

COUNCIL OF THE COUNTY OF MAUI  
**HOUSING AND HUMAN SERVICES  
COMMITTEE**

September 3, 2004

**Committee  
Report No.**

04-151

Honorable Chair and Members  
of the County Council  
County of Maui  
Wailuku, Maui, Hawaii

Chair and Members:

Your Housing and Human Services Committee, having met on August 16, 2004, makes reference to County Communication No. 04-165, from Councilmember Joseph Pontanilla, transmitting a letter dated June 18, 2004, from the Senior Vice President of Planning and Development, Kapalua Land Company, Ltd., requesting an opportunity to present information relating to the proposed Pulelehua housing development in West Maui.

At its meeting, your Committee met with the Director of Housing and Human Concerns; the Planning Director; a Deputy Corporation Counsel; Robert McNatt, Senior Vice President of Planning and Development, Kapalua Land Company, Ltd.; Victor Dover, Town Planner, Dover, Kohl & Partners; Rick Hall, Traffic Engineer, Hall Planning & Engineering; Tom Schnell, Planning, PBR Hawaii; Leilani Pulmano, Development Coordinator, Kapalua Land Company, Ltd.; Kalbert Young, Development Coordinator, Kapalua Land Company, Ltd.; Warren Suzuki, Senior Vice President, Maui Land & Pineapple Company, Inc.; and Randall Endo, Vice President, Maui Land & Pineapple Company, Inc.

Your Committee received public testimony from eight individuals. One person testified in support of the proposed project, noting that the project will be a "walkable" community featuring a school, a store, a mix of housing, and parks.

Seven people testified in opposition to the proposed project, noting the following concerns: (1) that if Maui Land & Pineapple Company, Inc. is developing affordable housing units to satisfy the affordable housing requirements triggered by luxury developments in Kapalua, the affordable housing units should be incorporated in those communities rather than located off-site; (2) that the proposed development will alter the rural feel of the Honokowai to Napili area; (3) that the proposed development will replace usable agricultural land and open space; (4) that the proposed project will have significant impacts on traffic on Honoapiilani Highway; (5) that the project should be 100 percent affordable housing; (6) that there are approximately 16 other

COUNCIL OF THE COUNTY OF MAUI  
**HOUSING AND HUMAN SERVICES  
COMMITTEE**

September 3, 2004  
Page 2

Committee  
Report No. 04-151

affordable housing projects slated for West Maui, all of which will require careful scrutiny separately, and as a whole, prior to granting approvals; (7) that the developer has not done enough to reach out to community groups; (8) that there is not enough information available to provide meaningful input regarding the proposed number of units, population, or traffic impacts, etc.; (9) that the proposed project is located too close to the Kapalua Airport, raising noise and safety issues; (10) that the project is too large in size; (11) that the County affordable housing guidelines need to be codified to specify the amount of affordable housing required, the buyback provisions, etc; (12) that the proposed project is in a bad location; (13) that the proposed project would delete the 50-acre regional park originally slated for the area; (14) that the Council needs to develop guidelines for information it wants to see prior to considering applications for housing projects pursuant to Section 201G-118, Hawaii Revised Statutes, similar to the Hawaii Administrative Rules for the Housing and Community Development Corporation of Hawaii (HCDCH) projects; and (15) that the Department of Housing and Human Concerns' current process for 201G-118 applications should be formally adopted as Administrative Rules.

Mr. McNatt provided your Committee with an overview of the project with documents entitled, "Pulelehua, A New Traditional Community" and "Pulelehua Development Standards", and a hard copy of the oral presentation by the design team.

Mr. McNatt noted that Maui Land & Pineapple Company, Inc. first considered developing the project a year ago, at the request of the Mayor, who noted that affordable housing is sorely needed in West Maui. In looking for a potential site, the company identified an area that was close to other infrastructure. The company felt that the project could be developed in a manner that is consistent with the company's vision for development.

The details of the proposed project continue to be refined. The company is considering utilizing the 201G-118 process, providing at least 51 percent affordable housing and pricing at 120 percent or less of average median income as provided for by the U.S. Housing and Urban Development (HUD) guidelines. The company is preparing an Environmental Impact Statement that will address a number of concerns regarding traffic impacts, school impacts, the impact of being located near an airport, and other related issues.

