

## EDB Committee

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**From:** Daralyn Milne <daralyn@mauibiz.com>  
**Sent:** Thursday, March 28, 2019 9:08 AM  
**To:** EDB Committee  
**Cc:** Keani N. Rawlins; Kelly King; Tasha A. Kama; Shane M. Sinenci; Tamara A. Paltin; Alice L. Lee; Mike J. Molina; Grant E. Howe  
**Subject:** Testimony for 3/29 Meeting Re: Wailuku Civic Center  
**Attachments:** CCF\_001877.pdf

Grant Howe asked me to send to you the attached testimony for the 3/29 meeting regarding the Wailuku Civic Center funding.

*Daralyn Milne*

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March 27, 2019

Honorable Committee Chair  
Keani N.W. Rawlings-  
Fernandez Vice Chair T. Kelly  
King and County Council  
Members

200 High Street  
Wailuku, HI 96793

**SUBJECT: Item NO.(EDB-76) for the Wailuku Civic “ A  
BILL FOR AN ORDINANCE AMENDING  
ORDINANCE NO. 4858, BILL NO. 54(2018),  
RELATING TO THE ISSUANCE OF GENERAL  
OBLIGATION BONDS OF THE COUNTY OF MAUI  
ISSUANCE, SALE AND DELIEVERY OF SAID  
BONDS (DEPARTMENT OF MANAGEMENT-  
WAILUKU CIVIC COMPLEX)”**

Dear Honorable Chair Keani N.W, Rawlings Fernandez,

Vice Chair Kelly T. King and Council Members:

I would like to submit this written testimony in opposition for proceeding with approval of the reduced funding for the Civic Center project and elimination of funding for the parking lot structure and Civic Complex which has been a long time coming.

I have been practicing Commercial Real Estate as a broker since 1985 headquartered in Wailuku, own several properties on Main Street and have also been a past MRA Chairperson.

One thing that has been constant when representing Tenants for property in Wailuku is the importance of parking for the viability of their business success and unfortunately always an issue when trying to accommodate the employee and customer base.

After over 2 decades of studies and community and Wailuku business input not to mention the hundreds of thousands of dollars for these studies and plans, it has been well established that there has been a dire need for a parking structure to revitalize our historical town and allow for property owners to invest to upgrade and create quality development. As it now stands, parking and aging infrastructure which is in need for upgrades are inadequate to support growth needed for such development. Much thought and design has gone into design of a structure that would blend into the surrounding architecture which in itself is a mix of historic and newer buildings.

By funding now there is the benefit of taking advantage of present value dollars, low interest climate and locking in cost which have and will escalate over time if done piecemeal. In addition, the disruption to phase over time will prolong inconvenience to existing businesses. If you are going to fund infrastructure to allow for upgrade and not follow through with the Parking structure and Civic Complex it would be somewhat of a waste not to take advantage of a vision which has been a long time coming.

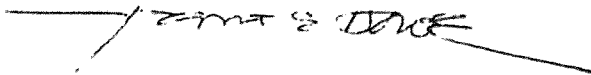
I am hopeful that the new Council members have taken the time to study the (CSG) Goodwin Consulting Group Analysis of Fiscal and Economic Impacts dated April 19, 2018 and the PUMA (Progressive Urban Management Associates) Wailuku Town Survey. Both companies are very well respected in their fields and offer good insight as to the benefits and needs for the proposed development. I would not like to think that decisions will be made based on misinformation or innuendo.

With the population growth of the island of Maui which has more than doubled since my arrival in 1985, and the residential development of the Wailuku corridor and Maui Lani subdivisions we need to have the upgraded infrastructure and parking to allow Wailuku to keep up with our urban growth and to allow for the amenities to support the same.

Defunding the parking structure and civic center will be a setback for many years to come and deprive Wailuku of the upgrade that has been deserved for Wailuku's future business and Residential vitality.

It's time to make smart fiscal decisions and move forward to a great Wailuku future.

Respectfully,



Grant E. Howe, CCIM R(B)  
Commercial Properties of Maui

## Wailuku Civic Hub – So much more than Parking

There is a reason the redevelopment of the Wailuku Municipal Parking lot has taken so long. The project has been in the visioning phase for nearly 20 years, with hundreds of folks lending their support to the goal stated in the Wailuku Redevelopment Plan, “Redevelop with Municipal Parking Lot with opportunities for mixed use such that will create an activity generator.” But in reality this is a complicated task for an aging downtown area. Once we embraced the big picture and realized the project had to be much more than just parking the pieces have begun to fall into place in a way that will benefit Wailuku Town and all of Maui for generations to come.

