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Agenda Item: C. Housing Development Forum
Date Received: 4/18/2023 via email

TO: South Maui Community Plan Advisory Committee

FROM: Maui Tomorrow Foundation
Albert Perez, Executive Director

DATE: April 18, 2023

RE: April 19, 2023 Agenda

Aloha Kākou,

Land Use District Designation Descriptions

The proposed Community Plan Land Use District Designation Descriptions that you will soon review were discussed as part of the West Maui Community Plan, but most South Maui residents were not involved in that process. Rather than just accepting the designation descriptions as is, South Maui citizens need to be given the opportunity to determine whether those land use categories are appropriate for South Maui. The language in those land use category descriptions needs to be made much more specific. If the descriptions are adopted as-is, it will be very difficult to oppose anything (such as another Mega Mall) that doesn't fit the community's vision. (See p. 56 of the Draft South Maui Community Plan).

Development Mauka of Pi'ilani Highway

Typical land use planning practice is to do a population forecast, and then derive land use acreage requirements from that forecast. Unfortunately, the basis for the Draft Plan's population and land use projections is not clearly stated. However, assuming that there is such a methodology, the "updated" addition to Land Use acreage (in Kulanihako'i mauka) appears to be arbitrary - not based on those projections. There does not appear to be any acreage taken out of the map to compensate for this very large addition.

The tract that has been added to the mauka Kulanihako'i area appears to more than double the area previously designated for "Small Town Center," and extends all the way to the urban growth boundary. This is a significant change, and while we realize that this is a type of mixed-use classification, it does open up the possibility for significant retail development. We would strongly caution against this large expansion and the overdevelopment of retail, which can have the unintended consequence of promoting urban decay in existing retail areas, some of which are already struggling. When a retail center is failing, significant negative effects can be felt in surrounding residential neighborhoods. Before considering an addition of this size, great care and analysis needs to be applied, in a public process, to ensure that these factors are taken into account.

In addition, expansion of urban land use mauka of Kulanihako'i will make drainage and flooding problems much worse in the makai area, which already experiences repeated flooding. As is well known, storms have been getting stronger and more frequent. Unfortunately, the County drainage standards for new development have not yet caught up. Due to the fact that this newly added tract straddles major drainageways, more intensive development will compound the situation. We recommend that this area remain designated as Agriculture.

In general, we urge you to reject any plans for large mauka expansion. There are already two very large, planned communities mauka of Pi'ilani Highway that have gained some level of approval:

- Maui Research and Technology Park (1,250 units)
- Wailea 670 (1,150 units)

In addition, Mākena Resort has plans to build up to 1,000 units.

Rather than designating new areas, the County should provide infrastructure to affordable housing developments that are already entitled. If this does not happen, and we keep designating more areas for more development in an attempt to solve our housing problem, we will end up having a huge amount of undeveloped but entitled land that will overwhelm our infrastructure when it does get built.

We urge the CPAC to ask the Planning Department for a demonstration of their Project Status Viewer, which is located here:

<https://mauicounty.maps.arcgis.com/apps/webappviewer/index.html?id=0a7b91b1265045608c91e48902dced18>

This will give you an idea of the development potential that is already “on the books.”

Mahalo for your consideration.