

# **Lana`i City Affordable Housing Project**

## **Lana`i Community Informational Meeting**

**June 16, 2009**

# **Lana`i City Affordable Housing Project**

## **Community Meeting Agenda**

- 1. Introductions**
- 2. Purpose of Meeting**
- 3. Project Overview**
- 4. Master Plan Formulation Process**
- 5. Master Plan Description**
- 6. Land Use Entitlements**
- 7. Next Steps**

# Project Team

**Department of Housing  
and Human Concerns:**

JoAnn Ridao  
Deputy Director

**Pacific Architects:**

Dwight Mitsunaga  
Dennis Kimura

**Okahara & Associates:**

Donald Okahara  
Colin Hashiro

**Munekiyo & Hiraga, Inc.:**

Michael Munekiyo

# Purposes of Meeting

- To provide current information about the Lana`i City Affordable Housing Project
  - ✓ To explain what the project is
  - ✓ To explain the master plan for the project
  - ✓ To describe what steps are needed to implement the master plan
- To receive input and feedback from Lana`i City residents

# Lana`i City Affordable Housing Project

|   |                     |
|---|---------------------|
| <b>Applicant &amp; Landowner</b> . . . . .          | County of Maui      |
| <b>Property Location</b> . . . . .                  | Lana`i City, Lana`i |
| <b>Tax Map Key</b> . . . . .                        | (2)4-9-002:058      |
| <b>Area of TMK Parcel 058</b> . . . . .             | 115 acres           |
| <b>Area of Affordable Housing Project</b> . . . . . | 73 acres            |
| <b>Remaining Area for DOE School Expansion</b> .    | 42 acres            |

