

Central Maui Baseyard

The Central Maui Baseyard is located east of Maui Veterans Highway at the northern extent of the South Maui Community Plan Area. The existing developed baseyard encompasses approximately 54 acres. The Maui Island Plan identifies expansion of industrial uses in the area, with the Urban Growth Boundary encompassing 168 acres.

Change Envisioned

This South Maui Community Plan allows for expansion north and east of the existing baseyard, potentially expanding the industrial area by 66 acres. This will allow for the expansion of existing industries and the addition of new businesses. The planned growth area represents a logical expansion of industrial land use in the area. The area's location, midway between South Maui and Kahului, makes it a convenient site to serve the island's long-term heavy industrial land use needs.

Challenges and Opportunities

This central location provides an opportunity for Maui's industry to grow in an area best suited for industry. Development of the area must ensure the protection of view corridors along Maui Veterans Highway as well as mauka and makai view planes. Linear-strip development along Maui Veterans Highway is strongly discouraged. Buildings should be setback significantly from the highway, interior roadways should connect to existing intersections with the highway so no new intersections are needed, and all traffic-light timing along the highway should be coordinated for optimum traffic flow.



Figure 3.10: Area of Change | Central Maui Baseyard

Mauka North Kīhei

The Mauka North Kīhei area of change includes the MIP North Kīhei Residential planned growth area, portions of the MIP Kīhei Mauka planned growth area, the Pi'ilani Promenade project, and the existing light industrial subdivision south of Ohukai Road. These four separate projects are described as one area of change because of their proximity to each other and the opportunity for coordination, interconnection and creating a cohesive community in North Kīhei mauka of the Pi'ilani Highway. The MIP Kīhei Mauka planned growth area encompasses more than 583 acres and is envisioned to consist of a mix of land uses, housing types, lot sizes, open space, parks, and other public facilities to create an interconnected network of walkable communities. The MIP notes that Kīhei Mauka is a considerable expansion of the North Kīhei area and that the project will need to be developed in phases. Since the adoption of the MIP in 2012, population projections have decreased. During the community plan update process, the community called for some growth in this area but not to the full extent of the MIP's Kīhei Mauka planned growth area.

Change Envisioned

As described in the MIP, the North Kīhei Residential planned growth area is envisioned with a mix of housing types, neighborhood-serving commercial, parks, trails, bike paths, and open space and will incorporate traditional neighborhood design principles. Promoting all of these uses and design principles, the area is designated Residential. The northern portion of the Kīhei Mauka planned growth area is designated Small Town Center allowing for a network of compact, walkable neighborhoods with commercial nodes concentrated in village centers. The Pi'ilani Promenade project is designated Small Town Center on the two makai parcels and Residential on the two mauka parcels. This area is envisioned to have a mix of housing types to promote affordability and support community needs, neighborhood-serving commercial uses and services, parks, and ample open space. The existing light industrial subdivision south of Ohukai Road is designated Transit Oriented Center to provide the opportunity for redevelopment with transit-supported uses and densities. Projects within this area of change should include multimodal connectivity, a range of housing types that will meet residents' needs, safe pedestrian and bicycle connections to the South Maui High School, enhanced north-south mobility mauka of Pi'ilani Highway, and adequate public facilities and parks.

Challenges and Opportunities

These projects will provide families the opportunity to live and work in North Kīhei within a safe walking distance to the new high school. This area of change promotes workforce housing, including a variety of housing types and much needed multimodal transportation options mauka of Pi'ilani Highway. It will be important to create roadway and greenway connections between new and existing developments in this area to promote efficient movement and alleviate traffic on Pi'ilani Highway. A challenge will be upgrading existing infrastructure and adding new infrastructure to ensure adequate services for existing and new residents. As with the whole community plan region, securing water supply for new development will be a challenge. Another significant challenge for this area of change is preventing environmental impacts on makai resources, including reefs and wetlands by mitigating flooding.

