

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





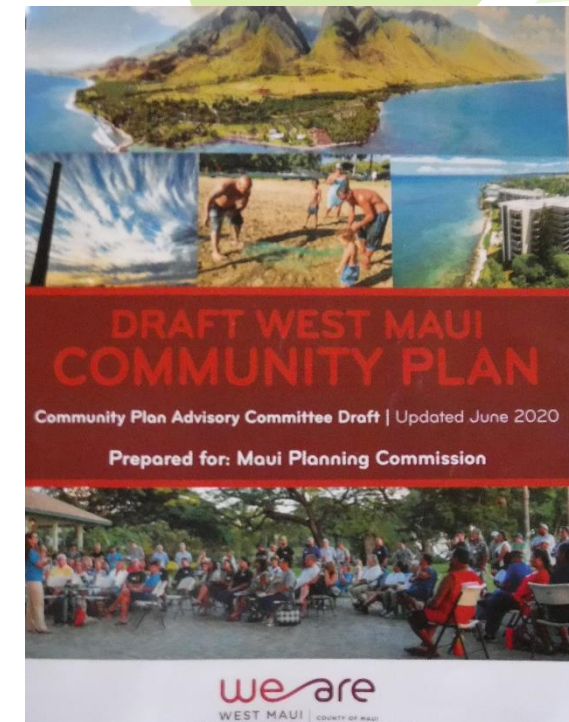
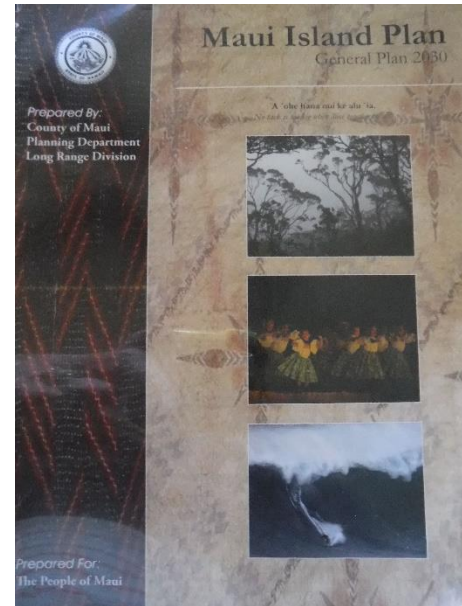
TOD Planning Grant Objectives

- 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



we are WEST MAUI

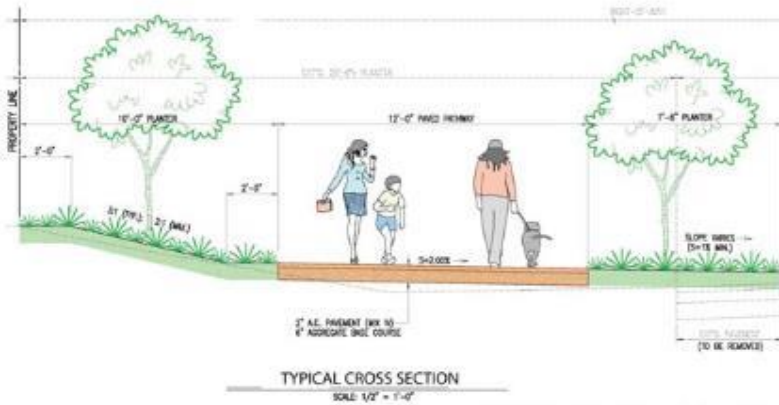
WEST MAUI COMMUNITY PLAN

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 current focused on a corridor through the Lahaina Town center area.

What the greenway could look like



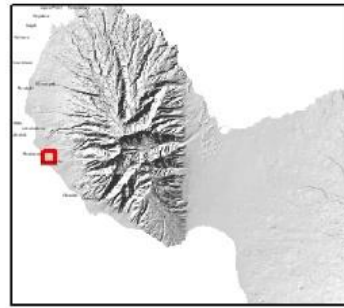
Adapted from Warren S. Unemore Engineering, Inc. January 23, 2013



