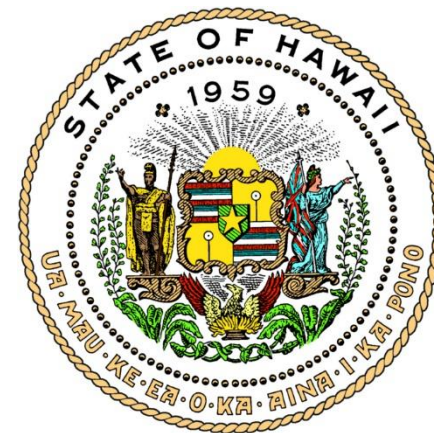


# Kahului Civic Center Mixed-Use Complex

## *Public Meeting #2*

February 15, 2022



# Speakers

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

## Project Highlights

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







# 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

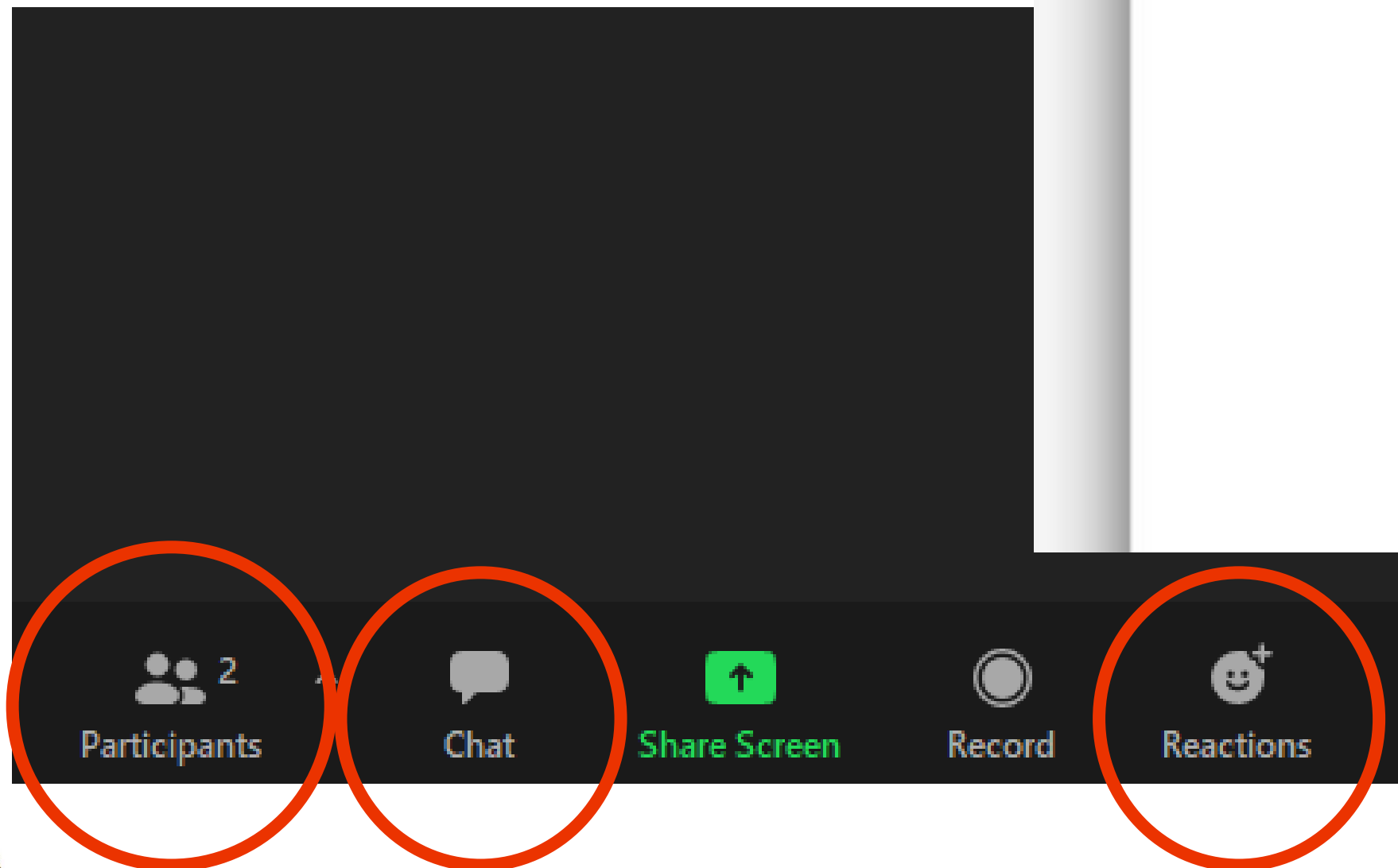
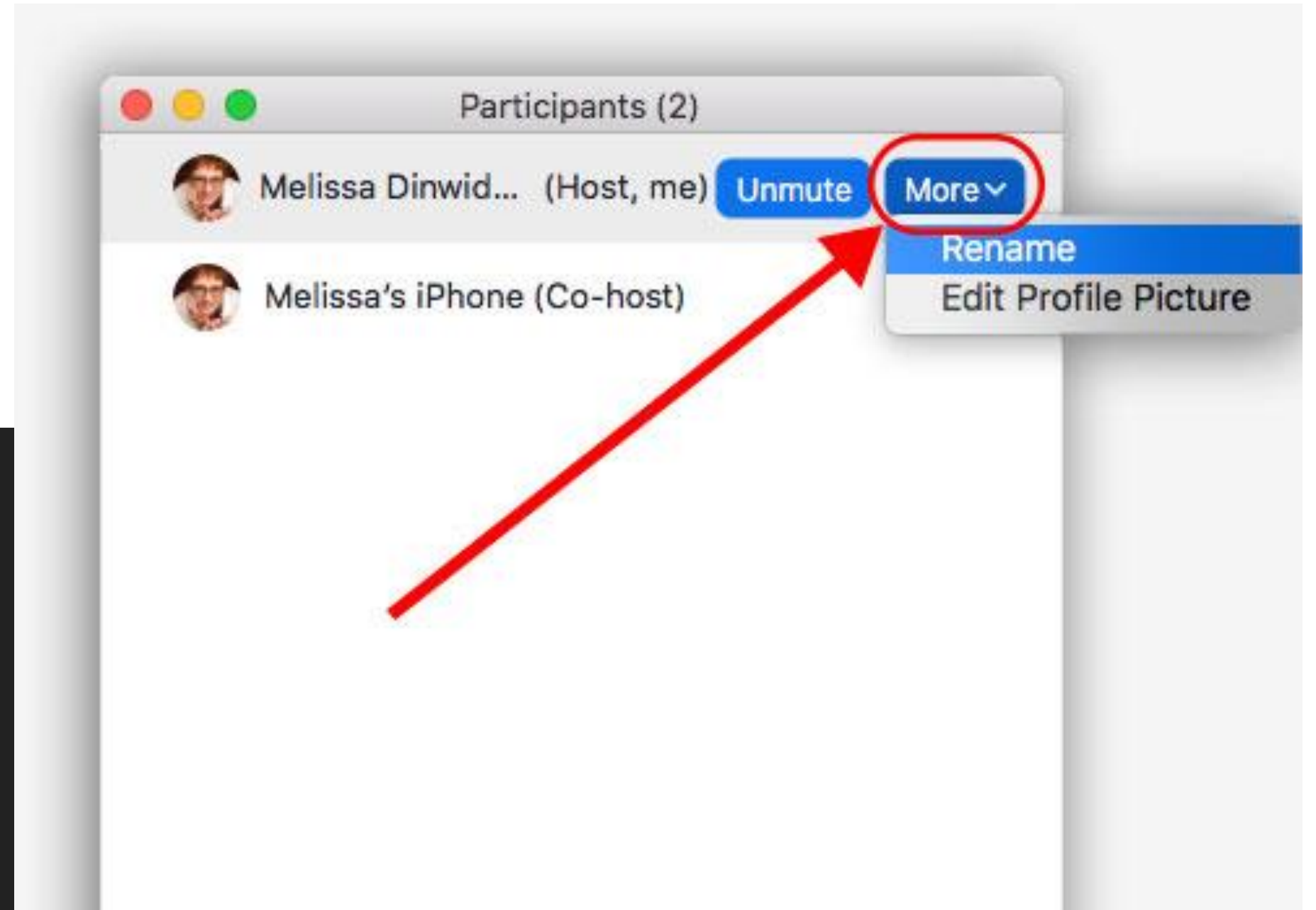


