

# Exhibit “A”

County of Maui, Planning Department

Response to Draft 201H-38 Comments

**Comment 13:** Good design is always critical, especially in affordable communities. Provide a series of streetscapes that demonstrates the look of homes along a typical street section. The Department requests that multiple dwelling elevations be mixed throughout the community to enhance visual interest.

**Response 13:**

Although the comment is not within the scope of the Draft Environmental Assessment (“DEA”), the applicant recognizes the comment.

In the DEA the following illustrations can be located:

- Page 69: conceptual rendering of site plan of two bedroom row of homes
- Page 70: conceptual rendering of site plan of four bedroom cul-de-sac of homes

In addition, see **Figure 6** for an illustrative rendering of a street view of two bedroom homes. The homes are similar in vernacular to the Lāna‘i City homes.



**Figure 6:** Illustrative street view on the corner of 9<sup>th</sup> Street and a row (depicted as red in the site plan located in the bottom right of Figure).

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**Comment 14:** Discuss the pros and cons of adding carports to the homes with slab parking and whether such carports could be used for the installation of photovoltaic panels.

**Response 14:**

Although the comment is not within the scope of the Draft Environmental Assessment (“DEA”), the applicant recognizes the comment regarding adding carports to the homes to support the installation of photovoltaic panels.

There are multiple references regarding solar energy production on-site, including home battery storage, for the homes in the Draft Environmental Assessment (“DEA”).<sup>9</sup> The applicant is also evaluating the potential to install a solar roof on the homes, which would include a battery energy storage system. The applicant believes that this is the better option for on-site renewable energy.

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**Comment 15:** Discuss installing photovoltaic panels on the roofs of the project houses to help offset energy demands and costs.

**Response to 15:**

See response to Comment 14.

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**Comment 16:** Are there fence separations between homes on the side and backyards? If so what materials will be used for these fences?

**Response 16:**

Although the comment is not within the scope of the Draft Environmental Assessment (“DEA”), the applicant recognizes the comment regarding fencing between homes on the side and backyards.

The applicant has not finalized the detailed site plan at this time. Should fencing be installed, the applicant will comply with rules and regulations regarding the installation and construction of fencing.

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**Comment 17:** Landscaping is frequently difficult to maintain. How will lawn maintenance and landscaping be done? Will individuals be able to personalize their dwellings with plantings?

**Response 17:**

Although the comment is not within the scope of the Draft Environmental Assessment (“DEA”), the applicant recognizes the comment landscaping on each home site.

The rental agreements and homeowners association documents have not been finalized, details regarding landscaping and maintenance will be included in the aforementioned documents and agreements.

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<sup>9</sup> DEA Pages 191, 209, Exhibit D Page 27, and Exhibit F Page 15.

# Exhibit “A”

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**Comment 18:** What is the proposal for project lighting especially with regards to pedestrian safety and dark skies?

**Response 18:**

Although the comment is not within the scope of the Draft Environmental Assessment (“DEA”), the applicant recognizes the comment regarding lighting with regards to pedestrian safety and dark skies.

Upon approval, the applicant will comply with all rules and regulations regarding lighting and dark skies.

**Comment 19:** The landscaping plan should consider the incorporation and the use of grass swales or bio swales tailored to native plants, to capture and naturally filter urban storm water runoff from the parking lot for the 60 vehicles

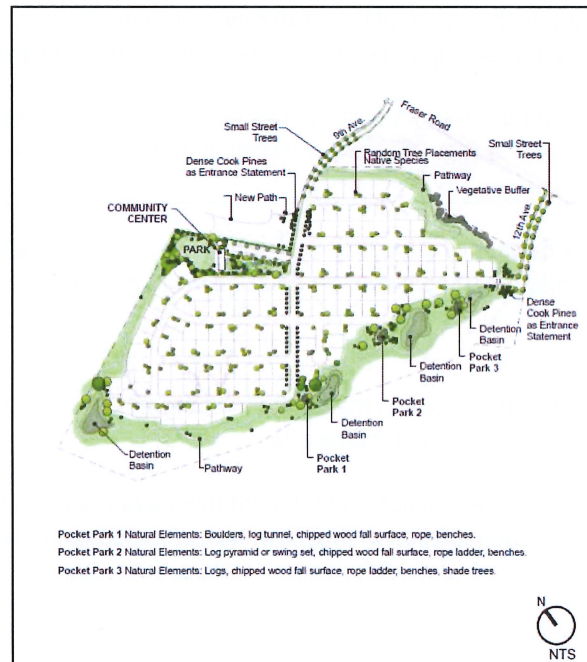
**Response 19:**

Although the comment is not within the scope of the Draft Environmental Assessment (“DEA”), the applicant recognizes the comment regarding the landscaping plan for the community center parking lot.

See response to Comment 02.

In addition, there are multiple references to the use of grass swales in the DEA. Regarding drainage, see section 4.6.2 on page 87-89, the discussion includes grass swales.

Also on page 28 of the DEA, there are multiple detention basins and references to native species in the proposed landscape plan. See **Figure 7**, included here for visual convenience.