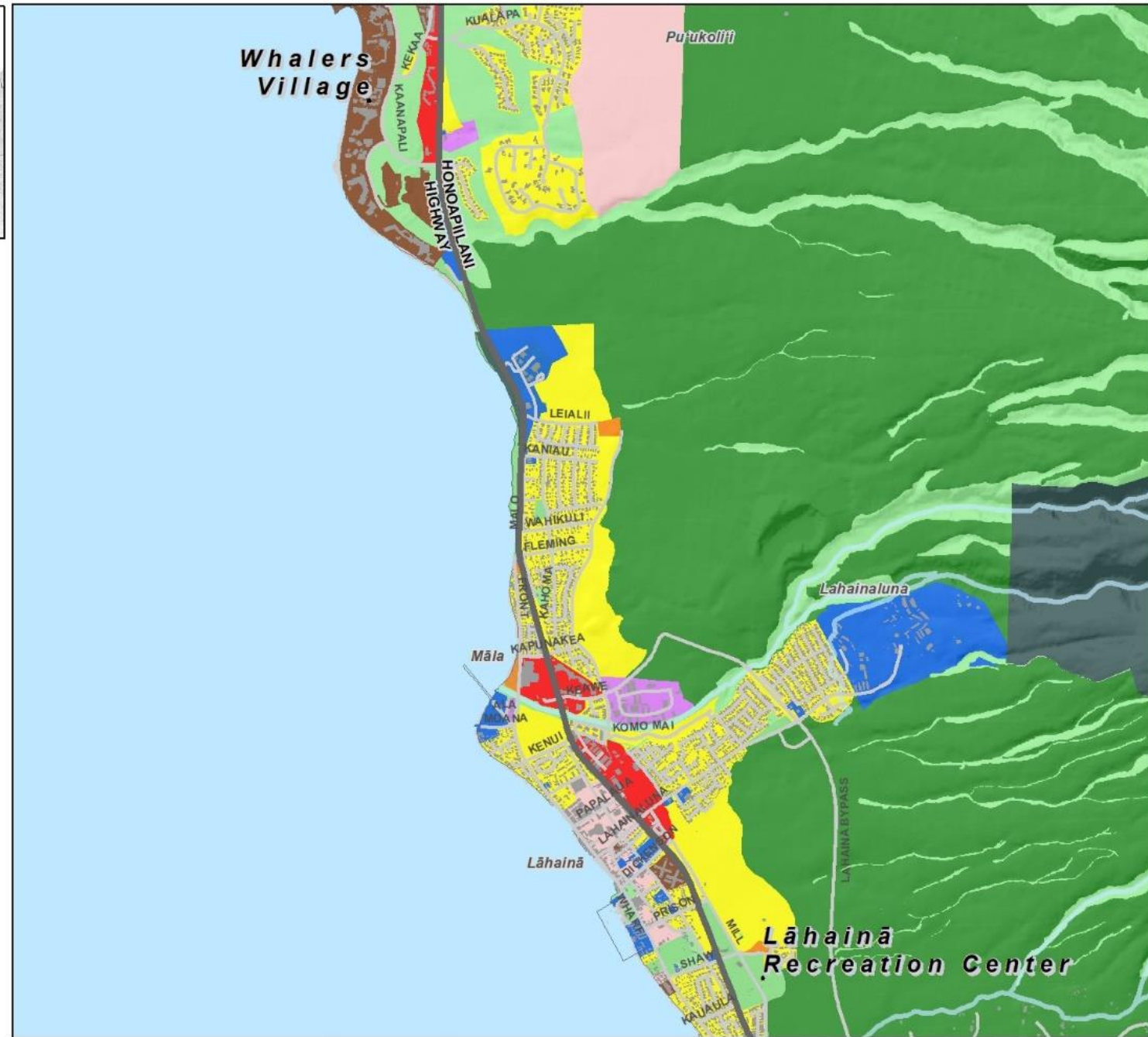
Proposed Phase 1 Route



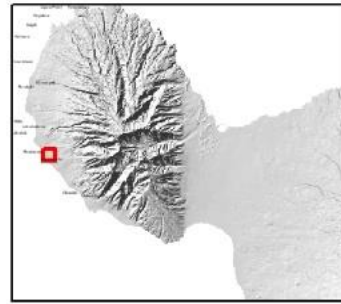
West Maui Community Plan Supports TOD



- Legend**
- Honoapiilani Highway
 - Roads
 - Parks
 - Streams
 - Building Footprints
 - Rural Residential
 - Residential
 - Rural Village
 - Neighborhood Center
 - Small Town Center
 - Urban Center/Corridor
 - Resort/Hotel
 - Employment Center
 - Industrial
 - Special Purpose District
 - Public/Quasi-Public
 - Park/Open Space
 - Agriculture
 - State Conservation
 - Project District