After presentation, raise hand, unmute, and introduce yourself



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:  
[http://oeqc2.doh.hawaii.gov/Doc\\_Library/2022-01-23-MA-DEA-Kahului-Civic-Center-Mixed-Use-Complex.pdf](http://oeqc2.doh.hawaii.gov/Doc_Library/2022-01-23-MA-DEA-Kahului-Civic-Center-Mixed-Use-Complex.pdf)



# 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.



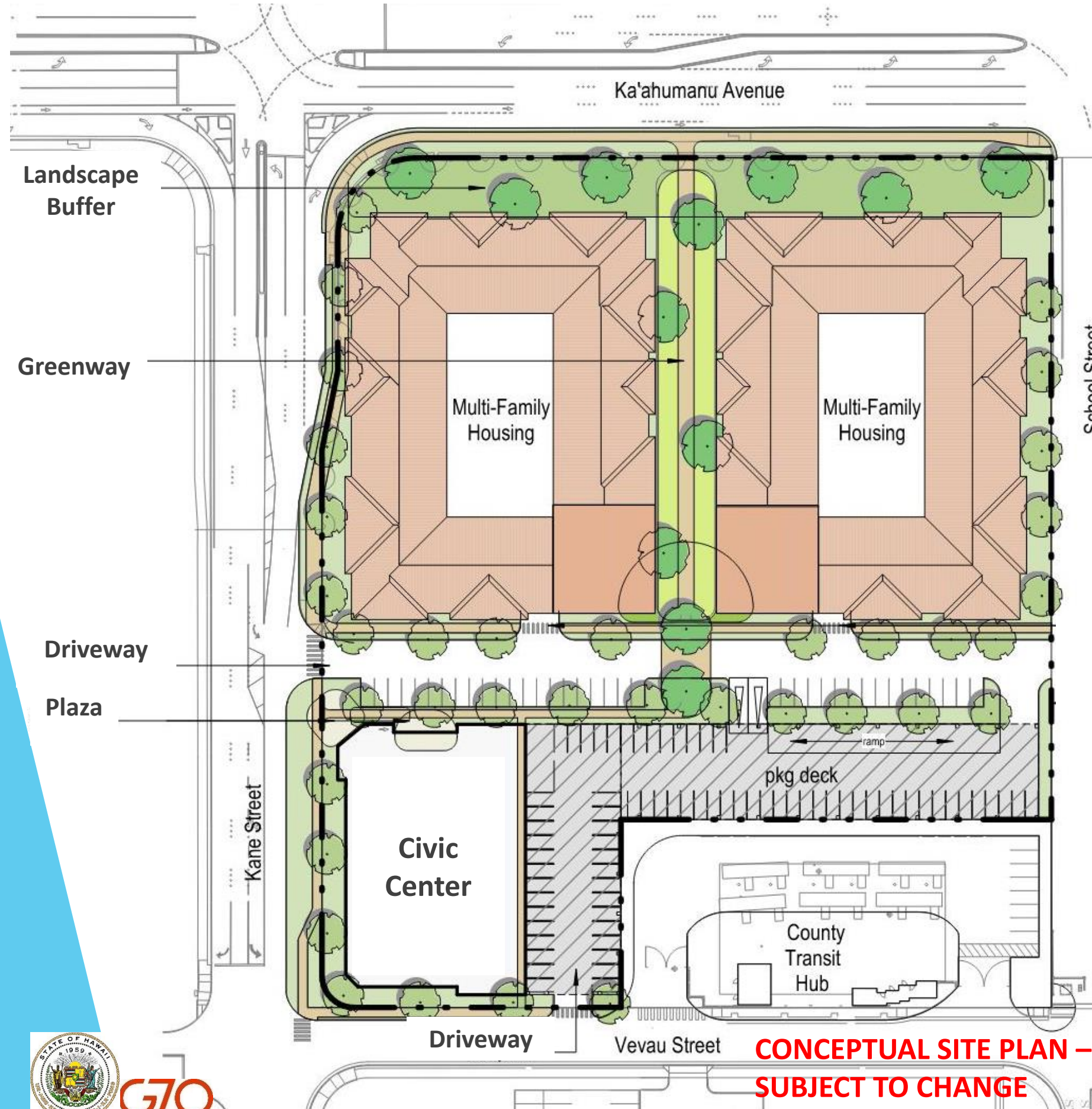


## Proposed Action

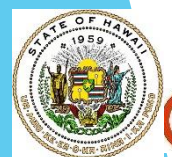
- ▶ Approximately 300 Affordable and Market-rate Multi-family Housing
- ▶ State Kahului Civic Center
  - ▶ State Office Space
  - ▶ State Department of Education's McKinley Community School for Adults
  - ▶ Kahului Public Library
- ▶ Community-oriented Commercial Space.

# 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	
TMK parcel	5.572 acres
<i>Project Site</i>	<b>4.722 acres</b>
<i>Transit</i>	0.85 acre
County Zoning	B-2
Height	90-FT
Density	2.0 FAR
Allowed Floor Area	485,433 SF
Development Program	
Civic Center	<b>66,000 SF</b>
<i>State Offices</i>	38,000-43,000 SF
<i>Kahului Library</i>	16,000 SF
<i>DOE Adult School</i>	7,000 SF
Housing (300 DU)	<b>315,000 SF</b>
<i>Commercial</i>	5,000 SF
Total Estimate	<b>381,000 SF</b>





