West Maui TOD Corridor Plan Funding Proposal

TOD Informational Briefing
September 4, 2020 | 9-11 a.m. via Zoom
Multiple Agency Project Team

- **Department of Planning**: Michele McLean, Director & Pam Eaton, Project Lead
- **Department of Housing and Human Concerns**: Linda Munsell, Deputy Director & Phillip Anderson, Development Project Coordinator
- **Department of Transportation**: Marc Takamori, Director
- **Department of Public Works**: Nolly Yagin, Engineer and Kurt Wantanabe, Engineer
- **Department of Parks & Recreation**: David Yamashita, Senior Planner
- **Hawaii Department of Transportation**: Robin Shishido, District Engineer
- **Maui MPO**: Lauren Armstrong, Executive Director
West Maui TOD Corridor
TOD Planning
Grant Objectives

- Social Equity – provide multi-modal access to jobs to decrease costs of housing + transportation
- Explore use of State/County facilities to service West Maui residents
- Plan for mixed-use compact, walkable, bikeable communities
- Identify location for West Maui bus transit hub
- Optimize use of public lands to address stormwater runoff
- Improve pedestrian safety – identify connectivity improvements to, from and within Lahaina
- Complete West Maui Greenway alignments within corridor
Alignment with Existing Plans

• Maui Island Plan
• Hele Mai Maui
• Maui Short Range Transit Plan
• Parks District Plan
• Master Plan for Lahaina Civic Complex
• West Maui Community Plan
West Maui Greenway

The West Maui Greenway is envisioned to be a multi-use trail connecting residents and visitors to the outdoors and community destinations.

The County of Maui Department of Public Works is currently focused on a corridor through the Lahaina Town center area.

What the greenway could look like

Proposed Phase 1 Route
West Maui Community Plan Supports TOD
- Residential
- Neighborhood Center
- Parks/Open Space
Lahainaluna Road to Māla Ramp

- Urban Center Corridor
- Small Town Center
- Employee Center
- Residential
- Urban Center Corridor
- Small Town Center
- Employee Center
- Residential
West Maui Community Engagement

WE ARE MAUI IS EXPANDING
Stay tuned for a new island-wide community planning website!

LET'S CONNECT

Community planning in South Maui is just getting started. Sign up below to stay in the loop!

First Name

Last Name

Email Address *

* Indicates required

VISIT THE WEST MAUI WEBSITE

Looking for updates on the West Maui Community Plan?

County of Maui Planning Department, Long Range Division | 2200 Main Street, Suite 892, Wailuku, HI 96793 | 808.270.7214
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Between July 1, 2019 and June 30, 2020, a total of **9,323 users** visited the We Are Maui and Draft Plan Review websites, garnering **59,970 page views**. The charts above illustrate the cumulative growth of users and page views by quarter.
West Maui is home to **1,374 business establishments**, including **464 service establishments**.

This represents **20%** of Maui County's businesses, **30%** of the county's retail shops and restaurants, and **46%** of the county's clothing and accessory stores.
Employment

- 22% of Maui County’s jobs
- 50% of County’s accommodation/food service jobs
- 18,000 people of which 9,000 in accommodations/food service jobs
Job Commute/Visitors Touring

- **5,000 people** drive to West Maui each day for work
- **Tens of thousands** of visitors each day in West Maui
Housing Costs

- 54% of West Maui renters paid 30% or more of their household income for housing
- 59% of West Maui homeowners paid 30% or more of their household income for housing
## West Maui Affordable Housing Projects - Rentals

<table>
<thead>
<tr>
<th>Affordable Rentals</th>
<th>% of AMI</th>
<th># of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hale Mahaolu Eono</td>
<td>50%</td>
<td>35 (Senior)</td>
</tr>
<tr>
<td>Pi`ilani Homes</td>
<td>30/80%</td>
<td>42 (Senior)</td>
</tr>
<tr>
<td>Front Street Apartments</td>
<td>60%</td>
<td>142 (Family)</td>
</tr>
<tr>
<td>Honokowai Kauhale</td>
<td>80%</td>
<td>184 (Family)</td>
</tr>
<tr>
<td>Komohana Apartments</td>
<td>80%</td>
<td>20 (Family)</td>
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<tr>
<td>Lahaina Honokowai Villa Apts</td>
<td>30/60%</td>
<td>56 (Family)</td>
</tr>
<tr>
<td>Na Hale O Wainee</td>
<td>50%</td>
<td>30 (Family)</td>
</tr>
<tr>
<td>Weinberg Court</td>
<td>60%</td>
<td>62 (Family)</td>
</tr>
<tr>
<td>David Malo Circle</td>
<td>30/80%</td>
<td>18 (Family)</td>
</tr>
<tr>
<td>Lahaina Surf</td>
<td>60%</td>
<td>112 (Family)</td>
</tr>
<tr>
<td>Project</td>
<td># of Units</td>
<td>Status</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Kaiaulu Workforce</td>
<td>33</td>
<td>COMPLETED</td>
</tr>
<tr>
<td>Kahoma Residential Workforce</td>
<td>68</td>
<td>UNDER CONSTRUCTION</td>
</tr>
<tr>
<td>Kahoma Village Workforce/Market</td>
<td>203</td>
<td>UNDER CONSTRUCTION</td>
</tr>
<tr>
<td>Pailolo Place Workforce</td>
<td>42</td>
<td>UNDER CONSTRUCTION</td>
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## West Maui Affordable Housing Projects - Future