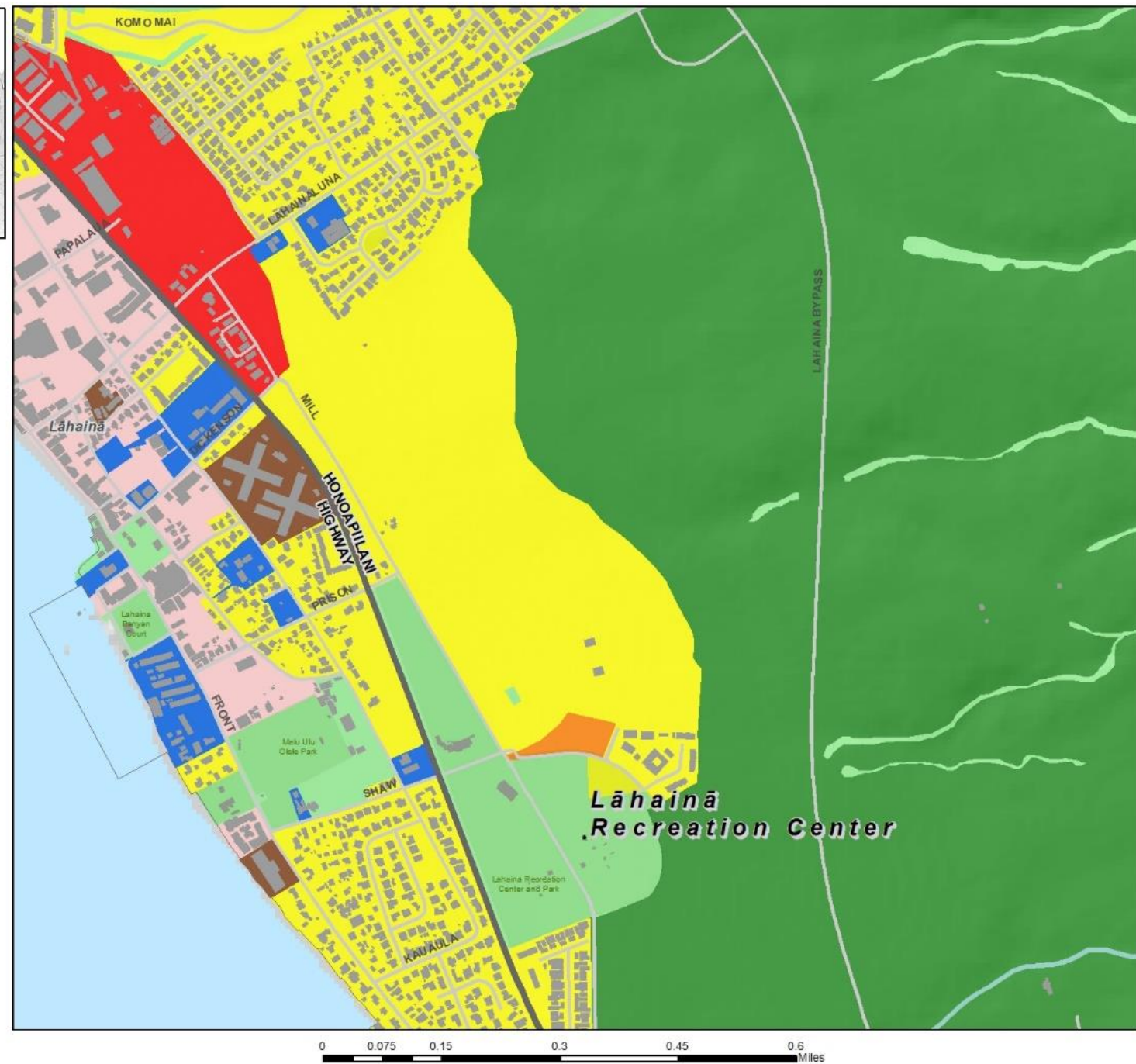
Lahaina Recreation Complex to Lahainaluna Road



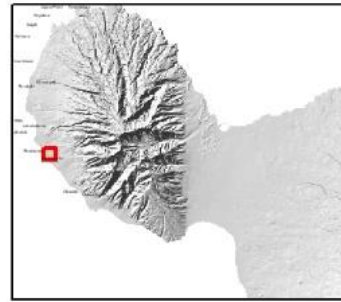
- **Residential**
- **Neighborhood Center**
- **Parks/Open Space**