# Kahului Civic Center Mixed-Use Complex



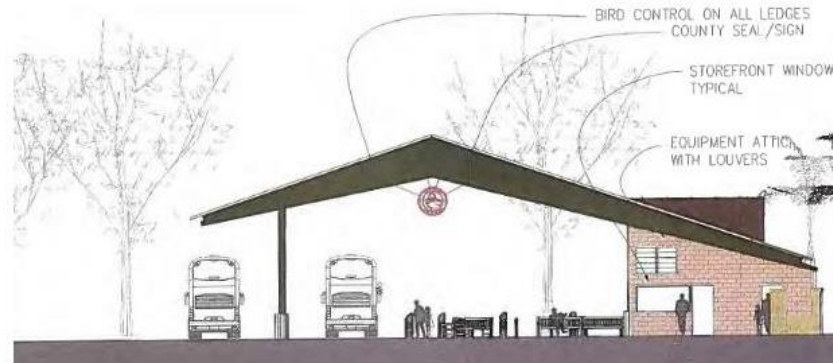
Multi-family Housing



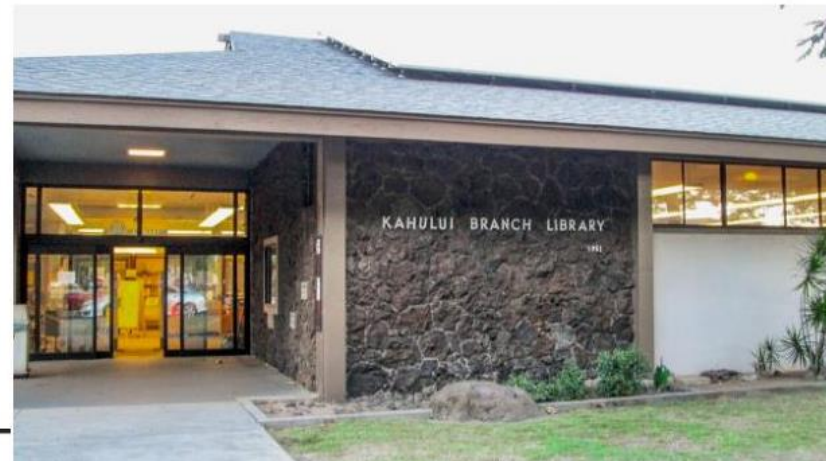
Adult School



Transit Center



Public Library



Civic Center







HARBORFRONT ESPLANADE

Ho'aloa Park

UH - MAUI COLLEGE

Bus Rapid Transit Line

KAHUMANU MALL

MAUI MALL

Affordable Housing Project

Transit Center

Affordable Housing Project

Affordable Housing Project ?

