

HONUA'ULA PARTNERS, LLC
2035 MAIN STREET SUITE 1
WAILUKU HI 96793

Name: Dean Frampton
Agenda Item: D. Growth Framework
Date Received: 4/19/23 at 3:12pm via email

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Attention: South Maui Community Plan Advisory Committee
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793
Email: wearesouthmaui@mauicounty.gov

Subject: South Maui Community Plan

Aloha:

My name is Dean K. Frampton and I am the project manager for Honua'ula Partners, LLC ("**HP**"), or the project previously referred to as Wailea 670. Thank you for allowing me to provide written testimony on the Draft South Maui Community Plan ("**SMCP**").

My work has focused on a proposed master-planned residential community composed of single and multi-family homes, village mixed-uses, preservation and conservation areas and recreation and open space ("**Project**"). The initial phase of the Project consists of significant public infrastructure improvements (i.e., the widening of Pi'ilani Highway). The next phase of the Project will consist of the development of residential workforce housing units. HP is committed to building 288 affordable housing units on site. The subsequent phases of the Project will include a mix of market rate single-family and multi-family units, commercial and office spaces, as well as substantial lands dedicated for drainage, open space, archeological preservation and natural resource management and protection.

With respect, the current land designations for the Project included in Figure 3.15 do not reflect the Project's extensive history and the intended purpose of the project district zoning. In 2008, the County Council approved a change of zoning and established a project district for the Project area. Per Maui County Code 19.45.010.B, the intent of a project district development "is to provide for a flexible and creative planning approach rather than specific land use designations, for quality developments." In short, project district ordinances are meant to provide greater flexibility in the development of master plan communities.

As mapped in the draft Figure 3.15, our project area includes designations for specific uses, including Parks, Open Space, Public/Quasi Public, etc. We are opposed to this level of specificity in the Community Plan map, as it is contrary to the objectives of the project district zoning noted above. It is noted that the draft community plan has a specific designation for project district zoning. *See* Draft Plan at 67. The "Special Purpose District" includes the following is intended "for established project districts that do not easily fall within one or more of the other community plan designations." *See* Draft Plan at 67. As this Project is subject to project district zoning and consists of more than one community plan designation including residential, neighborhood center and open space, the Project falls within the Special Project District designation. For that reason, we ask for the committee to consider revising Figure 3.15 to reflect the "Special Project District" designation.

Lastly, we would like to reiterate our position that it is inappropriate for sitting Committee members engaged in ongoing, active litigation against Honua'ula Partners to vote on policies that impact our Project. Committee members with clear conflicts of interest who refuse to recuse themselves undermine the CPAC process. As such, we request that the Chair seek an advisory opinion from the Board of Ethics.

Thank you for this opportunity to submit testimony and for your hard work in developing the Draft South Maui Community Plan.



Dean K. Frampton