

**Name:** Randy Wagner

**Agenda Item:** D. Final Review of Policies

**Date Received:** 9/13/23 at meeting (in person)

## Proposed Policies Related to North Kihei Mauka (NKM)

The Policies listed here are Pre-Conditions to any private development in NKM

Policy 1:

Prior to commencement of any development in NKM, an ongoing Stakeholder Committee shall be created for consultation and expertise on the issues that are important to the proper development and implementation of a diverse residential community with a vision for 20 years growth and beyond.

The Stakeholders include but are not limited to the following:

- Landowners, developers and builders
- Community groups and organizations
- Affordable housing advocates
- Environmental conservationists of watershed and shoreline areas
- Cultural practitioners
- Local users of land and natural resources

The Stakeholder group shall regularly consult with Expert Technical Consultants including but not limited to the following:

- Public utilities and public services
- Transportation experts
- Archeologists

## Policy 2:

Prior to commencement of any private party development, there shall be a Comprehensive Master Plan (CMP) consistent with the Kihei Community Association Design Guidelines, Version 2, for the area referred to as Kihei Mauka, with cooperation and consideration given to the adjacent properties, that shall be developed by professional land planners based on Transect modeling with the continued input from the committee of stakeholders. The CMP shall be reviewed and supported by South Maui Advisory Committee to the Maui County Planning Commission. The CMP shall address the following:

- Environmental and watershed management
- Archeological and cultural preservation
- Mauka/makai view corridors
- Multi modal transit system including a direct connection to Veterans Highway
- Road designs based on Kihei Community Association Roadway Design Guidelines
- Mauka to makai pedestrian crossing of Pi'ilani Highway
- Pedestrian and bicycle connectivity in and between neighborhoods
- Low Impact Design (LID) civil engineering throughout
- Environmentally responsive architectural design standards
- A general land use plan with 'Transect' modeling limited to open space, agriculture, park, residential, neighborhood center, public-quasi public, and employment center uses
- A 200' wide land area within the Mauka growth boundary for a continuous greenbelt that shall act as a greenway open space connection between neighborhoods that coordinates with the mauka to makai open spaces.
  
- Integrated greenway and open space plan featuring, incorporating and protecting major drainage ways.

### Policy 3:

Prior to commencement of any development there shall be a Watershed Management System (WMS) designed with consideration given to adjacent mauka ranch lands in augmenting flood prevention measures. Concurrent with development the implementation measures shall include but are not limited to retention/drainage basins, rain gardens, bio-swales, and riparian preservation measures to mitigate excess floodwater and material runoff of mud, silt and debris etc. to prevent such foreign material from entering coastal waters and to direct storm water into the aquifers. The intent is to address the project and areas with more advanced stormwater management practices including multi-benefit approaches like stormwater parks or “green Infrastructure plus” found in LID (Low Impact Design). The WMS is to be reviewed and supported by the South Maui Advisory Committee to the Maui County Planning Commission.

### Policy 4:

Prior to commencement of any development in NKM there shall be a complete updated Archeological Inventory Survey (AIS) with input from cultural groups, and there shall be a Preservation Plan for archeological and cultural sites with conservation, protection, and practice measures in place to shield and buffer the areas from any negative impacts and to provide for their usage by practitioners as deemed appropriate by SHPD including the input of cultural practitioners. The Preservation Plan shall be reviewed and supported by the South Maui Advisory Committee (SMAC) to the Maui County Planning Commission.

### Policy 5:

Prior to occupancy of any private development there shall be a two lane collector road, NKM Collector Road, (NKMCR)) that connects directly from East Lipoa Street to the Veterans Highway. It all shall be designed using the standards and objectives of the Kihei Community Association Roadway Design Guidelines such as example II.b which includes space for a separated walking and biking path similar to the North-South Collector Road makai of Pi'ilani Highway. To the extent possible there shall be a minimum 100' right of way. The NKMCR and right of way shall be reviewed and supported by the South Maui Advisory Committee (SMAC) to the Maui County Planning Commission.

Maui County and the State of Hawaii will need to coordinate with the developer and subsidize the infrastructure of the project including but not limited to such things as the creation of a secondary exit from Kihei via the Collector Road that connects to the Veterans Highway.

**Policy 6:**

The primary and continuing goal for housing in North Kihei Mauka is to be affordable as defined by the US Housing and Urban Development: no individual or family should pay more than 30% of their total income for housing costs. Homes are to be built for Maui Kama'āina residents and families to serve the needs of all - hotel workers, government employees, construction workers, and professionals like nurses and doctors to create a spirit of community. Recognizing the need for a variety of housing - rental and fee simple, single and multiple family - with places for all to meet and share their lives with each other, the mix of affordable and market homes must be based on objective research from organizations like UHERO and SMS Research. The objective of this development is to provide the maximum reasonable affordable housing for Kama'aina residents earning below 120% AMI. The homes shall be owner occupied or long term rentals and shall be integrated to provide equal access to community amenities for all users.

Maui County and the State of Hawaii will need to coordinate with the developer and subsidize the infrastructure of the project including but not limited to such things as storm water management projects that address current flooding and fire hazard problems.