Legend

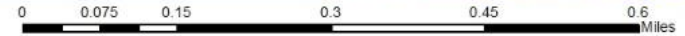
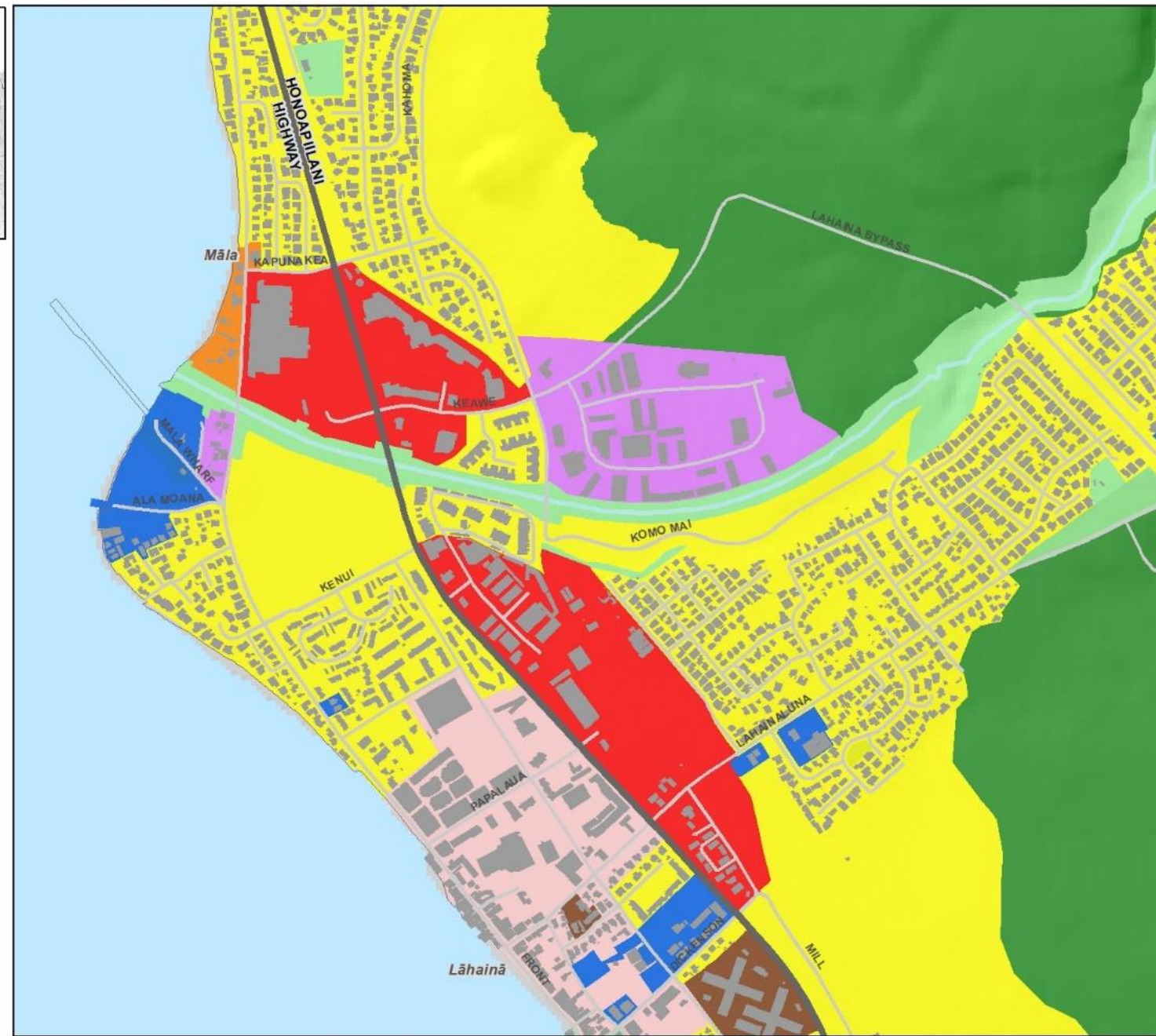
	Honoapiilani Highway
	Roads
	Parks
	Streams
	Building Footprints
	Rural Residential
	Residential
	Rural Village
	Neighborhood Center
	Small Town Center
	Urban Center/Corridor
	Resort/Hotel
	Employment Center
	Industrial
	Special Purpose District
	Public/Quasi-Public
	Park/Open Space
	Agriculture
	State Conservation
	Project District



