

POLANUI GARDENS

A WORKFORCE HOUSING AGRIHOOD

Application for a Workforce Housing Project
Pursuant to Section 201H-38, Hawai'i Revised Statutes



KIPA CENTENNIAL, LLC



RECEIVED AT AH MEETING ON 6/25/19

Introductions of Presenters/ Project Team

Project Team

- Tom Witten – Community Planner/Landscape Architect, PBR HAWAII & Associates, Inc./ Polanui Gardens (Polanui)
- Tom Welch – Attorney for Applicant
- Glenn Tremble – Launiupoko Irrigation Company, Launiupoko Water Company/ PUC Regulations
- Tom Nance – Hydrologist/ Engineer, Tom Nance Water Resource Engineering Inc.
- Tyler Fujiwara – Traffic Engineer, Austin Tsutsumi & Associates, Inc.
- Kyle Ginoza – Owner Representative
- Stacy Otomo – Civil Engineer, Otomo Engineering, Inc.
- Richard Chiodini – Wastewater Treatment Systems
- Tom Holliday – Hallstrom Group/ CBRE, Housing Demand
- Cathy Dagher – Archaeologist/ Cultural Impact Assessment
- Other Professional Advisors to Applicant

Overview

- Summary of §201H-38, HRS
- Property Location/Context
- Community Engagement
- Maui Island Plan – Makila Planned Growth Area
- Project Summary
- Infrastructure
- Timeframe and Costs
- Summary of Key Issues/ Community Concerns

The Need for Workforce Housing

- Maui Island Plan cited “Lack of Affordable Resident Housing” as one of the challenges of West Maui: *Offshore buyers are a predominant force in the West Maui housing market. Affordable resident housing is scarce, leaving local families with limited housing options and long commutes to employment. Future growth in the region should be in locations conducive to providing affordable housing, and should offer a mix of housing types within close proximity to commercial services, public facilities, employment opportunities and transit.* – Maui Island Plan, pp. 8-55 – 8-56

Table 8 - 1: Projected Maui Housing Needs, 2010 - 2030

Total Needed Housing Units During 2010-2030 Planning Period

Projected 2030 Housing Demand	83,659
Minus the existing housing stock	54,070
Minus currently entitled housing units	-18,744
Equals approximate unmet housing demand	10,845

Source: Maui Island Plan

- Of the 8,885 housing units available for standard non-vacation residential use in the Lahaina District, approximately 20 percent are owned by non-residents as second/vacation homes. This buyer demographic has grown over the past two decades and is now represented in virtually every market project; particularly new development. The percentage of this segment is anticipated to increase to between 24 percent and 26 percent by 2030.*
- Estimated demand for new single family homes and vacant house lots in West Maui will be 3,706 - 5,805 properties from 2017 through 2030; including allowances for non-resident purchasers and vacancies, with a mid-point demand of 4,755 homes and lots; excluding those used for short-term rental homes/transient vacation units.*
- In 2018, the median family income on Maui was \$81,400**
- As of May 2019***
 - The median sales price for a single family home in Maui County was \$740,000
 - The median sales price for a condominium was \$517,000

*Polanui Gardens Market Study, 2017

**as established by the United States Department of Housing and Urban Development (HUD)

***Real estate information from REALTORS® Association of Maui, Inc. May 2019

Summary of §201H-38, HRS

Purpose

SECTION IV. The legislature finds that *private-public partnerships encourage the development of affordable ownership housing programs. A family of four with one hundred forty per cent of median income...are part of a gap group that are shut out of the median-priced homes in their communities...*

The purpose of this part is to provide incentives to develop affordable moderate income housing, aimed at households whose income does not exceed one hundred forty per cent of median family income.
– 2005 Legislative Session, Act 179

Process

- Application – Preparation
 - Technical Studies
 - Agency Consultation
- Draft Application – Agency Review & Comment
- Final Application/ Acceptance
- County Council Review & Decision
201H-38 HRS Resolution (45 days: 6/12/19-7/26/19)
- District Boundary Amendment (for Workforce Housing)

Regional Context



Tax Map Key



Site Photographs



Site Photographs

1. Looking South toward Pu'u Mahanalua Nui from middle rock pile on property. Note Lahaina Bypass construction.



Site Photographs

2. Looking makai toward Puamana from middle rock pile on property.



Photo taken: 1/11/17

Site Photographs

3. Looking mauka toward West Maui Mountains across property from western (makai) boundary of property.



Photo taken: 6/3/17



Community Engagement

- Maui Island Plan: 2007 to 2012 (Community-based island-wide planning process)
 - General Plan Advisory Committee (GPAC): July 2007-February 2009
 - Planning Commission: April 2009-September 2009
 - Maui County Council: December 2009-December 2012
- Ongoing communication since November 2016
- Various interest groups, neighbors and concerned individuals
 - Pua'i Mana'o – agricultural consultation (Dec 2016)
 - Neighborhood Open House – presentations, Q&A, and comments (2017)
 - West Maui Taxpayers Association – presentation (2017)
 - Mahanaluani HOA – Q&A (2017)
 - Society of Human Resource Managers – collaboration with large workforce employers (2018 and ongoing)
- The Draft 201H application was circulated for agency review and comment (2017)
- All agency comments have been responded to in 201H Application
- Formal submittal of 201H Application: 6/12/19 (45 days: 7/26/19)

Community Engagement Regarding Makila Rural Growth Boundary

- 2006 and 2007: **Makila Land Co. presented to Makila HOA** regarding a potential rural village, coastal park and Bypass alignment.
 - All Makila Land Co. **lot sales after 2007 disclosed a potential future** re-designation for the Makila area. (Almost all other lot sales had occurred by 2004.)
- 2007: Five extensive **outreach and planning workshops** in Launiupoko.
 - All owners within Makila, Pu'unoa, and Mahanaluani HOAs were invited.
 - Other members of West Maui participated.
 - As a result, the Rural community concept was substantially refined.
- 2007: Makila Plantation Phase I homeowners expressed **interest in Rural Growth Boundary** designation for their homes.
 - Further presentations were made to Lahaina Rotary, West Maui Taxpayers Association, and Lahaina Hawaiian Civic Club.
- 2007: **GPAC meeting.**
 - Makila Plantation Phase I homeowners presented the request for Rural designation to the General Plan Advisory Committee, with assistance from Makila Land Co.
 - Makila Land Co. presented the resulting overall plan to the GPAC.
- 2008: The **GPAC held several workshops in Lahaina** focusing on the proposals, and took public testimony.
 - Makila held smaller group meetings with Launiupoko and other West Maui residents, to help refine the proposal to GPAC.
- 2009: The **GPAC concluded work on the Island Plan maps** including Rural designation for Makila lands. Makila Land Co. presented the resulting overall plan to the Maui Planning Commission.
- 2010: Makila Land Co. presented the overall plan to the Maui County Council, presenting the plans and testimony at various subsequent hearings.
- **2012: The Maui Island Plan was adopted.**

Maui Island Plan - Directed Growth Map



Maui Island Plan (2012)

