

**Subject:** North Kihei Mauka Testimony

**From:** Randy Wagner <artelmaui@gmail.com>

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**To:** Rob Weltman <rob.weltman@gmail.com>, wearesouthmaui <wearesouthmaui@mauicounty.gov>

Aloha CPAC members,

Thank you for your continuing service to our community. Your work is essential.

You may remember my written and oral testimony about the beautiful area referred to here as North Kihei Mauka.

It appears that there are two distinct points of view about how it should be included in our community plan.

One is to leave the land use designation exclusively as agricultural to protect the land and to avoid over development and the accompanying problems in Kihei. We have seen the problems that arise when development is allowed to occur without good infrastructure to support it, and the problems are devastating. I understand and support the reasons for this view.

Another perspective is to allow the land use designation to be varied with uses such as neighborhood residential, neighborhood centers, open space etc. Essential to this view are very specific parameters about the kind of development allowed and prerequisites to allowing any of it. This view opens up worries about development and the attendant negative impacts. I understand and support these concerns.

In both cases we want to protect Kihei. We are tired of living with environmental and cultural degradation due to unchecked development. We have not had proper oversight and sensitivity to the real effects of building without environmental and social infrastructure.

Personally, I fear the first view of leaving the land in agriculture is the more risky, not because I wouldn't like to see it remain open space. My fear is that if left in agriculture there will be continued pressure from the land owners to change the land use to different uses such as residential, small town, industrial etc. They will ask for a community plan land use designation change, and they will be asking the county council and the planning commission for the changes, not the community. We will be dependent on whomever is on the council or commission at the time. Currently there is no representation from South Maui on the commission. The community will find it very difficult to weigh in. I believe we will see the exact situation we already have in Kihei to date. Basically developers call the shots and the citizens grapple with the problems. I speak to this concern from my experience with the Kihei Community Association Design Review Committee.

I truly understand that the second view of a master planned community with parameters and varied land uses is threatening because of the worry of over development. That said, I believe realistically it is the only way to protect ourselves from the whims of developers. However ONLY if very specific PARAMETERS AND PREREQUISITES are incorporated into the Community Plan.

I'm not going into them here because you have them from my previous written testimony. I will try to attach that here again. It is a very specific description of what I think would be of value if and when development is allowed to occur in North Kihei Mauka.

I am writing on my iPhone because I will be on the Lanai ferry at 5:30 today, or I would testify in person.

Thank you very much for your hard work. I believe we all are involved in this process because we want to do what's best for Kihei.

Mahalo,  
Randy Wagner

## **Kihei North Mauka - (Kula Kai Mauka?)**

(include "Pi'ilani Promenade" and Honua'ula properties)

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### Kihei Community Association supports allowing Planning for Small Town development throughout the area with certain very specific **Pre-Development Requirements and Restrictions**

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#### **Pre-Development Parameters**

1. **No development in this area may occur without a roadway connection to the Veterans Highway.** The Pi'ilani Highway is already over taxed and this scope of development would render it untenable. The long range planning for a Kihei Bypass Parkway and an Upcountry Highway will not be built soon enough to rely on them for adequate egress out of Kihei.
2. **No development in this area may occur until there is a sound solution to the extreme flooding and mud inundation caused by high impact storms.** The affects on property makai of the highway and near shore ocean waters is too detrimental to allow further development without proper mitigation.
3. **No development in the area may occur until thorough Archeological examination and recordation of the entire site is done. All existing cultural and historic landmarks shall be respected and restored and preserved throughout the area.** In addition to archeologists the community with ties to the area shall be consulted for historic and contextual input.

Extensive studies must be completed to understand the Impacts of Vehicle Traffic, Water Supply, Waste Water Treatment, Drainage, Environmental and Archeological Disturbances. **Mitigation of found impacts must be in place prior to development of Kihei North Mauka.**

A continued assessment of community needs such as housing and related requirements shall be revisited as other areas nearby in Kihei and throughout Maui are developed. Such assessments shall impact the scope of phasing coordination of development in Kula Kai Mauka.

- **Basic Characteristics and Organization of Kula Kai Mauka**

- Distinct Residential Neighborhoods
  - Prioritize affordable housing
  - Provide mixed income and multiple residential types including single family/ ohana/duplex, multi family, live/work, assisted living etc.
- Centralized Common Area, “Village Green”, that creates a sense of place for
  - Farmers Market
  - Location for gatherings and celebrations
  - May be designed to include storm water detention
- Neighborhood parks and green links between neighborhoods
  - Connective multi modal pathways throughout
  - All gulches and drainage ways to remain open and protected
  - Preservation of Cultural Heritage sites
  - Create Shade and Use Xeriscaping water saving design
- Civil Engineering shall employ Low Impact Design (LID) Principals
  - Provide drainage retention control mauka of and within project area
  - All infrastructure including roadways, sidewalks, paths, and parking lots shall be designed to retain and treat runoff through bio swales and rain gardens and appropriate vegetation
- Roadways to be fully connected, avoid dead ends
  - Connect traffic to Veterans Highway and away from Pi’ilani Highway
  - Connect to future Kihei mauka bypass parkway and to Pi’ilani Highway at existing Kaonolu and Kulanihakoi intersections.
  - Provide sidewalks with street trees on curb side throughout project

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- Use roundabouts or “right in/right out” at all intersections requiring traffic mitigation.
- Use traffic calming roadway design standards.
- Include mass transit routes and stops.
- Provide secondary **multi modal** access road with a “green” buffer parallel to Pi’ilani Hwy. Pedestrians need safe routes to schools.
- Retain original LUC requirement of trees and stone wall along Pi’ilani Hwy.
- **Neighborhood retail and other neighborhood support services only, no town or regional retail centers. Examples of Types of Services Allowed follows:**
  - Grocery/Drug Store
  - Medical Offices/Clinic
  - Restaurants
  - Small businesses such as bakeries, retail shops, vets, office services, art studios, crafts stores, barbers, gyms, cleaners, florists, banks...
  - Day Care/ Pre-Schools
  - Elementary School
  - Places of Worship
- **Examples of Types of Not Services Allowed:**
  - No Fast Food /or Drive Throughs
  - No Big Boxes
  - No Industrial
  - No Gas Stations

NOTE: Pi’ilani Promenade’s properties and Honua’ula’s properties (4parcels) are within the Kihei North Mauka planned area. There should be no commercial development allowed on the makai parcels that front the Pi’ilani Highway. The current designation of these 2 parcels adjacent to the Highway shall be designated for residential. This requirement is different from the Planning Department proposal. The intent of the character of the Kula Kai Mauka project is to be local residential, therefore development fronting the Highway should not be an attraction to passing vehicles.

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Any commercial development shall be on the mauka parcels and shall have the character described above. Additionally, within the Pi'ilani Promenade property there shall be a reserve (as previously designated) adjacent to the Kulanihakoi gulch that must remain a Hawaiian Cultural Preserve.