Pedestrian Corridor to connect the two retail centers

# KAHULUI CIVIC CENTER MIXED-USE COMPLEX PROJECT

.50 mile radius from center of project

CREDIT: MAUI COUNTY







Ka'ahumanu  
Corridor  
Project Area

Kahului  
Civic Center  
Mixed-Use Project



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CREDIT: MAUI COUNTY





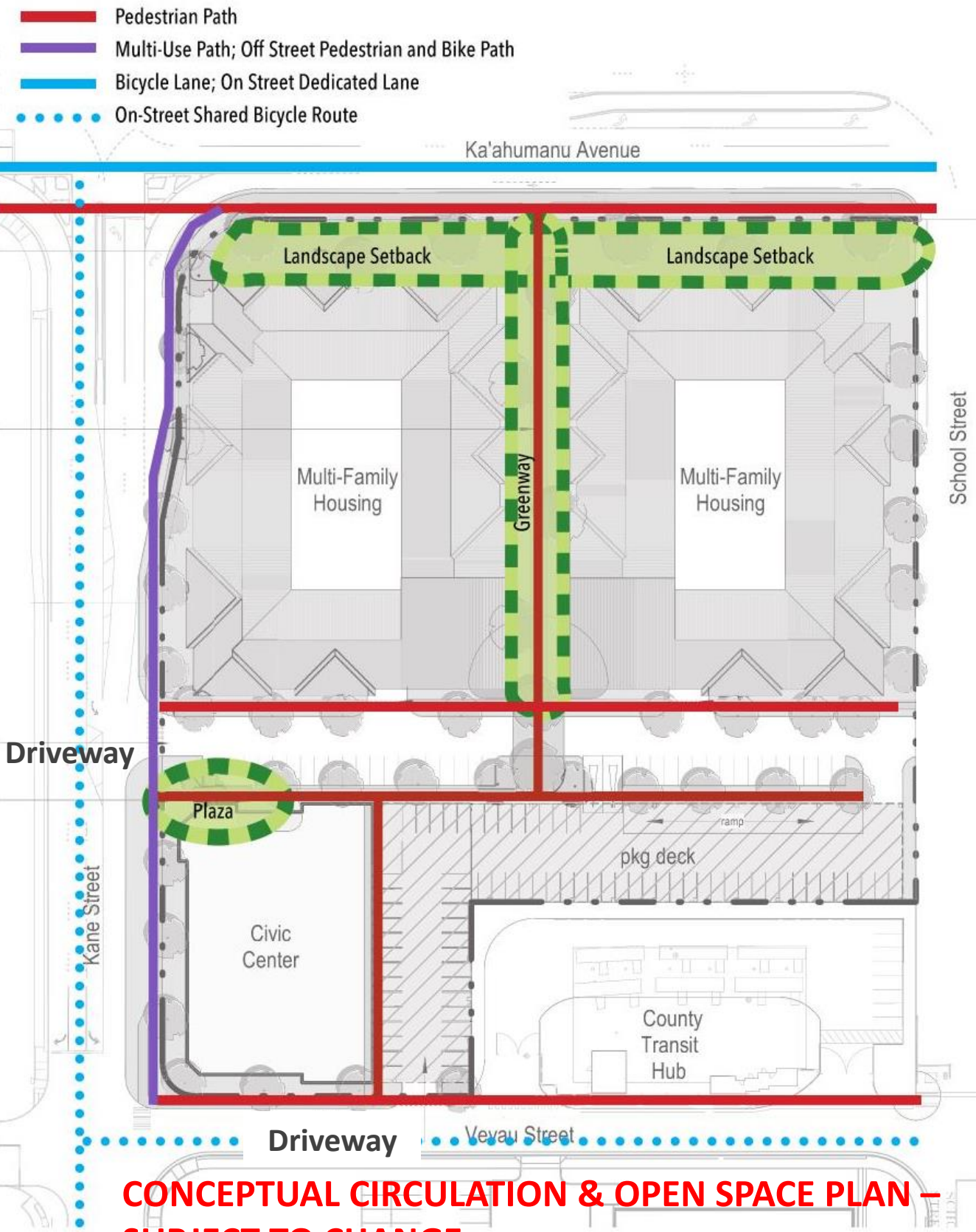
Landscape Setback along Ka'ahumanu Avenue



