



June 14, 2020

Jay Krigsman, Krausz Company
David Pyle, Krausz Company
Gwen Hiraga, Munekiyo Hiraga

Aloha Design Team for Downtown Kihei,

We are delighted to see you back and appreciate that you are adding an affordable housing component to your vision. Thank you for meeting with us and giving us an early glance at your ideas. We believe that a mixed use neighborhood of local housing and commercial including the hotel component has the potential to be self-sustaining and successful. We have always supported your walkable/livable town center vision that creates a sense of place.

There are several challenges that we see with the project as proposed, and we have relatively minor changes that could be made to enhance and sustain the outcome of the development. We discussed these briefly during the meeting with you.

South Parcel

1. We would like to see the live/work units brought closer to Pi'ikea Avenue and extended to cover a longer distance. This would create more living units and enhance the "sense of place". Please see the attached sketch. With the parking in the rear it allows for possible uses such as cafes or restaurants to have space for sidewalk tables, and it creates an attractive place for people to gather. Given high density residential, these kinds of public communal spaces provide relief and interest, creating a business attraction and a destination. Local populations quickly discover where parking is available, so it is not necessary or desirable to have it in front of the units. The "sense of place" is worth the trade off and is in keeping with the community's vision for Kihei.

2. We would like to see consolidation of the "green" public space on the makai portion of the site where the retention basin and wetlands are located. If the picnic/play area were located adjacent to these green open spaces, residents would have greater contact with the natural environment. This too is very important in a high density living situation. Please see the attached sketch that shows a broad green walkway with large trees that traverses the parking area providing a meandering path from mauka to makai across the parking lot. It directs one comfortably across the parking to the picnic/play area. There is also a clear direct and easily walked path from the north side of the parking to the Pi'ikea shopping area. Therefore, one can safely navigate the large parking lot in both directions from all the buildings. The roadway is also modified to keep it away from the makai side of the site in front of the townhouses. This further reduces hardscape and further consolidates the green potential of the site. The loss of some townhouse units is gained in the live/work ones. All the other buildings remain the size and location you have shown on your proposed site plan.

3. We understand the buildings themselves are not yet designed for this site, and that they will be of a Hawaiian type design. It is very important that all the units have cross ventilation to take advantage of our trade winds for cooling, reduced energy reliance and for a healthy environment. This would require open corridors with some type of opening on both sides of the unit that could be clerestory jalousies or awning windows along the access hallways. All windows except those facing north are currently required to have shades unless they are super high efficiency glazed. The comfort of living in each unit will be greatly enhanced by having these options. Most government grants used to support housing also have these requirements.

North Parcel

1. It is important that all commercial units be attractive from Pi'ikea Avenue. Pedestrians should feel invited into buildings A, B and C. This is already achieved somewhat between the small commercial buildings on the makai side of the parcel by way of an entry way from the street between the 2 small buildings. The large building near the roundabout should also invite pedestrians to enter. It is unattractive to see the backsides of shops the way we do at Azeka's mauka, lower down on Pi'ikea across from Long's parking lot. With creative design, a sense of place from the Pi'ikea Avenue and the parking lot sides can both be achieved.

2. We would like to see more street trees along the sidewalks for shade and beauty. This too will help define the sense of place, especially as one comes off the roundabout and as one approaches the roundabout. Trees and shade are very important in defining this neighborhood as a pleasant place to be. It would set an example that we could follow throughout Kihei as other projects are brought on. See attached KCA Road Guidelines photo.

3. We are strong supporters of Low Impact Design (LID) principals and would like to see the "green Streets" ideas used throughout both sites. It would mean increased retention by all green spaces receiving runoff from roads and parking. All of this helps to protect and nourish the water table and protects the wetlands and the ocean. See Eco Design Solutions:
<http://www.ecosoldesigns.com/civil-engineering/>

In summary, we are extremely happy to see you moving forward with a viable development. There is huge potential for this to be a stellar project. The changes we are suggesting are relatively minor in the big picture, especially considering how far you have come. We look forward to having further conversation with you as soon as possible. Please feel free to contact us.

Mahalo,

Randy Wagner, AIA, LEED AP
Chair KCA Design Review Committee