

## 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. However, including Kīhei Mauka in this area of change provides an opportunity for long range planning in a comprehensive manner. Future development of the entire area will be anticipated so that appropriate long-term planning for infrastructure and community facilities will take place.

### *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 t~~~~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 Employment Center to support the continuation of current uses. ~~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.