Lahainaluna Road to Māla Ramp



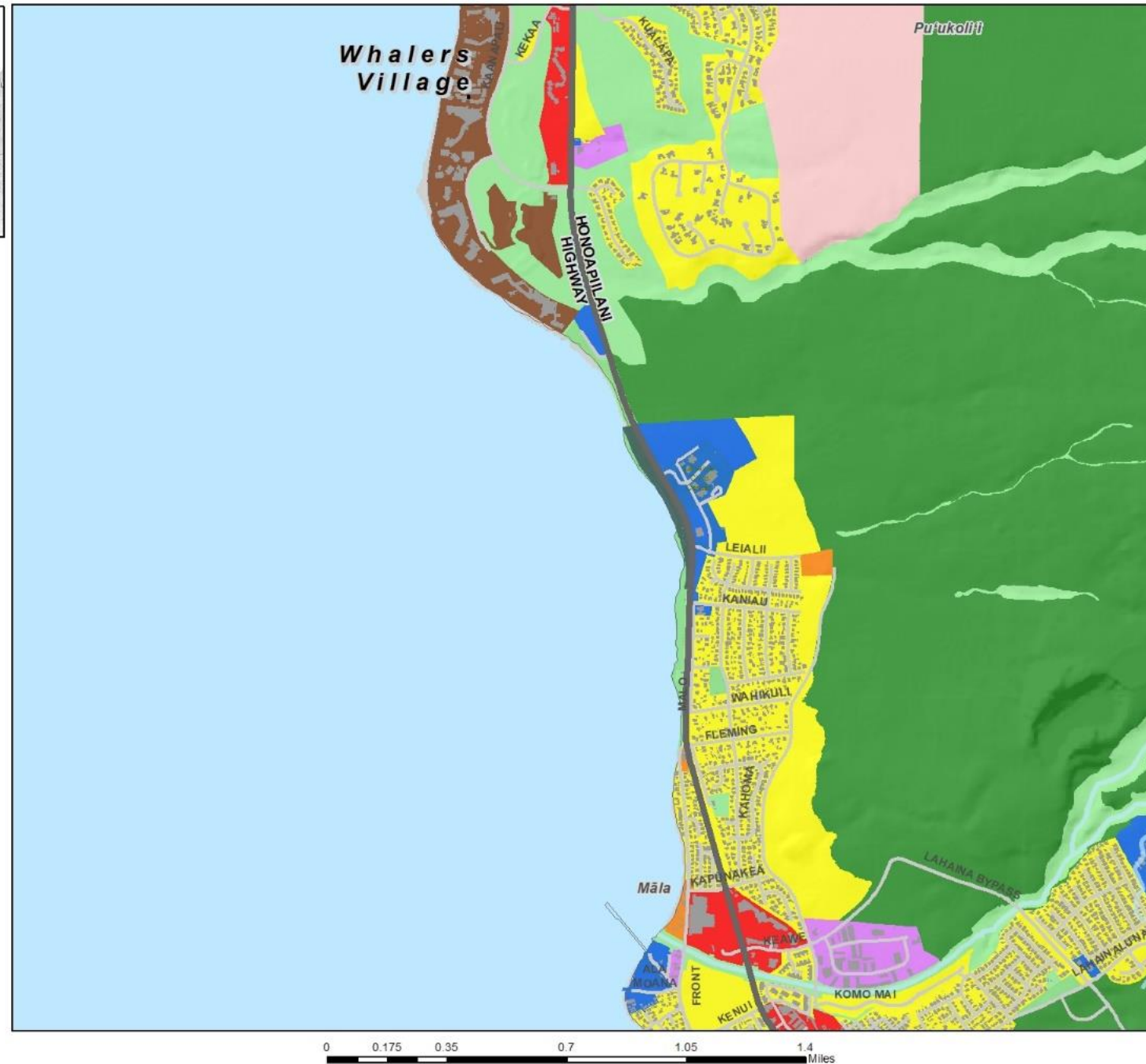
- **Urban Center Corridor**
- **Small Town Center**
- **Employee Center**
- **Residential**



Māla Ramp to Kā'anapali



- **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

we are
SOUTH MAUI

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

SUBSCRIBE

we are
WEST MAUI

Looking for updates on the West Maui Community Plan?

