



April 17, 2023

To: South Maui Community Plan Advisory Committee Members

RE: 3.3, 3.4, 3.5

Aloha Chair Weltman and SMCPAC Members:

Ma'alaea Village Association (MVA) supports CPAC members' desire to thoroughly examine the issues and resultant effects of your decisions. All of South Maui depends on your thoughtful deliberations and discussions. That also creates the challenge of limiting testimony to the topics on a specific night without much notice. We encourage the Planning Dept. to allow virtual zoom meetings for the balance of the process.

Regarding the April 19th agenda to discuss "Growth Framework" issues, we have more questions than answers.

- **Should Ma'alaea Village with its 564 individual units be reclassified as "Hotel/Resort" vs 'residential'?** There are 564 condominium units and 9 homes on Ma'alaea Bay Place above Ma'alaea Bay. That totals 573 units, not "626". The number of condominiums listed as 'short term rental/hotel' has increased over the years. In 2015 there were 298 classified as short term; in 2021 the number had grown to 346. A major reason is the county's continued effort to tax condominium properties at short term/hotel rates.
- **The proposed TOC includes Maui Ocean Center and Ma'alaea Triangle parking lots, the golf park and Carls' Jr. Where exactly would be the 'mix of higher density, commercial, employment and residential uses' be located?** Ma'alaea has traditionally been used as a 'transit' location for buses to exchange passengers between South, West and Central Maui and informal park and ride location. But to locate a proposed "transit-oriented corridor" in the PARKING LOT between Maui Ocean Center and Carls Jr. that is filled for various events is short-sighted. The CPAC's rewrite of the TOC to 'study' a location makes sense.

Mahalo for your continued efforts on behalf of the communities of South Maui.

Ma'alaea Village Association
P. O. Box 2122, Wailuku, HI 96793
maalaevillageassociation@gmail.com

Lynn Britton, Co-Founder, and Immediate Past President, MVA