

**Chapter 2.97 MCC Fast Tracked  
Housing Application  
for  
Proposed Liloa Hale 100% Senior  
Affordable Housing Project**

***Affordable Housing Committee Meeting  
August 26, 2020***

**Prepared for  
Liloa Senior Housing, LP**



# PROJECT TEAM

Applicant .....Liloa Senior Housing, LP

Partners.....Hale Mahaolu  
Highridge Costa

Architect.....Design Partners, Inc.

Landscape Architect.....Chris Hart & Partners, Inc.

Civil Engineer.....Otomo Engineering, Inc.

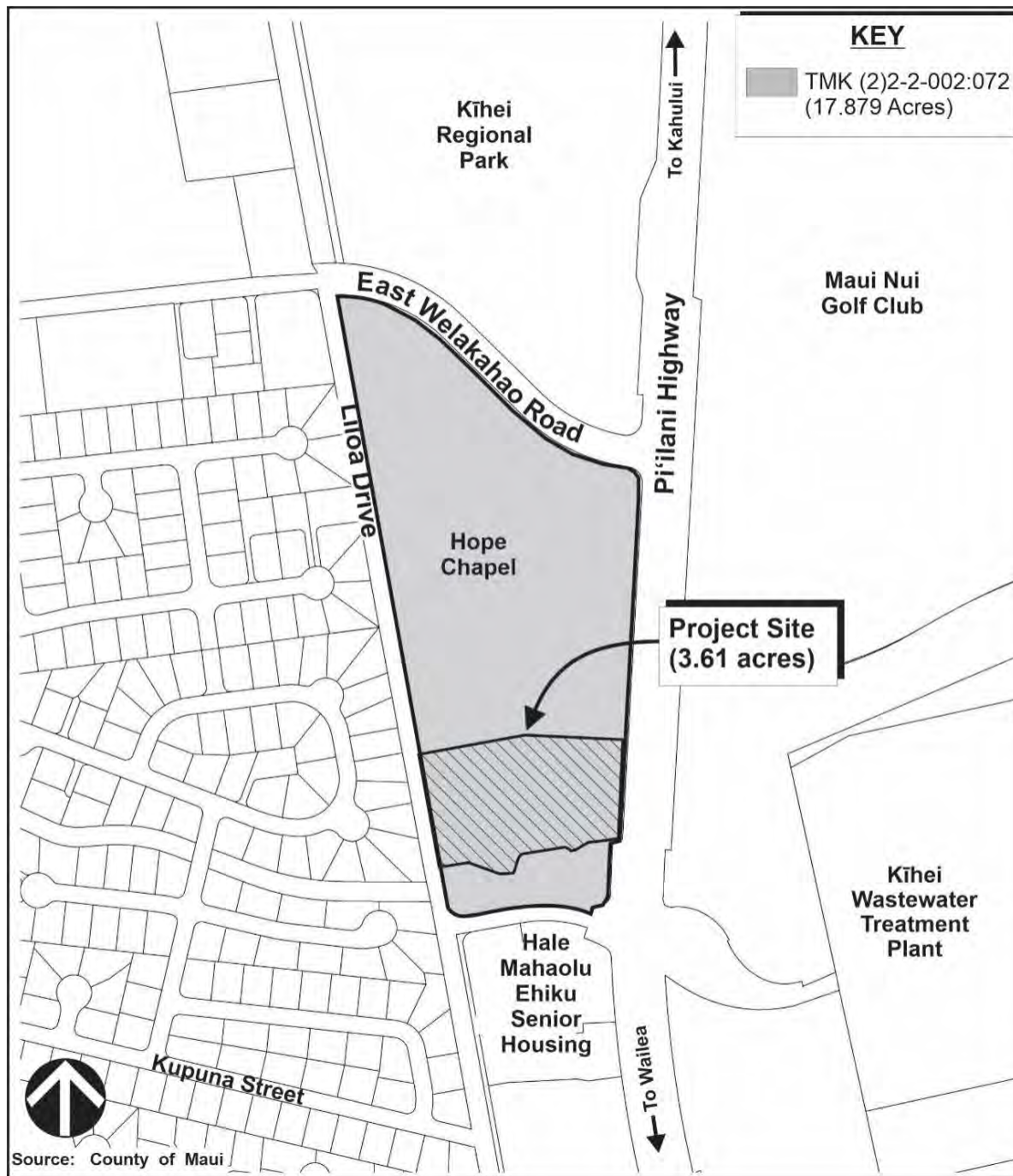
Traffic Engineer.....Austin, Tsutumi & Associates, Inc.