VISIT THE WEST MAUI WEBSITE

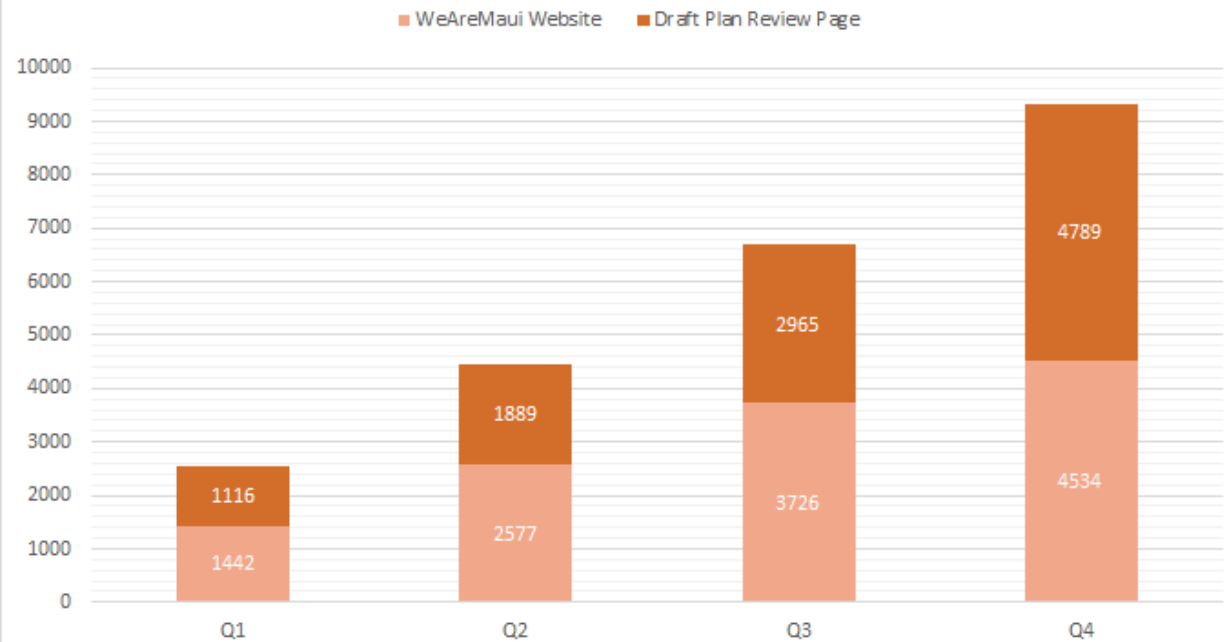
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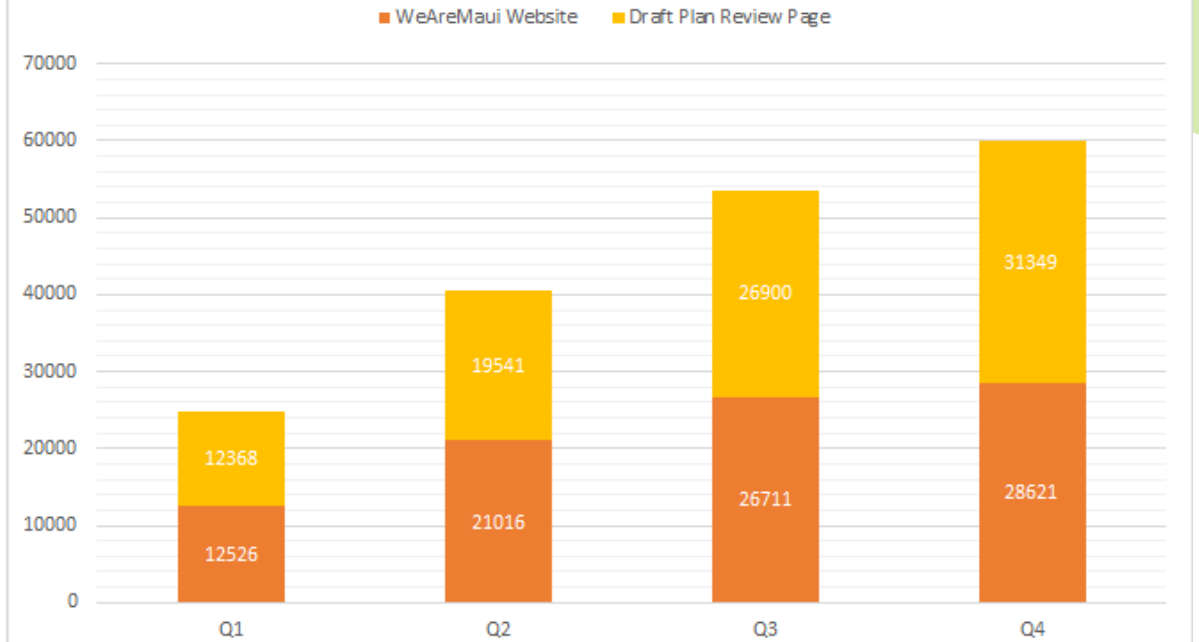


West Maui Community Engagement

FY2020 Website User Count (Cumulative)



FY2020 Website Page View Count (Cumulative)



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.



Jobs and Economy

- 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 Affordability

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

<u>Affordable Rentals</u>	<u>% of AMI</u>	<u># of Units</u>
Hale Mahaolu Eono	50%	35 (Senior)
Pi`ilani Homes	30/80%	42 (Senior)
Front Street Apartments	60%	142 (Family)
Honokowai Kauhale	80%	184 (Family)
Komohana Apartments	80%	20 (Family)
Lahaina Honokowai Villa Apts	30/60%	56 (Family)
Na Hale O Wainee	50%	30 (Family)
Weinberg Court	60%	62 (Family)
David Malo Circle	30/80%	18 (Family)
Lahaina Surf	60%	112 (Family)



West Maui Affordable Housing Projects - Existing

Single Family for Sale

of Units

Kaiaulu Workforce	33	COMPLETED
Kahoma Residential Workforce	68	UNDER CONSTRUCTION
Kahoma Village Workforce/Market	203	UNDER CONSTRUCTION
Pailolo Place Workforce	42	UNDER CONSTRUCTION



West Maui Affordable Housing Projects - Future

<u>Project</u>	<u>Type</u>	<u>Units</u>
Kaiaulu O Kupuohi	Affordable Rental (Family)	89 (24 months)
Kaiaulu O Kukuia	Affordable Rental (Family)	200 (24 months)
Pulelehua Ph. 1 & 2	Workforce/Market	900
Villages of Leiali`i Ph. 1 & 2	Mixed	4,105
Pu`ukolii Village	Mixed	1,600



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?