<table>
<thead>
<tr>
<th>Project</th>
<th>Type</th>
<th>Units</th>
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<tbody>
<tr>
<td>Kaiaulu O Kupuohi</td>
<td>Affordable Rental (Family)</td>
<td>89 (24 months)</td>
</tr>
<tr>
<td>Kaiaulu O Kukuia</td>
<td>Affordable Rental (Family)</td>
<td>200 (24 months)</td>
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<tr>
<td>Pulelehua Ph. 1 &amp; 2</td>
<td>Workforce/Market</td>
<td>900</td>
</tr>
<tr>
<td>Villages of Leiali`i Ph. 1 &amp; 2</td>
<td>Mixed</td>
<td>4,105</td>
</tr>
<tr>
<td>Pu`ukolii Village</td>
<td>Mixed</td>
<td>1,600</td>
</tr>
</tbody>
</table>
Challenges to Building Affordable Housing

- Cost of land
- Cost of infrastructure (roads, water, sewers, electricity)
- Time and cost of permitting
- NIMBY
Southern Terminus

Lahaina Recreation Complex
Parks and Open Space

- West Maui Parks District Plan
Co-location of Agency Facilities

Lahaina Civic Center Complex
Northern Terminus

Whaler’s Village, Kā‘anapali
Bus Transit – Existing Maui Bus Service

FY20 Maui Bus Passenger Counts

Lahaina Islander – 190,598
Lahaina Villager – 77,485
West Maui Islander – 294,735
Kaanapali Islander – 9,163
Need for More Bus Stops/Shelters

• How many bus stops in West Maui?
• How many bus shelters in West Maui?
Maui Bus Needs a West Maui Transit Hub

- West Maui community support
- Accommodate future growth
- Connect affordable housing + transit
- Provide key connections to jobs + daily necessities
- Decrease number of cars in the road
- Improve convenience and modal options
- Must be safe, comfortable
Resilience to Reduce Carbon Emissions
Connectivity/Safer Streets

• Safer connections to, from and throughout corridor area
• Identify locations for Complete Streets projects
• Identify and prioritize sidewalk connections
• Identify & design safer intersections
• Use traffic calming measures to address narrow streets
Hele Mai Goals Align with TOD

- Improve pedestrian/bike safety
- Increase resilience and protect resources
- Decrease dependence on vehicles
- Provide more multi-modal opportunities
- Establish a network of separated bike and pedestrian trails
Resilience Along the Corridor

- Expand stormwater management and landscaping in new development and redevelopment to help prevent erosion, recharge aquifers and provide shade
- “Adopt-a-Street” program to incorporate small scale stormwater management and landscaping
West Maui Greenway Legacy Project

• To provide separated ROW to pedestrians, bicyclists to travel safely within West Maui Corridor from Keawe St. to Fleming Rd.
• Provision of safe crossings, way finding signs to key destinations, a safe and comfortable place for residents and visitors alike.
• Long term vision for the West Maui Greenway is to connect from Ukumehame to Lipoa Point
Next Steps: Project Scope

- Public engagement process
- An existing conditions analysis
- Identification of transit improvements
- Housing inventory and analyses
- Land use and connectivity plan
- Lahaina Civic Complex master plan
- West Maui Greenway
- West Maui Bike and Pedestrian Plan
- Assess infrastructure capacity
Implementing the TOD Master Plan

- Investment strategy
- Implementation strategy
Project Structure

Project Manager

Project Management Team

Technical Advisory Committee

West Maui Alaka`i

Focus Groups
Project T asks

A. Project Initiation & Management
B. Public Outreach and Engagement Strategy
C. Existing Conditions
D. Market Analysis and Economic Development Strategy
E. Affordable Housing Inventory
F. Visioning
G. Land Use and Connectivity Plans
H. Implementation and Funding
I. Master Plan and Summary
Project Schedule

MANAGE
• Project Initiation & Management - 18 months (duration of project)

ENGAGE
• Public Engagement Strategy - 18 months (duration of project)

LEARN
• Existing Conditions and Community Profile - 8 months
• Market Analysis & Economic Development Report - 6 months
• Affordable Housing Inventory and Analysis - 5 months
Project Schedule

VISION
- Visioning - 7 months
- Land Use and Connectivity Plans - 4 months

ADVANCE
- Implementation and Funding - 3 months
- Master Plan and Summary - 5 months
MAHALO for the Opportunity!

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