

Mā'alaea/Kealia

What alternative do you LIKE the most?

Mild and Expansion: 31

Infill and Moderate: 29

What do you LIKE about the Mild and Expansion alternative?

I believe we have so many open lands. More developments will bring more revenues to the County. We cannot stick to the past. Maui is one of the most places that is still left behind from progress and all.
Room for business growth
It seems like less development. South Maui is over developed for the infrastructure we have.
Slow it all down,
Allows for town center.
The area is environmentally sensitive and need to be less densely developed than other areas.
I don't see the rationale for further development in Ma'alaea. Minimal infrastructure. No benefit to existing development. Keep it green.
Less development.
Why can't Small Town ALSO be "Transit Oriented" ? I like the idea of creating a Transit system that encourages usage by creating transit centers that include shops and eateries, but with small town vision.
low impact
Because of the condominiums/residents in the area, it should be kept with a lesser density. We don't want to take away the small town feeling of the harbor and the general area
It's more realistic in terms of how windy it is in the area, which is not a good place for more development.
Lower density redevelopment.
Infrastructure cost to develop is more manageable supporting a lesser density growth in Maalaea.
Prefer Small Town Centers rather than Transit Oriented Corridors - which feel too "big city" for Maui
Keep the coastal area light and limit the build up
The area has already been taken over to the point of too much pressure on community.

Less expansion means less traffic and less tourism, both of which I believe are beneficial and necessary for the well being of the island.
With sea level rise coming sooner than later, NKR will be gone, so it is pointless to development in the narrow corridor. Thus there is no choice but to spread out, to go with mild & expansive. An advantage to expansive, as we have little available buildable locations within the SMA, we have to go mauka of the hwy
Maalaea Village should stay small and not be considered as a TOD corridor -- the climate (wind) is too harsh for more residential use.
Would offer less traffic congestion. Would also allow for better storm water runoff from Waikapu
Until there is infrastructure to support it, specifically roads as the ones we have are currently overwhelmed, I will always choose the option that allows the least development.
Opportunity for a town community
Slow growth with a disciplined approach.
Less development.
There are several problems with this area all due to insufficient infrastructure. Self financing without county paying for previous owners lack of foresight to remedy these problems cannot occur without larger scale redevelopment. Sewar, runoff from parking into bay, access, enough destination resources to greatly reduce cars (stores), shade on sidewalks, smartly designed 3 story solar powered structures that look inviting and more just will not occur without options allowed with mild and expansion. There needs to be a look that existing residence desire in its specific plan
Reduces risk of sea level rise tsunami etc
Maui should retain a small community feel. We are an island, not a large state, like California or Texas.
All of our areas should remain small town in feel and can not handle too much development in current locations because of poor infrastructure.
Less traffic and beach pollution impacts.
Having more services at the central location of Maalaea/Kealia will be good for those traveling from Lahaina area, Kihei and Waikapu

What do you LIKE about the Infill and Moderate alternative?

<p>The term transit oriented corridor implies facilities for mobility, beyond individual cars. We need more ways to get to and from work, school, shopping, recreation without using individual cars. If the term "transit oriented corridor" means increased bus service, bike lanes or other means of transportation that are less impactful on traffic and the environment, then that is a better choice.</p>
<p>No need for houses in between the 2 roads</p>
<p>sorry but this is not clear, there does not seem to be any difference between the two pictures above.</p> <p>Ma'alaea can not afford to have any growth, there is already a sewage problem and their proximity to the near shore waters</p> <p>and the coral reef do not allow for further growth until studies can show that the drainage, sewage and density will not have a negative impact on the ocean quality and the coral reef.</p>
<p>Less growth</p>
<p>More access to transit for those who live here</p>
<p>more economic opportunity</p>
<p>It's an area thats already developed.</p>
<p>Higher density redevelopment potential as opposed to the lesser degree option</p>
<p>I like the idea of transit oriented corridor in this vicinity.</p>
<p>Maalaea really isn't connected to the major urban areas, and has serious wastewater problems. Not really desirable by residents So best to just infill what is permitted.</p>
<p>Utilize infill areas</p>
<p>The triangle is a really good central location for transit oriented development since it's relatively close to both Wailuku and Kihei so it would help reduce traffic and make it easier to take the bus to work</p>
<p>By adding higher density to this area local commerce could benefit. Having a transit oriented corridor here would allow people to travel via transit to the west side as well as the south of maui as this area is very central on the island.</p>
<p>As an already very busy area, hosting many tourists it seems a natural place to add higher impact building without impacting families and homeowners as negatively.</p>
<p>TOC would have the potential for desperately needed housing</p>

I believe this location is highly appropriate for a transit oriented corridor considering its location along Honoapiilani Hwy which is currently a busy hub/throughway. The opportunity to create more housing here within this mixed used community could be a great benefit to locals. Having the ability to walk to local amenities, restaurants and stores creates an appealing and vibrant location to call home and would be a good attraction for visitors to the island. More walkability/alternative modes of transportation in a community is a big benefit.

Being located along a significant TOC it does not hinder the potential for density - location and market demand will determine if it will be developed

this is a sensitive area for sea level rise and ocean pollution. More development should be strictly controlled.

Good place for a bus hub and such a pretty location

Maui Needs room for more growth. Can't have affordable housing if there is no inventory ever.

The transit instead of town center

it will hopefully bring more money to the state and maybe my taxes will get lowered!

Infill works in this area because of the limited foot print of the surrounding developments. With limited land providing higher density housing and commercial is the higher and better use of the limited land resource and already strain utilities that service the area. Much of the business located here, including the aquarium, shops, restaurants and mini golf area already foster a transit-oriented model, the infill of the area could create a great linkage to those heading out to Lahaina, and those heading into town from Lahaina. This location could shorten their trip if this infill area of Ma'alaea has more of the services and products those residents need.

The area is small and somewhat out to of the way. To economically feasible more infill would be needed to support any local businesses.

Preserves existing high intensity uses such as Maui Ocean Center

Prefer higher density

I think Infill and Moderate, is a more mild solution. It focuses our attention, money and resources on making great spaces out of places we have already started developing. If we expand out farther without focusing on infill first we will get sprawl. I think making Ma'alaea/Kealia a beautiful walk-able area, with mixed use that provides for a diverse population is important.

If we could provide a place for people to leave their cars in Ma'alaea and take public transportation into downtown Lahaina/Front Street we might be able to alleviate some of the traffic into and out of Lahaina.

Keeps growth minimal in Maalaea.

I like the preserving the small town feel on Maui

Any comments about the Mā 'ālaea/Kealia area?

<p>We can have some uses for that area, either housing, commercial, or mixed use.</p>
<p>The triangle includes a historical hill (mentioned in Hawaiian mo'olelo). Are there preservation concerns around disturbing it?</p> <p>I'm not sure exactly where the old landfill is relative to the triangle, but is there a concern around disturbing or building on the landfill?</p> <p>Will the Ma'ālaea WWRF proposed in this year's budget provide services also to the triangle?</p>
<p>Just stop over developing,</p>
<p>Roadways need improvement</p>
<p>This isn't an area we typically visit.</p>
<p>The issue is to mitigate wastewater, fire, and erosion impacts on the nearshore waters.</p>
<p>I feel it has potential to be more than a parking lot and Carls Jr.</p>
<p>I have major concerns about adding units where there is problematic flooding and expected sea level rise. Was sea level rise taken into consideration in these recommendations? Was strategic retreat considered?</p>
<p>Growing up here, the harbors were always a safe place for local families to go and fish, picnic and spend the day. Not any more. The focus on tourism has left local families without places to go and enjoy the day safely. The Kealia area has limited parking along a very busy road and of course has rising sea levels as a threat.</p>
<p>Minimize development of the area/expand the wetlands/turn the road into a ped/bike corridor.</p>
<p>There should be a focus on highway redevelopment to avoid increasing the current road congestion in the area.</p>
<p>Avoid build up and large structures that will affect the coastal environment and habitat.</p>
<p>Why is parking unavailable for locals to park without paying. Really is sad to see it turning into an amusement park for the rich and tourists.</p>
<p>More of the abandoned ranchland above the highway on the wind farm side should also be developed instead of just being a constant fire hazard</p>
<p>This is a central location and if housing were a option for workers there it is possible some would like the easy access location.</p>
<p>storm water runoff from Waikapu</p>

It's hard to tell on the map if there is access to the waterfront or public park connection towards Sugar Beach here but that would be a great community benefit as well.

