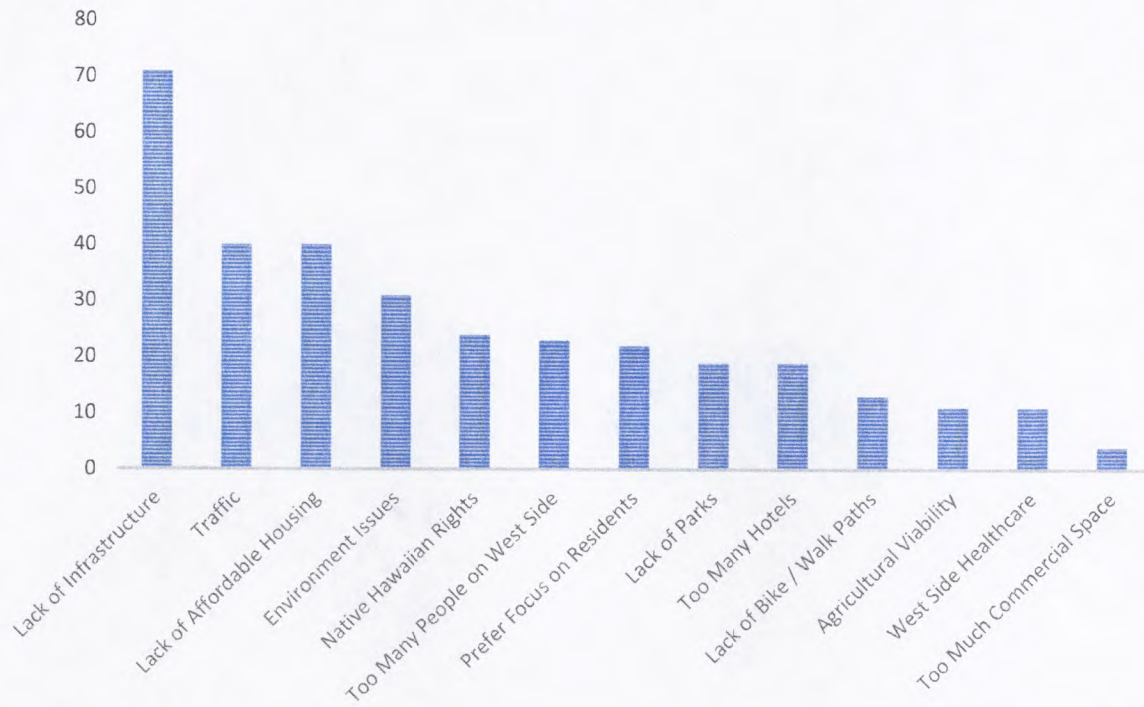


COMMENTS ABOUT THE FOUR PLANS

- Avoids sprawl
- Creates Sprawl
- Near or Makes Use of Existing Infrastructure
- Requires New Infrastructure
- Improves Traffic / Walkability
- Worsens Traffic / Walkability
- Enables Public Transit Use
- Preserves Open Space
- Consumes Open Space
- Preserves Ag Land
- Consumes Ag Land
- Provides for More Good Growth
- Does Not Provide Enough Growth
- Too Much Development
- Protects Hawaiian Land
- Consumes Hawaiian Land



NUMBER OF COMMENTS ABOUT GENERAL CONCERNS



Specific Changes within Each Plan	INFILL	EXPANSION	CENTERS	DISPERSED GROWTH
Kapalua Areas Ag to Rural Zoning (Plantation Estates, Honolua, Mahana Estates, etc.)		X		
Kahana Mauka Development		X	X	X
Launiupoko Mahanalua Nui Ag to Rural Zoning		X		
Kaanapali Town North Development		X	X	X
Kaanapali Town (Mauka) Development		X	X	X
Kaanapali Town South Development		X	X	
Lahaina Town North Development		X	X	X
Lahaina Town South Development		X		X
Makila Development		X		X
Olowalo Town Development		X		X
Industrial Area in Lahaina		X		
Infill	X	X	X	X