

PSLU Committee

From: Michael Munekiyo <mike@munekiyohiraga.com>
Sent: Wednesday, August 4, 2021 2:09 PM
To: PSLU Committee
Cc: Wilton A. Leauanae
Subject: COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING FOR HALE MAKUA (PSLU-8)
Attachments: 080521_Planning and Sustainable Land Use Committee FINAL.pptx

Aloha,

The attached PowerPoint deck is for the PSLU Committee's August 5th meeting. Please do not hesitate to call if there are any questions.

Thank you.

Michael Munekiyo, Senior Advisor

Email: michael@munekiyohiraga.com



MUNEKIYO HIRAGA

Maui: 305 High Street, Suite 104, Wailuku, Hawaii 96793 **T:** 808.244.2015 **F:** 808.244.8729

Oahu: 735 Bishop Street, Suite 321, Honolulu, Hawaii 96813 **T:** 808.983.1233

Planning. Project Management. Sustainable Solutions. www.munekiyohiraga.com

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Kahului Community Center

Change in Zoning and Community Plan Amendment

PSLU-8

August 5, 2021

Background and Timeline

- In 2018, the Planning Department initiated a change in zoning (CIZ) and community plan amendment (CPA) to Public/Quasi-Public for the 34.082-acre Kahului Community Center site.
 - It is currently zoned R-2 Residential and designated Park in the Kahului-Wailuku Community Plan
- The purpose is to allow for long-term master planning of the site, which will likely include some expansion of services provided by Hale Makua, which occupies an adjacent 8-acre site
- The site is a logical and appropriate location to consolidate and expand services of Hale Makua and Hale Mahaolu while continuing park uses

Background and Timeline, cont.

- Maui Planning Commission conducted public hearing on June 23, 2020
- Staff report describes long-term plan: initial lease of 2.831 acres (Phase 1 – gateball field and field house) and later lease of 4.57 acres (Phase 2 – Performing Arts building) after coordination with Parks
 - That leaves 26.681 acres remaining for community park uses
- Existing R-2 zoning and Park community plan allow most park uses; proposed P/QP designations allow for broader public uses, including parks, play fields, courts and community / senior centers.
- Joint effort between County and Hale Makua to plan for the “senior tsunami” in concert with active and passive recreation at KCC

Comparison of Zoning Districts / Permitted Uses

R-2 Residential (19.08)

- Single-family dwellings
- Greenhouses, nurseries
- Parks and playgrounds
- Nursery, elementary, middle & high schools, colleges
- Government facilities

P/QP (19.31)

- Churches
- Community centers
- Educational facilities
- Government facilities
- Nursery, elementary, middle & high schools, colleges
- Parking lots
- Quasi-public facilities

PK Park (19.27A)

- Archery ranges
- Athletic arenas
- Go-carts and motorbike activities
- Campgrounds
- Culture and performing arts
- Golf courses
- Government facilities
- Gun ranges
- Gymnasiums
- Paintball and skeet-shooting
- Parks and playgrounds
- Community centers
- Zoos



KCCCP Project Update

Kahului Community Center Park | August 2021



Aerial of Kahului



- HALE MAKUA MASTER PLAN
- HALE MAHAOLU Independent Living

Resolution 18-163: Lease to Hale Makua

- Original Lease was for 7.4 acres
 - Consisted of two phases
 - Phase 1: 2.8 acre Gateball Field
 - Phase 2: 4.5 acre Kahului Community Center site
 - Lease has NOT been executed
 - Land Water Conservation Fund Grant encumbering property