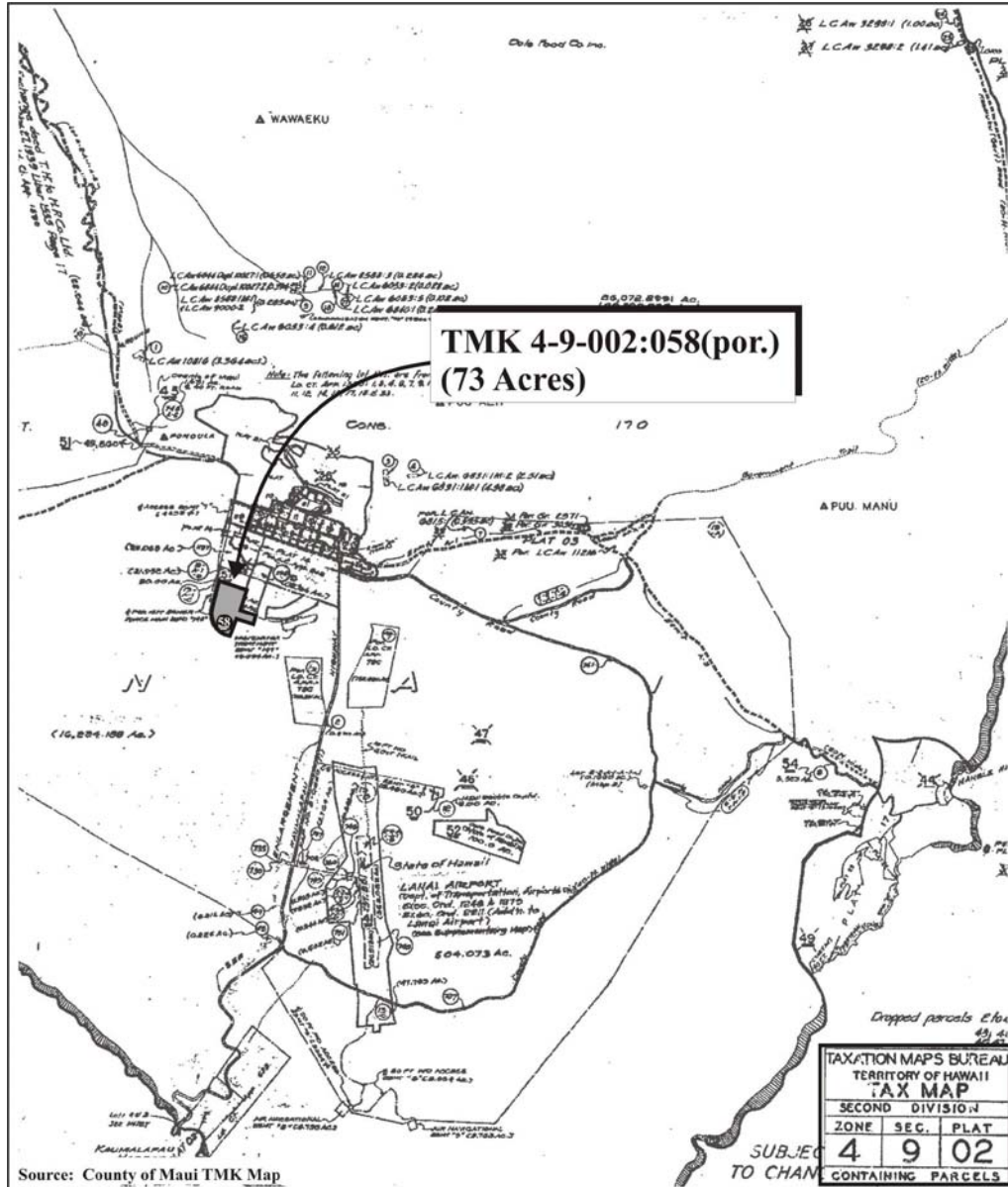
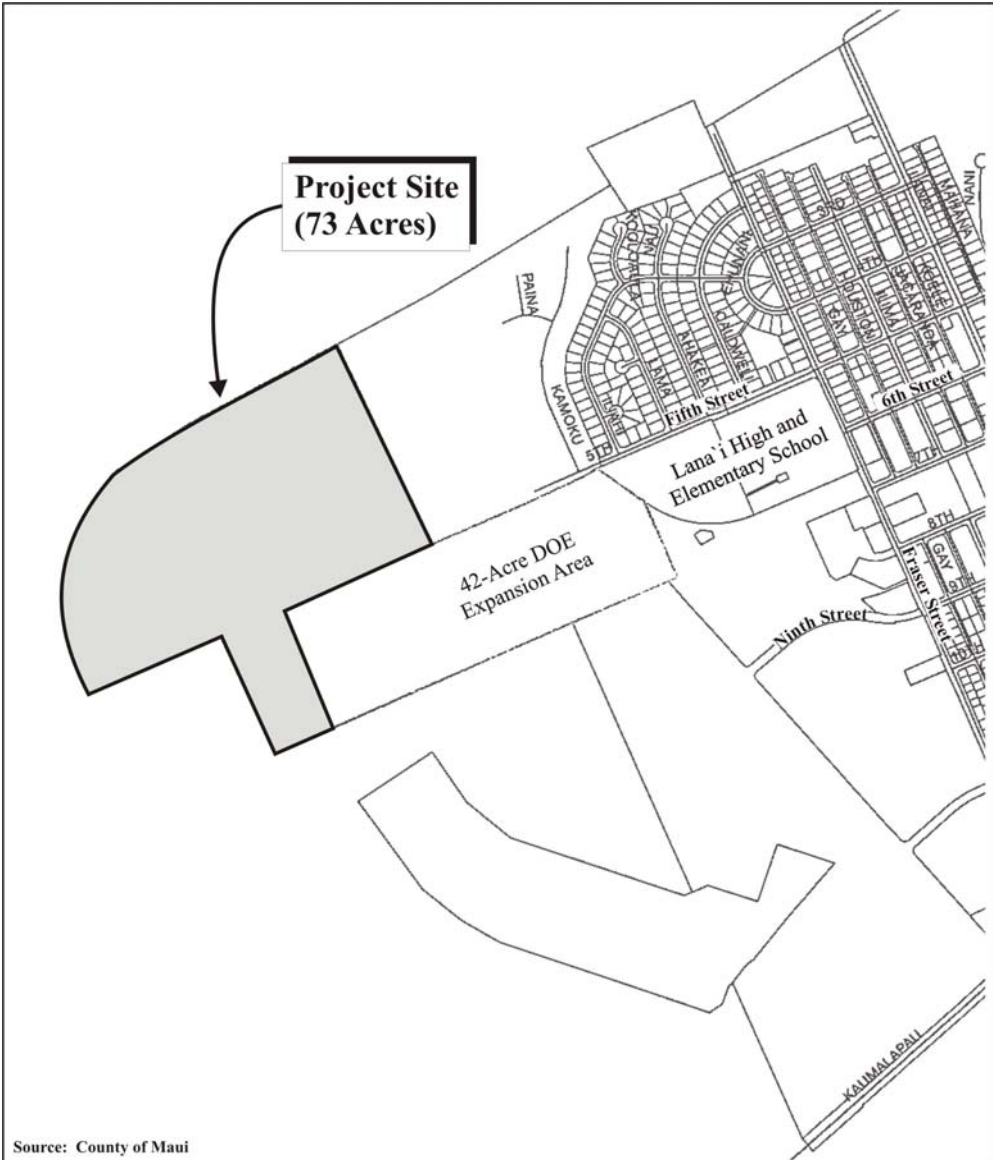


