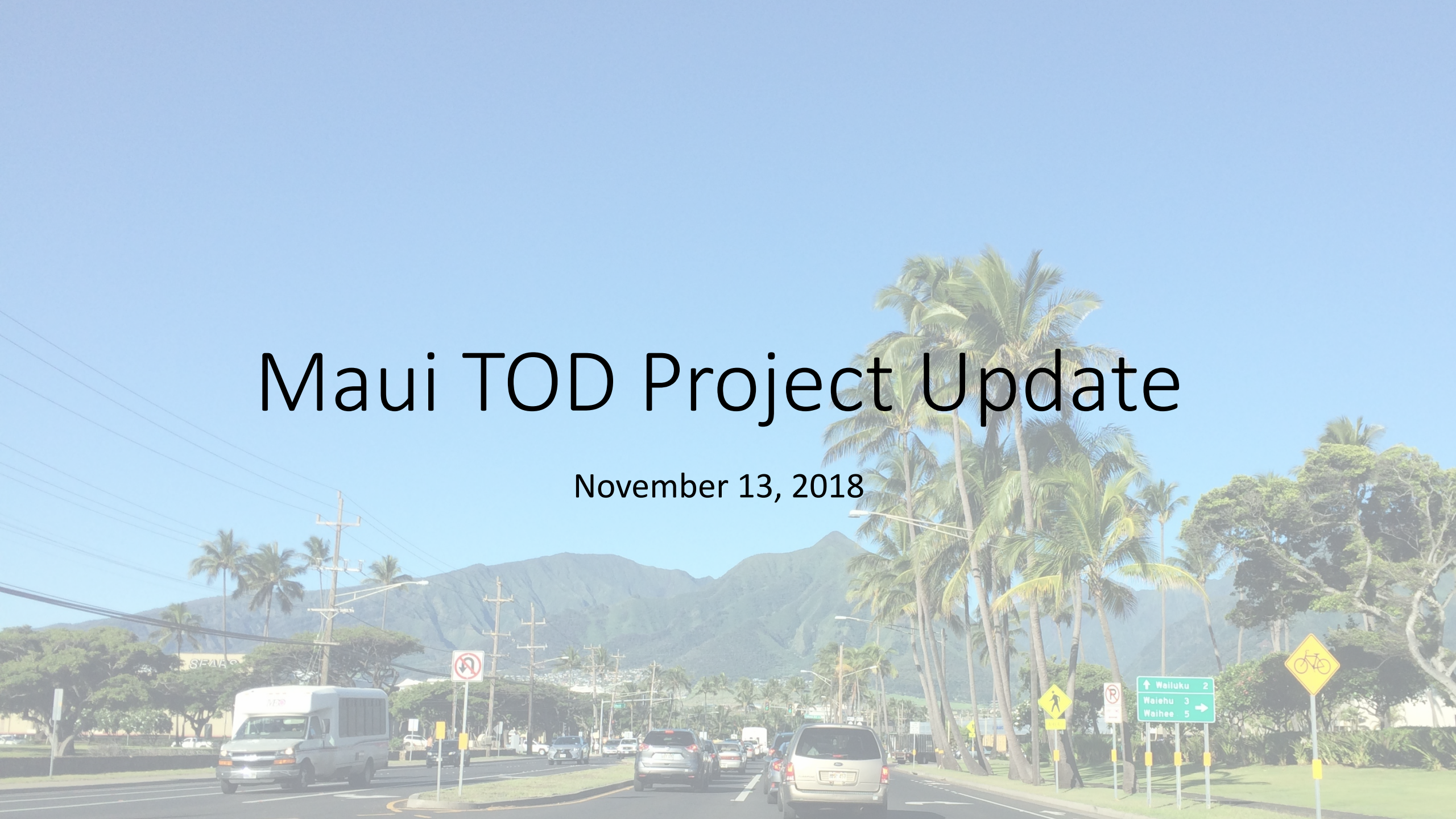
Maui TOD Project Update

November 13, 2018



The Maui Team

- Pam Eaton, Planning Long Range Division Chief
- Lauren Armstrong, Maui MPO Executive Director
- Marc Takamori, MDOT Senior Engineer
- David Yamashita, Parks Senior Planner
- Erin Wade, Maui Redevelopment Program
- Buddy Almeida, Housing Administrator
- Nolly Yagin, Public Works Engineering Division Chief

Transit Hub Timeline

- The County of Maui committed $650K for planning & design in FY19 budget.
- MDOT awarded the planning & design contract to Fukumoto Engineering with a NTP date of September 24, 2018.
- The State of Hawaii committed $2.5 million for construction in FY19/20 budget.
- Currently processing MOU between HHFDC and DAGS with the COM for use of the property.

