

LAND USE COMMITTEE

Council of the County of Maui

MINUTES

September 3, 2014

Site Inspection

CONVENE: 10:00 a.m.

PRESENT: Councilmember Robert Carroll, Chair
Councilmember Don S. Guzman, Vice-Chair (arr. 10:14 a.m.)
Councilmember Gladys C. Baisa, Member
Councilmember Elle Cochran, Member (arr. 10:03 a.m.)
Councilmember Donald G. Couch, Jr., Member
Councilmember Stacy Crivello, Member
Councilmember Michael P. Victorino, Member
Councilmember Mike White, Member (arr. 10:05 a.m.)

EXCUSED: Councilmember G. Riki Hokama, Member

STAFF: Scott Jensen, Legislative Analyst
Clarita Balala, Committee Secretary

Sharon Brooks, Legislative Attorney
Kit Zulueta, Communication Director
Morris Haole, Executive Assistant to Councilmember Robert Carroll

ADMIN.: Jo-Ann Ridao, Director, Department of Housing and Human Concerns
Rowena Dagdag-Andaya, Deputy Director, Department of Public Works
William Spence, Director, Department of Planning
Gina Flammer, Planner, Department of Planning
Michael Hopper, Deputy Corporation Counsel, Department of the Corporation
Counsel

OTHERS: William Blietz, Board President, Cottages at Kulamalu
Rosemary Robbins
Azar Sheldon, President, Kulamalu Hilltop Community Association, Inc.
Michelle Del Rosario
Naomi Ashman
Larry Carter
Robin Pilus
Nalani Clark

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Shelley Maddigan
Ivan Lay

Karlynn Fukuda, Executive Vice President, Munekiyo & Hiraga, Inc.
Roy Katsuda, Executive Director, Hale Mahaolu
Teryce Dadian, Hale Mahaolu
Earl Kono, President, Riecke Sunnland Kono Architects, Ltd.
Daniel Sheehan, Project Manager
Michael Ishikawa, Civil Engineer, Sato and Associates Inc.
Others (10)

**ITEM NO. 3(3): AFFORDABLE HOUSING PROJECTS (CHAPTER 201H,
HAWAII REVISED STATUTES) (HALE MAHAOLU EWALU)**
(CC 13-36)

The Committee assembled on Ohia Ku Street, approximately 50 yards mauka of the southeast corner of its intersection with Ohia Lehua Place, Kulamalu, Pukalani, Maui, Hawaii (TMKs: (2) 2-3-066:019 and (2) 2-3-066:020).

Chair Carroll convened the site inspection to allow the Committee members an opportunity to view the subject property and the surrounding area.

The developer displayed a model of the project, as well as oversized site plans.

Eight individuals testified.

William Blietz, Board President, Cottages at Kulamalu, spoke in support of the project. He stated that the Executive Director of Hale Mahaolu, Roy Katsuda, is a real asset. He emphasized Mr. Katsuda's community service over the years and his proven capability to manage the other Hale Mahaolu properties.

Rosemary Robbins testified in support of the project, and also complimented Mr. Katsuda as someone who has been easy to work for. She spoke as one who had worked with him on the Aging with Aloha grant, and is in favor of the rental aspect of the project. She labeled such rental projects as something lacking and very needed Upcountry, addressing the common misperception that all those living Upcountry are wealthy.

Azar Sheldon, President, Kulamalu Hilltop Community Association, Inc. asked that the community be given a direct contact number once construction starts so that community concerns can be addressed. She stated that a representative for the builder could be informed of any problems with fugitive dust, etc. She cited several residents who suffer from allergies, and emphasized the need to get in touch with the builder directly.