Maui County General Plan 2030

Rural and agricultural lands are intrinsically linked by their physical, economic, and cultural connections. Rural communities and agricultural activities evolved to form a symbiotic relationship: each land use benefits from the other. Rural areas supply agricultural operations with labor, commercial and civic services, and a local market for agricultural goods. Conversely, agricultural areas provide rural communities with employment opportunities, local agricultural products, and a connection to a rural lifestyle. The linkages between rural and agricultural land uses dictate that the consequences of policy decisions for one must consider the implications to the other. (Maui County General Plan 2030, p 7-11)

Rural Growth Boundary Characteristics

- Mixture of agricultural activities, low density residential areas, and small villages
 - Villages may contain limited amounts of State and County urban designated lands
- Utilize Rural design guidelines and appropriate infrastructure and subdivision standards

Directed Growth Plan

Table 8 - 2: Growth Boundaries and Protected Area Types

GROWTH BOUNDARIES (See Maps C-1 to C-5, S-1 to S-3, U-1 to U-4, N-1 to N-2, W-1 to W-4, E-1 to E-2)		CHARACTERISTICS	PURPOSE	IMPLEMENTATION STRATEGY
GROWTH BOUNDARY TYPES	Urban	Urban areas contain a greater variety of land use types, including various housing types and densities, commercial, retail, industrial uses, and resort destination areas. Infrastructure is more complete and reflects the need to serve higher-density land uses.	Ensure that future development occurs in an orderly fashion; allows in-fill and revitalization opportunities and encourages "new urbanism" and "neo-traditional design" techniques.	Protect separation between communities through the use of Urban Growth Boundaries. Require community-based design processes and require design guidelines for future major development. Identify and promote redevelopment and in-fill opportunities. Encourage a mix of housing types and higher-density residential development to encourage resident housing opportunities.
	Small Town	Small Towns are less intensely developed than urban areas with fewer services and a lower level of infrastructure. They may be more self-sufficient than Rural Villages. Primary employment opportunities are usually in nearby urban areas.	Protect the integrity, unique sense of place, and economic viability of Maui's traditional small towns.	Protect separation between communities through the use of Small Town Boundaries. Allow for expansion where appropriate. Utilize design guidelines and rural infrastructure standards to protect Small Town character.
	Rural	Rural Areas contain a mixture of agricultural activities, low-density residential areas, and small villages. Rural Villages may contain limited amounts of State and County urban designated lands including residential and small clusters of businesses and civic uses mostly to support surrounding rural residential uses and agricultural activities. Level of government services is generally limited and many essential goods and services are located in a larger town. The level of infrastructure may be lower than Small Towns. Employment is generally a function of nearby Urban Areas or Small Towns. Rural Residential Areas are primarily a residential development pattern with lower residential densities (0.5 to 10 ACRE/du), agricultural activities, and few services or employment opportunities. Limited commercial and civic uses (churches, schools) may be allowed in accordance with applicable community plan and zoning.	Provide a transition between Urban Areas and Small Towns and those areas in need of protection, including agricultural lands. Contain the spread of residential uses into prime agricultural lands and provide a tool for designing villages with a mix of lots and lifestyle choices.	Minimize expansion of infrastructure that could lead to urbanization. Define areas appropriate for additional rural development patterns. Promote an equitable tax/water rate structure that reflects actual land use. Adopt appropriate infrastructure and subdivision standards to protect rural character. Maintain the separation of communities through the use of boundaries. Allow for Rural Villages where appropriate. Utilize rural design guidelines and appropriate infrastructure and subdivision standards to protect rural character.
PROTECTED AREA TYPES (See Diagrams NW-1, WC-1, S-1, N-1, NE-1, E-1, SE-1)				
PROTECTED AREA TYPES	Preservation	Areas with significant natural and environmental resources, scenic, open space, and recreational resources, historic resources and other important assets that warrant additional protection. Preservation areas may include accessory structures such as public restrooms, structures related to a cultural or historical resource, and other structures and ancillary uses consistent with the purpose and intent of the preservation area.	Permanent protection of areas on the island that have significant environmental, ecological, cultural and recreational value and the degradation of the resource would result in an irretrievable loss.	Protection using regulation, easements, Transfer of Development Rights (TDR) program or fee-simple purchase in cooperation with land trusts, environmental organizations, the County of Maui, State of Hawai'i and the Federal government. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
	Park	Land areas devoted to passive (picnic facilities and gathering areas) and/or active (including, but not limited to, bike paths, hiking trails, ball fields, and tennis courts) uses that serve recreational needs.	Ensure that recreational and open space needs keep pace with future growth and are appropriately located consistent with the Maui Island Plan's Directed Growth Plan.	Acquisition, Transfer of Development Rights (TDR) program, and/or cooperative efforts with the development community during the design, project review and approval process. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
	Greenbelt	Extensive area of largely undeveloped or sparsely occupied land established along natural corridors to protect environmental resources and to separate distinct communities. Greenbelts may include accessory structures and ancillary uses consistent with the purpose and intent of the greenbelt area.	Ensure natural and undisturbed separation between communities and protect environmentally sensitive lands.	Acquisition, Transfer of Development Rights (TDR) program, and/or cooperative efforts with the development community during the design, project review and approval process. Also implemented through the subdivision review process. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
	Greenway	Typically a long, narrow piece of land, often times used for recreation, pedestrian, and bicycle traffic. Greenways can include community gardens and can be used to link community amenities (e.g. parks, shoreline). Greenways may include accessory structures and ancillary uses consistent with the purpose and intent of the greenway area.	Provide opportunities to inter-connect communities, ensure adequate recreational amenities, protect scenic resources, and link residential projects with service areas. Greenways may be improved to accommodate pedestrian, bicycle, equestrian and other similar uses.	Acquisition, Transfer of Development Rights (TDR) program, and/or cooperative efforts with the development community during the design, project review and approval process. Also implemented through the subdivision review process. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
	Sensitive Land	Lands that contain development constraints including steep slopes greater than 35 percent, floodplains, significant drainage features, and adjacent intact forested areas.	Protect areas with significant development constraints and ensure sensitive areas are taken into consideration during site design.	An area that may require site design review and approval to ensure that areas with significant development constraints are avoided or appropriate mitigation measures are incorporated into projects.

Makila

The Makila planned rural growth area is located east of Lahaina Town on the mauka side of Honoapi'ilani Highway. The rural project shall be developed using a CSD plan that is intended to preserve open space; maximize the efficient use of infrastructure; and protect natural, agricultural, and scenic resources. The CSD plan shall cluster development within portion(s) of the site to keep the remainder of the land undeveloped and protected. The project may include limited neighborhood facilities and services to support the Makila community. The site is surrounded by agricultural lands.

Planned Growth Area Rationale

The Makila project is a rural subdivision adjacent to agricultural subdivisions that have occurred in and around Launiupoko. Linkages should be developed between the Makila project and neighboring communities including Launiupoko and Lahaina Town. An emphasis should be placed on providing safe pedestrian pathways and supporting regional-greenway systems. A 500-foot greenbelt shall be provided along the makai side of the project to ensure an open space buffer within the growth area and between the Honoapi'ilani Highway Bypass and future rural development. The project should utilize Low Impact Development techniques, such as drainage sedimentation control systems, to mitigate the potential for flooding makai of the project and to prevent nonpoint source pollution from entering coastal waters. The Makila planned growth area is depicted on Figure 8-13 and Directed Growth Map #W3. Table 8-28 provides a summary of the planned growth area.