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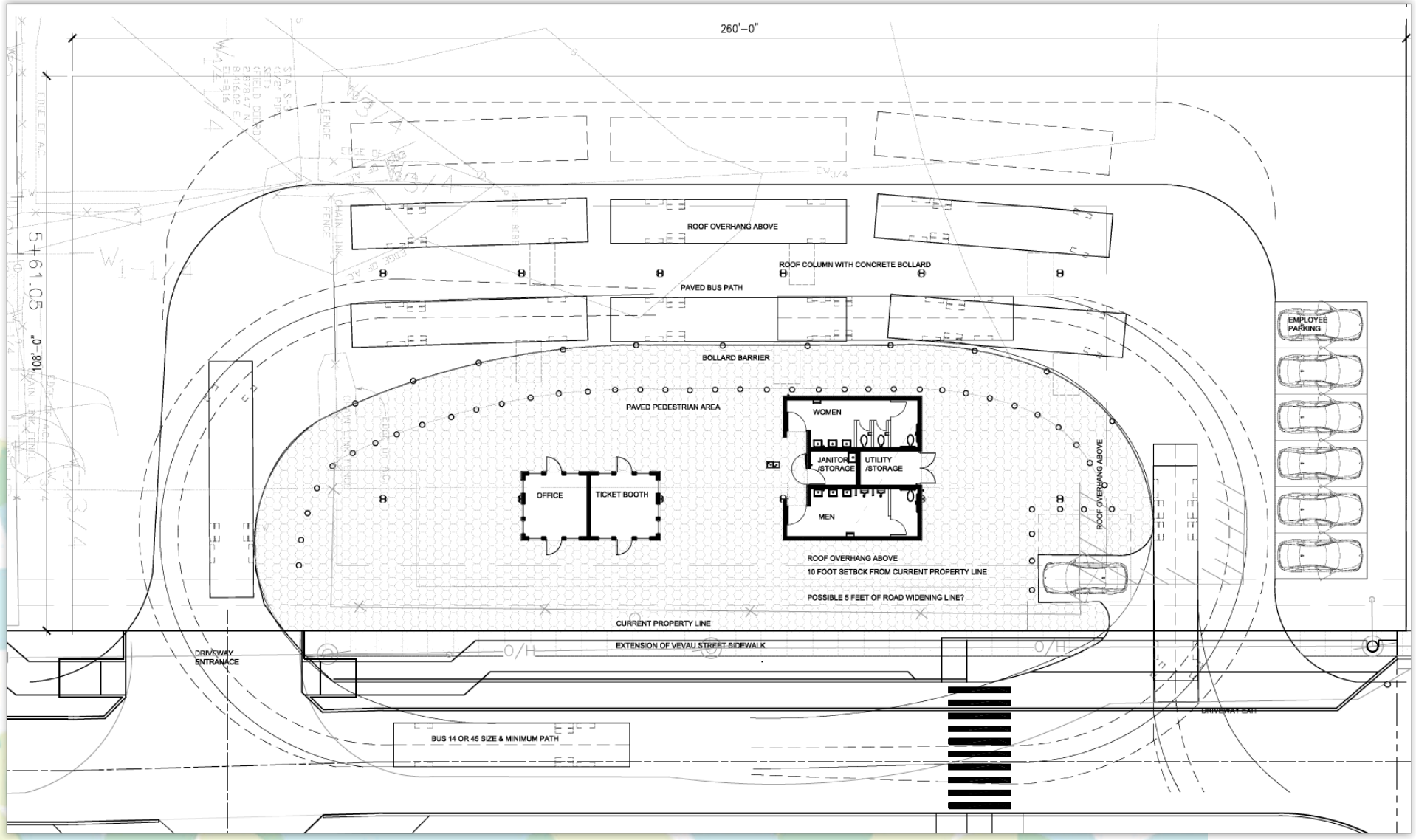
Site Layout


260'-0"
108'-0"
5+61.05
ROOF OVERHANG ABOVE
ROOF COLUMN WITH CONCRETE BOLLARD
PAVED BUS PATH
BOLLARD BARRIER
PAVED PEDESTRIAN AREA
WOMEN
JANITOR /STORAGE
UTILITY /STORAGE
MEN
OFFICE
TICKET BOOTH
ROOF OVERHANG ABOVE
EMPLOYEE PARKING
ROOF OVERHANG ABOVE
10 FOOT SETBCK FROM CURRENT PROPERTY LINE
POSSIBLE 5 FEET OF ROAD WIDENING LINE?
CURRENT PROPERTY LINE
EXTENSION OF VEVAU STREET SIDEWALK
DRIVEWAY ENTRANACE
DRIVEWAY EXIT
BUS 14 OR 45 SIZE & MINIMUM PATH

Riding the bus on Maui would be better if...