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Michelle Del Rosario, a realtor and resident of the Cottages at Kulamalu, testified in support of project. She stated she was happy to see architectural renderings of the project. Her main concern is with the traffic in the neighborhood. She is in support of the construction of housing for seniors and a day care center. The nearby road to Kamehameha School is Aapueo Parkway. Recently, a resident was hit by a car while in a crosswalk. She suggested that traffic control measures and other mitigation would help avoid the current situation from worsening. She mentioned the possibility of an alternate exit from the project area onto Kula Highway that would avoid the Parkway. She stated the traffic congestion primarily occurs twice daily, in the morning and in the afternoon when school lets out. She further expressed a concern involving the developer's original design renderings for the community, stating that she and others had relied on those when they purchased their units. This would have resulted in a more mixed development, rather than one so residentially dominant. She stated when Kamehameha Schools' students leave school, it is not unusual to wait ten minutes for the left turn out. The developer promised retail, offices, shops, and a post office. She spoke in favor of a truly walkable community.

Naomi Ashman works at Kamehameha Schools and is a resident at Kulamalu Cottages. She stated she is thrilled to have senior housing in the area, but agrees with other testifiers regarding traffic impacts. She stated she and other neighbors gave similar testimony when the County proposed to build affordable housing on a nearby lot. The area supports both Kamehameha and King Kekaulike High Schools. The schools result in a more concentrated traffic pattern, different than the one associated with businesses, which spread traffic throughout the day. She expressed concern with parking, noting that the Cottages at Kulamalu required two spaces per residence, and even this proved insufficient for demand. She noted residents frequently park on street, adding to congestion.

Larry Carter endorsed the project, but noted concerns with traffic. He stated when traffic from three schools converge on the same intersection, there will always be problems. He supported adding another entrance or outlet to the highway, as viewed in initial traffic surveys. He noted his concern that the initial traffic studies may have been done at a time when not all the schools, now located within 1,200 yards, had been contemplated.

Robin Pilus noted concerns with light pollution. She asked the developer to be mindful of the impact of lighting, particularly to limit light pollution in the neighborhood. She asked they be sensitive to the environment. She said the nights Upcountry are beautiful and hopes that the lighting in the complex will not negatively impact the quality of life in the neighborhood.

Nalani Clark testified about the need to reduce traffic in the area. She spoke as a homeowner at the Cottages of Kulamalu. She referred to the recent accident involving a pedestrian struck by a car. She suggested the project require a forced right hand turn onto Kula

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Highway in order to avoid the intersection entirely, since it's already congested with school traffic.

There being no further testifiers, the Chair closed public testimony at 10:17 a.m.

Karlynn Fukuda of Munekiyo and Hiraga, Inc., spoke on behalf of the developer as the principal planner. She stated this will be the eighth project for Hale Mahaolu. She pointed out one of the 61 units is set aside for a resident manager. She noted while these projects typically offer only one bedroom units, Hale Mahaolu is experimenting with two two-bedroom units for this project in response to request for siblings who want to live together. All units will be for those 62 years of age and older, earning 60 per cent or less of area median income. She oriented those in attendance with the project design board, on request from Councilmember Victorino. The project will have two entrances. She noted a burial site was discovered when the property was first studied. She pointed to the area flagged in red. The State Historic Planning Division ("SHPD") reviewed the burial treatment plan and approved the improvements as described in the plan. She noted the project consists of two- and three-story buildings, taking advantage of existing grades. She described the 7,500 square foot Senior Center. The center will offer pertinent areas to support residents in the facility, such as congregate meeting areas, a salon, maintenance offices, and stub outs for a future commercial kitchen. She described the 4,400 square foot adult day care center, to be operated by Maui Adult Day Care. She noted the model on display, built to scale.

Director Ridao noted that her Department is sponsoring the application and has worked closely with the Land Use Committee Chair to schedule the 201H applications. She stated her appreciation for the cooperation from the Committee Chair. She acknowledged the pressure of the 45-day time limit, but noted this is a State requirement. The Department is in full support of the project.

The Planning Director reserved his comments for the afternoon meeting in the Council Chamber. He noted that zoning and related matters will be discussed at that time.

Councilmember Baisa asked about median income level, questioning the dollar value of the referenced 60 per cent.