**Figure 7:** Conceptual Landscape Plan included in DEA.

# Exhibit "B"

County of Maui, Planning Department

Response to Draft 201H-38 Comments

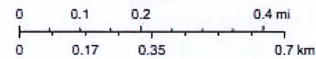
## Lānaʻi Community Plan with Hōkūāo 201H Residential Project



2/25/2021, 9:07:53 PM

1:11,048

- Hokuao Project Boundary for GIS 2 - Project Boundary
- Open Space
- Park
- Agriculture
- Commercial
- Park-Golf Course
- Hotel
- Light Industrial
- Project District
- Mixed-Use Residential
- Public/Quasi Public
- Multi-Family
- Road
- Single Family
- State Land Use Conservation



Resource Mapping Hawaii. GeoEye, Maxar

Pūlama Lānaʻi  
State Land Use Commission, Feb 2012 | Resource Mapping Hawaii. GeoEye, Maxar |

# Exhibit "B"

County of Maui, Planning Department

Response to Draft 201H-38 Comments

Maui County Zoning with Hōkūāo 201H Residential Project



2/25/2021, 9:10:19 PM

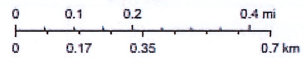
— Hokuao Project Boundary for GIS 2 - Project Boundary

Lanai Zoning Authoritative

- AG Agriculture
- R-1 Residential
- R-2 Residential
- R-3 Residential
- A-1 Apartment
- PD Project District
- B-CT Business-Country Town

- P-1 Public/Quasi-Public
- OS Open Space
- OS-2 Active Open Space
- PK Park
- M-1 Light Industrial
- H-1 Hotel
- Road
- INT Interim

1:11,048



Resource Mapping Hawaii, GeoEye, Maxar

State Land Use Commission, Feb. 2012. | Resource Mapping Hawaii, GeoEye, Maxar |

Pōlani Lana'i

# Exhibit “C”

County of Maui, Planning Department

Response to Draft 201H-38 Comments

The applicant recognizes that the Maui County Planning Department solicited feedback from the Lānaʻi Planning Commission (“LPC”) on the Draft Environmental Assessment (“DEA”).<sup>10</sup> The applicant appreciates the time that the LPC spent on soliciting feedback from residents. The comments below do not represent the comments on the project from the public at the January 20, 2021 LPC meeting, and the applicant would like to recognize those comments by referencing the seven (7) letters of written support<sup>11</sup> and ten (10) residents that provided oral testimony in support of the project.<sup>12</sup>

**Comment 01:** The LPC requests that the Applicant explain why the focus on providing affordable housing to the Lanai community appears to have shifted from a for-sale model to this 100% rental community, as was described in prior community meetings and in appendices of the DEA. Although the Commission recognizes the urgent need for housing on Lanai and supports a range of residential products, it recognizes the hopes and expectations of community members that new housing projects would be available for fee simple ownership. Explain this shift to developing rental housing, rather than for-sale housing.

**Response 01:**

Although the comment is not within the scope of the Draft Environmental Assessment (“DEA”), the applicant recognizes the comment regarding the adjustment from a for sale model to a rental product. Several community meetings<sup>13</sup> and smaller focus group meetings, facilitated by the applicant, have occurred regarding the Hōkūāo 201H Housing Project over the last five years. The applicant has evaluated many factors, including but not limited to comments and feedback received from the community, completed studies, laws, and current market conditions<sup>14</sup> in the design and offering for the Hōkūāo 201H Housing Project. The applicant’s proposed project is the collective outcome of these considerations.

Affordable housing is needed on Lānaʻi, and this topic has been discussed at numerous venues for over several decades. The Hōkūāo 201H Housing Project is a complement to other residential housing projects, such as the proposed Lānaʻi City Maui County Affordable Housing Project (“County Project”)<sup>15 16 17 18</sup> and the future residential development for the State of Hawaiʻi Department of Hawaiian Home Lands (“DHHL”).

According to news reports,<sup>19</sup> the infrastructure cost impeded the progress of the County Project (e.g., land locked and far from current infrastructure). The Hōkūāo 201H Housing Project is sited adjacent to the County Project (See **Figure 1**). Completing the Hōkūāo 201H Housing Project would bring the infrastructure closer to the property line of the proposed County Project site. This could bring down the cost of the infrastructure of the County Project (e.g., shorten the distance to install new infrastructure).

<sup>10</sup> Agenda Item C1 on January 20, 2021: <https://www.mauicounty.gov/ArchiveCenter/ViewFile/Item/27895>

<sup>11</sup> Written testimony on Item C1 on January 20, 2021: [https://www.mauicounty.gov/DocumentCenter/View/125526/012021\\_Testimony-Combined-1-13?bidId=](https://www.mauicounty.gov/DocumentCenter/View/125526/012021_Testimony-Combined-1-13?bidId=)

<sup>12</sup> Public testimony on Item C1 on January 20, 2021 on pages 12 to 20 of the LPC minutes <https://www.mauicounty.gov/ArchiveCenter/ViewFile/Item/27988>

<sup>13</sup> Pūlama Lānaʻi Community Information Meetings 01AUG16 (Former DHHC Director Carol Reinmann was an invited guest presenter), 12NOV18, and 22FEB21.

<sup>14</sup> Global pandemic, the impact of the Coronavirus has affected the world, including Lānaʻi.

<sup>15</sup> <https://www.mauicounty.gov/DocumentCenter/View/8995/Lanai-City-Affordable-Housing-Project-Power-Point?bidId=>

<sup>16</sup> <http://mauicounty.us/wp-content/uploads/2018/02/Maui-Affordable-Housing-Implementation-Plan-FINAL.pdf> (pages 106 - 108)

<sup>17</sup> <https://www.hawaiinewsnow.com/story/30613200/affordable-housing-project-stalls-on-lanai/>

<sup>18</sup> <https://www.mauinews.com/news/local-news/2015/10/lanai-residents-grill-arakawa-on-stalled-affordable-housing-project/>

<sup>19</sup> Ibid