Project Highlights

- Addresses Maui’s Housing Needs
- Addresses State Office Space Shortage
- Creates a Vibrant Mixed-Use Project
- Promotes Transit-Oriented Development

Speakers

- Introduction
  - Dean Minakami, Development Branch Chief – HHFDC
- Presentation
  - Michele Leong, Senior Planner – G70
Agenda

- Welcome and Introduction
  - Meeting Purpose & Rules
  - Zoom Functions
- Project Overview
  - Location, Proposed Action & Purpose
  - Conceptual Site Plans & Views
  - Early Consultation
  - Draft EA Resources & Special Studies
  - Project Schedule
- Comments & Questions
Meeting Purpose

- Provide information on the Draft Environmental Assessment (Draft EA) prepared for the Project.
- Opportunity for public comment and stakeholder input on the Project.
Meeting Guidelines

Participants will be muted during the presentation

After presentation, raise hand, unmute, and introduce yourself

Please limit comments to 2 minutes
Zoom Functions
Draft EA Availability

- Draft EA Published: January 23, 2022
  - 30-Day Comment Period: January 23, 2022 - **February 22, 2022**

- Hardcopies
  - Wailuku Public Library
  - Hawai‘i State Public Library – Hawai‘i Documents Center

- Electronic
  - Environmental Review Program’s website:
Environmental Review

- Hawai‘i Revised Statutes (HRS), Ch. 343
- Use of State land and funds, and County land
- Maui County Code, Ch. 202, *Special Management Area Rules*
- HRS §201H-38, *Housing Development; Exemption*
Project Location

- **Tax Map Key (TMK):** (2) 3-7-004:003 (por.)
- **Project Site:** 4.72 acres
  - TMK parcel is 5.57 acres
- **Site Address:** 153 West Ka‘ahumanu Ave.
Proposed Action

- Approximately 300 Affordable and Market-rate Multi-family Housing
- State Kahului Civic Center
  - State Office Space
  - State Department of Education’s McKinley Community School for Adults
  - Kahului Public Library
- Community-oriented Commercial Space.
Project Purpose

- Address Maui’s Housing Needs
- Address State Office Space Shortage
- Retain and Create Jobs
- Create Vibrant Mixed-Use Project
- Promote Transit-Oriented Development
- Reduce General Fund Spending on Rent Expenses
**Zoning**

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
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</thead>
<tbody>
<tr>
<td>TMK parcel</td>
<td>5.572 acres</td>
</tr>
<tr>
<td>Project Site</td>
<td>4.722 acres</td>
</tr>
<tr>
<td>Transit</td>
<td>0.85 acre</td>
</tr>
<tr>
<td>County Zoning</td>
<td>B-2</td>
</tr>
<tr>
<td>Height</td>
<td>90-FT</td>
</tr>
<tr>
<td>Density</td>
<td>2.0 FAR</td>
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<tr>
<td>Allowed Floor Area</td>
<td>485,433 SF</td>
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**Development Program**

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
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<tbody>
<tr>
<td>Civic Center</td>
<td>66,000 SF</td>
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<tr>
<td>State Offices</td>
<td>38,000-43,000 SF</td>
</tr>
<tr>
<td>Kahului Library</td>
<td>16,000 SF</td>
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<tr>
<td>DOE Adult School</td>
<td>7,000 SF</td>
</tr>
<tr>
<td>Housing (300 DU)</td>
<td>315,000 SF</td>
</tr>
<tr>
<td>Commercial</td>
<td>5,000 SF</td>
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<tr>
<td>Total Estimate</td>
<td>381,000 SF</td>
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</table>
Kahului Civic Center Mixed-Use Complex

Adult School

Transit Center

Multi-family Housing

Public Library

Civic Center
CONCEPTUAL CIRCULATION & OPEN SPACE PLAN – SUBJECT TO CHANGE
Disclaimer: View studies of the project are for planning purposes. They are preliminary, subject to change and will be adjusted with the design of the building.

View Along West Kaʻahumanu Avenue
Early Consultation

- Consultation Letters – October 6, 2020
- Public Meeting #1 – February 25, 2021
- Elected Officials Outreach – October 2021
- Kaʻahumanu Ave. Community Corridor – Ongoing
Draft EA
Resource Subjects & Special Studies

- Natural Resources Assessment
- Air Quality Technical Report
- Acoustic Study
- Preliminary Engineering Report
- Hazardous Materials Survey
- Mobility Analysis Report
- Historical Resource Evaluation Report
- Archaeological Inventory Survey
- Cultural Impact Assessment
Tentative Project Schedule

- Preliminary Program*
- Environmental Assessment*
- Developer RFP / Selection
- SMA / 201H Process*
- Construction Complete

*Public Meeting
Submit Comments By
February 22, 2022

▶ U.S. Mail:

G70
Attn: Jeff Overton
111 S. King Street, Suite 170
Honolulu, Hawai‘i 96813

▶ Email: KahuluiEAcomments@g70.design
Contact Us

For questions about the Project:

- Sery Berhanu, HHFDC – Project Manager
  Phone: (808) 587-0546
  Email: Sergut.berhanu@hawaii.gov
Kahului Civic Center Mixed-Use Complex

http://dbedt.hawaii.gov/hhfdc/
KAHULUI CIVIC CENTER MIXED-USE COMPLEX

Hawaii Housing Finance and Development Corporation (HHFDC)
& Department of Accounting and General Services (DAGS)

Learn More

https://storymaps.arcgis.com/stories/2502e660fc614a46928a1f9b4e7a3dbf
Mahalo!