Archaeologist.....‘Aina Archaeology

Environmental Consultant.....Robert W. Hobdy

Planning Consultant .....Munekiyo Hiraga







**Interior View of Project Site Facing Northwest**



**View South Along Pi'ilani Highway (Project Site at Right)**



**View North Towards Storage Facilities Adjacent to the Project Site**

# COMMUNITY OUTREACH

- Kihei Community Association (KCA)
  - Two (2) meetings were held on November 11, 2019 and January 14, 2020
  
- South Maui Advisory Committee (SMAC)
  - The Applicant attended two (2) SMAC meetings on November 20, 2019 and July 23, 2020
  
- Plan refinements implemented in response to input received including reduction from 4-story to 3-story design

# CONSULTED GOVERNMENT OFFICIALS

- County Councilmembers
- Honorable Michael Victorino - Mayor, County of Maui
- Ms. Lori Tzuhako – Director, Maui Department of Housing and Human Concerns (DHHC)
- Ms. Linda Munsell - Deputy Director, DHHC
- Mr. Buddy Almeida - Housing Administrator, DHHC
- Ms. Michele Chouteau McLean - Director, Planning Department
- County of Maui's Attainable Housing for Maui Nui Committee
- County of Maui's Urban Design Review Board

# PROJECT OVERVIEW

- Project located on an approximately 3.61-acre site south of Hope Chapel in Kihei at TMK (2)2-2-002:072(por.)
- 100% Senior Affordable Housing (Rental) Community
- A single three-story building containing 117 apartment units (one (1) and two (2) bedrooms) and related improvements
- All units will be restricted to Seniors earning 60 percent or less of the AMI in accordance with the annual affordable rent guidelines set forth by DHHC

# PROJECT OVERVIEW

## (continued)

- Managed by Hale Mahaolu
- Amenities will include:
  - Community gathering space for residents
  - Mailroom
  - Property manager's living unit
  - Office space for onsite staff
  - 143 on-grade parking stalls and two (2) loading stalls

# PRODUCT TYPE AND FLOOR AREA

Unit Type	Number of Units	Floor Area
1 Bedroom/1 Bath	101 (including five (5) ADA units)	Standard: 642 sq. ft. ADA: 653 sq. ft.
2 Bedroom/1 Bath	16 (including one (1) ADA unit)	Standard: 878 sq. ft. ADA: 916 sq. ft.
<b>TOTAL NUMBER OF UNITS</b>	117	

