

## AH Committee

---

**From:** Randy Wagner <randy.wagner@gmail.com>  
**Sent:** Monday, August 24, 2020 12:03 PM  
**To:** AH Committee  
**Subject:** Fwd: Important Conditions for Liloa Hale  
**Attachments:** Liloa Hale 08-19-20.pdf; DoubleLoaded.jpg; MonkeyPods.jpg

----- Forwarded message -----

**From:** **Randy Wagner** <randy.wagner@gmail.com>  
**Date:** Mon, Aug 24, 2020 at 11:56 AM  
**Subject:** Important Conditions for Liloa Hale  
**To:** <tasha.kama@mauicounty.us>, <mike.molina@mauicounty.us>, <riki.hokoma@mauicounty.gov>, Kelly King <kelly.king@mauicounty.us>, <alice.lee@mauicounty.us>, <tamara.paltin@mauicounty.us>, <keani.rawlins@mauicounty.us>, <Shane.Sinenci@mauicounty.us>, <yukilei.sigimura@mauicounty.gov>  
**Cc:** Mike Moran <MMMMahalo2000@aol.com>

Aloha Honorable Council Members of the Affordable Housing Committee, Kihei Community Association fully supports affordable housing. Liloa Hale is a well located and needed project. There are some very important conditions that need to be met to make this project good for the community in which it is located and for those who will be the inhabitants. Please see the attached letter from the Kihei Community Association. We strongly believe that every dwelling unit needs to be naturally ventilated in a manner similar to the adjacent senior affordable housing project, Hale Mahaolu Ehiku. Currently all units require air conditioning for cooling due to a double loaded internal corridor. Units have windows only on one side of them, thus cross breezes cannot penetrate the building. See photos in attachment of double loaded exterior corridor that allows for cross ventilation. We also believe that there should be monkeypod trees along Pi'ilani Highway similar to the adjacent Hope Chapel property. See photos in attachment. The proposed project is 3 stories tall and interrupts the view plane from the highway. It would be best for the community and the inhabitants if there were a visual vegetative screen consistent with the neighboring property.

We ask you to please review the attached documents. These are very important items to make this project one that will be a great place for our kapuna to live for many years to come. Please make these changes be conditions of the permit. Thank you for your consideration.

Mahalo,

Randy Wagner, AIA, LEED AP

Chair of Design Review Committee of Kihei Community Association





Kihei Community Association

"e mālama pono"...dedicated to protecting,  
sustaining and enhancing our 'āina, kai and 'ōhana

August 19, 2020

Mohannad Mohanna, President Highridge Costa Development Co: [moe.mohanna@housingpartners.com](mailto:moe.mohanna@housingpartners.com)

Mark Roy, Muneko Hiraga, Planners: [mark@mauiymca.org](mailto:mark@mauiymca.org)

Kelly King, Councilor: [kelly.king@mauicounty.us](mailto:kelly.king@mauicounty.us)

Michelle McLean, Director of Planning: [michelle.mclean@co.maui.hi.us](mailto:michelle.mclean@co.maui.hi.us)

Dear Mr. Mohanna,

Thank you for your clarifications in your letter of August 5, 2020.

In response to your comments please see below.

1. We appreciate that you will provide additional exterior shading to reduce heat gain and glare, however we cannot support the double loaded corridor design in the form that you are proposing. We are not asking you to use the corridors as ventilation ducts. We are asking you to open them fully to the outdoor air by way of open stairwells and other openings. A good example of this is the adjacent senior affordable housing project. Please see the attached page of photographs. Relying on air conditioning for comfort is not environmentally friendly, is needlessly expensive and potentially unhealthy. It is not appropriate in Kihei, Maui where the trade winds almost always blow. The importance of fresh air is being reinforced to us during this pandemic. Hawaii is working towards reduced energy consumption statewide. Designing in necessary air conditioning is counterproductive to that goal, and in the event of a power outage could be a serious problem.

2. We understand and appreciate that you have reduced the number of parking stalls. It is unclear to us where the additional green space is located. If you could clarify that it would be helpful. Thank you.

3. Thank you for providing the 2 monkeypod trees at the corners of the property. We see no reason that they can't be continued along the highway perimeter of the site. They are highly successful at softening the view from the highway. Can you use some of the additional green space from the reduced parking to allow for the larger trees? Please see the attached photos of the Hope Chapel site and accompanying article from MauiNow.com. We understand that a rock wall would consume less space than a berm. That will be attractive and may reduce noise.

4. We understand that you will be providing curbs and sidewalk on your site, and we hope that you will be able to provide a safe pathway to the adjacent senior housing and adult care center even if it is not a standard sidewalk.

Thank you for reducing the height of the building to 3 stories. Can you please tell us what the final roof elevation will be?

M. Mohannad Mohanna  
August 19, 2020  
Page 2

In conclusion, we believe that it is possible for you to make design adjustments to your project that will allow for a double loaded open air corridor. Additionally we request that you continue the row of monkeypod trees along the highway as Hope Chapel has done.

Attached are examples of the referenced double loaded corridors and monkey pod trees.

Thank you for your continued conversation about this important project.

Mahalo,

Mike Moran, President  
Kihei Community Association





CORRIDORS IN DISTANCE

## DOUBLE LOADED OPEN AIR CORRIDORS IN AFFORDABLE SENIOR HOUSING



EXTERIOR WALL OF COMPLEX



SECOND FLOOR CORRIDOR



SECOND FLOOR CORRIDOR AT ELEVATOR



GROUND LEVEL CORRIDOR



CROSS VENTILATION THROUGH  
SECURITY SCREEN AND WINDOWS



## MONKEY POD TREES ALONG PI'ILANI HIGHWAY



PARKING LOT VIEW OF  
MONKEYPODS AT HOPE CHAPEL



HIGHWAY VIEW TOWARDS SITE  
WITH HOPE CHAPEL IN THE DISTANCE

### **Statewide Tree Planting Initiative Aims to Make Hawai'i More Resilient to Climate Change**

August 17, 2020, 7:15 AM HST · Updated August 16, 5:55 AM

Individuals, organizations and counties are planting trees across the state on Oct. 30, 2020. The goal is to plant 100,000 trees, with 10,000 volunteers, on 1,000 sites in an effort to reduce the effects of climate change and beautify our islands.

Rob Weltman, President of the Maui Sierra Club spearheaded the effort earlier this year saying, "planting trees is one of the most effective actions ordinary citizens can take to mitigate climate change and it will provide many additional benefits for Maui County." Weltman said there's an urgency relating to climate change, particularly facing island environments such as Hawai'i with rising sea levels and extreme weather events.

Many organizations in Hawai'i are joining the effort with 33 organizations signed up already to provide planting sites and 55 supporting organizations.

"As an island community we are particularly vulnerable to climate change and we're already experiencing effects from it. Since trees offer so many ecosystem services, like protecting watersheds, filtering pollutants, enhancing biodiversity, all while sequestering carbon we should absolutely be planting trees," said Common Ground Collective's President, Ananda Stone.