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Long-Range Transportation Plan 2040

The bus came more often	51%
Better bus shelters	49%
Early and late times	38%
Faster buses	37%
More transit maps	37%
Other	28%
Weekend service	27%

Bus routes on Maui need to be more integrated with each other. I shouldn't always have to go to Kahului to switch between routes.

Kane Street & Vevau Street

Complete Streets

- County of Maui Street Design Manual
- Updated Community Plan Land Use Designations

Develop Kane St. and Vevau St. as a Complete Streets
Activate the area around the Transit Center with uses that generate pedestrian activity.
Kane St.
Catholic Charities Senior Housing
HHFDC Affordable Housing
Transit Center
Vevau St.
Kaahumanu Ave.
Create a network of pedestrian corridors to link the Transit Center with other destinations.

Kahului 2070

Creating A 21st Century Community in the Center of Maui

Maker's Space & Cafe
Iao Square
& Parking
MAPA Theater
& Studio Space
Performance Plaza
& Flex Space
Holmes Family Redevelopment
Maluhia Realignment
and Surface Parking Development
Two-level Parking
Consolidation
Three Levels of Parking with
Upper Lanai as Event Space
Main Street access
to Parking Area

*re*WAILUKU

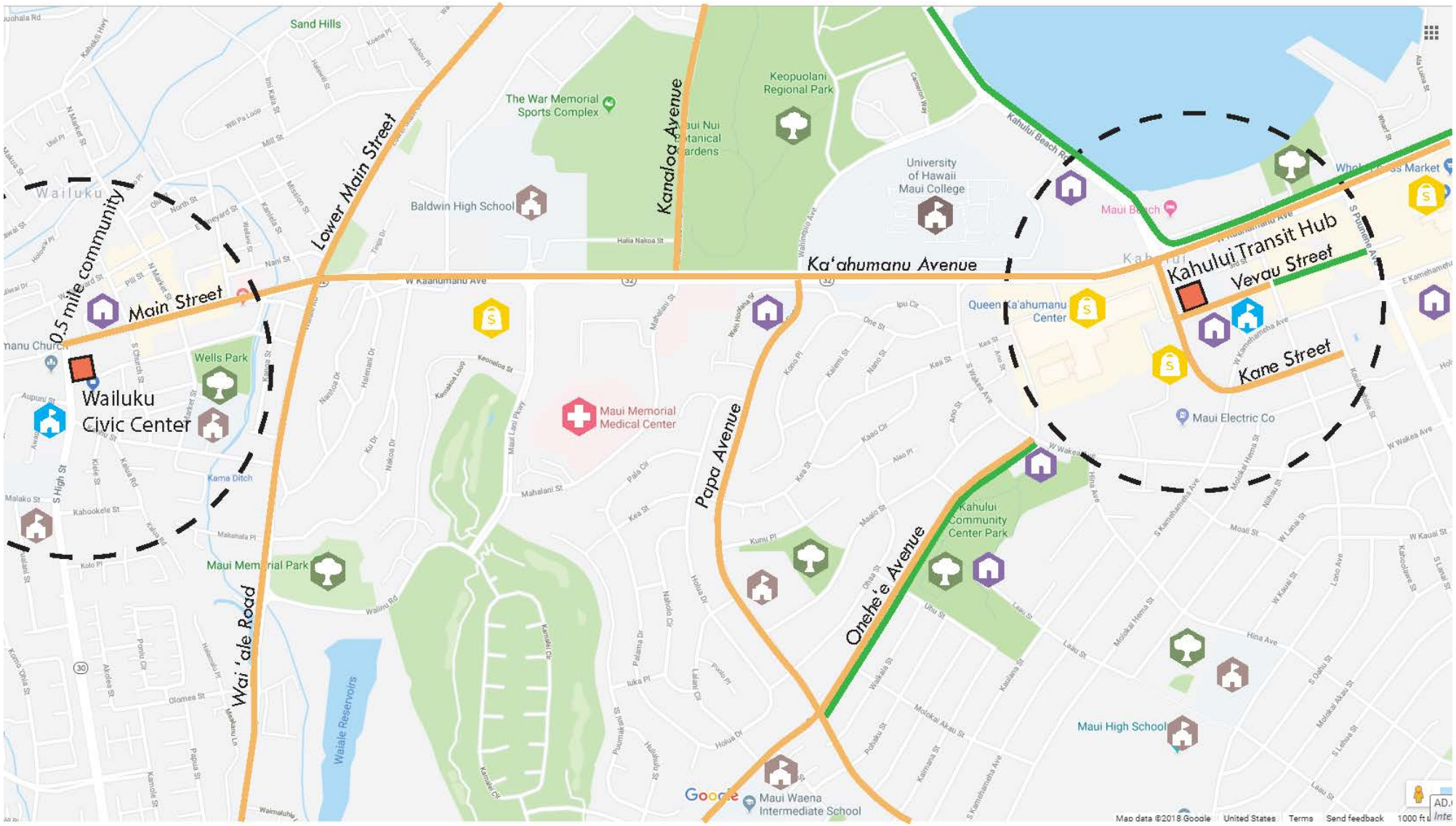
REMEMBER * REIMAGINE * RENEW

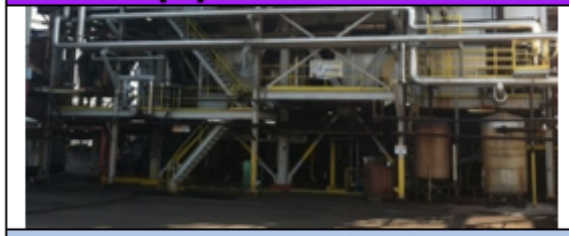
STATE OFFICE BUILDING

County campus expansion

Aerial Overview Looking North on High Street

Central Maui Transit Ready Communities



Proposed Community Plan Designation	General Description
Urban Center/Corridor (UCC)	
	The Urban Center/Corridor community plan designation is intended to create transit-friendly areas that are, or are planned to be, characterized by a mix of higher-density commercial and residential uses. Within this designation, residential, retail, and businesses serving local or regional markets mix to create pedestrian-friendly activity centers and multi-modal corridors with vibrant street life. Housing types in this designation include a mix of medium to high density development. Preferred design elements include buildings fronting property lines, pedestrian, bicycle and transit facilities, public/private amenities, civic space and parks. Developments within Urban Center/Corridor designations should be designed to provide the majority of the services residents would need on a daily basis, within walking distance.
Resort/Hotel (RH)	
	The Resort/Hotel community plan designation is intended to provide for existing and future visitor-oriented development in appropriate areas. When developed, these areas are typically medium to high density with a broad range of uses primarily intended to serve visitors, including transient accommodations, retail and commercial uses and other visitor amenities. Related and compatible uses include, but are not limited to, parks, and other public/quasi-public uses.