Table 8 - 28: Makila Planned Growth Area

Background Information:			
Project Name:	Makila	Directed Growth Map #:	W3
Type of Growth:	Rural Growth	Gross Site Acreage:	270 Acres
Planning Guidelines:			
Dwelling Unit Count:	Approximately 200 Units ⁴³	Residential Product Mix:	SF – CSD
Net Residential Density:	1-2 du/acre	Parks and Open Space ⁴⁴ :	≥ 50%
		Commercial:	Neighborhood Serving

⁴¹ Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

⁴² The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan Update and the project review and approval process.

⁴³ Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

⁴⁴ The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan Update and the project review and approval process.

Makila Planned Growth Area

- Use Conservation Subdivision (CSD) Design Plan
 - Preserve open space
 - Maximize efficient use of infrastructure
 - Protect natural, agricultural, and scenic resources
 - Cluster development within portion(s) of the site
 - May include limited neighborhood facilities and services to support the Makila community
 - Provide linkages between neighboring communities (Launiupoko)
 - 500' greenbelt between growth area and Bypass
 - Utilize Low Impact Development techniques

Makila Planned Growth Area

Planning Guidelines

- *270 acres*
- *200 units*
 - 25% Affordable Housing Required = 50 units*
- *Net Residential Density: 1-2 DU/acre*
 - Polanui Gardens: 66 units/48.8 acres = 1.35 DU/acre*
- *Parks and Open Space: $\geq 50\%$*
- *500' agricultural greenbelt along Lahaina Bypass Highway*
- *Commercial: Neighborhood-Serving*

Makila Planned Growth Area

Neighborhoods	Affordable/Workforce Housing	Farm Lots (1+ ac.)	Total
Polanui Gardens	50 (75.7%)	16 (24.2%)	66
Makila Rural-East	50 (52.6%)	45 (47.4%)	95
Total	100 (62.1%)	61 (37.9%)	161

→ To achieve 100 affordable/workforce housing units under County requirements (Ch 2.96.040, MCC), a project would need to have 400 units (vs. 161 units)

Open Space	Total Area	Parks, Open Space/Ag.	% Open Space
Polanui Gardens	48.8 ac.	34.15 ac.	69.9%
Makila Rural-East	97.5 ac.	54.4 ac.	56%
Total	146.3 ac.	88.55 ac.	60.5%

Maui Island Plan

- Contribution to the broader Makila Planned Growth Area
 - Planning is consistent with the vision for a Rural Growth Boundary expressed in the *Maui Island Plan*.
 - With the knowledge of two other anticipated 201H workforce housing projects in the Makila Planned Growth Area, the cumulative outcome of the three planned neighborhoods would provide a total of 119 workforce housing units of the total allowed 200 units planned for the Makila Planned Growth Area. As planned, over 60 percent of the units in the Makila Planned Growth Area will meet the County of Maui criteria for workforce housing.
- Substantially supports Goals, Objectives and Policies of Chapter 4, Economic Development
- Substantially supports Goals, Objectives and Policies of Chapter 5, Housing

Makila Planned Growth Area – Context Plan



Project Summary

- Current Land Use Designations
 - State Land Use District: Agricultural
 - Maui Island Plan (2012): Makila Rural Growth Boundary
 - County Zoning: Agricultural
 - West Maui Community Plan (1996): Agricultural
- Approvals Sought from Maui County Council
 - 201H-38, Hawaii Revised Statutes (HRS) resolution (45-day period: June 12 to July 26, 2019)
 - Approximately 14.4 acre District Boundary Amendment (DBA) (less than 15 acres) from State Ag to Urban District (for 50 unit Workforce Housing neighborhood)

Project Summary

- Low-Impact Development (LID) design principles
 - 70% of the property is in open space and agriculture
 - 500-foot greenbelt buffer from Lahaina Bypass Highway
 - Minimized grading
 - Bioretention and vegetated swales within onsite drainage system will retain and treat stormwater, and reduce runoff compared to existing condition
 - Construction BMPs will provide erosion control and minimize impacts to downstream properties
- Building heights will be limited to 1 story and will not exceed 30 feet in height
- One dwelling unit per lot

Neighborhood Master Plan



PROJECT SUMMARY

URBAN

Workforce Housing (Min. 10,000 SF Lots)	50 units
Community Park (+/- 4.5 ac.)	
Subtotal:	50 units

AGRICULTURAL

Market Lots (1+ ac.)	16 units
Total:	66 units

TOTAL LAND AREA : 48.8722 acres

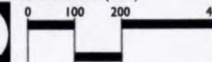
Total Open Space : 34.15 acres

Percentage of Open Space : $34.15 / 48.8722 = 69.9\%$

MASTER PLAN Polanui Gardens



LINEAR SCALE (FEET)

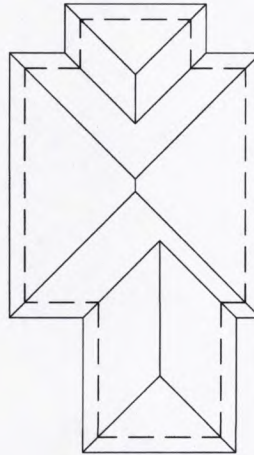


ISLAND OF MAUI
06/17/2019



Landscape Master Plan

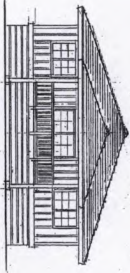




ROOF PLAN
SCALE: 1/8" = 1'-0"

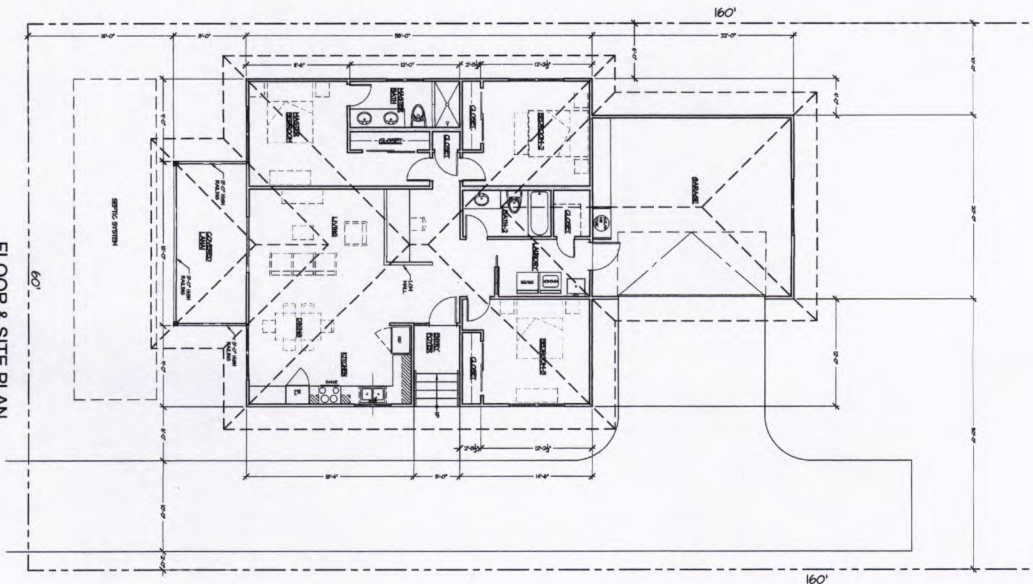


SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

3 Bedroom/2 Bathroom (1,368 sf)
Garage in Back



FLOOR & SITE PLAN
SCALE: 3/16" = 1'-0"