Example of Office Plaza



Example of Office Plaza



**CONCEPTUAL CIRCULATION & OPEN SPACE PLAN –  
SUBJECT TO CHANGE**



Example of Multi-Use Path within Project



Example of Shared Use Path

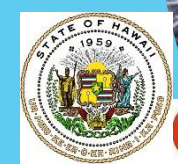
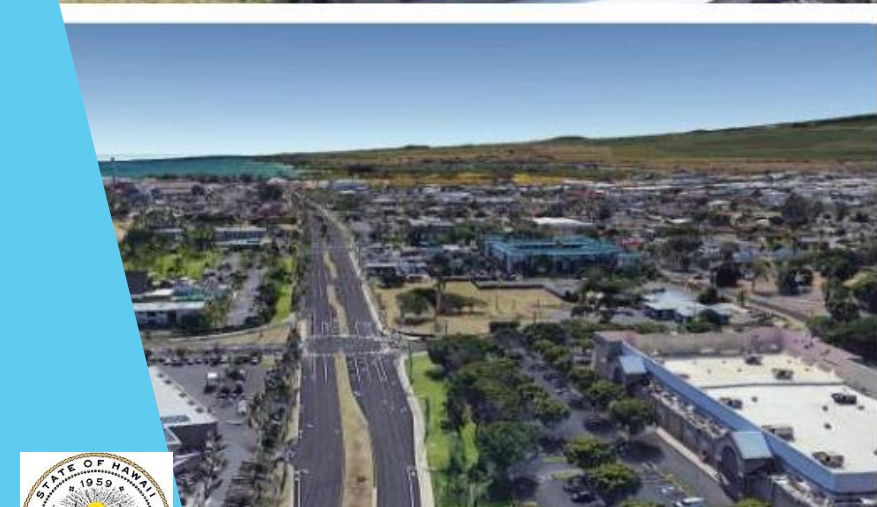


Example of Greenway within Project





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.



