

**Name:** Harry Lake  
**Agenda Item:** C.2 Subarea 2 | North Kihei  
**Date Received:** 7/10/23 via email



July 10, 2023

Community Plan Advisory Committee  
South Maui Community Plan Update  
c/o Department of Planning  
2200 Main Street  
Wailuku, HI 96793  
Sent via email

Re: South Maui Community Plan Update – Kihei Mauka & North Kihei Area of Change

Aloha CPAC Members,

My name is Harry Lake, and I am writing as a representative of the owners of the project commonly known as Piilani Promenade (the “Property”), approximately 88 acres mauka of Piilani Highway, just North of Kūlanihāko‘i High School and just South of Kihei Gateway.

The owners of the Property have been working diligently on finalizing the approvals necessary to invest in much needed infrastructure to serve South Maui and complete the subdivision that was approved by the County of Maui for this site. In July 2020, the owners, the intervenors in the State Land Use Commission (“SLUC”) proceeding, the State Office of Planning (now known as the State Office of Planning and Sustainable Development) and the County of Maui reached a stipulated agreement that provided for an amicable resolution to a legal dispute which lasted more than eight long years. The SLUC accepted this stipulated agreement as it set forth the commitment by the owners to develop the Property in substantial compliance with the project that was originally approved by the SLUC: a commercial and light industrial subdivision. On behalf of the owners, we are excited to deliver on this commitment.

Under the County’s zoning code, the zoning designation for the Property is M-1 Light Industrial. Under the Kihei Makena Community Plan, the designation for the Property is Light Industrial. In light of the foregoing and the commitment made to the SLUC and our settlement partners to develop a commercial and light industrial subdivision, we believe the proper designation for the Property under the South Maui Community Plan (“SMCP”) is **Small Town Center**.

The SMCP’s criteria for the Small Town Center designation includes:

- a. Low to medium density commercial center with a mix of uses that service nearby neighborhoods;
- b. Ground floor commercial with second floor apartments, providing for live-work opportunities for residents;
- c. A mix of medium density housing types;

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- d. Design elements which include smaller blocks; buildings fronting property lines; ample pedestrian, bicycle and transit facilities;
- e. Public / private amenities; and/or
- f. Civic spaces and parks.

Current plans for the development of the Property will meet most of the above criteria, thus making the Small Town Center the appropriate designation. In addition, this designation will accomplish the following:

1. The Small Town Center designation would allow the current approvals that have been heavily litigated and the SMCP to be consistent with one another.
2. The Small Town Center designation would be consistent with sound long range planning principals as it is at the intersection of Piilani Highway and the State Department of Transportation's vision of an Upcountry Highway.
3. The Small Town Center designation would allow the Property to simultaneously satisfy the SLUC approvals and potentially accommodate much needed residential demands of South Maui.

Mahalo nui loa,

A handwritten signature in black ink, appearing to read "Harry Lake". The signature is fluid and cursive, written over a white background.

Harry Lake  
CEO  
Koa Partners