When the property was acquired in the 1960’s for the municipal parking lot creating more parking was the only priority in order to keep downtown Wailuku competitive with the growing suburban commercial spaces in Kahului. The municipal lot has served the neighborhood well for the existing level of development, yet for the real redevelopment to occur additional parking is still needed, so the Wailuku Civic Hub parking structure will double the amount of parking on-site to 428 stalls. Because transportation is in a time of transition as well with all major car manufacturers now creating electric vehicle models, the structure will be equipped with 40 EV charging stations at the time of opening and wired to add another 40 stations when the market demand is there. The ground floor of the parking is designed with a 14’ ceiling height creating a very open ground level, perfect for farmer’s markets and night markets during non-office hours.

The outdoor public space extends far beyond the project site. Vineyard Street from High to Market will get totally rebuilt including storm drains, a new sewer line, buried power lines, street lamps and much needed sidewalks. Church Street will get the same. Pedestrian linkages are being improved with universal design principles in mind to allow people of all ages and abilities to easily and safely walk, bike or roll anywhere through the core of Wailuku. An open community plaza featuring seating, shade trees and a performance space will enable the neighborhood to expand the offerings of the already successful Wailuku First Friday event and provide a venue for many more community celebrations.

The mixed-use building serves a variety of functions. The ground floor space is designed to be a modern food hall, like a smaller version of Pike Place Market in Seattle. It will have lunch counters and dining opportunities as well as made and grown on Maui product sales including permanent stalls for farmers. The second floor is planned as much needed County office space and the mauka portion of the third floor is designed as a new County public hearing room with added seating capacity and hi-tech conferencing capabilities to improve the community’s access to the planning process.

Over and over our planners heard people’s desire for additional community gathering space for performance, classes, fund raisers, receptions, and celebrations. The makai side of the third floor has been planned as a community reception space offering a new beautiful venue with a large outdoor event deck with sweeping views of Kahului Bay and through the central valley. This rentable community space has an attached commercial kitchen designed in conjunction with our local chefs and caters to encourage their ability to provide local families and organizations the chance to completely customize their event. Having the market and event space will generate additional traffic to Wailuku on nights and weekends and transition the neighborhood from just an office district to a downtown with real night life.

Virtually every space throughout the project has a dual use and is being planned with the future in mind. The community spaces on the top floor are designed to double a FEMA shelter space to accommodate nearly 500 people in the event of an emergency. The facility will have both a generator and battery

back-up power enabling the ground floor to also function as a food distribution center which we saw was so desperately needed in the recent disaster in Puerto Rico. The facility is also being design with enough PV capacity to provide up to 70% of the project's power demands.

Now that the project is clearly defined and moving into the construction design phase, we are focusing our attention on construction mitigation and neighborhood resiliency. Stay tuned as we keep working to bring an innovative downtown shuttle system and exciting public art program to keep Wailuku accessible and interesting. We're also developing tax abatement programs and investment incentives to enable to the private sector to join in our efforts to revitalize and grow.

Thanks to the hard work of the Project Advisory Committee, the Maui Redevelopment Agency, the design team and the hundreds and hundreds of people who have participated throughout the years and shared their preferences and priorities, the Wailuku Civic Hub will be the missing piece to unlock Wailuku's potential.

## COMMUNITY RETURN ON INVESTMENT

Big projects naturally carry big price tags. Taxpayers have a right to know how the Wailuku Civic Complex will benefit them and whether the project is worth the investment.

Common questions about the plan include: Are Wailuku residents the only ones to benefit? Is there a financial return on the investment? What are the hard numbers?

Thankfully, with the Wailuku Civic Hub, the benefits outweigh each expense. Planners and community members have spent decades making sure this project gets it right. That's why we're excited to share the return on your investment.

- **EVERYONE BENEFITS:** Wailuku town is and will continue to be the center of county and state government. It's home to the court system and most of Maui's attorneys. Also, the district houses dozens of independent and alternative health care providers. In short, Wailuku is Maui's downtown that people from around the island visit regularly. Residents near and far will benefit from upgrades to our island's central meeting place.
- **BIG RETURNS:** Creating 214 additional parking spaces in the downtown core encourages the development of more restaurants, housing, shops, hotels and the services that support

them. This will enhance local economy, bringing a big bang for the buck. Wailuku's revitalization and growth will bring more than \$150 million of private sector investment over the next 15 years, and \$700 million-plus over the life of the bond. In other words, the project not only pays for itself over time but will increase the property tax capture by nearly 400%.