Also, I would love to see the scale of the street fronts for any expansion in this area thoughtfully considered to be pedestrian focused, less parking lots in front of buildings, setbacks from the sidewalk to storefronts minimal to keep the community interesting and vibrant.

the wind impacts livability

Council jumped gun on fixing sewer injection problem here without direct payment of wells or tie in costing with any permitted building activity.

Protect Keala pond

There would need to be mitigation on the highway to make this safe

shopping malls and big box stores to bring money in!!

The mild and expansion option seems to cater more to a small town center approach which is comprised of more low density and typically takes up a larger footprint and land is already confined in the service area. Another reason for a higher density, transient oriented infill alternative is, correct me if I am wrong, but this area needs pump station and treatment system improvements which is pending a special assessment on current property owners. Higher density infill development can help offset some of those costs and bring clean sewage to this area and protect the aquatic resources nearby.

I don't see anything for shoreline retreat

Preservation and education about the natural resources and landscape of Kealia is vital.

I'm concerned about the marine life and how it's protected from residential and commercial waste.

Pūlehunui

What alternative do you LIKE the most?

Infill and Mild: 18
Moderate: 17
Expansion: 25

What alternative do you DISLIKE the most?

Infill and Mild: 27
Moderate: 0
Expansion: 33

What do you LIKE about the Infill and Mild alternative?

i do not like any of these plans. that is the problem with this model. it assumes that growth is possible in these sensitive areas. this area should be open space corridors, agricultural allowing for farming and livestock and farm appropriate housing
less development
Again, slow this all down. Id vote for none if it was an option.
Retains beauty of the island and minimizes industrial zones
Less development
least developed
This area is very windy and inhospitable plus it serves as an open space buffer that prevents more sprawl in central Maui.
More green space
I think less development is better for the island and full-time residents, particularly with the roads being as they are.
We do not need additional industrial
Until there is infrastructure to support it, specifically roads as the ones we have are currently overwhelmed, I will always choose the option that allows the least development.
Allows for other Development including residential and retail.
Less traffic.
We need to focus on areas of infill before we expand. There are so many sites downtown that seem to be underutilized I do not think we need to expand that here.

All of our areas should remain small town in feel and can not handle too much development in current locations because of poor infrastructure.

Reduced traffic congestion. Less wastewater pollution.

The area has already been growing fast and making sure there is enough infrastructure, e.g. roads, utilities and services, to meet the needs of people who live there

Keeps the growth minimal.

What do you **DISLIKE** about the Infill and Mild alternative?

I think this area deserves some progress
Lack of space for business
I note that the map for LIKE Expansion and the one for DISLIKE Expansion are different, with the DISLIKE version having more open space. (which I like). The Infill and Mild alternative has a small industrial area but puts it right on the highway where it is visible and potentially noisy and smelly. If only a small amount of industrial space is needed, it would be better to expand the second area which is further from the road.
N/a
i just wrote that this area is not appropriate for infill and mild expansion this area should be open space and agricultural open space - ag land for farming, livestock and farm appropriate housing
least opportunity
This seems to be the most contrary to the maui island plan.
Industrial growth is important to healthy growth. Undercutting it would be unwise.
would prefer left undeveloped
Least growth
The lowest level of expansion just seems like a missed opportunity.
It doesn't allow more land for industrial expansion. Some businesses in other areas may want to relocate or expand to a more centralized area.
Without road development, it will take longer to get in and out of Kihei/Wailea with any development in this area.
though it is basically the same as the other alternatives, Pulehunui needs the flexibility to have all its land available for growth so it can provide infrastructure in a manner that is most economical.
We need more industrial & P/QP space
Need to allow for more industrial lands somewhere.
The existing industrial area doesn't meet the needs of the community
Eventually it will have to grow to meet the needs of the population on Maui. By getting the infrastructure in now it will alleviate having to do it later.
less access for industry and business
Doesn't allow for anticipated growth, raising the cost of industrial land for local businesses
As stated above, I believe allowing for a larger industrial area is a benefit for the future. If it is not expanded it could limit the use of the land for years to come.

It limits the ability to attract new industry to help stabilize the local economy by attracting new businesses

Not able to improve bad dated infrastructure toward CO2 goals.

Unk

Limits business

Industrial and manufacturing activities area are necessary part of modern life. Land designated for industrial use already seems to be limited and there is demand to expand its footprint. If that footprint is not provided in more remote areas such as the central valley it tends to trickle into populated areas which is not good for anyone.

There will be a need for the types of uses at Central Maui Baseyards, better to provide for that here instead of rambling through the State property.

What do you LIKE about the Moderate alternative?

A happy medium
Allows for some additional industry space at moderate level.
Maui needs to diversify away from tourism, but without existing growth too much
Other places are better to put that development. Keep it green.
Moderate growth will always be accompanied by moderate industrial growth. I was almost inclined to choose the "expansion" option, because it might be good to just create an ample industrial area early on. The reason I chose "moderate" was financially, I'd rather spend the money elsewhere, and also, I'm always in favor of multi-use, and without more details, I can't say if the industrial area is heading in the right direction.
This area is no good for anything but industrial use. Industrial agriculture - like large greenhouses, aquaponics, aqua culture facilities may be of value to define if you opted for the Expansion alternative.
It helps with companies or businesses that may provide large machinery or services that require them to be located Upcountry where they are needed.
Allows for some expansion of industrial services.
Seems like a reasonable option to support some growth.
allow for some expansion and maybe entertain more expansion in the future
Middle option
Don't understand the significance of the options so taking the middle road
We need a more industrial but don't want to impact gulch
Not much of difference in the choices as it impacts only the small area at the top.
Correct amount of industrial area
We need to be careful of its location near a water source (from images). Run-off from industrial businesses could poison or render that water unusable.
having industrial area more northern

What do you DISLIKE about the Moderate alternative?

Nobody selected the Moderate option for the DISLIKE question.

What do you LIKE about the Expansion alternative?

I think that area can be more beneficial for the County and Maui Community to be developed. Put some TOD there, make people not relying to cars.
Business geowth
Assuming that very long-term projections show a need for more industrial space to accommodate economic diversification, it would be wise to set aside a larger and mostly contiguous area for that now rather than risk fragmentation. Industrial plots can share the burden of and access to common heavy utility needs such as power, water, wastewater and solid waste.
That's a good area for industrial
more economic opportunity
It sounds like this is consistent with the maui island plan.
Greater increase of industrial uses
It will create employment with the expansion for additional land for industrial purposes.
The reality for Pulehunui is that it requires a lot of infrastructure and is controlled by the State. As such, it is difficult to know which of the Pulehunui areas will be developed by 2045. Certainly not all of it, but some of it is likely. Rather than constrain possible development to a small area, give Pulehunui the opportunity to develop where it can bring in infrastructure by designating it all Industrial.
This use is needed. And area appropriate.
There is a need for more industrial lands. While this wouldn't be a good location if there was no development there, since there is already industrial use, then more industrial use should be contiguous to it.
This is a great area for industrial and would allow businesses to be started or expanded that currently have no access to affordable industrial space
Pulehunui is in the middle of the valley. By expanding the industrial use here business's that serve south maui and central maui would have less travel for deliveries etc. as they are centrally located. Potentially creating less traffic on our already congested highway.
Right on the highway, centrally located for best access from almost all neighborhoods in the valley and upcountry areas. Makes sense for industrial business.
Would also allow for better storm water runoff from Waikapu
There is limited land for industrial uses for businesses
I support expansion to allow for adaptability and flexibility in the use of this area. It is my understanding that this land is not great for agriculture and was part of the old airstrip so it makes sense that the industrial land area is increased for future use as needed.