COUNCIL OF THE COUNTY OF MAUI

# HOUSING AND HUMAN SERVICES COMMITTEE

September 3, 2004  
Page 3

Committee  
Report No. 04-151

Mr. Dover provided an overview of the project design. In describing the process to develop the project design, Mr. Dover noted that he and his team began by reviewing the site, then talking with local citizens about the company's vision for a holistic community and received input from the citizens. Mr. Dover also presented the community with information relating to traditional neighborhood design, utilizing design examples of various traditional towns in Maui County including Wailuku, Paia, Hana, Lahaina, Makawao, and Lanai City. After defining initial design concepts, further community meetings were held at which participants were divided into small groups to help further refine the design concepts for the project. A storefront studio was also established in Napili Plaza where people were invited to come in to see the work in progress and offer input. It was also a place where the design team and technicians could brainstorm and further finalize the design concept.

The initial design process resulted in the development of six main ideas, also described as "first principles": (1) a compact, sustainable community; (2) affordable housing with dignity; (3) mixed uses for livability; (4) true Hawaii; (5) connectedness; and (6) make it "walkable" and "bikeable."

The result is a proposed plan for three neighborhoods, a network of green spaces, a turn-key school, wellness center, chapel, small corner stores, home-based business lots, pedestrian friendly features, a range of housing options from affordable to high-end, and a variety of building types, including multi-family, single-family, and mixed-use units, ranging in height from one to three stories. Some of the housing would be available for purchase and others for rent. Further, some units would be designated to allow for ohana units. Each lot would adhere to basic urban design and architectural standards in order to preserve the integrity of the design concept.

In terms of transportation issues, Mr. Hall noted that neighborhoods should not rely on just one mode of transportation. Livable communities need to allow for walking, biking, and other transit (car, buses, trolleys, etc). The proposed project will not only allow for each of these modes of transportation, but will also have built-in traffic-calming features, to ensure that speed limits are followed. He also noted that there are five entrances to the proposed project via Honoapiilani Highway, allowing for multiple ingress and egress options for residents.

COUNCIL OF THE COUNTY OF MAUI

# HOUSING AND HUMAN SERVICES COMMITTEE

September 3, 2004  
Page 4

Committee  
Report No. 04-151

The Director of Housing and Human Concerns noted that although many of the proposed project details are still being determined, the Administration supports the project, and hopes that the Council can provide input to the developer.

The Planning Director noted that a number of County staff have participated in the developer's community meetings and meetings with other County and State agencies. He also noted that many of the larger concerns would be addressed within the project. For instance, he noted that the addition of a school is a significant traffic mitigation factor because peak traffic times often coincide with parents who are dropping off or picking up their child from school. Currently, there is heavy traffic at the intersection of Lahainaluna Road and Honoapiilani Highway because of the number of students that attend Princess Nahienaena Elementary School, Lahaina Intermediate School, and Lahainaluna High School. He also noted that there is a planned buffer between the Kapalua Airport and the residential housing, which may be utilized for light industrial usage.

Your Committee asked the developer a number of questions about the proposed project. While some members expressed general support for the design concept and initial project elements, concerns were also discussed, including the following: (1) that the proximity of Kapalua Airport to the proposed project poses health and safety issues; (2) that the proposed project will significantly impact traffic on Honoapiilani Highway; (3) that the lack of project details (types of housing, number of housing, affordability information, neighboring projects, etc.) makes it difficult for the Council to provide input on the project at this time; (4) that the developer needs to inform the Council about its intent to utilize the fast-track 201G-118 process; (5) that separate affordable housing requirements for the developer's other projects should not be satisfied with the affordable units at the proposed project; (6) that phasing of the proposed project's build-out needs to be clarified; and (7) that buyback restrictions to reduce speculation for affordable housing are needed.

Your Committee thanked Mr. McNatt for his presentation and voted to recommend that the communication be FILED.

COUNCIL OF THE COUNTY OF MAUI  
**HOUSING AND HUMAN SERVICES  
COMMITTEE**

September 3, 2004  
Page 5

Committee  
Report No. 04-151

Your Housing and Human Services Committee RECOMMENDS that  
County Communication No. 04-165 be FILED.

Adoption of this report is respectfully requested.

hhs:cr:0412aa:ssa

COUNCIL OF THE COUNTY OF MAUI  
**HOUSING AND HUMAN SERVICES  
COMMITTEE**

September 3, 2004  
Page 6

Committee  
Report No. 04-151

---

JOSEPH PONTANILLA Chair

---

JO ANNE JOHNSON Member

---

MICHAEL J. MOLINA Vice-Chair

---

DANNY A. MATEO Member

---

ROBERT CARROLL Member