- **HOUSING OPTIONS:** Sewer line and storm sewer upgrades make reinvestment possible for nearly 20 properties that now flood during heavy rains. Many of these owners want to build multifamily housing but have been discouraged because of area infrastructure problems. Once these housing projects are built, it will create more housing choices for Central Maui.
- **"CATALYTIC PROJECT":** Projects like the Civic Complex are often referred to as "catalytic projects" because they act as a catalyst for future investment. We believe the time is right for this investment, to reinforce Wailuku's role as the civic center of the island, to breathe life into the town and to create a center for the next generation of Maui's residents.

With the Wailuku Civic Complex, residents will reap benefits for years to come, making the community return on the investment one that's worthwhile.

## SPECIAL MAHALO

We'd like to take a moment to offer a special thanks to the Project Advisory Committee that collectively shared hundreds of hours, valuable expertise and critical perspectives to help shape this project into something all of Maui can appreciate.

Alexis Dascoulias, Iao Theater & Maui OnStage  
Bill Mitchell, Hawaii Land Design former MRA Chair  
Don Fujimoto, A&B Properties former MRA Chair  
Frank DeRego, MEDB and MRA member  
Gwen Hiraga, Munehiyo Hiraga and MRA member  
Kristin Holmes, Holmes Family Holdings  
Kurt Watanabe, Public Works Department  
Lawrence Kauha'aha'a, Ho'omaika'i Services

Peter Neiss, Maui Architectural Group  
Saedene Ota, Sae Design & Maui Thing  
Scott Teruya, Finance Department

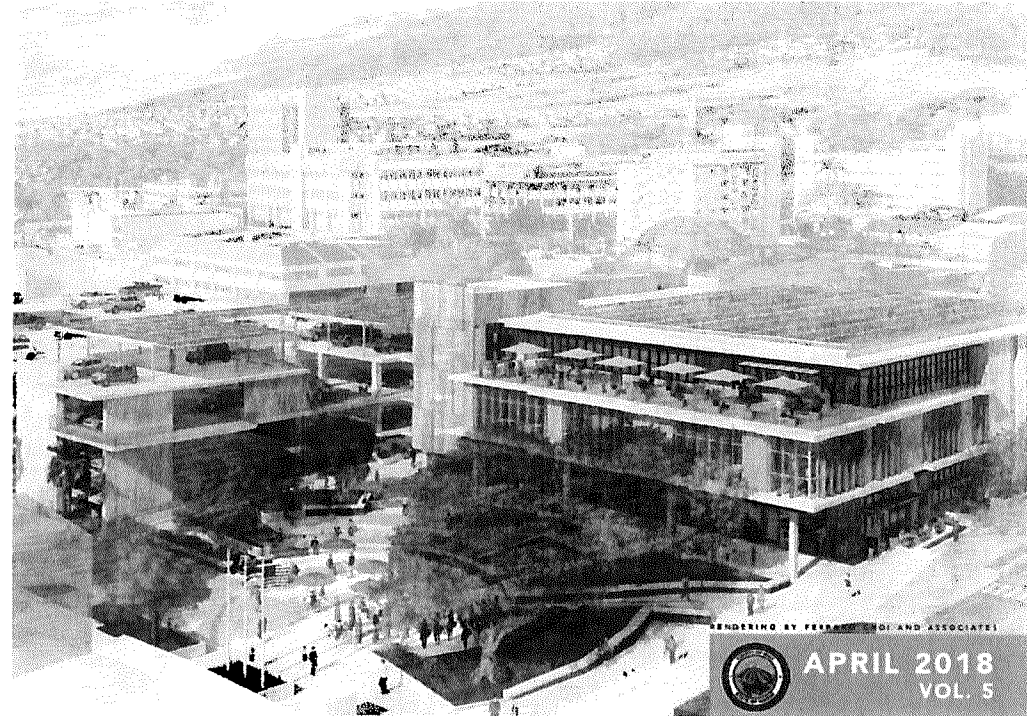
A big mahalo to Project Advisor, David Yamashita of the Maui County Parks and Recreation Department.