# SITE PLAN

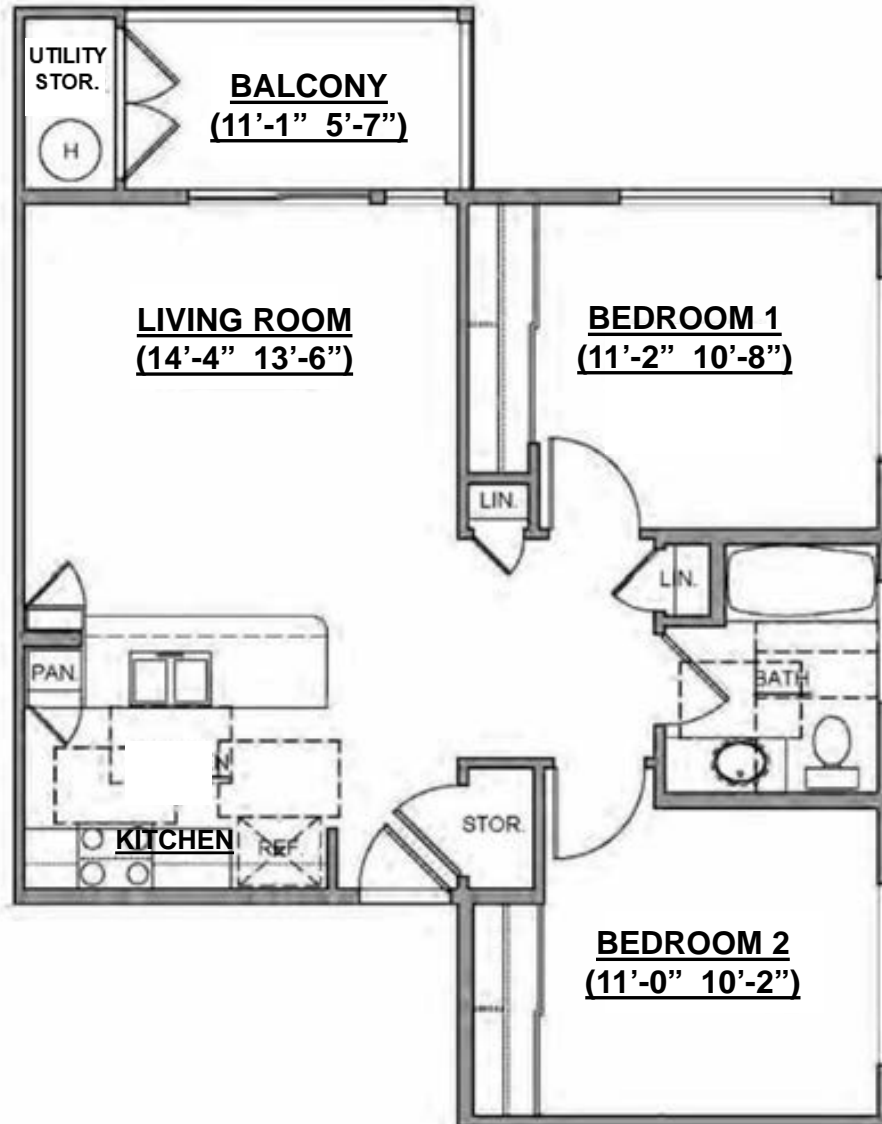


# STANDARD UNIT FLOOR PLANS



UNIT 1	
<u>1 BEDROOM UNIT</u>	
Living Area:	561 SF
Balcony:	59 SF
Est. Storage:	22 SF
<b>TOTAL:</b>	<b>642 SF</b>

# STANDARD UNIT FLOOR PLANS



**UNIT 2**  
**2 BEDROOM UNIT**  
Living Area: 787 SF  
Balcony: 69 SF  
Est. Storage: 22 SF  
**TOTAL: 878 SF**

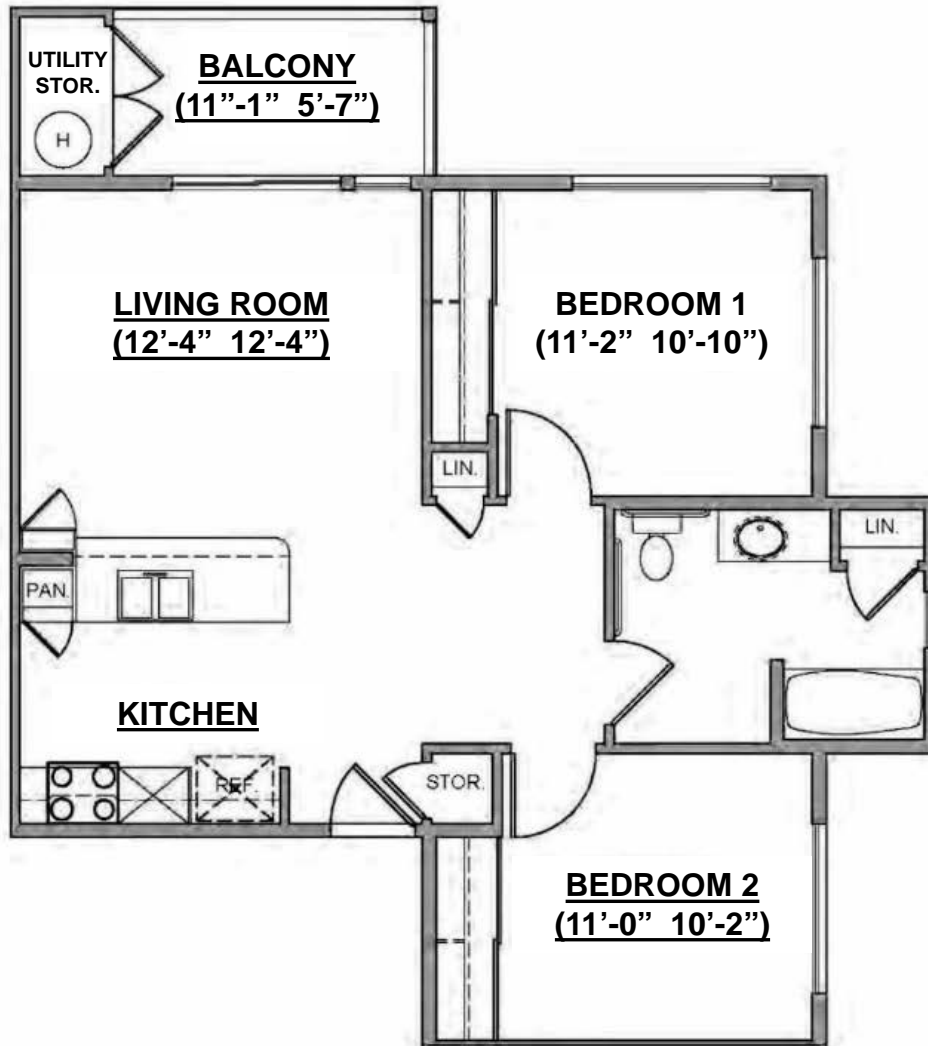
# ADA UNIT FLOOR PLANS



## UNIT 1 (ADA) 1 BEDROOM UNIT

Living Area:	572 SF
Balcony:	59 SF
Est. Storage:	22 SF
<b>TOTAL:</b>	<b>653 SF</b>