Figure 1 Proposed Lana'i Housing Project  
Regional Location Map





Source: County of Maui

Figure 2 Proposed Lana'i Housing Project  
Site Location Map

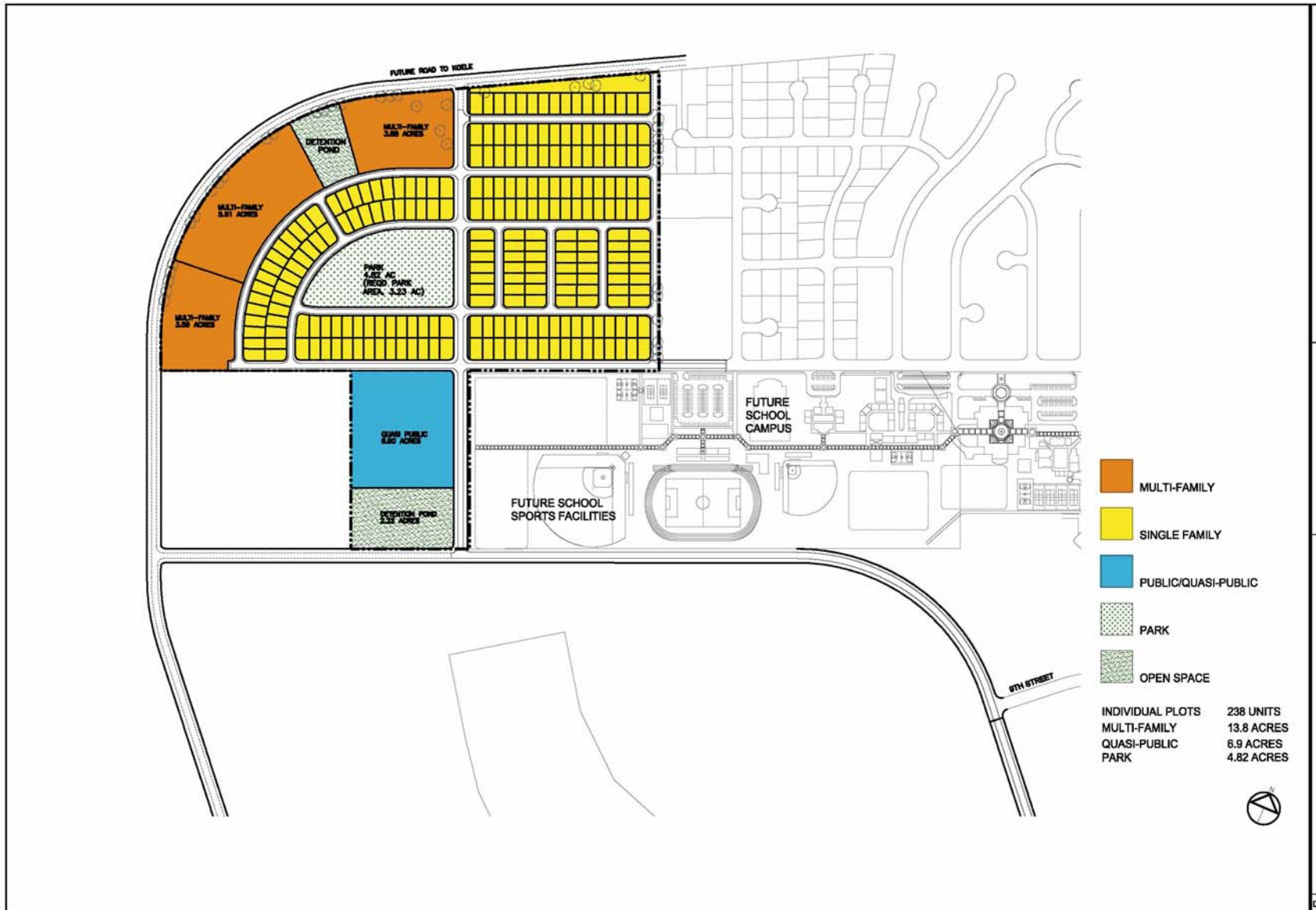
NOT TO SCALE



# Master Plan Formulation Background

- Preliminary concept plan was prepared by the Project Team to identify land use and capacity opportunities
- The preliminary concept plan was presented to the Lana`i Planning Commission at its regular meeting of February 18, 2009
- The Planning Commission noted the importance and necessity of receiving local input in the master plan formulation process
- A two-step process for obtaining community input was developed
  - ✓ A Steering Committee was assembled to provide input on the master plan. The Steering Committee met on April 11, 2009
  - ✓ A community meeting would then follow to receive further input