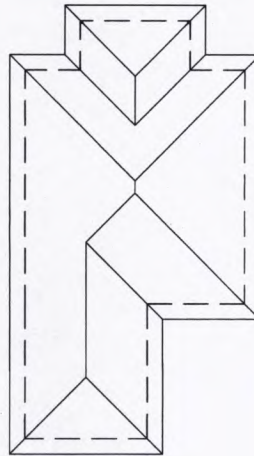
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APPROVED: HR
PROJECT NO: POLANUI GARDENS

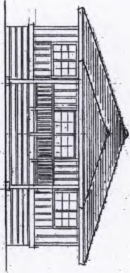
NO. / DATE / REVISIONS:

POLANUI GARDENS
MODEL A
3-BEDROOM/2 BATH 1,368 LIVING AREA FOR MAUKA LOTS

LAZ
LAWSON ARCHITECTS
Hono Rieche, FAIA
77 Aieaapuni Lane
Haleiwa, Maui, Hawaii 96721
Telephone: (808) 575-2020
Facsimile: (808) 575-2017

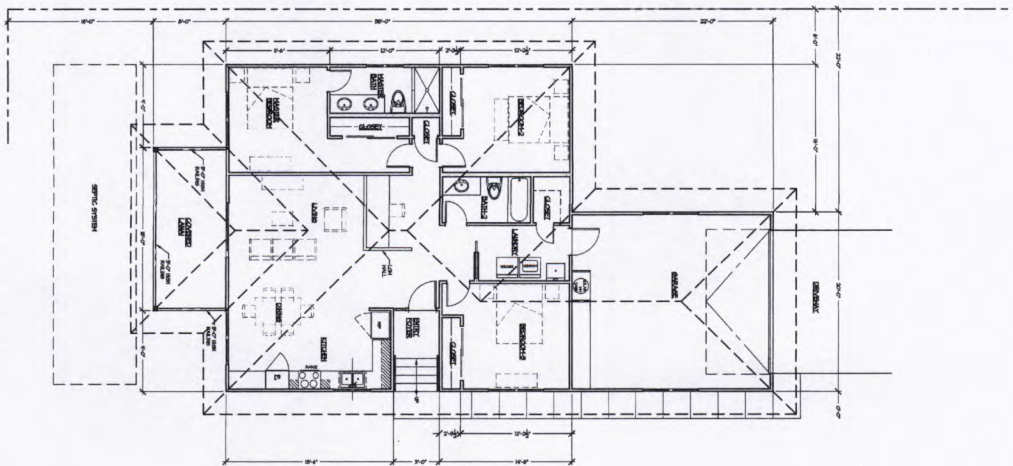


ROOF PLAN
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

3 Bedroom/2 Bathroom (1,368 sf)
Garage in Front



FLOOR & SITE PLAN
SCALE: 3/16" = 1'-0"

A-A1

DATE: MARCH 2017
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APPROVED: HR
PROJECT NO: POLANUI GARDENS

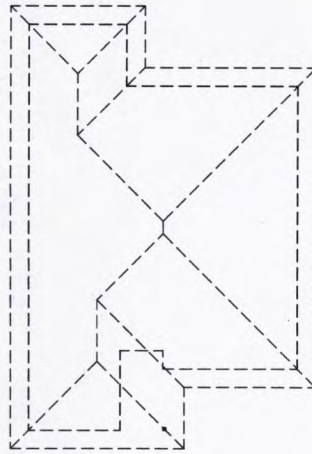
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POLANUI GARDENS
MODEL A
3-BEDROOM/2 BATH 1,368 LIVING AREA FOR MAKAI LOTS

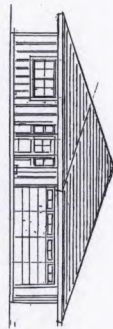
KAZ
architect inc.
Hans Kleebe, FAIA
77 Apakapuni Lane
Haleiwa, Hawaii 96721
Telephone: (808) 575-2520
Facsimile: (808) 575-2577

4 Bedroom/2 Bathroom (1,713 sf)
Garage in Front

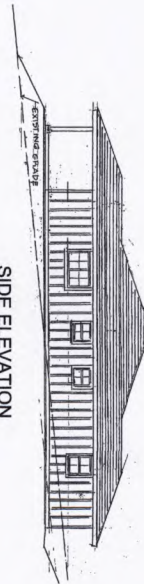
ROOF PLAN
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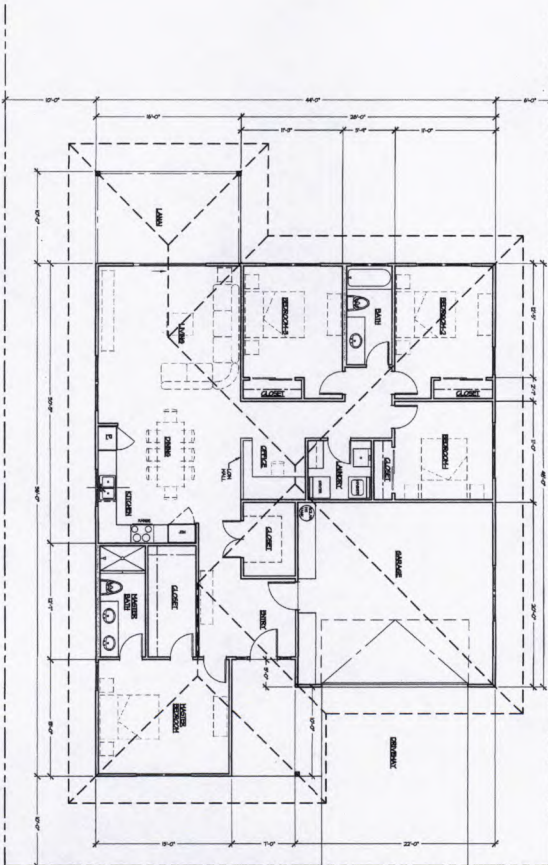
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SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FLOOR PLAN
SCALE: 3/16" = 1'-0"



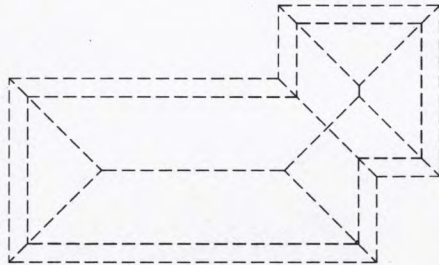
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DATE: MARCH 2017
SCALE: AS NOTED
DRAWN: MAMR
APPROVED: HR
PROJECT NO: POLANU GARDENS

NO. / DATE / REVISIONS:

POLANU GARDENS
MODEL B
4-BEDROOM/2 BATH 1,713 S.F.
SLAB ON GRADE

KAZ
KAZ
Home Works, PAIA
77 Agataport Lane
Halt, Maui, Hawaii 96718
Telephone: (808) 575-2520
Facsimile: (808) 575-2077



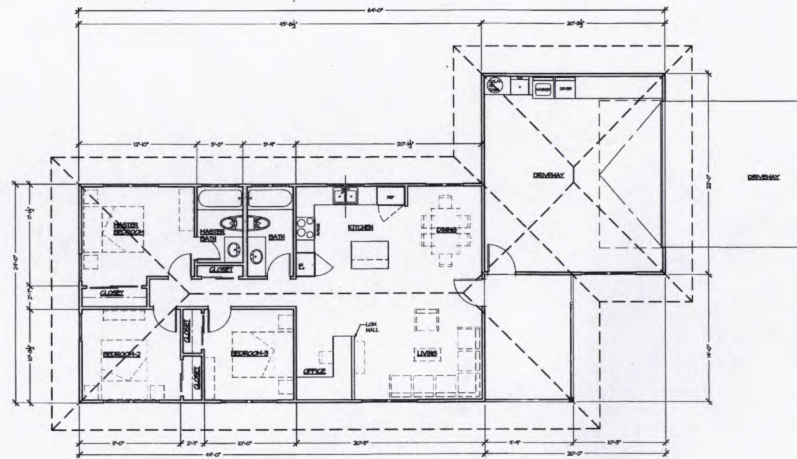
ROOF PLAN
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



STREET ELEVATION
SCALE: 1/8" = 1'-0"



FLOOR PLAN
SCALE: 3/16" = 1'-0"

3 Bedroom/1 Bathroom (1,058 sf)
Garage in Front

LAZ

LAZ
Landscape Architecture
77 Academy Lane
Hillsdale, NJ 07642
Telephone: (800) 872-2020
Fax: (201) 261-5077

POLANUI GARDENS
MODEL C
3-BEDROOM/2 BATH 1,056 S.F.

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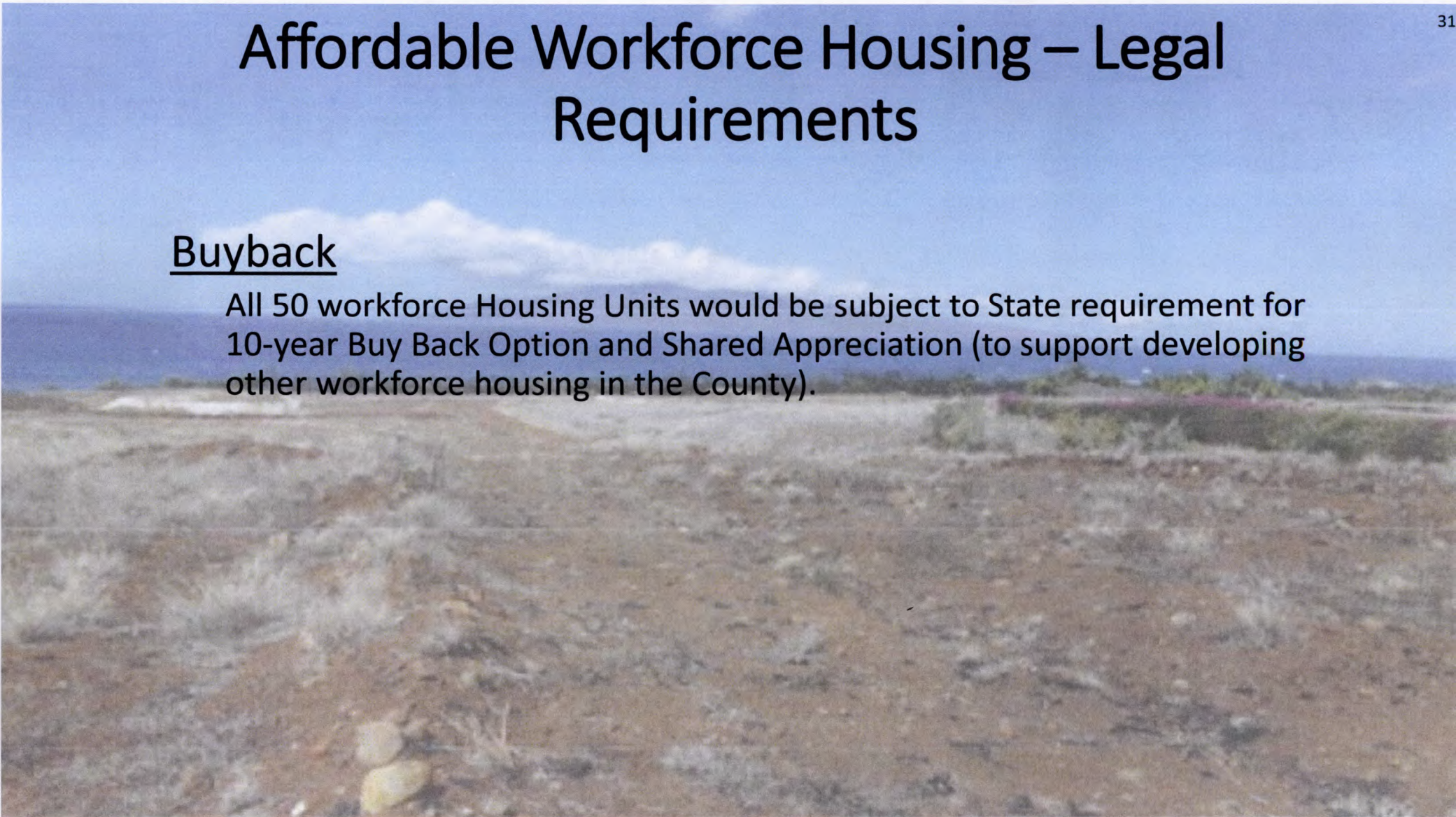
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DATE: MARCH 2017
SCALE: AS NOTED
DRAWN: J. LAZ
CHECKED: J. LAZ
PROJECT NO: POLANUI GARDENS

Affordable Workforce Housing – Legal Requirements

Buyback

All 50 workforce Housing Units would be subject to State requirement for 10-year Buy Back Option and Shared Appreciation (to support developing other workforce housing in the County).



16 Market Lots (1+ Ac. Farm Lots)

The Developer proposes to give first preference to the West Maui Community.

These lots would further meet the housing needs in West Maui for those that do not qualify for the Workforce Housing units.



Infrastructure - Water

Sustainable Yield of Launiupoko Aquifer

- Water use is significantly below the aquifer's Sustainable Yield.