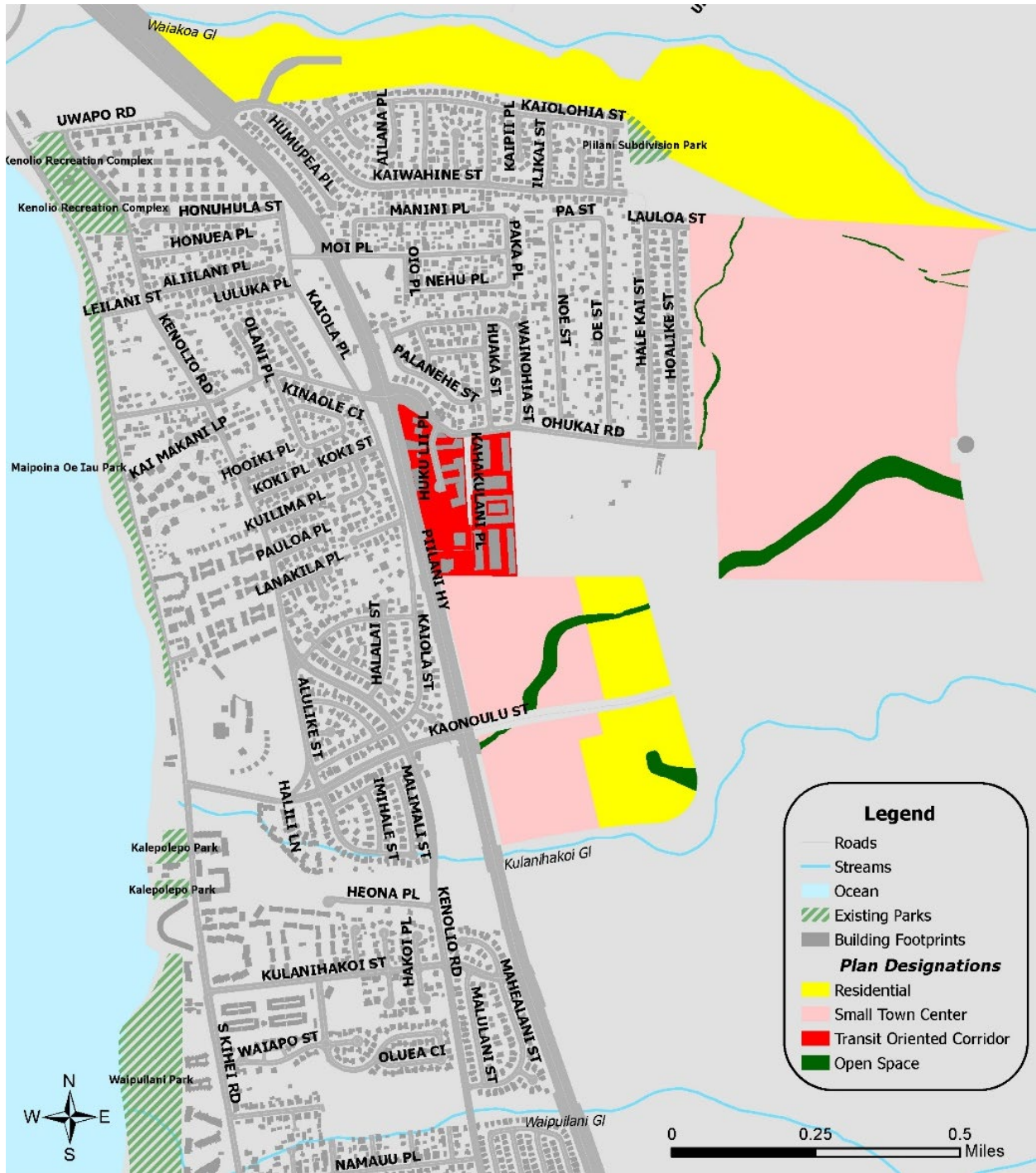


Figure 3.11: Area of Change | Mauka North Kihei