Provides clustering of industrial uses in a central location. Provides opportunity to expand Maui's industrial base. Absorption will be market driven but having available industrial land provides for greater flexibility in attracting new industry

Maui baseyard is a mess with third world roads, hardly safe for cars much less greener modes of transport. A new yard area needs to be developed and Make a specific plan details such as on road and infrastructure, wildlife safe night lighting, runoff, tree shielding from highway. Make any expansion of road include a semi protected bike lane to encourage SAFE electric moped use without truck incursion into bike lane. Absolutely needed as much commuting needs can be met by CO2 free E-Moped if SAFETY issues addressed. Add solar / wind farm to this central area to reduce transmission costs. encourage electric car racing at race track with the race event. Encourage allow expansion of bike path (and e-mopeds and e-tricycle cargo carry) direct route to Pukani area allowing such a shortcut that for simple commutes bike faster than long car route around. Essential type of strategy to meet CO2 goals. This from BOTH Pulehunui area and north Kihei

Same (Note: user's previous answer in the Ma'alaea/Kealia section was "Reduces risk of sea level rise tsunami etc")

Maui needs room for more growth in every way.

This is a good location for industrial use, it will keep it out of other areas that are better suited to retail or housing

New products

Industrial uses beg to be farther away from residential and commercial shopping areas. If industrial use is not provided a location to expand they may try and expand in other areas where industrial uses exist such as Kahului, Wailuku, waikapu that are all closer to inhabited areas. Expansion to the central valley provides a clear area far away from populated areas for industrial uses. It may even prompt current industrial users near populated areas an opportunity to expand to this area instead.

Central Maui Baseyards is an existing, zoned, light and heavy industrial area. If there is going to be expansion of these uses along Veterans Highway, it should be here, contiguous with the existing uses. It also has restrictions on regular business uses instead of the stacking found in county code.

The whole State Pulehunui LI expansion shouldn't be there at all, it amounts to sprawl along one of our scenic highways and starts to blur the distinct boundaries between Kahului and Kihei. that is contrary to the MIP. At some point the city will simply ramble and spread along the highway until there is no distinction between towns. You may want to check with the State again, it has been rumored they have abandoned the plans for this area

What do you **DISLIKE** about the Expansion alternative?

Seems like the most development
Do not wish too this kind of expansion
Ugh, traffic, water shortages, congestion...shall I go on?
Takes too much away from islands beauty in this rare area
May be too much for the environment.
Expansion
Keep it green.
We don't need more development
Any time you have growth for industrial use there has to be consideration of how this type of growth will affect the nearby residences and the general feel of the area. Too much industrial growth could take away the existing characteristics of the surrounding area.
Don't need more development and please don't allow the State to build the jail right along the highway.
Industrial expansion should be slow and monitored. A slight increase in industrial zoning is a good start.
Could bring too much industrial to Maui, can we handle pollution, waste, environment impacts?
expanding to fast
Enough buildings sit empty now.
Same reason Open space preferable to more industrial
allow for better storm water runoff from Waikapu region
I do not like any of these plans. I do not want industrial and employment center in this area.
Too industrial?
Too much industrial development in this area.
Already so much traffic there.
Don't understand any of the choices to have a strong opinion on the options.
Too much industrial
Nothing <i>(Note: User selected Expansion alternative for their LIKE option as well)</i>
Vacant land
Too much industrial that could cause excessive pollution.

Too much industrial area
Is it necessary? Do we have a need for this type of zoning that cannot be accommodated by other areas already zoned for this activity?
We need to be careful of our land use, as there is limited land on an island.
All of our areas should remain small town in feel and can not handle too much development in current locations because of poor infrastructure.
Encourages tourism in a enviromentally sensitive area.
Too rapid growth not keeping up with traffic issues, services, and utilities.
Looks like spot development popping up all along the highway.
too much

Any comments about the Pūlehunui area?

<p>The zoning should be the restricted heavy industrial. Keep it truly industrial; don't let it just be another commercial area.</p>
<p>DHHL should also be included for light industrial for the lands in the area.</p>
<p>This area could be a centrally located central hub for the island, there could be events and activities in addition to car and dirt bike racing</p>
<p>It would be awesome if there were affordable small spaces for creative innovative people to try new start up businesses at this central location.</p>
<p>Does this area have adequate infrastructure like public sewer treatment water etc</p>
<p>Good central location</p>
<p>Hawaiian lands should be developed as a community</p>
<p>I saw that a condominium building option was available. I think this is silly. Who would want to rent an apartment next to/inside an industrial park? We should build homes near schools and shopping centers and parks to maintain our island's tradition of family and community.</p>

North Kīhei

What alternative do you LIKE the most?

Infill: 21
Mild: 18
Moderate: 5
Expansion: 16

What alternative do you DISLIKE the most?

Infill: 18
Mild: 1
Moderate: 0
Expansion: 41

What do you LIKE about the Infill alternative?

Now this area has too many growth already. Try to infill or revitalize some areas that are running down or vacant.
Actually I can not tell from this picture where the wetlands are located relative to the infill area Also maybe you know what these pictures represent but for the general public how can we tell? the map is very poor and the sections which make up this area is not defined enough that one can figure out where you are on the map.
North Maui is congested enough as it is.
Its the least invasive option.
Allows for fill growth.
Too much change isn't needed until the affects if the changes are known
Push development further south. Focus on increasing density in NK. Protect wetlands and fix flooding.
Less development
Infill is the only alternative that represents responsible growth. To me, Infill is actually the moderate plan. Mild should be called Expansion, the Moderate option represents overgrowth and Expansion is WTF.
least developed

I like that it doesn't largely expand business-type uses. There is a lot of congestion on the roadways, on the beaches, there's stress to the infrastructure even today and it would be irresponsible to add a lot of commercial uses in the area. There are mostly neighborhoods and the quality of life has already been altered by over-tourism and over development of condos, hotels, and luxury accommodations/residences for the rich.

It has the least amount of expansion in the area.

Allows for growth but limited. Concerned about traffic and excess stores, shops.

The area you designate in all other alternatives has a river that rages thru it...check out the video from December 6th of 2021. I believe in less for these areas. Kihei cannot handle all this traffic and building too much already.

There is the least land slated for development.

Until there is infrastructure to support it, specifically roads as the ones we have are currently overwhelmed, I will always choose the option that allows the least development.

Allows for controlled growth that includes residential areas.

Less development in an already overcrowded area.

No expansion should be granted until Kihei has infrastructure in place to accommodate such expansion, as called for in our current community plan . We need a through north/south collector road, complete streets, sidewalks, well marked bike lanes, and roundabouts, not more stop lights.

Too much development without better roads will lead to too much traffic

There are some areas in Kihei where we have current development that could be great places, if we put more resources and energy there instead of leaving them alone and moving on to the new areas. I think we should focus on infill and really making all of Kihei into great places and communities, (fix what we have) then expand as needed.

What do you **DISLIKE** about the Infill alternative?

N/a
see comments above <i>(Note: User's comments from previous answer: "Actually I can not tell from this picture where the wetlands are located relative to the infill area Also maybe you know what these pictures represent but for the general public how can we tell? the map is very poor and the sections which make up this area is not defined enough that one can figure out where you are on the map.")</i>
the shoreline is already too crowded.
least economic growth and industry diversification opportunity. also please build a road from anywhere is south maui to Kula
You need areas for growth and this does not seem consistent with the maui island plan.
Area needs to be expanded
Missed opportunity
Utilize mauka lands for responsible, smart growth
I don't think it helps accommodate the expanding population or create enough space for economic diversification, and will just lead to more people leaving the island and overcrowding in existing housing
Disregards the MIP
Little change from the current use application which would impact the ability to build more homes, especially more affordable building types (townhouse/apartment) and would not help to meet current estimates for future housing needs on Maui.
It limits potential development creating scarcity which increases the cost of available land
Risk
Not doing enough to be ready for future growth. We are already years behind and the US population continues to grow weather we try to ignore it or not.
The mauka lands should be looked at as a resources against erosion and be utilized for more housing and services so people from North Kihei don't have to drive into South Kihei just for groceries. They should be able to walk to their services and products from North Kihei. There is not enough land remaining to achieve this within the infill plan.
I think is unrealistic. Demand has outstripped available land, including for affordable housing, existing vacant lands are difficult to build on. The STC designation on PD2 may be difficult because of flooding.
Not enough land for residential
Plans should be made for growth mauka of Kihei, it makes logical sense.

