

May 1, 2023

Kihei Community Testimony for Kihei Mauka
(includes Pi'ilani Promenade and Honua'ula properties)

1. All development in the Kihei Mauka area should be prohibited until:

A new multimodal transit route from the Kihei Mauka area to the Veterans Highway is created that is separate from the Pi'ilani Highway. The current infrastructure cannot tolerate an increase in traffic.

The flood/mud problem during storm events has been mitigated. The damage to our existing communities and the ocean is grave as the situation currently exists.

New archeological examination and recordation of the entire area is complete and a cultural preservation plan is established.

Population needs have been analyzed and show added growth requirements.

A Master Plan of the area has been developed that has specific requirements based on the characteristics described below. Kihei has grown in a haphazard manner due to the lack of a clear vision. Thorough Planning is essential in order to provide the types of communities that we know offer a high quality of life that is less dependent on the automobile and that preserves the natural beauty of Maui. Communities should provide opportunities for all income levels to benefit together.

2. The proposed Land Use Designations that are most appropriate for Kihei Mauka are the Neighborhood Center and Residential.

Small Town Center is too large scale for this area.

Central Kihei will be diminished if another commercial center is allowed to be developed. There is already a languishing of central Kihei commercial area. Enhanced redevelopment of Central Kihei must be prioritized.

There should be many types of housing allowed including single family, duplex, multi family, live/work, apartment rentals and fee simple. Affordable housing should be prioritized, however it must not be isolated away from market rate housing. All housing should benefit from the community infrastructure.

The commercial and community development that is locally focused would be highly beneficial in reducing the number of automobile trips in and out of the area. Walkability and bike ability encourage health and reduce pollution.

3. Characteristics of Kihei Mauka.

Common Central Area “Village Green”

can be used for community events, farmers market etc.

Distinct Neighborhoods

Connective multi model pathways between distinct neighborhoods

Gulches and drainage ways to remain open and protected

Archeological/cultural heritage sites to be defined and preserved

Extensive use of shade trees and xeriscaping

Parking areas to require 50% shade of hardscape.

Streets to have street trees and sidewalks.

LID “Low Impact Design” throughout the community on pathways, roadways, parking lots, parks, residential and commercial development etc.

Roadways to use accepted traffic calming techniques and roundabouts where any intersection traffic control is required. Complete streets to be followed.

4. Types of Services to be Allowed (some may not be included in proposed Neighborhood Center)

Grocery/drug store

Medical Offices/Clinic

Restaurants, retail shops, bakeries, veterinarians, art studios, craft shops, art studios, gyms, yoga studios, cleaners, florists etc.

Day Care/Elementary school/Pre-School

Places of Worship

5. Types of Services NOT to be Allowed

No fast food

No Big Box Stores

No gas stations

No Industrial