

COUNCIL OF THE COUNTY OF MAUI

PLANNING AND LAND USE COMMITTEE

August 1, 2003

Committee
Report No.

03-75

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

Chair and Members:

Your Planning and Land Use Committee, having met on July 1, 2003, makes reference to County Communication No. 02-245, from the Planning Director, requesting the opportunity to brief a Council committee on plans relating to the Wailuku Municipal Multipurpose Center and Parking project.

By correspondence dated April 3, 2003, the Chair of your Budget and Finance Committee requested that your Planning and Land Use Committee meet to review the subject plans.

At its meeting, your Committee met with an Executive Assistant to the Mayor, the Planning Director, the Administrative Planning Officer, and two Staff Planners from the Department of Planning, the Deputy Director of Public Works and Environmental Management, and the Corporation Counsel.

Your Committee viewed computer-generated slide shows entitled "Master Plan Wailuku Municipal Service Center" and "Wailuku Municipal Parking Lot Master Plan" presented by representatives of Chris Hart & Partners, Inc., consultants to the Department of Planning. Your Committee also received printed copies of the computer-generated slide shows.

The Wailuku Municipal Service Center Master Plan slide show provided an overview of the redevelopment of the Wailuku Municipal Civic District and the redevelopment of the Wailuku Municipal Parking Lot as follows:

- The project commenced in November 2001 when the County issued a contract to develop a master plan for the redevelopment of the Wailuku Municipal Parking Lot. The master plan's purpose is to generate additional parking capacity within the commercial core and provide for a mixture of uses that attract people into Wailuku Town during evening and weekend hours.

COUNCIL OF THE COUNTY OF MAUI

PLANNING AND LAND USE COMMITTEE

August 1, 2003
Page 2

Committee
Report No. 03-75

- In September 2002, the County issued a contract amendment to develop a master plan for the Wailuku Municipal Service Center. The purpose of this master plan is to provide a vision, design renderings, and a strategy for the expansion of civic space as part of Wailuku Town's overall revitalization.
- Prior to World War II, Wailuku Town featured a concentration of civic functions, robust growth, a vibrant commercial core, a diversity of land uses, and active entertainment and nightlife attractions. In the post-war era, Wailuku Town has suffered deterioration and urban blight attributed to population relocation to new residential developments, the dispersal of government activities into other areas, and increased retail competition from new shopping centers.
- The goals for the future are streamlining, beautification, reinvestment, and revitalization. These can be achieved by addressing the most basic problems facing Wailuku Town: lack of parking and economic vitality.
- Redeveloping the Wailuku Municipal Parking Lot is key to the effort. This site is a roughly rectangular-shaped, 2.193-acre, 208-stall parcel within the core of Wailuku Town's commercial district and is bound by Market Street to the east, Church Street to the west, Vineyard Street to the north, and Main Street to the south. Among the redevelopment options is the creation of a four-story, 389-stall parking structure, which would allow for the reestablishment of Pili Street (connecting Church and Market streets) while reserving about 20,500 square feet for future development. The project would last about 18 months and cost approximately \$7.17 million (which should be financed through a public-private partnership).
- Another redevelopment option is to focus on the Wailuku Municipal Civic District, which encompasses the Federal, State, and County buildings along and near High Street (bound by Main Street to the north and Kaohu Street to the south). In this district, the County owns 5.06 acres of land area, 99,000 square feet of building area, and 320 parking stalls. The Civic District's basic problem is a shortage of municipal office space.

COUNCIL OF THE COUNTY OF MAUI

PLANNING AND LAND USE COMMITTEE

August 1, 2003
Page 3

Committee
Report No. 03-75

- Concept “A” would renovate and modernize the existing tower structure (e.g., Kalana O Maui County Building) as the centerpiece of a revitalized Civic District. Concept “B” would remove the existing tower structure to create a new core for a revitalized civic district. Concept “A” (renovation) would cost about \$14 million. Concept “B” (replacement) would cost about \$19 million.
- Both concepts would include several development phases, with Phase I taking at least three years in each case. Under either approach, it would be imperative to retain the Civic District’s sense of place and to ensure a campus-like, pedestrian-friendly environment.

The Wailuku Municipal Parking Lot Master Plan slide show provided a project orientation, status reports, and more details about the options for redeveloping the parking lot. The recommended land-use concepts for the area are: (1) residential mixed-use; and (2) civic/cultural educational.

The theme for residential mixed-use is to provide for a mix of ground-floor retail with second-floor multi-family residential opportunities. This would bolster a residential base in the commercial core that would support surrounding retail shops and restaurants throughout the week.

The theme for civic/cultural educational is to build upon Wailuku’s cultural sites and historic civic buildings to provide a critical mass of activities that will attract residents, visitors, investment, and jobs.

Among the possible architectural concepts are: (1) traditional; (2) utilitarian; and (3) balanced – past and present.

- Regardless of which concept is chosen, the applicable architectural principles would include sense of place, scale and massing, pedestrian-oriented character, active and interesting street scene, and urban-design guidelines.

Your Committee expressed its gratitude to the County’s consultants and the Department of Planning for the progress that has been made on the plans thus far. Your Committee also noted that the Council will have to make important

COUNCIL OF THE COUNTY OF MAUI

PLANNING AND LAND USE COMMITTEE

August 1, 2003
Page 4

Committee
Report No. 03-75

decisions on how to proceed during its deliberations on the Fiscal Year 2005 budget. In addition, your Committee noted the potential economic impacts of the various plans for Wailuku Town.

Your Committee voted to recommend that the communication be referred to your Energy and Economic Development Committee for further consideration.

Your Committee recommends that County Communication No. 02-245 be REFERRED to your Energy and Economic Development Committee.

Adoption of this report is respectfully requested.

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COUNCIL OF THE COUNTY OF MAUI
PLANNING AND LAND USE COMMITTEE

August 1, 2003
Page 5

Committee
Report No. 03-75

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