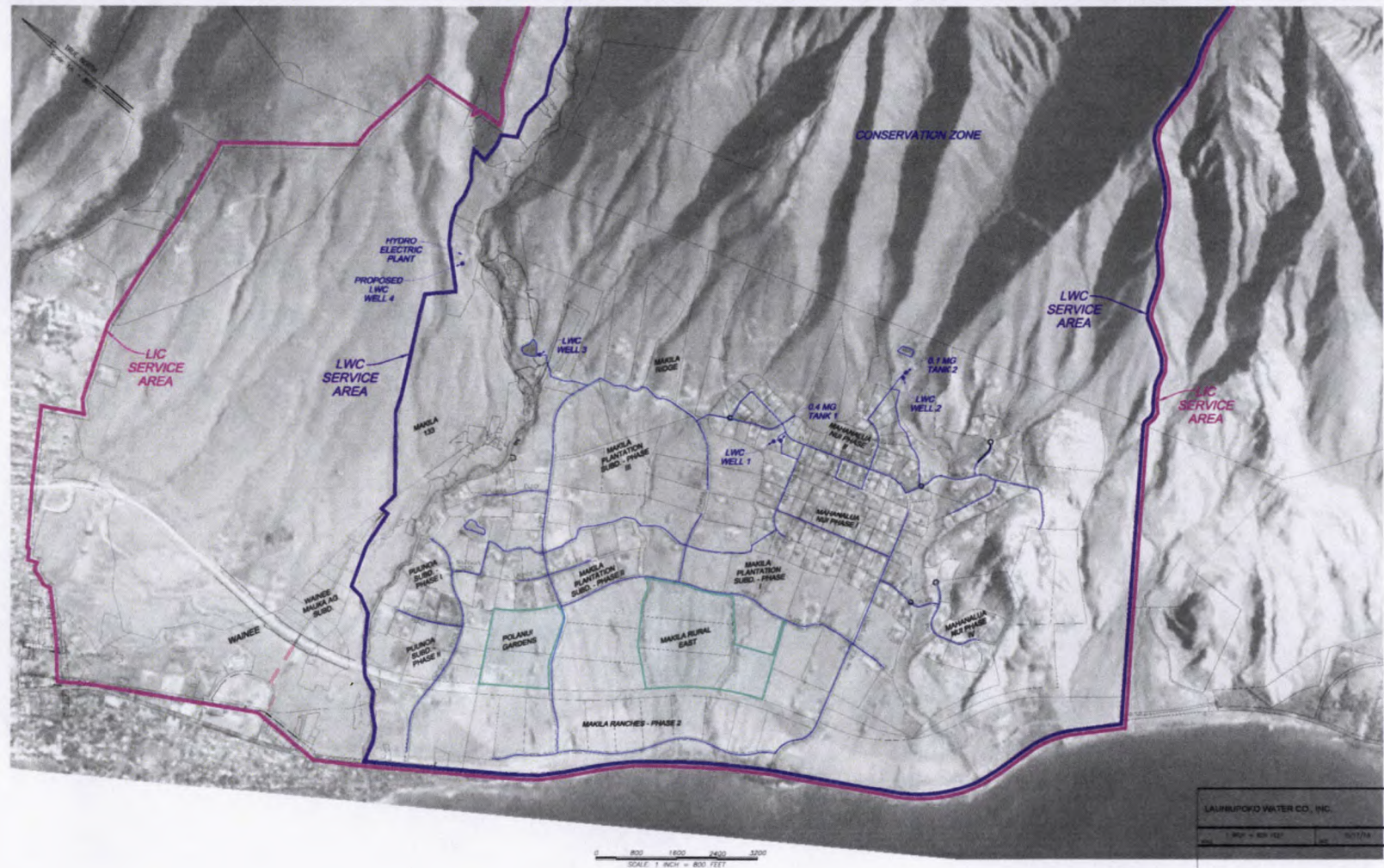
Potable Water

- Potable water will be serviced by PUC-regulated Launiupoko Water Co (LWC)

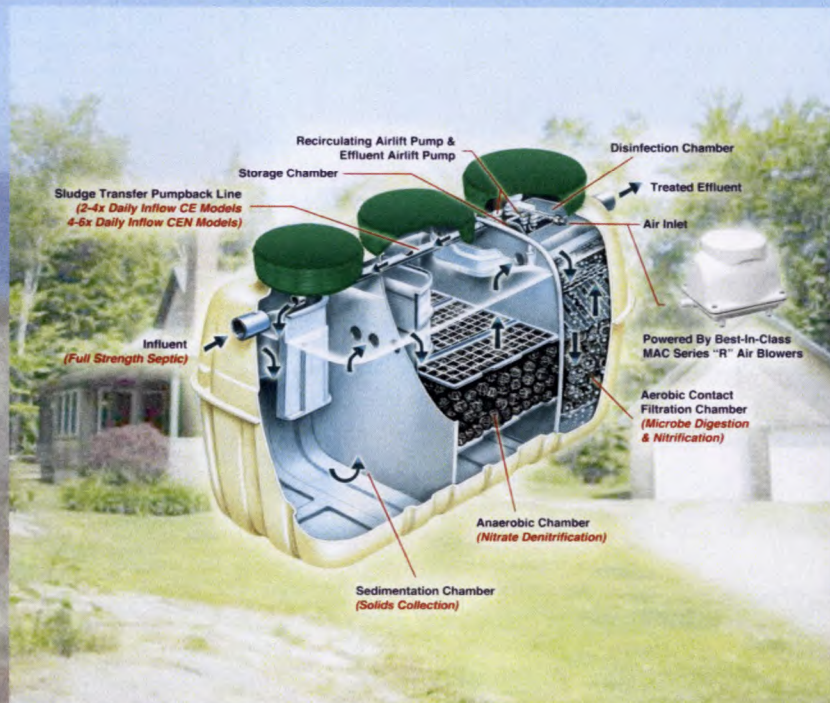
Irrigation Water

- Non-potable water will be provided to market rate agricultural lots by PUC-regulated Launiupoko Irrigation Co. from groundwater and Launiupoko Stream.
 - Groundwater well LIC-1 is online (newly completed)
 - Groundwater well 5139-002 is being actively pursued (projected on be online by the end of the year)
 - Design is underway on Waine'e A & B skimming wells