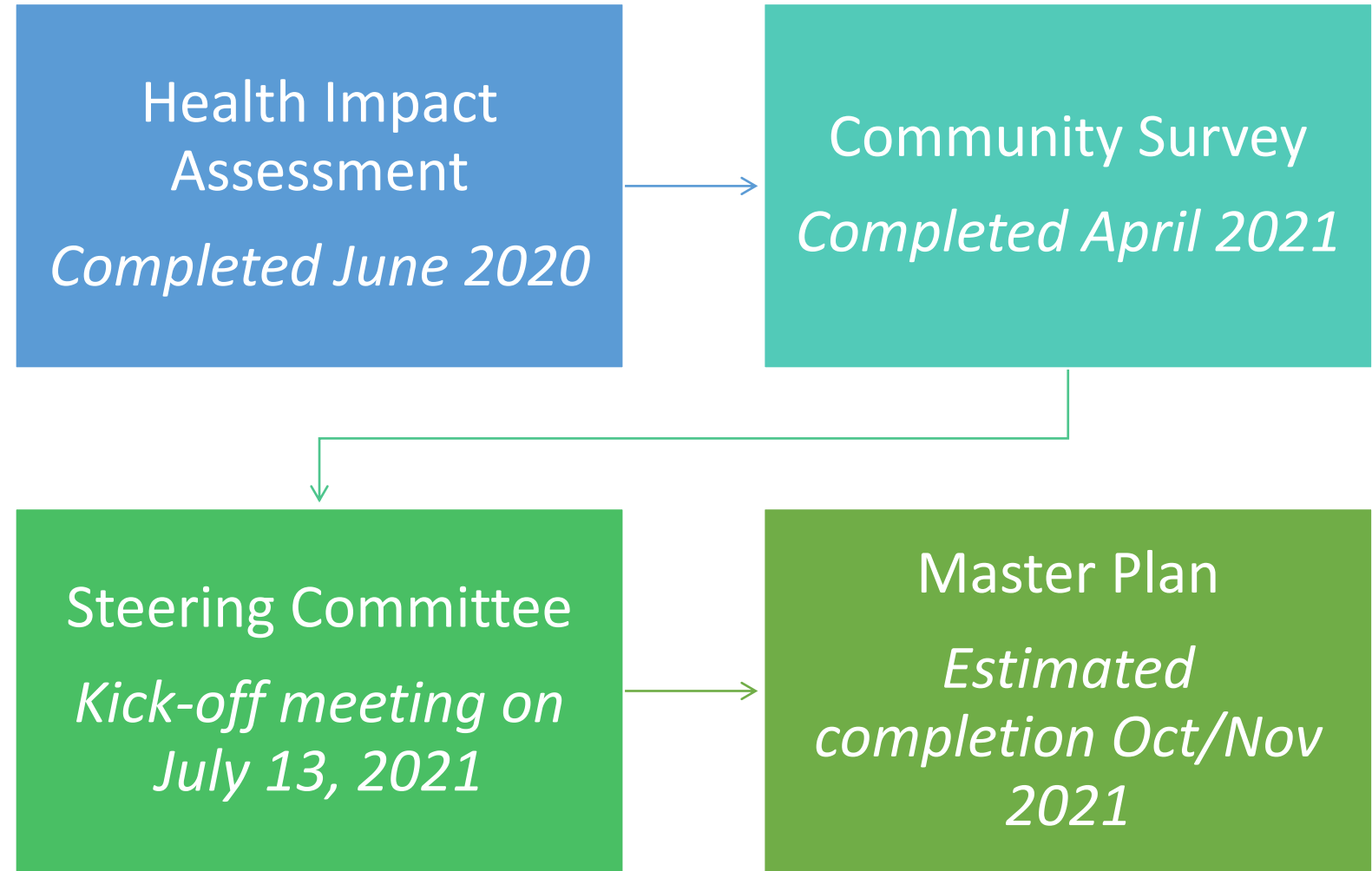
Current Status of Lease

- Reducing size to 2.8 acre Gateball Field site
 - Finalizing language before submitting to Council
- Environmental Assessment in progress
 - Early Consultation Letter/Site Visitation (August 2021)
 - EA/FONSI (November 2021)
- Regulatory Approvals
 - Certificate of Need
- Design Development (Feb. 2022 through March 2023)
- Construction (March 2023)



Master Plan

Community Engagement Process



Health Impact Assessment

Potential Areas of Focus

- Healthcare and other services
 - Services focused on kūpuna
 - Housing and other options
 - New kūpuna housing, supports for multi-generational living
 - Activities for kūpuna
 - Dedicated space for kūpuna Activities
 - Workforce Development
 - Living wages, support for aging population
 - Park Facilities
 - Walking trails, swimming pools, etc.
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- Transportation and Access
 - Kūpuna transportation, integration with Transit Oriented Development
 - Food and Nutrition
 - Congregate dining, community gardens
 - Relationships
 - Shared spaces, intergenerational, animal companionship
 - Caring Community
 - Kūpuna/community safety
 - Sense of Place
 - Public access, community center, ongoing support for the park