G70

## View Along West Ka'ahumanu Avenue





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 Looking Makai



# Early Consultation

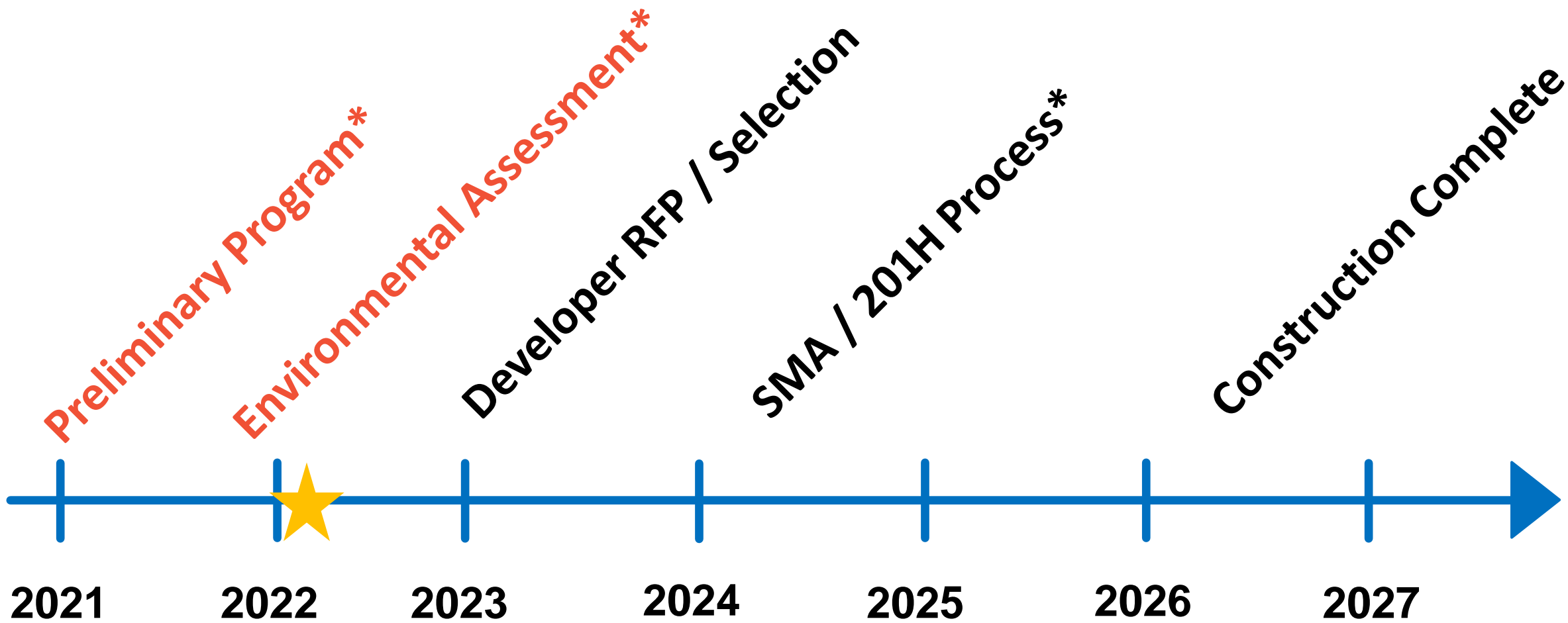
- ▶ Consultation Letters – October 6, 2020
- ▶ Public Meeting #1 – February 25, 2021
- ▶ Elected Officials Outreach – October 2021
- ▶ Ka‘ahumanu Ave. Community Corridor – Ongoing

## 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



\*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: [KahuluiEComments@g70.design](mailto:KahuluiEComments@g70.design)

# Contact Us

- ▶ For questions about the Project:
  - ▶ Sery Berhanu, HHFDC – Project Manager  
Phone: (808) 587-0546  
Email: [Sergut.berhanu@hawaii.gov](mailto:Sergut.berhanu@hawaii.gov)



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- [Info for Developers](#)
- [Buyback & SAE Programs](#)
- [Resources & Links](#)
- [Waiahole Valley](#)
- [Federal Housing Programs](#)
- [690 Pohukaina Request for Proposals](#)
- [Kahului Civic Center Mixed-Use Complex](#)



Meeting Schedule



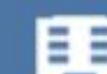
2021 HUD Income Guides



Affordable Housing Inventory



Reports and Studies



In Construction/Pipeline Projects

<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)

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## HOME

Aloha!

Welcome to the State of Hawaii, Hawaii Housing Finance and Development Corporation's (HHFDC) website for the Kahului Civic Center Mixed-Use Complex Project. The Project is being undertaken by the HHFDC and the Department of Accounting and General Services (DAGS) as part of a collaborative effort to plan multi-use spaces for the community.



# Comments & Questions





Mahalo!