What do you **LIKE** about the Mild alternative?

Housing with some business growth with open space
Logical place for much-needed housing, without eliminating the possibility of more enlightened mixed usage land in the future south of it, with something like a town center, shops, jobs, open space, recreation.
I like better access without going into town but also keeping a limit on too much construction
Provides some opportunities for housing, hopefully for homes that people can afford.
Control growth.....what is the capacity and cost for roads, water and wastewater.
room for controlled growth, this area is already residentially saturated. Any additions will add to the infrastructure of the area (traffic, etc.)
Allows growth above Ohukai which is a local area.
We dodged a huge bullet stopping the mega malls
Need some growth but not too much; the project district gateway needs to be Open Space and not developed.
I like the idea of adding a small town center to alleviate more driving which congests our roads.
Less big box
I like the Open Space for the area that floods north of Kihei
It allows for some expansion to the east and leaves open space near the ocean. The development would support the residential near by.
I think developing our neighborhood would help increase opportunity, safety and property value. I like the statement that the the Project District 2 would be considered "open space".
It maintains small town feel and uses mauka areas for a small amount of development.
It supports affordable housing without creating more short-term rentals.
Infill with close by small town center with a transit service center within walking distance to the town center would hopefully decrease people driving longer distances and using the Piilani Highway for services. We need to keep services close to residents so driving is kept to a minimum
the size of the small town area

What do you **DISLIKE** about the Mild alternative?

just pushed problems into future and actually make worse as key routes are built up.
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What do you **LIKE** about the Moderate alternative?

Offers some neighborhood development (MORE N. KIHEI HOMES!). Offers close to home work opportunities. Possibly limits travel to Kahului depending on the businesses that go in.
Northern key way has the infrastructure for this type of moderate development
<p>It looks like this area is currently zoned residential and the expansion to small town center would allow for mixed use which I believe helps create vibrant, walkable and more liveable neighborhoods. Also with the new high school being built, the ability for locals to live closer to the high school would help cut down on traffic. For this area if there are commercial applications, I would like to see the commercial being encouraged to be placed throughout this area and not segregated, more live/work applications and preservation of a small town feel. A diversity of housing types is also important to allow for a diverse demographic and varying price points for home purchases. Single family homes, townhouse style and smaller apartment buildings would be a benefit to locals. Designated pedestrian and bike paths especially leading to the high school would be a great asset!</p> <p>A note that I selected this moderate alternative as the best place because of the open space above the high school as there is no open space/parks shown throughout this moderate expansion area. Maybe something to consider is more parks/public space intermixed within the small town center expansion.</p>
It provides a good mix of uses within the boundaries that are subject to project boundary designations. It seems to mix best with the existing uses and brings a good amount of expansion to a part of Kihei that is close to other resources, including R1 water that could be expanded and utilized within the project areas. Providing expansion to this area also serves the needs of retreating development away from the shoreline.
I like the expansion mauka, it is the most logical way for Kihei to grow, and should have grown instead of linearly, and it will provide the incentives and financing to include a mauka roadway as depicted in the MIP. I also like the Residential designation at the Promenade properties.

What do you **DISLIKE** about the Moderate alternative?

Nobody selected the Moderate option for the DISLIKE question.

What do you LIKE about the Expansion alternative?

Existing Transportation volume safety issues for motor vehicles and GREEN ALTERNATES CRITICAL TO MEET CO2 NEEDS cannot be met with existing Piilani Highway especially from OhuKai road past high school to Maui Research park on Lipoa road. This needs a clean slate to accomplish economically that full planned expansion only allows

1. A GREEN WAY preferred bypass road (toll entry for gas vehicles) along uphill side of this expansion from Maui Research park (Lipoa road) connecting to high school Ohukai Road, Kaiwahine Street and preferable tying in to a relocated North Kihei Road intersection on Piilani Highway or maybe a connector at bridge. Maybe a under crossing. TBD. Protected bike lanes support slower mopeds e-mopeds. Key is to minimize vehicle bike crossings by expanding bike path along most uphill border with vehicle road just downhill. Use bike friendly designed traffic flow and circles as detailed by world renowned "Dutch Bike Embassy". Hire them, excellent consultants!

Encourage allow expansion of bike path (and e-mopeds and e-tricycle cargo carry) direct route to Pukani area allowing such a shortcut that for simple commutes bike faster that long car route around. Essential type of strategy to meet CO2 goals. This from BOTH Puluhanui area and north Kihei

This will allow business and residential expansion, offload the highway, help the research park & high school while greatly improving CO2 emissions.

2. Really need local energy storage in north Kihei area. Expansion of solar in area limited by power transmission grid. Perhaps its feasible an upcountry to Kihei pump storage of waste water (or partially desalinated seawater) treated water it would provide fire water and overnight energy. There are couple cinder cones that might provide solid basis of water storage. big enough. Otherwise must be battery.

This is the best place to expand kihei

The shore line is already too crowded.

more economic growth and industry diversification opportunity. also please build a road from anywhere is south maui to Kula

This seems to match the maui island plan the best.

More opportunity, employment, jobs, etc

The larger area has the greatest opportunity to create a self-contained village setting on the mauka side of the highway

Great location for STC

Development is continuous which will allow easier access between the tech park area, residential to the north, and the new high school. I don't think there's any benefit to leaving fallow ranch land above the high school, it will just end up being another homeless camp which is dangerous to the homeless and everyone else. It would make sense in a place where open space is nice native forests but that isn't South Maui, it's just kiawe and flammable dry grass

It follows the urban growth boundary from the MIP

Provide the most flexibility of uses over the next 20 years.

Risk

South Maui Needs room for more growth. Can't have affordable housing if there is no inventory ever because there is nowhere to build.

We need the roads fixed and upgraded

More land for residential development

Allows for comprehensive planning within the UGB. If only fragments are included in the UGB it would lesson the likelihood of comprehensive planning and could lead to a series of isolated project areas.

What do you **DISLIKE** about the Expansion alternative?

Expansion is too much. But mild to moderate is tolerable as Kihei is grown too much.
Too much growth in one location.
Gives up the potential for a more human- and environmentally friendly mixed development in a large swath south of the new development at the north end.
See above comment (<i>Note: User's previous comment: "North Maui is congested enough as it is."</i>)
Too much.
Far too much destruction of the beautiful in nature
Too much growth.
Too much expansion
Flooding is a severe problem there. Fix that before considering further expansion.
Too much development
Water requirements alone should be a deal breaker on this. No...Please no.
please, please NO. More of Honolulu style and more loss of Maui charm...so little left especially in North and South Kihei
Any expansion whether it be residential or commercial can have a negative effect on existing residents and their lifestyle. In addition, we have to preserve the environment and make sure our utilities and resources are able to handle a greater load not just everyday but in emergencies as well.
That much development would have a major impact on offshore water quality unless adequate stormwater management facilities are provided.
There is already too much population density in Kihei. Traffic is bad and the highway has too many connecting roads. A large expansion would only add to the already crowded roads.
Infrastructure cost and do we have enough resources to accommodate the expansion alternative.
Way too much loss of open space and land.
too large of a growth
Too much building not enough green save the land let it be.
There is too much land slated for development without addressing the road and transportation needs.
Infrastructure cost is very high and at least through 2045 the additional lands in this alternative are probably not needed through 2045.
Same reasons (<i>Note: User's previous comment: "We dodged a huge bullet stopping the mega malls"</i>)
Too much growth -- roads and water cannot handle.

I think we need to be careful about allowing too much residential growth on Maui. The land and people will suffer if we allow our population to grow much more.

Although I LOVE the idea of more job possibilities, more homes are needed in N Kihei because it is centrally located. S Kihei home development is not helpful for working age people it adds 20-30 minutes to commute.

I dislike no additional neighborhood/residential.

While North Kihei has the infrastructure we should not over develop this area

This plan seems designed to make Kihei roads overwhelmed.

Too much big box

Too much development.

Too much traffic!

Infrastructure is not sufficient to carry the development that we currently have. More development should not occur until infrastructure needs are met.