35

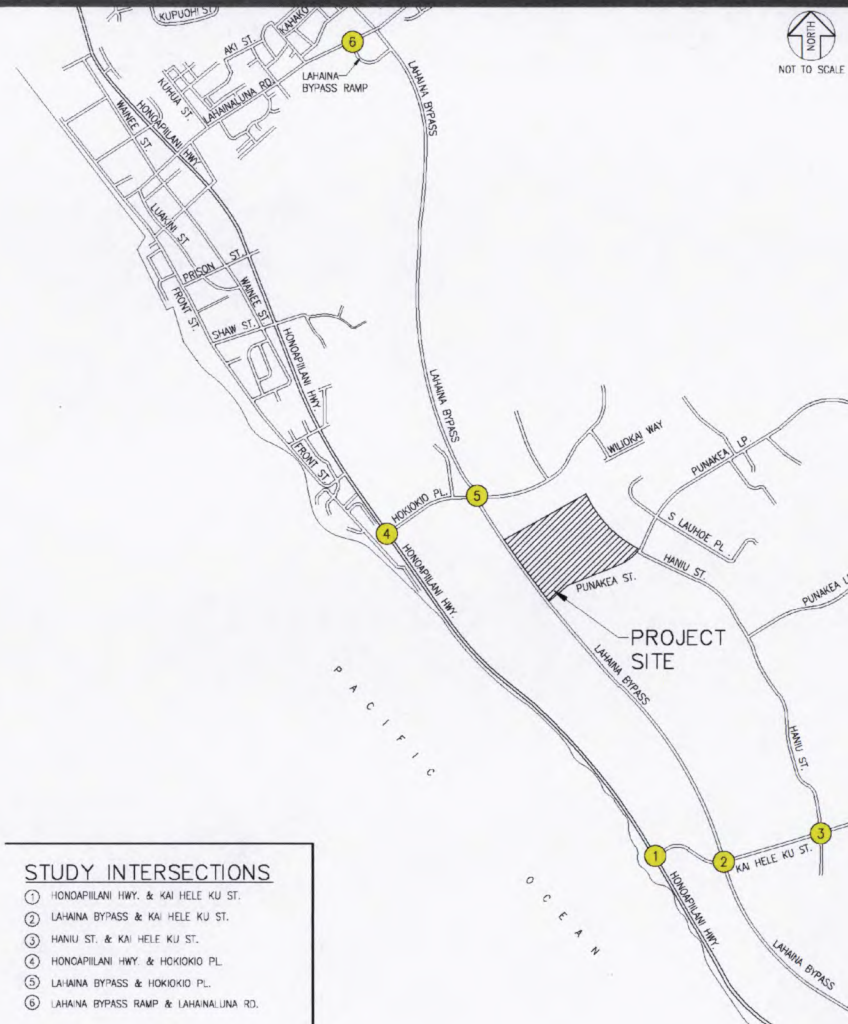


Infrastructure - Wastewater

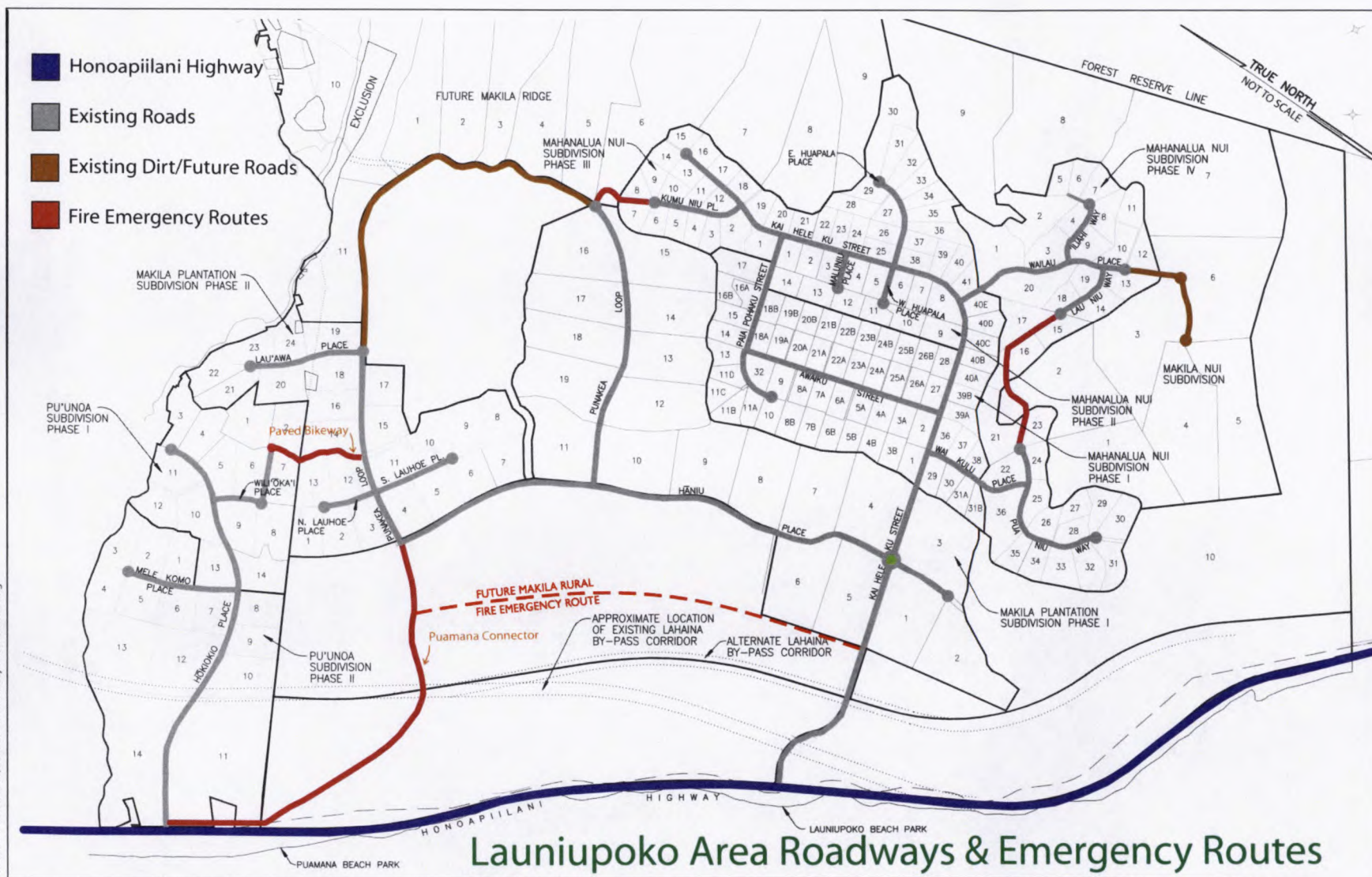


- Wastewater treatment provided by Individual Aerobic Treatment Units (ATUs)
- ATUs provide better quality water treatment compared to traditional septic systems
 - Multi-stage treatment
 - Typically solids and organics are settled out, then returned to the aeration chamber for re-digestion
 - Can reduce solids by as much as 70-90% (compared to 30-50% from a septic system)
 - Substantial removal of nitrogen (to as low as 10-20 ppm) to prevent nutrient pollution
- State requires a minimum separation of 3 feet between infiltration surface and the groundwater table
- Site elevation is 130 feet above sea level
- During the Q&A, an engineer who works on these systems is available to answer questions

Traffic – TIAR Study Intersections



Existing weekday AM/PM peak hour traffic counts were collected on May 23, 2018, AFTER opening of Lahaina Bypass 1B-2.