**REWAILUKU.ORG**  
VISIT OUR WEBSITE AND NEVER MISS AN UPDATE!



### QUESTIONS or INQUIRIES?

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## Welcome to THE NEXT BIG THING WAILUKU CIVIC COMPLEX

### MOVING FORWARD - PREPARING FOR CONSTRUCTION

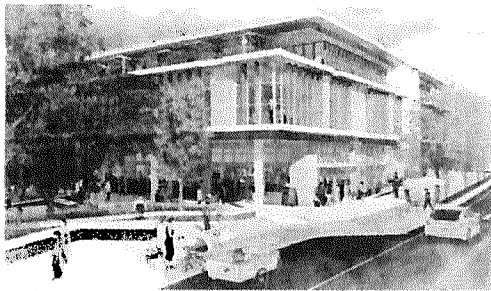
The redevelopment of the Wailuku municipal parking lot will be worth the wait. The project has been in the visioning phase for nearly 20 years, with hundreds of folks supporting the Wailuku Redevelopment Plan's goal: "Redevelop with Municipal Parking Lot with opportunities for mixed use such that will create an activity generator."

When the municipal parking lot property was acquired in the 1960s, creating more parking to keep downtown Wailuku competitive with growing suburban commercial spaces in Kahului was the only priority. The municipal lot has served the neighborhood well for the existing level of

development. But for real redevelopment to occur, additional parking is still needed.

In reality, this is a complicated task for an aging downtown area. Once we embraced the big picture — and realized the project had to be much more than just parking — the pieces have started to fall into place in a way that will benefit Wailuku town and all of Maui for generations to come.

Mahalo to all those who attended the reWailuku events over the years! The Wailuku Civic Complex is the culmination of your vision and input.



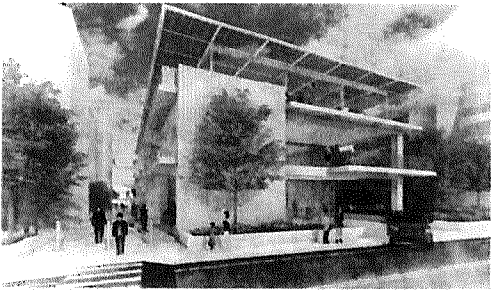
View of the new County Building from Vineyard Street.



View of Plaza from covered terrace



View of Pi Pedestrian Connection towards Church Street.



View of the Parking Structure and Pi Pedestrian Connection toward Plaza) from Church Street.

## BUILT FOR WAILUKU

The mixed-use Wailuku Civic Complex will serve a variety of functions. The ground floor is designed as a modern food hall. It will hold lunch counters and dining opportunities, as well as made-on and grown-on Maui product sales, with permanent stalls for farmers. The second floor will have much-needed county office space. And the mauka portion of the third floor is designed as a county public hearing room, with added seating capacity and high-tech conferencing capabilities to improve the community's access to the planning process.

Our planners heard residents' desire for additional gathering spaces for performances, classes, fundraisers, receptions and celebrations. The third-floor makai side will offer a fresh, beautiful community reception space, boasting a large, outdoor event deck with sweeping views of Kahului Bay and the central valley. This rentable facility has an attached commercial kitchen, designed with our local chefs and caterers in mind to encourage their ability to provide local families and organizations the chance to customize their event. The market and event spaces will transform the neighborhood from an office district to a bustling downtown area with a real nightlife.

## PLAZA DESIGNS & NĀ WAI 'ĒHA

At the heart of the project is the plaza. It is the future gathering place for the community where outdoor performances and festivals will be held. It is also a place where friends, family, and coworkers can sit outside and enjoy lunch. Special events such as First Friday and farmers markets will extend up Pi Street from Market Street into the plaza and along the promenade, which can be closed to vehicle traffic. This will allow pedestrians to flow freely throughout the block. The plaza will be terraced and well-landscaped, providing a variety of casual and comfortable seating areas while remaining fully ADA-accessible.

Design elements inspired by Nā Wai 'Ēha, the four waters of Wailuku, include overhead string lighting which resembles water in its mist and airborne form, perforated screens around elevator towers and staircases recall falling water. The central plaza paving design resembles rippling and pooling water where people and energy will gather and resonate throughout Wailuku.

## PARKING & CONNECTIVITY

The Wailuku Civic Complex parking structure will double the amount of parking to 428 stalls. And because all major auto manufacturers are creating electric vehicles, the structure will be equipped with 40 EV charging stations at the time of opening, with wiring to add another 40 spots once market demand is there.

Upgrades will extend far beyond the project site. Vineyard Street, from High to Market streets, will be totally rebuilt with storm drains, a new sewer line, buried power lines, street lamps and much-needed sidewalks. Church Street will get the same. Pedestrian linkages with universal design principles will allow people of all ages and abilities to easily and safely walk, bike or roll through the core of town.

I can see now that what was once just a parking structure project, which I was admittedly opposed to, is now something so much more comprehensive that will really be a catalyst for the neighborhood.

(CAROL BALL, Maui Redevelopment Agency)