Too much development and developing flood protection be areas

The current roads are not set up for lots more development

Not enough room for bike riding and walking trails!!

Too much sprawl that takes away from the beauty of the island.

That is a lot of area to cover and I would hate to see Kihei develop into a sprawling city. We need to focus on infill and if we expand that way, we need to preserve green belts and have an organization that incorporates green spaces and throughout the development. This will help native plant and animals, create better, more restful places, allow permeability of rainwater through our landscape.

Also, we should focus on bioswales throughout any development to filter our runoff with natural plants and rocks. And make sure the pollutants of our streets and developments do not make their way to the ocean.

There is too much development on our very limited land areas.

We can not handle too much development in current locations because of poor infrastructure.

The population of North Kihei is already over capacity for the roads and infrastructure.

How are we going to transport all the people to a sprawling town center that large? Too many cars clogging up the Piilani Highway, more accidents, pollution, and repetitive shopping.

too much small town area, congestion.

Any comments about the North Kihei area?

Let's make sure the new residential areas get parks of different kinds and greenways for walking and biking, access to open space, buses
there has got to be a better way to show this map so that it can be easily understood. this is a poor workshop. it is too hard to give feedback on these questions
We should be seeking to preserve green spaces and wet lands near the shore.
please build a road from anywhere is south maui to Kula
Plan for required parks and greenway corridors with bike ways completely separate from automobiles.
I live in this area. I raised my children on Maui and moved to Kihei recently from upcountry. I hope that ANY growth will focus on alternative transportation.. Include multi-use paths, bike routes and lanes.. People would ride for transportation if it was safe. Every one of them is a car off the roads.
More options such as grocery stores, restaurants, other small businesses need to be available so residents don't need to drive to south Kihei or central Maui. Options should be close to where people live especially with more residents in the area.
additional north-south connectors will be critical to keep traffic manageable.
My daughter was very sad that a resort has come up in the Maui Lu lot that blocks her view of the ocean. People come here to see the beauty of the islands. We need to preserve that for future generations and if we want a good share of the tourism market. North Kihei has some of the best beaches and over use and development has a potential negative effect.
Pi'ilani highway has too many connecting roads with stoplights causing large amounts of traffic. There needs to be a highway redevelopment before any future expansion is done. Syncing stoplights on the highway to allow a smoother continuous flow in and out of Kihei would be a good start.
The North kihei area needs Wailea to step up and offer mandatory shuttles to each Hotel. The Hotels make record profits. They can afford it. Too much traffic funnels through Kihei to get to Wailea. We need less cars on highway coming past our schools and community.
The new school, the amount of business space, and the proximity to Central Maui make this a good area for higher density transit oriented development
Housing in N Kihei would support people who have to drive for work on various parts of the county. I've heard that S Lihei is that answer, but it is not it is too many minutes farther from work opportunities (unless you are one of the people trapped in resort employment).
Bike paths and safe pedestrian walking sidewalks off of Piilani Highway are needed and encouraged!
All of these plans seem to leave open the possibility of the dreaded mega mall.
Plan for the maximum flexibility - market will dictate absorption rate
I would like to see N Kihei less crowded and congested.

No more hotels!

Traffic is already bad

This area is a good mix between local population and long term rentals. It is an area that should be a focus on further development and expansion not simply infill areas. R1 is a big resource that should be developed with an expansion to this area.

Also, we should focus on bioswales throughout any development to filter our runoff with natural plants and rocks. And make sure the pollutants of our streets and developments do not make their way to the ocean.

I support development that is done in a careful, monitored way, and which benefits local people and island residents.

Good location for affordable housing.

Central Kīhei

What alternative do you LIKE the most?

Infill: 17

Mild and Moderate: 29

Expansion: 14

What alternative do you DISLIKE the most?

Infill: 23

Mild and Moderate: 3

Expansion: 34

What do you LIKE about the Infill alternative?

Enough growth in this location
Easy growth
Storefronts are already sitting vacant. Until a direction on less reliance in tourism is fleshed out, adding more density does not make sense until it is known what is needed.
Less development.
Infill is the obvious choice for Maui as we struggle with water availability, ocean rise, and financial security. And we might want some of those parcels to be farms growing food. We still have a food sustainability problem here.
least developed; most parks and q-public
Not much growth, but Downtown Kihei should be TOD.
The Lipoa/Azeka/Piikea area and for higher density because so many businesses and services are nearby. Currently the residents of the apartments across from Pi'ilani Village currently walk to the shops all the time because it's easy and convenient, it should be a model for this whole area
I like the Idea of thinking of this area as a transit corridor. I think Kihei could benefit from more transit minded approach to future development. Our parks and roads are getting congested as it is.
This area is already so clustered with traffic and congestion, I don't see the benefit from more traffic. Unless this comes with a lot of parking.
I like this choice because it appears it would bring the least traffic impact. Trying to navigate for sports activities and events is difficult as it is.
Higher density could allow more housing

No infrastructure improvement, no appropriate growth.

See comment above (*Note: From user's "other comments" box in previous area: "Infrastructure is not sufficient to carry the development that we currently have. More development should not occur until infrastructure needs are met."*)

Infill creates the highest and best use of lands that are left to be built out in the Kihei area. It will also compliment the existing current uses near the Azeka shops and the Safeway strip mall. With more goods and services located in one location it will reduce dependency on using a vehicle to get to your next stop.

We need more consideration on transit options on our part of the island.

Most realistic for the local infrastructure capacity.

Developing the space that is already designated there. No need to make a sprawling suburban area. Need to put pressure to use that space wisely and efficiently. Encourage walking, cycling and public transit the best ways to get around.

What do you **DISLIKE** about the Infill alternative?

<p>Again, it is not entirely clear what the consequences would be for central Kihei to be STC vs TOC, but the examples at https://southmaui.wearemaui.org/community-plan-designations/ indicate that STC offers a more complete living/working environment than TOC.</p>
<p>N/a</p>
<p>you can not go on if you do not pick a map how ridiculous is that So now you can say Oh they picked this map or that when I do not want to pick any map!</p>
<p>I'm going to sound like a broken record but we should stop developing the few remaining green spaces makai of the Piilani. If we must expand it should be towards the valley.</p> <p>Turn the existing greenspaces between SKR and the Piilani into wetlands and and nature preserves. Green spaces to absorb water and prevent flooding from run off and king's tides.</p>
<p>does not promote growth opportunity</p>
<p>Missed opportunity to site growth better. Protect the wetlands.</p>
<p>The azeka area seems to have flooding and wetlands that should be protected.</p>
<p>no reason</p>
<p>Increase in density. That area has too much congestion as it is.</p>
<p>Has the most high density development- not in favor of this.</p>
<p>I think being designated a transit corridor will bring much more congestion and encouraging walkable/bikeable areas are best.</p>
<p>See previous answer (<i>Note: From user's previous answer: "Doesn't rely on all the assumptions of Infill to take place through 2045. Need some flexibility if infill doesn't fully occur."</i>)</p>
<p>More of the same</p>
<p>Could use more development</p>
<p>limiting to future development</p>
<p>Blocks CO2 free routes and does nothing to improve quality life.</p>
<p>Risk</p>
<p>Don't want too much development. Lots with wetlands should be open space</p>
<p>It does not prepare us for the inevitable growth of South Maui.</p>
<p>The higher growth west of the highway would have a severe and negative impact due to the fact the even as of today South Kihei Rd can barely handle the existing traffic.</p>

I don't see much difference between Infill and moderate except for the designations along Piikea and Lipoa. Ultimately I think they could build out about the same

Not enough potential residential

Mike be difficult to achieve that level of development without significant upgrades to infrastructure.

What do you LIKE about the Mild and Moderate alternative?