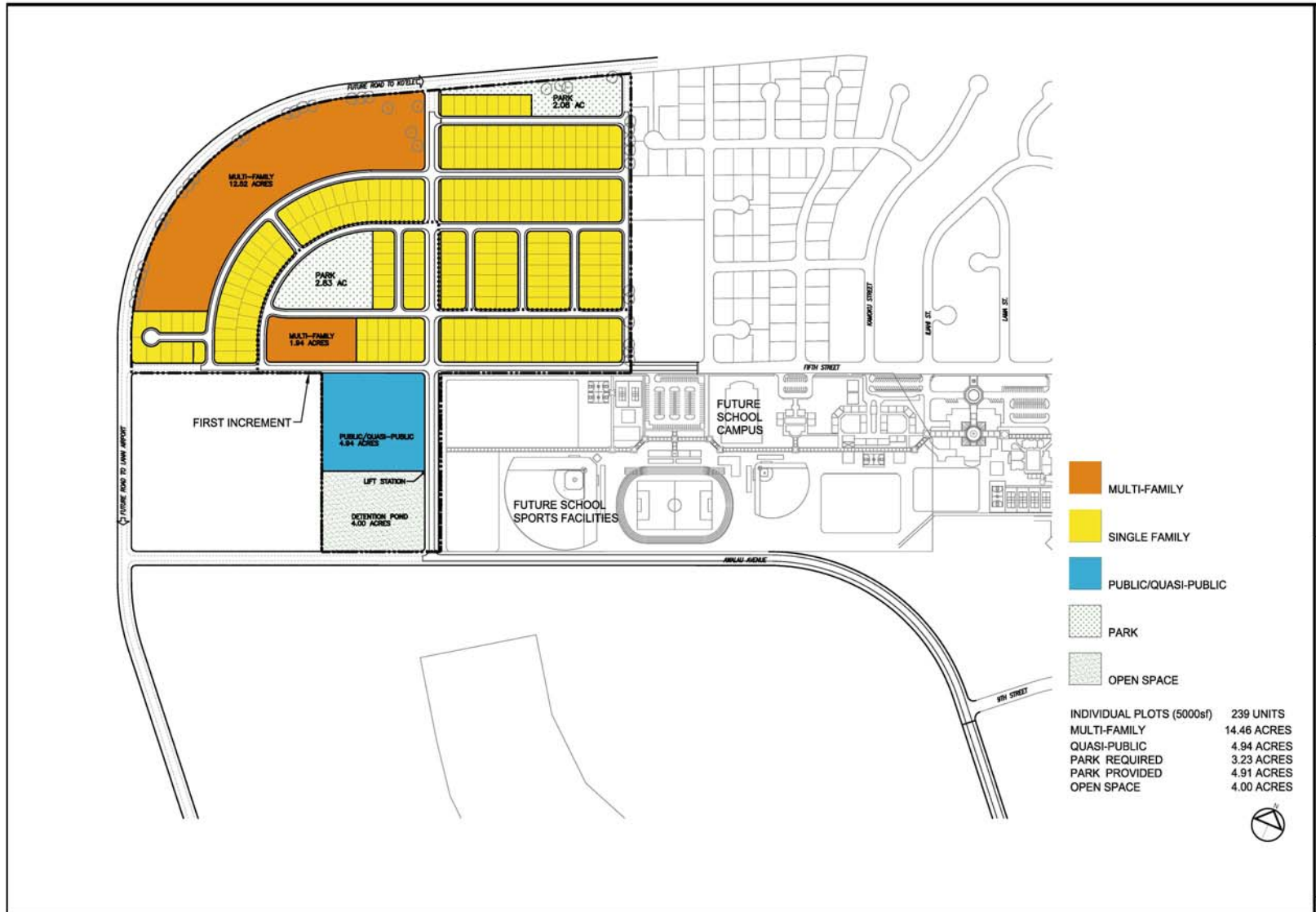
**Plan Presented at February 18, 2009  
Lana`i Planning Commission Meeting**