Community Survey

Key Findings

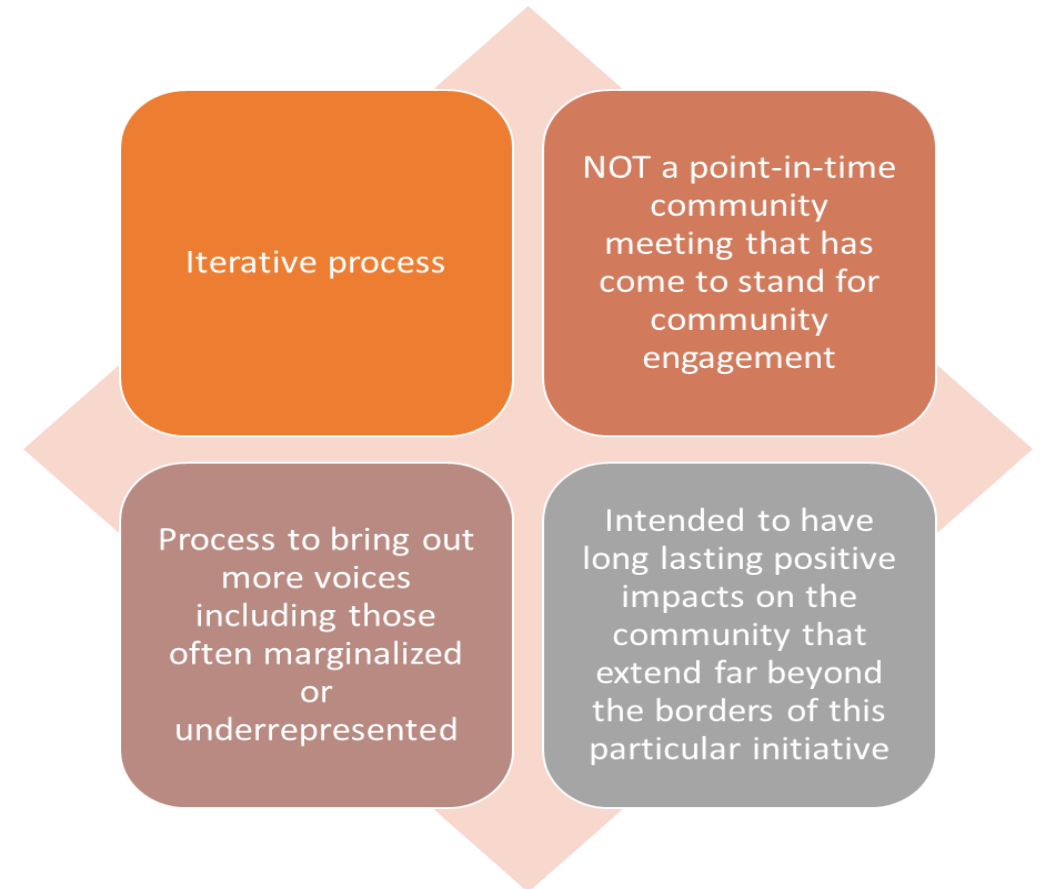
- Though most are unaware of the oncoming demographic crisis. Maui residents place a high priority on caring for kūpuna
 - Over 9 in 10 say it is a high or top priority
- Residents widely approve of plans to improve and expand kūpuna services and housing on Maui
- Hale Makua is very well known on the island and viewed extremely favorably
- Residents' priorities for the vision include elements which expand access to kupuna health and wellness services and build new housing that is affordable for kūpuna. Other skills training, sustainable food production and outdoor recreation space are secondary priorities
- ***Residents strongly prefer that the vision include space for the community's use rather than entirely setting it aside for kūpuna.***

Community Engagement – Steering Committee

Principles

- A great community demonstrates **Aloha** and fulfills its obligations to all of the kūpuna in its population
- Good Health is the **outcome of all aspects of life**
- Improving kūpuna health is the **endeavor of the whole community**

Process



Master Plan

- Consultant: WCIT Architecture, Inc
 - Community Outreach
 - Tentative Plan is September
 - Anticipated Completion
 - October/November

Opportunities

- Community engagement around master plan to consider:
 - Transit Oriented Development
 - Complete Streets
 - Affordable Housing Funding
 - Healthcare Funding
 - Economic Development Funding
 - Workforce Development
 - Economic Diversification



Thank you



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