I think this is the right level for this area
It is not entirely clear what the consequences would be for central Kihei to be STC vs TOC, but the examples at https://southmaui.wearemaui.org/community-plan-designations/ indicate that STC offers a more complete living/working environment than TOC.
<p>Transit oriented corridor is this something that we all are suppose to know what it means? like saying it is a driveway?</p> <p>what type of transit is oriented this this corridor now?</p> <p>what about the wetlands in this area how does in fill impact on the the wetlands</p> <p>how does the infill affect flood zoning and sea level rise. where is that information on this map</p> <p>where is the flood inundation and ocean rise inundation area demarked on this map after all we are talking about the next 20 years.</p> <p>I think you need to come up with a better way to develop the South Maui Community Plan to say we are south maui is a joke. Who is South Maui, and where are we going.</p> <p>we need public transportation, we need low income housing, we need open space, we need to protect the wetlands</p> <p>and we need to protect our near shore waters and the billion dollar reef that surrounds South Maui and help with</p> <p>the ecology of the oceans and mitigates sea level rise. Where is all of that in these maps?</p>
A reasonable compromise
Least invasive
This gives us enough access to shopping
Development should move away from the lower areas that flood. Focus development on the mauka side of Piilani Hwy.
Good balance between infill and expansion
I like that there is not much increase in density. That area has traffic jams daily because of how dense it already is. The traffic lights all turn green and red independently and are not synchronized which slows traffic to a dead stop at peak hours. There's also pedestrian traffic in the middle of all the chaos.
Allows space for some housing.
Lesser density development than the other alternatives.
Less density.
Least amount of high density development
mild and moderate works to accommodate infrastructure as needed
small town center look better.
I think walkable, small town feel development is best.

Doesn't rely on all the assumptions of Infill to take place through 2045. Need some flexibility if infill doesn't fully occur.
Less expansive
Seems to be the best plan for this region should not be over developed
Middle ground
Perfect amount of expansion. Controlled growth.
Less TOC.
Small Town is what we like about Kihei keep it small. The lots with gulches should be developed.
Kihei needs more places for the community
It provides for growth east of the highway with minimal impact to the area west of the highway.
Small town centers like we have in Paia (Hana highway/Baldwin Ave.), Front Street, and Makawao Town are some of our most walk able areas that people seem to enjoy. This is a good walkable model that would be nice to see Kihei as well.
All of our areas should remain small town in feel and can not handle too much development in current locations because of poor infrastructure.
Nice balance between alternatives.
the size of the STC

What do you **DISLIKE** about the Mild and Moderate alternative?

Not allowing more dense development is a wasted opportunity
Infill area could be used for higher density to limit urban sprawl
This looks like there wouldn't be any change from current use which could limit the future use of these parcel which would not be a benefit to the community as this area is appropriate for infill and creating more walkable communities.

What do you LIKE about the Expansion alternative?

Put something behind the school
I'm going to sound like a broken record but we should stop developing the few remaining green spaces makai of the Piilani.
more economic growth and industry diversification opportunity. also please build a road from anywhere is south maui to Kula
Maui is growing and the growth has to go somewhere. Central Kihei is a good location because: <ul style="list-style-type: none">- it is in the wind/rain shadow- R1 water is abundant- development is not significantly competing with other uses there.- Infrastructure will have to be added wherever growth comes.
good opportunity
Connectivity
From looking at the options and differences between them we are really only examining a few parcels of land along Piikea Ave and Lipoa Ave for proposed changes. Based on this I support the expansion alternative to allow for flexibility in the uses. Just because the area is designated for TOC doesn't necessarily mean the highest density allowed would be used however giving the landowners flexibility in use could help to create more affordable housing projects and/or mixed use live/work areas which would help increase the vibrancy and walkability of this area which already has plenty of amenities within walking distance.
provides flexibility for future development - demand will be market driven
See comments on north Kihei. To meet CO2 goals a preferred GREENWAY bypass (which is heavily toll for gas powered vehicles) needs to be constructed from northern most Kihei Piilani Highway at bridge (or north Kihei road intersection) to Maui Research Park at Lipoa. This is key. to meet CO2 emission goals and provide safe congestion relief along this sections of Pillani Highway.
Risk
It provides for future growth.
More growth and money for the state!!
Cuz you had to choose one before moving on, I only think the expansion area on the area above the high school may be appropriate because it would provide that incentive and financing to build a mauka roadway.
More residential opportunities

What do you **DISLIKE** about the Expansion alternative?

Again. This area has grown too much
Too much growth. Need to deal with traffic before expanding too much
Kihei is congested as it is.
Again, too much
Too much congestion in traffic area
Too much expansion.
Expansion not needed at this time. Until other issues are addressed, too many unknowns
Too much development.
This would be way too much for... everything. Water, money, lifestyle.
Kihei already over developed. Find a way to restrict "entitled"
n/a
Too much development for the area.
Too much high density development.
High density.....infrastructure cost for expansion.
too large of an expansion, again which may take a toll on current infrastructure
Too much development.
Need pen space & not developing on remaining wetlands We are long in the hole ,,,,,,, stop digging
Too much growth.
Maui needs to be careful about allowing too much growth as our environment, parks, beaches and roads can't take much more.
Bringing additional traffic issues
to aggressive not sure the infrastructure can handle the kind of density that's being proposed for this transit oriented center?
Too much growth without appropriate infrastructure.
Too much growth too fast.
It's already congested there.
See comments above <i>(Note: From user's "other comments" box in previous area: "Infrastructure is not sufficient to carry the development that we currently have. More development should not occur until infrastructure needs are met.")</i>

Expansion in Kihei should be responsible as we do it have great road infrastructure to have increased traffic, also I hope one of these plans has solar farms proposed, we need more renewable energy and Kihei is the perfect place for it

Needs the road fixed!!

Expansion here will simply spread the resources further and reduce the walkability. Allowing expansion Mauka of Piilani will drive development near the high school as opposed to creating higher density use within the current infill locations. The infill areas of Kihei seem to be ignored because developers are eyeing mauka lands for development likely because they want to be near fresh locations like Maui brew co and other up and coming business in the tech park. Focusing on infill will help to reignite the areas within Kihei that can be better utilized by existing residents and the new residential use shown mauka of piilani highway.

I am not saying we shouldn't expand, I would just ask when is it appropriate for us to do so?

Transit options should be centered around town centers and employment.

All of our areas should remain small town in feel and can not handle too much development in current locations because of poor infrastructure.

Cannot be supported by the current infrastructure.

Allows growth too fast, no pressure to do it efficiently so that people will not need to get into cars for everything they need to do.

too much

Any other comments about the Central Kīhei area?

Stop development makai of the piilani
Its no longer pleasant.
please build a road from anywhere is south maui to Kula
Increased land (vs property) taxes would drive growth in the right direction - to higher density.
Focus development on the mauka side of piilani Hwy.
Include in all planning making Kihei the Alternative Transportation Destination in Hawaii.
again - north-south connectors will be critical to reduce the stress to the highway
Our city blocks were never intended to have the volume of traffic/people that we have now. That area in particular, because of the density of businesses, condos, and homes is particularly prone to high congestion
Highway redevelopment needed before future expansions to avoid even worse traffic conditions.
Plan for a North/South Corridor Road to help alleviate traffic congestions in Central Kihei.
It will need better connections to the mauka side of the highway and to north and south Kihei
Central Kihei is not easy to get around, parking. Unless the expansion selection brings many more businesses and MUCH MORE parking that will make the area smoother and more easy to navigate.
Encouraging bike paths and pedestrian-focused streets again. Also would like to see regenerative/restorative work for the current and historic wetlands in this area.
All of the plans allow for growth without infrastructure.
Directly tied to plan for North Kihei.
Expand gulches and acknowledge wetlands
We can not handle any more congestion in this area because we already cant handle the traffic that is caused by current businesses and homes.
Make sure to have a covered (or caged) pedestrian overpass built from the New Highschool over the Piilani Highway so that teens are not crossing the road any where near the new round about that is being constructed. A cover/cage is needed to prevent jumping off the overpass. I understand it is court ordered to have an over pass but we don't want it to be over turned or changed. Ground level crossing of the road is not acceptable le for safety and traffic management. The idea of a tunnel under pass for students to go under the Piilani highway is not viable or acceptable. It is not safe for flash flooding and access to a tunnel for teens is encouraging potentially unsavory behaviors, such as bullying, sex, drugs, or any behaviors that are less than desirable. Cameras can be averted or thwarted.

South Kīhei

Any comments about the South Kīhei area?

