

Name: Randy Wagner

Agenda Item: C. 1. Goal 2.1 | A Complete, Balanced and Connected Transportation Network

Date Received: 4/4/2023 via email

Attachments: Kula Kai Mauka-PARAMETERS.pdf

Aloha Rob and CPAC,

I am attaching some comments on Kihei Mauka North that reflect the views of the Kihei Community Association, particularly the Design Review Committee.

We support the design and implementation of a mauka road parallel to Pi'ilani Highway to help alleviate the existing congestion that Kihei faces given the **current** population and development of Kihei. The North South Collector Road is urgently needed, however it will never be sufficient because it is not continuous due to existing important structures such as Kalama Heights that interrupt the road. Also, South Kihei Road is subject to increasingly frequent flooding and is often closed due to natural disasters.

There is already entitled development mauka of Pi'ilani Highway that will worsen the current situation. We need a mauka road before we allow any additional development.

We also support allowing properties makai of the Pi'ilani Highway to become open space conservation because most remaining land is either wetland or drainage ways. Infill is generally not appropriate makai of Pi'ilani Highway.

We believe that any newly designated land that allows for development follow a need based requirement. We do not want to see rampant development allowed just because there is a new mauka road. Please see the attached document that outlines the parameters of the road design and of how we see Kihei Mauka North should be designed.

Mahalo,
Randy Wagner

Kihei North Mauka - (Kula Kai Mauka?)

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

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

Pre-Development Parameters

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

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

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

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

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

Sunday, March 12, 2023

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

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

Sunday, March 12, 2023

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