Director Ridao stated that the median income is \$76,500 for a family of four. The Department takes 60 per cent of that amount, then adjusts downward to reflect either one or two people. She stated the result is in the mid \$40,000 range.

Councilmember Victorino asked whether the day care center and senior center would be open to the general public.

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Mr. Katsuda stated the facilities will be open to general public, at least to all those who qualify for the programs offered at the center. He asked the public not to use the Laundromat; however, he noted the good rates offered there.

Councilmember Cochran asked about the anticipated per unit rental cost.

Mr. Katsuda stated that a monthly rental of \$695 is anticipated. He would happily lower the rent further, but has not been able to secure rental subsidies.

Councilmember Cochran asked about the burial site, particularly the date of the latest review of the burial preservation plan by SHPD.

Ms. Fukuda stated that the last comment from SHPD was received earlier this year, as noted in the Environmental Assessment ("EA"). SHPD was one of the consulting agencies cited in the EA. She stated although the burial treatment plan was first reviewed in 2003, SHPD made no significant comment when reviewing the EA this year.

Councilmember Cochran stated an archaeologist had noted two primary concerns with the plan in March of this year, considering it insufficient.

Ms. Fukuda stated she would follow up with the archaeologist to get the exact date of all conversations with SHPD.

Councilmember Victorino asked for the number of parking stalls to be provided for the 61 units.

Ms. Fukuda stated the project will provide 83 parking stalls. She noted the developer is seeking an exemption from the Maui County Code requirement since this number is less than would typically be required. She stated the number of stalls planned is based on usage at other Hale Mahaolu sites. The planners have estimated a usage of approximately 60 per cent of that be recommended. The most recent project in Kihei had nearly all residents request one or no stalls. Only one resident requested two stalls for both husband and wife. Based on this experience the current number of planned stalls was established.

Councilmember Cochran asked how the project will be funded.

Mr. Katsuda stated that they would be applying for \$3-4 million in affordable housing funds, as well as HOME funds.

Councilmember Victorino asked whether there is anything in the plan that will assist with lessening traffic congestion.

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Ms. Fukuda cited reduced traffic impact typically seen with seniors. She stated that seniors' impact is significantly less than commercial uses. She noted the traffic study did not recommend any additional traffic improvements.

Councilmember Victorino asked whether security will be provided.

Mr. Katsuda stated security will be provided.

Councilmember Couch asked whether the traffic assessment had contemplated the anticipated County affordable housing project.

Ms. Fukuda answered it most likely did not, since it was prepared before the notification went out for that County project.

Councilmember Baisa noted recent efforts made to address the traffic situation following the recent automobile collision with a pedestrian. The Pukalani Community Association met with schools, Councilmember Baisa, the developer, and others. Mr. Dowling and Kamehameha Schools agreed to work with traffic consultants to address community concerns and work on solutions along that road. She noted she is aware of neighborhood concerns and stated people drive too fast on that road.

Councilmember Guzman asked about additional funding anticipated from the County.

Mr. Katsuda noted in addition to the request to be made for the Affordable Housing Fund and HOME resources, they will be looking for other funding streams. He noted a lot of Federal funding has not been available for the last four or five years. This has impacted both construction and rental assistance funding.

Councilmember Cochran asked whether the facility will provide assisted living onsite for high maintenance residents to allow them to age in place.

Mr. Katsuda stated Hale Mahaolu sites are for independent living, by design. As needs change they've introduced personal care, homemaker, and chore services to assist their aging population. He noted participation in these programs is not required of the residents, but available should the tenant choose. At the point where residents are no longer independent, Hale Mahaolu looks for alternative locations for the resident, in consultation with other organizations such as Hale Makua and the Office on Aging.

Councilmember Victorino followed up on the early question regarding security, asking for more specific information.

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Mr. Katsuda stated roving security patrols are in use at the other sites. The security patrols typically drive in, get out of the car, and walk a section of the property. He noted this is determined by the security company and they are mindful to not form a pattern. He said Maui is luckily still at a point where neighborhoods are relatively safe. Although there are two entrances, they will likely close off one during night hours. This would leave one way in, one way out.