Have more transit options and more roadways.
The land mauka of the highway should be irrigated with R1 water from the WWRF, have water catchments for storm runoff and be landscaped to further limit erosion. The area should be used for recreational activities such as walking, running, bicycling and picnics.
We need more parks, wetlands and greenspaces. Not playgrounds/ball fields but actual greenspaces with trees and walking or biking paths. Designed with an eye towards mitigating floods and high tides.
Let's keep this area less congested as it already is very tight in traffic
please build a road from anywhere is south maui to Kula
Use increased land (vs property) taxes to drive appropriate development and preserve open space.
If you don't plan for this area to be urban, it will get developed with large agriculture lot subdivisions. This area would be better as urban then just fake agriculture lots.
already overdeveloped with nearly 1 to 1 match of visitors to residents. There is no solution to the over stressed roadways with no published plan for expansion. Entitled infill already adding to traffic problems. We won't need tourism management here. Already I wonder if current visitors will want to come back to South Maui.
AFFORDABLE housing for residents
No growth maps are shown. This makes sense to me until such time as the upcountry-south maui connector is developed. It is unsafe to have so many people living in an area with only one way out
Kihei has become very congested. We need to try and keep the small town feel. People do not pay thousands of dollars to see buildings, locals' lives are affected by over development as well. We need to take already developed space and re-purpose or rehabilitate them instead of expanding them for more development.
Highway redevelopment necessary to improve traffic conditions in the area.
Complete the North/South Corridor Road.
South Kihei is suffering from too much development and traffic. Thought there were concerns about water yet we continue to see new buildings and resorts go up.
keep area sensitive to surrounding environment, avoid heavy industrial or municipal building. Provide friendly, neighborhood looking areas.
Not if it is already set.
The PQP should allow for development of residential properties around the police station. The land is not suitable for park uses.
Much less or no more luxury homes
The County Police Station site should be designated for what it intended -- not all PQP.
The police station should be more accessible and connected to the community. Ban vacation rentals and tax second homes more so those thousands of condo units can become housing for residents

Again I think we have to be careful to control our population here on Maui.
Most days that you have to go south it is awful traffic, very congested. Slow to get across town no matter which road you pick. No more building unless a bypass road can be added to the area, please. Tourists most always get the parking for our weekend outings anyway (yes, we leave early).
I wish all of the other areas had as little increased development.
County-owned land needs to be utilized for development of workforce housing
More residential development Mauka side of Pi'ilani Highway.
More open space with trails up the creek beds. That is an old plan that has not been implemented yet.
Keep the PQP property for the benefit of the community, not developing for profit.
If Greenway (heavy toll. for gas powered vehicles) plan adopted northward consider expanding that southward
The public area is supposed to be a park. Maybe park open space. What is going to be built there?
It needs better road management. For example, south Kihei road should have no lights and only roundabouts so traffic never stops, except for pedestrians. Intersections such as South Kihei and Welakahao only have a tiny amount of traffic and the only thing hampering that intersection is the need to stop for a light that is virtually unnecessary and poorly timed. Getting someone who lives in Kihei to time the lights throughout the town would also help. Traffic could be 30-40% improved if someone actually cared about traffic movement in and out of Kihei and timed the lights correctly. It wouldn't even cost us any more money. It is purely based on awareness of the community and taking into account traffic flows during the day at different times.
We need more public parks, bike paths etc as well as more renewable energy (solar panels)
Need more bike paths and walking areas!!
We need more alternate routes for cars. We need the corridor.
All of our areas should remain small town in feel and can not handle too much development in current locations because of poor infrastructure.
There should be no further tourist development.
Develop parks, services, and public spaces to keep residents spending time close to home and not driving to everything. Consider for all of Maui Electric solar train transport network that runs every 10-15 min to transport people to major hubs, like the airport, Queen K Center, Wailuku, Maalea, Lahaina, Kaanapali.
The area mauka of the wastewater treatment plant would be a logical area for light industrial growth.

Wailea

What alternative do you LIKE the most?

Infill: 40

Mild, Moderate and Expansion: 20

What do you LIKE about the Infill alternative?

Too many expensive properties here. Infill with affordable housings, so you can mix the communities and bridge the inequality. This area is predominantly white and upper class, mix it!
Enough growth in this area
It is not entirely clear what the consequences would be for central Kihei to be STC vs TOC, but the examples at https://southmaui.wearemaui.org/community-plan-designations/ indicate that STC offers a more complete living/working environment than TOC.
Small Town center is better here
i already responded before
This feels like a false choice or no choice.
Best of options.
Oh let's not turn this beautiful area into a metropolis. It's far too beautiful
Allows for some growth.
Less expansion
Either is ok.
Less development
not much difference. How are the 670 development residents supposed to get out of Kihei without a new highways mauka of current Piilani Hwy.
Minimal increase in density?
Makes more efficient use of land.
I dislike both plans due to the fact that this is too much development.
Less density for the area.
Less high density development
keep area as is and planned. Avoid overgrowth

While the roads need improving, if a "corridor" designation will bring more development besides improved/wider roads, than I think the infill option is best to keep Wailea from beginning to feel like a tourist trap area that is a maze of roads and more development.
Less TOD.
I think that less is more as far as adding more residential units in this area. Piilani Hwy. has become more and more congested, our parks and environment are suffering because of the growth we have seen on Maui in the last couple of decades.
less
Less is best! The water requirements must be imported from other sections of Maui
No infrastructure improvement, no appropriate growth.
Community
maintains existing character of the neighborhood
Slower, controlled growth.
Keep things from getting completely developed.
small town center may help keeps residents within the local community without having to drive for everyday services.
Wailea already has several tow centers
Can't really tell the difference in the maps. But infill would allow to preserve more open space.
No real preference, they will likely build out in a pretty similar fashion
Most consistent with Wailea community
I would like to see more diversity of housing types in Wailea to accommodate a more diverse community from a broader socio-economic background.
All of our areas should remain small town in feel and can not handle too much development in current locations because of poor infrastructure.
Minimize unbridled tourism that the infrastructure cannot handle.
It is already a busy place and filling in with small town center, with classy character, rather than making it more congested would be desired.
Small town center seems more appropriate at this location.
size of STC

What do you LIKE about the Mild, Moderate and Expansion alternative?

This expansion is quite mild in my view.
more economic growth and industry diversification opportunity. also please build a road from anywhere is south maui to Kula
This looks like a central area to have a more dense commercial area.
If we can use this to expand the transit situation, I'm in favor of this expansion.
n/a
The only observable difference was the industrial area v. small town. It seems like industrial space is one of the greatest needs.
could help make less traffic with more of the transit area.
Need flexibility in this area to develop as may be needed in the future. WCA does a very good job of managing the project specifics.
Appropriate use of previously zoned lands
Stop developing until there is reasonable transit infrastructure
More housing here would let workers live closer to their jobs at resorts but there should be rent controls and 100% affordable units for sale. Wailea doesn't need any more mansions to sit vacant 95% of the year. The TOC is also a good location for businesses because they would benefit from tourist spending
TOC since the parcels are near Piilani Hwy
The expansion in use would allow for greater flexibility in these area which is a transit/commercial hub. If the mauka parcel is built out, having a TOC in this area could allow for things such as a larger grocery store or other amenities closer to Wailea, lessening the need to drive to Kihei or greater Maui for goods and services. Again I would like to see careful consideration of streetfronts and walkability of this expansion (parking lots hidden behind buildings, wide pedestrian pathways that would allow for outdoor seating, boulevards).
need to fix transportation to this area while improving CO2 emissions. Expansion only if its creative to greatly improve CO2 emissions of area. Perhaps solar energy storage.
Risk
Put workforce housing in the Wailea area. Don't develop Honuaua at all. At least scale it back and make it for people who live here.
More places for expansion. Plan for it now or it will happen without a plan....
No bike paths

It allows for the most flexibility within the Wailea area. This area also desperately needs a transit oriented location to increase the walkability of the area to include a gas station and grocery store. The more flexibility the better.

Why is there only two choices, unlike other questions?