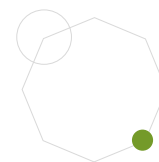
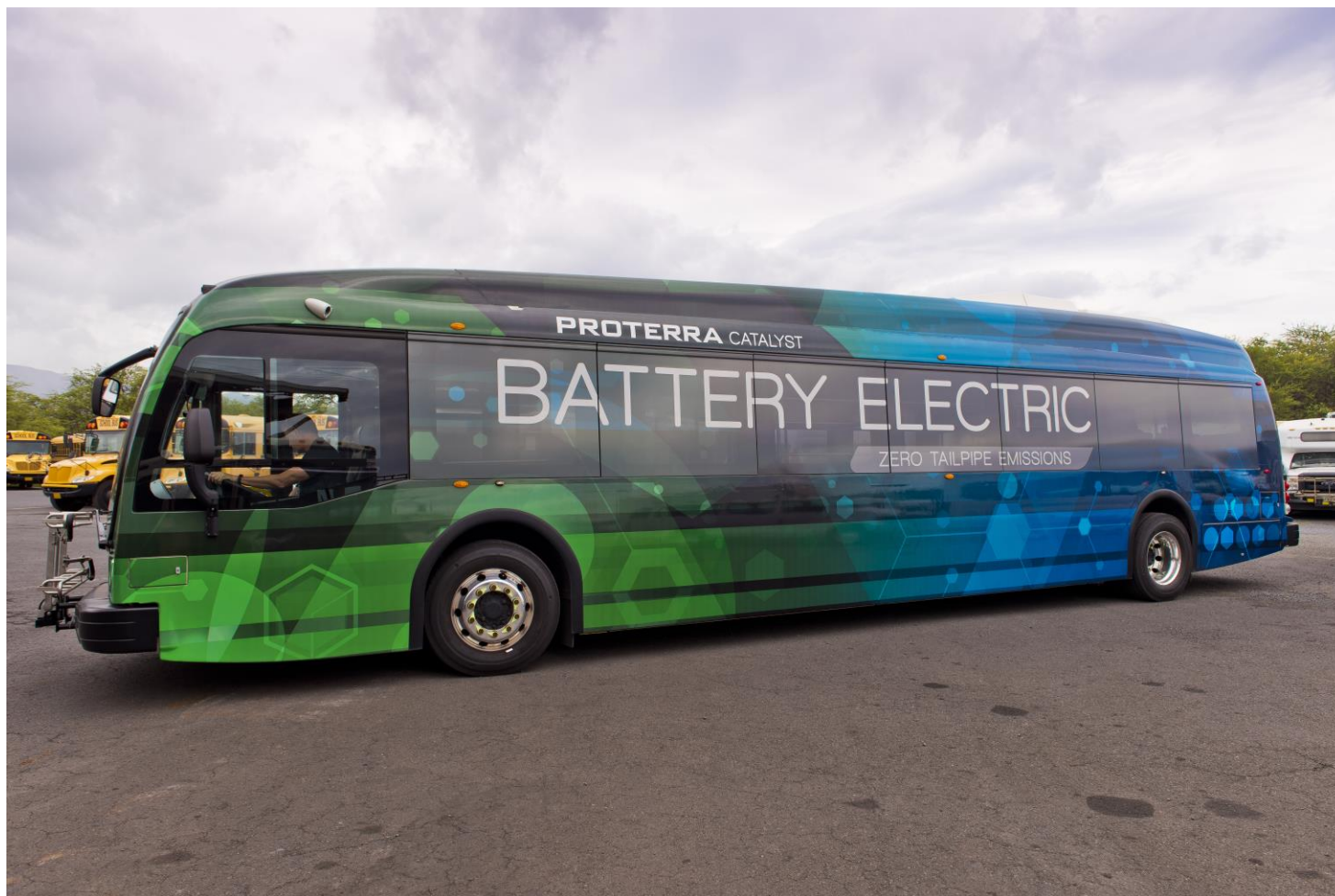