Traffic - TIAR Findings

- Polanui Gardens will generate 53 AM peak hour trips and 70 PM peak hour trips.
- Project will add about 15-25 vehicles per direction per peak hour along Lahaina Bypass.
- Average delay increase of 2-8 seconds for each movements at the Lahaina Bypass/Kai Hele Ku Street intersection.
- Regionally, the Project will add about 10-20 commuter vehicles to/from Lahaina and Central/South/East Maui regions.
- The critical Lahaina Bypass/Kai Hele Ku Street intersection will operate with an acceptable overall Level of Service D or better and all movements will operate below capacity conditions.
- **Polanui Gardens is not expected to have a significant impact on local traffic conditions.**
- **No additional roadway improvements are recommended.**

Timeframe and Costs

- Completion of the 50 workforce homes will take 18-24 months, and will start as soon as all required permits are obtained
- Subdivision & Construction Plan Processing & Approval: 2019-2022
- Site Improvements (18+ months): 2022-2023
- Home Building: 2023-2024
- Target Completion: 2024
- Estimated costs
 - Site Improvements: \$10-12M
 - Workforce Homes (50): \$15M
 - Total Estimated Cost: \$25-27M

Summary of Key Issues/Community Concerns

- ✓ **Location:** Consistent with the Maui Island General Plan. Planned for 200 Units within designated Rural Growth Boundary.
- ✓ **Wildfire Hazards:** Community of Launiupoko and Makila to pursue more robust Wildfire Management Plan and implement recommended mitigation measures.
 - Maintain Fire Breaks
 - Available Water (Fire Hydrants and Reservoir)
 - Vegetative Buffers
- ✓ **Water:** The aquifer has ample groundwater. Potable water system has capacity. Irrigation System is in process of expanding sources to meet demands (current and future).
- ✓ **Wastewater:** The proposed ATUs, although more expensive, provide a higher level of treatment before the treated water enters the leachfield. Maintenance costs are similar to if County system were available, and cost a little more than a standard septic system. If conventional septic system is preferred by County Council, we will modify plans to accommodate that.

Summary of Key Issues/Community Concerns

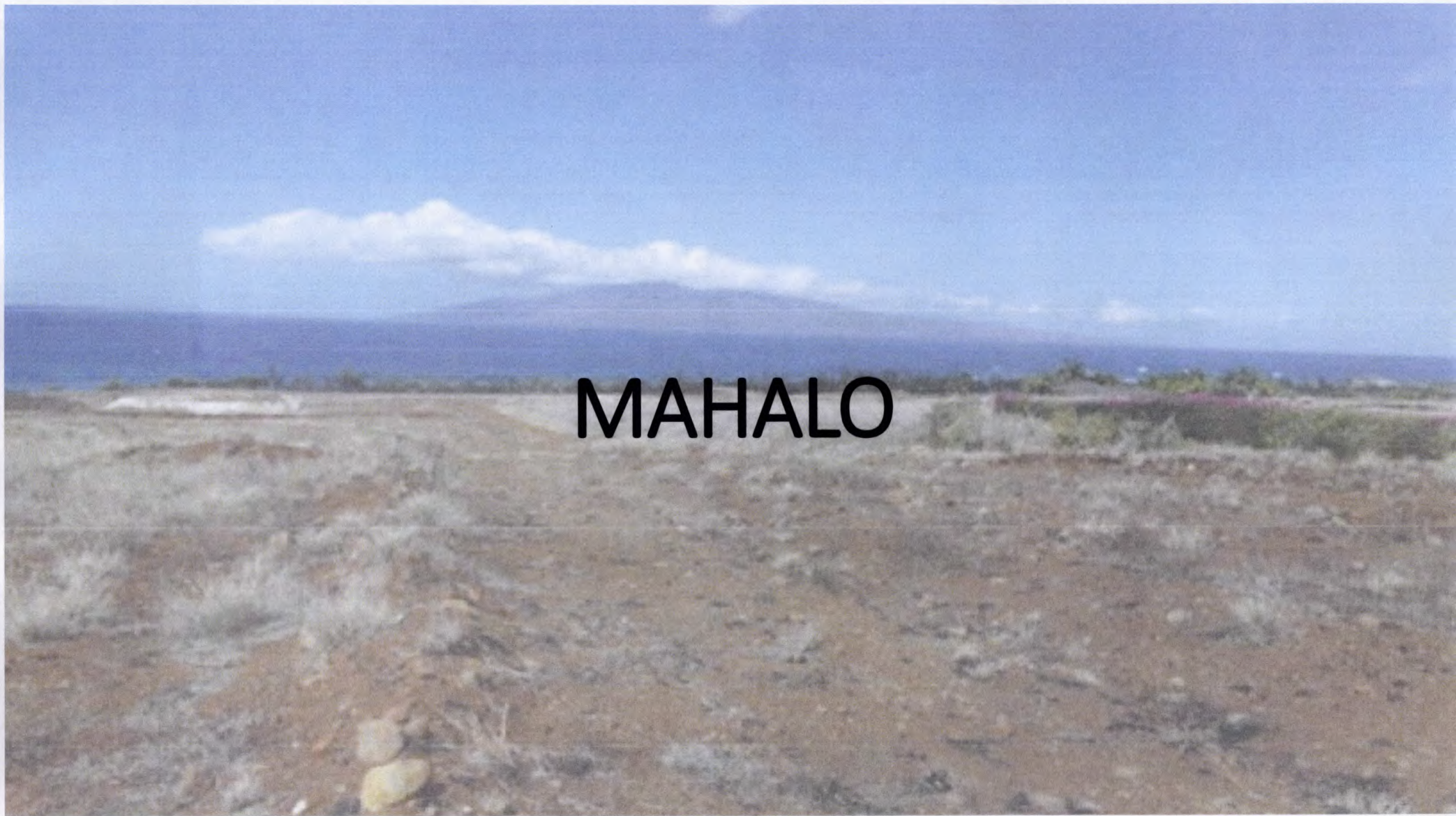
- ✓ **Stormwater Runoff** (Protect Nearshore Waters): Both LID design approach and BMPs incorporated into the plan and projects will comply with County standards (i.e., no additional runoff allowed from the property).
- ✓ **Request to the Council for Urban Designation of the Workforce Homes** (Concern About Sprawl): The County's General Plan for West Maui provided for a variety of housing to meet the regional projected needs by 2030. Makila Rural Growth Boundary was planned for 200 units; current plan provides for 195 units total. These rural workforce housing units are planned in compact walkable neighborhoods with neighborhood parks, food park, and agriculture.
- ✓ **West Maui Community Plan Update – Planning Process:** This process is underway and will be guided by the 2012 County General Plan. Since these projects are consistent with the General Plan, expedited implementation under 201H should not be an issue since this is implementing The Maui Island Plan (2012).

"The Maui County General Plan (General Plan) is a term for a series of ordinances that provide direction for future growth and policy creation in the County. The Countywide Policy Plan acts as an overarching values statement, and is an umbrella policy document that provides direction for the MIP and Community Plans."

– Maui County General Plan 2030, p. I-2

Summary of Key Issues/Community Concerns

- ✓ **Cumulative Impacts:** The Makila Rural Growth Area (200 Units) has been planned with an awareness of the three independent projects. For impacts that should consider cumulative impact, such as traffic, these impact assessments have been done and presented to County agencies for review and comment as part of the Application.
- ✓ **Traffic:** The TIAR did not recommend any improvements as a result of the project. The TIAR accounted for all 3 planned projects in the region.
- ✓ **"Fast Track":** This 201H Application is consistent with the purpose of the 201H statute, and fulfills the requirements of the 201H process as administered by the County Department of Housing and Human Concerns.
- ✓ **Farming:** Polanui Gardens places an emphasis on farming, with a 1-acre food park and substantial agricultural easement. The market rate lots will have access to irrigation water for farming activities. One dwelling per lot will be allowed, keeping the focus on agriculture.
- ✓ **Affordability:** As noted, the Developer will comply with the County Department of Housing and Human Concerns' requirements. Pricing follows the requirements of Chapter 2.96, Maui County Code.



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