In any case, we need to develop other transit routs for cars and busses, and South Maui continues to grow. I don't think we've ever really correctly addressed the population explosion of the 70s-80s. A twenty minute drive turns into 50 minutes, easily, when trying to drive into South Maui at 4:00 PM.

Any other comments about the Wailea area?

<p>Stop building hotels/condos until there's another road from Wailea to Kahului Mauka of the tech park and the new high school.</p>
<p>Too developed already</p>
<p>please build a road to Kula</p>
<p>Wailea Alanui could be slightly rerouted (100 yards?) across an undeveloped parcel to create a smooth transition to Kauhale road north of Kilohana, furthering the collector road project. It would then extend from Makena to Keonakai. Further mauka development would also be appropriate, given appropriate infrastructure.</p>
<p>I recently gave a ride to a coworker who could not possibly get to work from Haiku to Wailea by bus in time for work. That should not be. More transit-oriented development, whenever development must occur.</p>
<p>I am not rich so therefore I hardly ever go to Wailea/Makena. I can't afford anything there whether it's property or a purse. Not sure how we got into such a mess. Sad.</p>
<p>Wailea is going to be filled with mainland home buyers. More focus needs to be on the people living and working on Maui, not out of state people.</p>
<p>Too much development of high end condos and resorts happening that is negatively impacting locals. High traffic and beaches getting very crowded. We don't want to become another Ka'anapali!</p>
<p>taking into consideration the sensitivity of the coastal area, public access, avoid over building</p>
<p>With the residential projects that are slated to be developed, Wailea will need some serious road improvement to sustain residential traffic AND continued tourist traffic. I think the ONLY development that should be happening in Wailea is road/infrastructure improvement and affordable housing for full-time residents - not housing that caters to non-residents who only live her part of the year.</p>
<p>A lot of the open space areas along gulches are likely not in their respective 100 year flood limits. Maps should have notes that final limits of these open space areas are to be defined by the 100 year flood limits.</p>
<p>They've built enough resorts and super luxury mansions, only developments that have a benefit to the wider community should be allowed. "Create jobs" alone isn't good enough, because literally everything "creates jobs" we know there is already too much tourism</p>
<p>NO MORE building, no more people, no more traffic... unless bypass highway and regulated park access for residents. We want to continue to use parks and it gets more and more difficult as the months go by.</p>
<p>How do we allow for better storm water runoff</p>
<p>The open spaces/greenways shown do not look accurate or to scale.</p>
<p>I do not like that there is not a choice without a Transit Oriented Corridor.</p>

Wailea is essentially built out with little flexibility to institute change in the community

Protect our special places

Too much closed area not open for the public!! No movies!!

A better study should be conducted before placing open spaces within residential designated areas. Open space and drainage requirements are built into the zoning code and so creating pre existing community plan open spaces reduce the flexibility of developers to properly design the sites to take into account the topography of the land.

I think it is vital to preserve the access to beaches and view corridors in Wailea. Perhaps allowing people to wall-off their properties like fortresses decreases the opportunity for community in that area, creates a walling off of the ocean, and less safe streets at night. Also, if streets went perpendicular to the coast instead of parallel more people would have access to the beach, (not sure this is relevant to our situation).

No more hotel or residential development (unless it's *guaranteed affordable* housing, and NOT part of "package" from a developer who will offer both affordable and "market value" houses, please and thank you).

Support part-time second home development over short term tourism.

Mākena

Any comments about the Mākena area?

Just maintain it. Have more roadways perhaps. Take care of the traffic there.
it should be left open space, land for our grandchildren and their grandchildren to enjoy and protect the aina and the Kai
aloha
stop developing it. More parks. How about a hiking trail from La Perouse Bay up to Poli Poli?
Where are the ancient sites? Too many hotels.
The roadways cannot withstand much congestion
please build a road to Kula
It is special. Keep it green.
You should consider where an upcountry/Kihei connection road should be planned.
Developed Entitlements will be the death of Kihei/Wailea as an attractive place to visit, live or work. Last thought...is this planning really worthwhile since so much of the existing plan was ignored.
Hardly ever go there. Too congested at the beach and no parking anyway. Everything expensive and only hotels.
Limit development to maintain the environmental integrity of the area.
This development will be for out of state buyers. The working people of Maui will not benefit from this development.
Continue to provide public access, sensitivity to surround area and coastal.
I don't think any more land in Makena should be slated to resorts or regular residential, as they will most likely become luxury residents which will only continue to add to the affordable housing problem on Maui. While I love seeing all of the green space for parks and agriculture, I think more space should be devoted to rural residential and parks/open space and less to regular residential...and definitely no more resorts! The regular residential and resort designations here are too much.
Save Makena Stop building
Down-designate where possible.
Similar to Wailea, already more than enough resorts and luxury part time residences. New developments even within existing residential and hotel designations should serve the broader community--- Not the *current* Makena community because billionaires have already displaced the original residents. Let the descendants of the Hawaiians who once lived in Makena have the opportunity to move back. Also protect culturally significant places like heiaus and burials.

The lower the development, the better for the land, people, and residents of Maui.
NO MORE building, no more people, no more traffic... one lane roads difficult with the current traffic. Please do not encourage more traffic and people in this pristine area. We want to continue to use parks and it gets more and more difficult as the months go by.
Beautiful area which has minimal infrastructure. Let's keep this area beautiful!
Looks like it stays the same. Good.
Essentially entitled with little opportunity for significant change of uses
Stop all development in Makena.
Leave ag lands as ag lands and open space. Do not allow development on wild lands. Stick to developing land that has already been altered. Leave the Makena area as open, undeveloped land.
Do not develop, leave something beautiful. Open space for undeveloped Makena lands. Or at least workforce housing.
This area should have no more development, it should remain natural
To closed to the public taxes paid open it up!!
No changes to the way it is depicted
No more hotel or business development, unless it's agricultre. Makena is too precious and valuable as part of our island's ecosystem to be sold to the highest bidder.
Provide enough services of infrastructure and variety of shops/small town center activities to keep residents in Makena and less commuting to get to services by driving. Having a solar light rail service running every 15 min that linked as far south as Makena would help to keep traffic on the Piilani Highway lower

'Ahihi Kīna'u/Kanaio

Any comments about the 'Ahihi Kīna'u/Kanaio area?

I'm not familiar about this area. Preserve what is there.
see the Makena comment
good.
Good, leave it alone.
please build access for camping, fishing, hunting.
Good
Keep it green.
No development.
finally sanity
Keep it as natural and untouched as possible. No further developments should occur.
Preserve it and manage it as an environmentally sensitive area. Explore measures to limit vehicle traffic from tourists.
I would prefer no development happen in this area.
Glad there's at least one area with no growth
Maintain area, no growth, encourage open areas and save coastal
Yes, let's leave it as is! It
Good decision. No growth
Down-designate where possible.
Don't let Jeff Bezos privatize this area, ensure access for resource gathering and recreation
This area is a national treasure and should be left intact and not subdivided. I think that once it starts becoming divided it will eventually be built upon which would be a very unfortunate as it is an environmentally sensitive area, not to mention the Hawaiian archeological sites the are throughout the area. This is sacred land.
NO GROWTH, NO GROWTH, keep this area pristine and sacred. PROTECT this area, we do when we access it. It is respected and honored. We are so fortunate to be able to "be" in this space and we enjoy it almost every month. Even though we have to navigate difficult traffic in tight quarters. Do not add development to this area. No homes. No business. Nothing.

Love this area.
Historically we understand this area housed over 5000 residents prior to the volcanic eruption.
No water or infrastructure here is fine.
Glad to hear this area is being preserved
Looks like it stays the same. Good.
This land should be preserved forever.
Keep it wild and rural
Love that no new developments are planned. Protect access for locals
Open up the trails and open the area to the public should never of been closed!
Too much camping and no in forcement!
No comments except the designations should be checked, some of the online state maps are incorrect as to designations
I am in full support of conservation lands.
Yes, please no growth!
This area must remain as cultural coastal area. People should not be able to build or claim ownership over the natural resources found here.
Keep it accessible to the public and keep it preserved so that all can enjoy the wild, gorgeous beauty of the area. Please increase the park, both by number and or by size. Please keep it staffed with a friendly and outgoing ranger who will educate the public.