# April 11, 2009

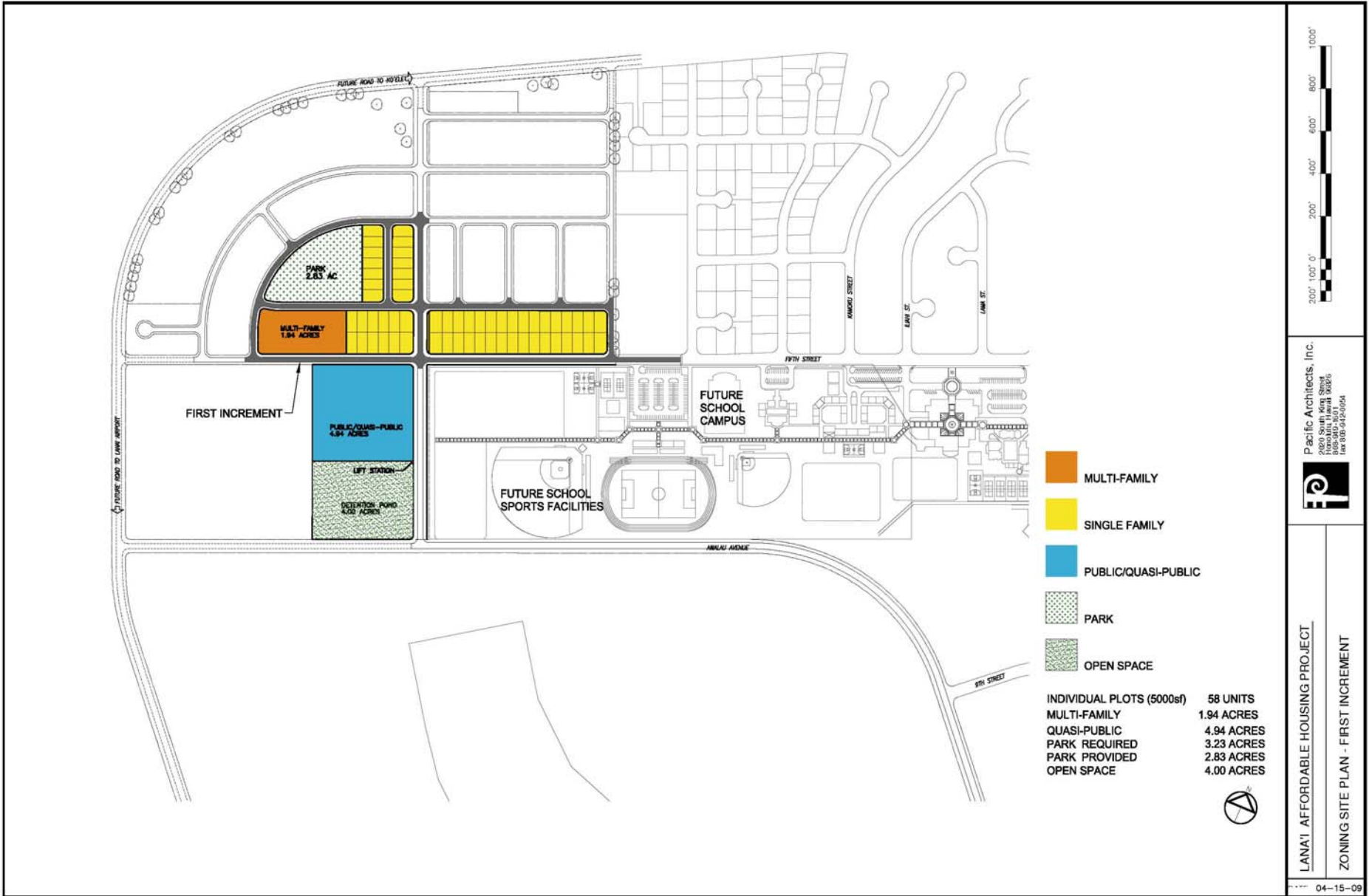
## Steering Committee

### Recommendations

- Create two (2) park sites
- Include different lot sizes (5,000 sq. ft. and 6,000 sq. ft. lots)
- Develop a First Increment
- Extend Fifth Street to Future By-Pass Road



# Steering Committee Revised Plan



# Proposed First Increment

# Lana`i City Affordable Housing Project

## Existing Land Use Designations:

- ▶ **State Land Use District . . . . .** Agricultural
- ▶ **Lana`i Community Plan . . . . .** Single-Family
- ▶ **County Zoning . . . . .** Interim

# **Lana`i City Affordable Housing Project**

## **Land Use Entitlements Required:**

- State Land Use District Boundary Amendment to Urban (pursuant to HRS Section 15-15-97, Government Housing Projects)
- Section 201H Exemptions for:
  - Community Plan Amendment
  - County Change in Zoning

# Next Steps

- Prepare an Environmental Assessment as required by Chapter 343, Hawai`i Revised Statutes
- Submit a Section 201H application for County Council consideration
- Submit a State Land Use Commission Petition to change the State Land Use Designation from “Agricultural” to “Urban”