Maui Bus Needs a West Maui Transit Hub

- 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

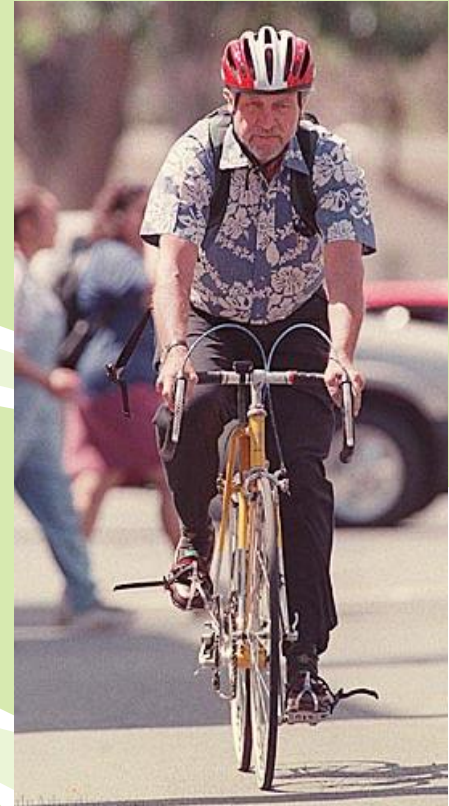


Resilience to Reduce Carbon Emissions



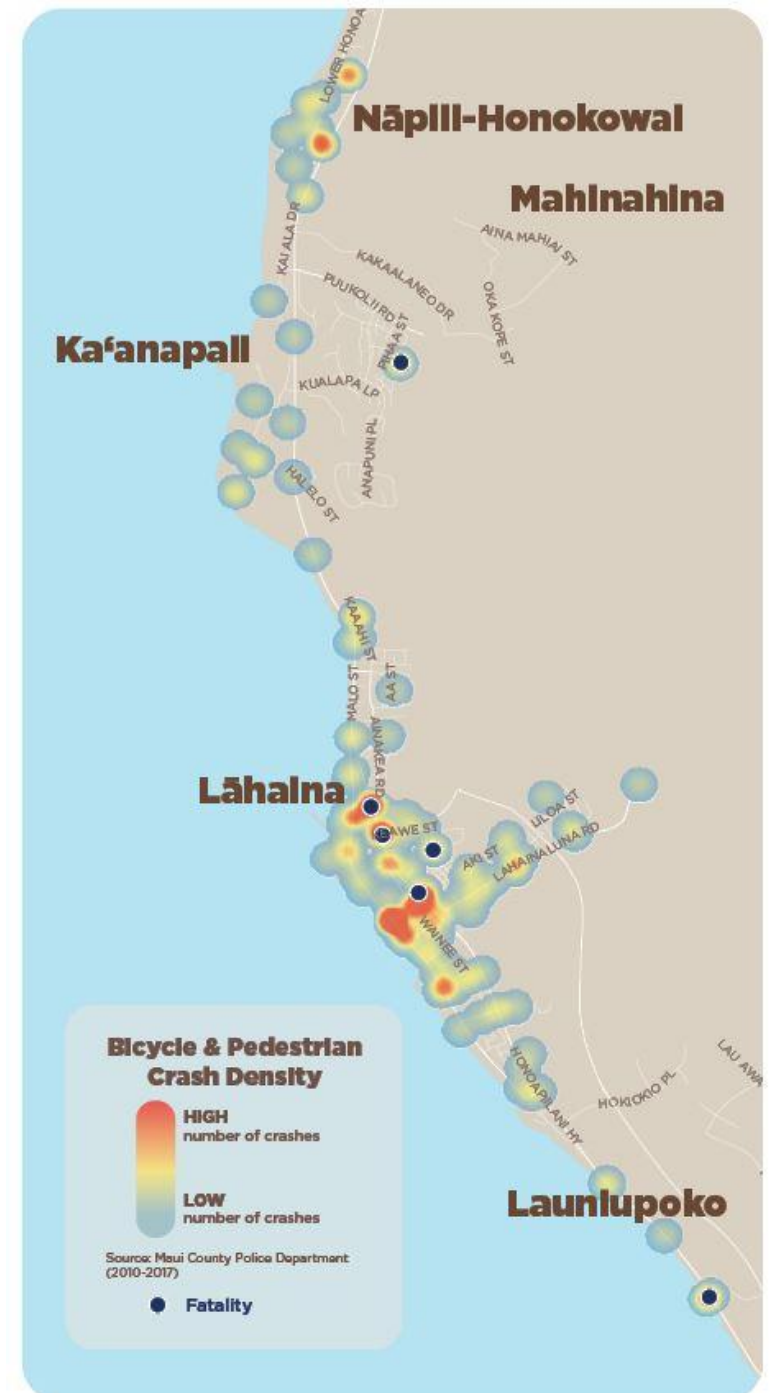
Connectivity/Safer Streets

- 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 Tasks

- 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

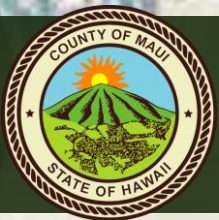
- Visioning - **7 months**
- Land Use and Connectivity Plans - **4 months**

ADVANCE

- Implementation and Funding - **3 months**
- Master Plan and Summary - **5 months**



MAHALO for the Opportunity!



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