Councilmember Cochran asked about the water supply, particularly whether it provides adequate water flow and quality.

Ms. Fukuda acknowledged the Committee's inquiry to the Department of Water Supply on this subject. She stated sufficient potable water is available. Hale Mahaolu purchased water credits from Dowling that he made available when he developed the property initially. Data from other senior projects resulted in a reduced anticipated use from standards in place for typical multi-family residences. She stated the Department of Water Supply has agreed with these estimates. She stated current water credits are considered adequate for irrigation, potable use, and fire flow purposes.

Mr. Katsuda stated data from other Hale Mahaolu sites had been studied. While the County standards typically reference 400 gallons per unit per day, the Kihei site uses only 91 gallons per unit per day. The Kahului project utilizes 70 gallons per day, and the Makawao project, 61 gallons per day. These uses were averaged and the anticipated use falls well within available water credits. He noted the other projects are metered by the County, going back years, and that the results are verifiable.

Councilmember White asked about a previous master plan showing an exit to Kula Highway from the road currently fronting the project. He also asked for clarification regarding the timeline for construction.

Ms. Fukuda stated she was unaware of any plans to construct a second exit to the highway, noting such questions were better directed to the previous developer. She indicated the State Department of Transportation may have had a position on that issue. She clarified such construction is beyond the purview of this project.

Mr. Katsuda added a comment about traffic impacts. He acknowledged the community is rightly concerned with traffic, but noted the project anticipates adding only 35 cars, given projections that only 60 per cent of residents would have cars. He stated if residents are true to form as at other projects, the seniors will avoid busy traffic times. He noted seniors have flexibility, and aren't anticipated to add significantly to the traffic problem.

Councilmember White agreed, stating he is more concerned with traffic to be generated by the other project the County intends to build. He asked whether the County should hold on to

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part of the asset rather than donating to Hale Mahaolu. He cited past examples where the County has entered into a partnership.

Mr. Katsuda considered it beneficial to donate outright to Hale Mahaolu, noting the organization's commitment to maintaining affordable housing in perpetuity. He also noted it is easier for the organization to get funding if an asset is owned by Hale Mahaolu. He expressed confidence in the Board to maintain the commitments to affordable housing.

Councilmember Couch asked about the location of the nearest bus stop.

Ms. Fukuda indicated the nearest bus stop was on Kula Highway.

Ms. Ridao provided an update, stating the County Department of Transportation was working with the owner of property near Longs Drug to bring a stop closer to the project.

Councilmember Couch asked about the impact of the adult day care center traffic.

Mr. Katsuda noted very little impact is anticipated, saying that many are transported by MEO bus, with the balance often brought in in a family car. He stated other sites have had minimal traffic.

Councilmember Cochran asked about the timeline for the phased construction.

Mr. Katsuda indicated 39 units will be built in the first phase, including the senior center and day care units. The second phase will consist of 22 units. The timeline will be determined by funding. He hopes to be breaking ground by this time next year. He stated he is currently pursuing funding for the second phase. He anticipates construction will take about a year, with occupancy anticipated in September of 2016.

Councilmember Guzman asked about how funding will be allocated, in particular, whether initial funds will go towards construction of the adult day care center.

Mr. Katsuda stated it is fortunate that the \$4 million from the State is for the project overall, and will be used in part for the construction of the adult day care center. He has approached the Weinberg Foundation seeking supplemental funding. The Foundation has indicated they will be supporting the project with funds, in an amount as yet undetermined.

Councilmember Cochran commented on the challenge of obtaining the projected total of \$25 million.

Mr. Katsuda again stated they will be approaching a variety of funding sources, and haven't ruled out approaching Mr. Ellison on Lanai.

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There being no further questions or discussion, Chair Carroll adjourned the inspection at 10:54 a.m.

APPROVED:



ROBERT CARROLL, Chair
Land Use Committee

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