# ADA UNIT FLOOR PLANS



<b>UNIT 2 (ADA)</b>	
<b><u>2 BEDROOM UNIT</u></b>	
Living Area:	825 SF
Balcony:	69 SF
Est. Storage:	22 SF
<b>TOTAL:</b>	<b>916 SF</b>

# NORTH AND SOUTH ELEVATIONS



**North Side Elevation**



**South Side Elevation**

# EAST AND WEST ELEVATIONS



**East Side Elevation**



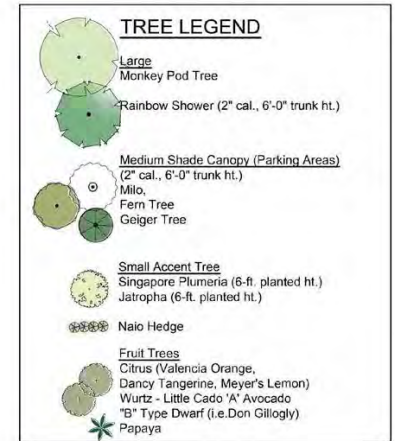
**West Side Elevation**







# CONCEPTUAL LANDSCAPE PLAN



**PROJECT AREA**  
3.61 ACRES

# LAND USE DESIGNATIONS

State Land Use District	Urban
Maui Island Plan	Within Urban Growth Boundary
Kihei-Makena Community Plan	Project District
County Zoning	Project District 5 (Piilani Village)
Other	Special Management Area (SMA)

# REGULATORY CONTEXT

- Chapter 2.97, MCC fast tracked housing application is being processed by DHHC to request exemptions from various County requirements.
- An SMA Use Permit application is being processed by the Planning Department.
- Chapter 343, HRS, EA Exemption Declaration has been issued by Department of Housing and Human Concerns (DHHC).

# REQUESTED EXEMPTIONS FROM MAUI COUNTY CODE

- Construction waste disposal permit and disposal charges
- Wastewater assessment fees
- Fire, electrical, plumbing, and building permit, plan review, and inspection fees
- Grubbing and grading permit and inspection fees
- Park assessment fee
- Curb, gutter, and sidewalk requirements. Applicant will install curb, gutters, and sidewalks along the portion of Liloa Drive fronting the project site

# REQUESTED EXEMPTIONS FROM MAUI COUNTY CODE (continued)

- Project District Processing Regulations
- Use of A-2, Apartment Zoning Development Standards
- Off-street parking requirements
- Community Plan consistency requirement to allow the project to proceed without amending the the Kihei-Makena Community Plan to a “Multi-family” designation (from “Project District”)

# **CHAPTER 2.97 MCC**

## **ENVIRONMENTAL ASSESSMENT**

- No known rare, threatened, or endangered species of flora, fauna, avifauna, or their critical habitats were identified during the project's Botanical and Fauna Survey.
- No significant archaeological sites were identified on the subject property. Nevertheless, the Applicant will conduct archaeological monitoring for all initial ground disturbing activities in area where the original natural grade is present.
- The project's Cultural Background Review report noted that no current traditional and customary gathering practices were identified within the project site.

# **CHAPTER 2.97 MCC**

## **ENVIRONMENTAL ASSESSMENT**

### **(continued)**

- No substantial degradation of environmental quality is anticipated. Construction BMPs and permanent BMPs (i.e., comprehensive drainage system) will be implemented to avoid any significant adverse impacts to the environment and surrounding properties.
- The project site is located within Zone X (area of minimal flooding) according to FEMA's Flood Insurance Rate Map and outside of Tsunami Evacuation Zone.
- The proposed development will not impact any established significant scenic vistas, viewplanes, or corridors.
- The proposed action is in accordance with the Hawai'i State Plan, Countywide Policy Plan, and the Maui Island Plan directed growth strategy and the Kihei-Makena Community Plan.

# SUMMARY

Liloa Senior Housing, LP requests the Affordable Housing Committee's review of the project and its recommendation to the Maui County Council.