Employment Center (EC)	
	The Employment Center community plan designation is intended to encourage a range of employment uses like light manufacturing, processing, business incubators and compatible uses in appropriate areas. These areas may also include amenities that serve the employees that work there including retail, restaurants and live-work spaces. Development in these areas should include ample pedestrian, bicycle and transit facilities and may include some parks or civic spaces.
Industrial (IN)	
	The Industrial community plan designation is intended to permit intense industrial and manufacturing activities which could include noxious uses.
Special Purpose District (SPD)	
	The Special Purpose District community plan designation is intended to provide for specified land uses that, due to their uniqueness or incompatibility, don't easily fall within one of the other land use designations. This district applies to airports and may also include established project districts that don't easily fall within one of the other land use designations.

DRAFT 08/30/2018

Urban Corridor (UC)

General Description

Allows for higher transit-supportive densities of commercial, residential, and employment uses, including a range of multi-family housing types, retail, and service businesses serving local or regional markets. Intended for areas along major transportation corridors where urban services are available or planned. Preferred design elements include smaller blocks, buildings fronting property lines, pedestrian, bicycle and transit facilities, public/private amenities, civic space and parks.

Example Primary Uses	Example Secondary Uses
Primary emphasis on medium to high density mix of retail, office, service, civic, and multi-family residential such as apartments, and townhouses.	Related and compatible uses including but not limited to small lot single-family, schools, parks, churches, and other public/quasi-public uses.

Typical Residential Housing Density	Typical Non-Residential Development Intensity
Moderate to High	Moderate to High

Typical Implementing Zoning Districts

A-1 & A-2 Apartment Districts; B-CT Business Country Town District; SBR Service Business Residential District; B-2 Community Business District

Example Imagery

Next Steps

- Building a Vision
- New Administration and Freshmen Councilmembers
- Departmental Collaboration
- Model for Neighbor-Island Scale, Compact Communities Connected by Transit

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