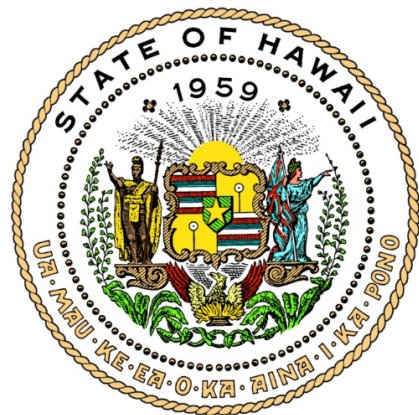


Kahului Civic Center Mixed-Use Complex & Wailuku State Office Building 3

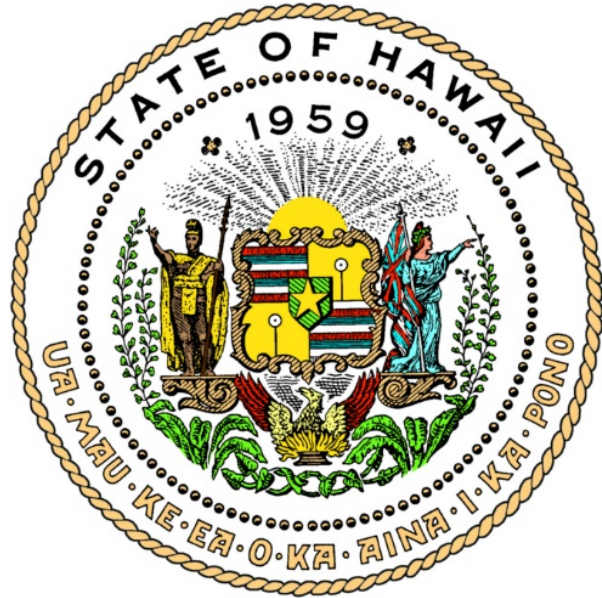
February 25, 2021



Prepared by



Welcome and Introduction



Purpose of the Meeting

- ▶ Gather community input for the projects



Purpose of the Projects

- ▶ Address State Office Space Shortage
- ▶ Address Maui Affordable Housing Needs
 - ▶ 3,000 units from 2020 through 2025
- ▶ Create Vibrant Mixed-Use Project
 - ▶ State office facilities
 - ▶ Transit hub
 - ▶ Affordable housing
 - ▶ Public library
- ▶ Promote Transit-Oriented Development



Agenda

- ▶ Welcome and Introduction
- ▶ Project Background and Schedule
- ▶ Maui County Ka'ahumanu Community Corridor (KCC)
& Transit Oriented Development (TOD)
- ▶ Allowable Development Limits and Proposed Uses
 - ▶ Wailuku Project
 - ▶ Kahului Project
- ▶ Discussion

Meeting Rules



Participants will be muted during presentation



During Discussion
Unmute and introduce yourself

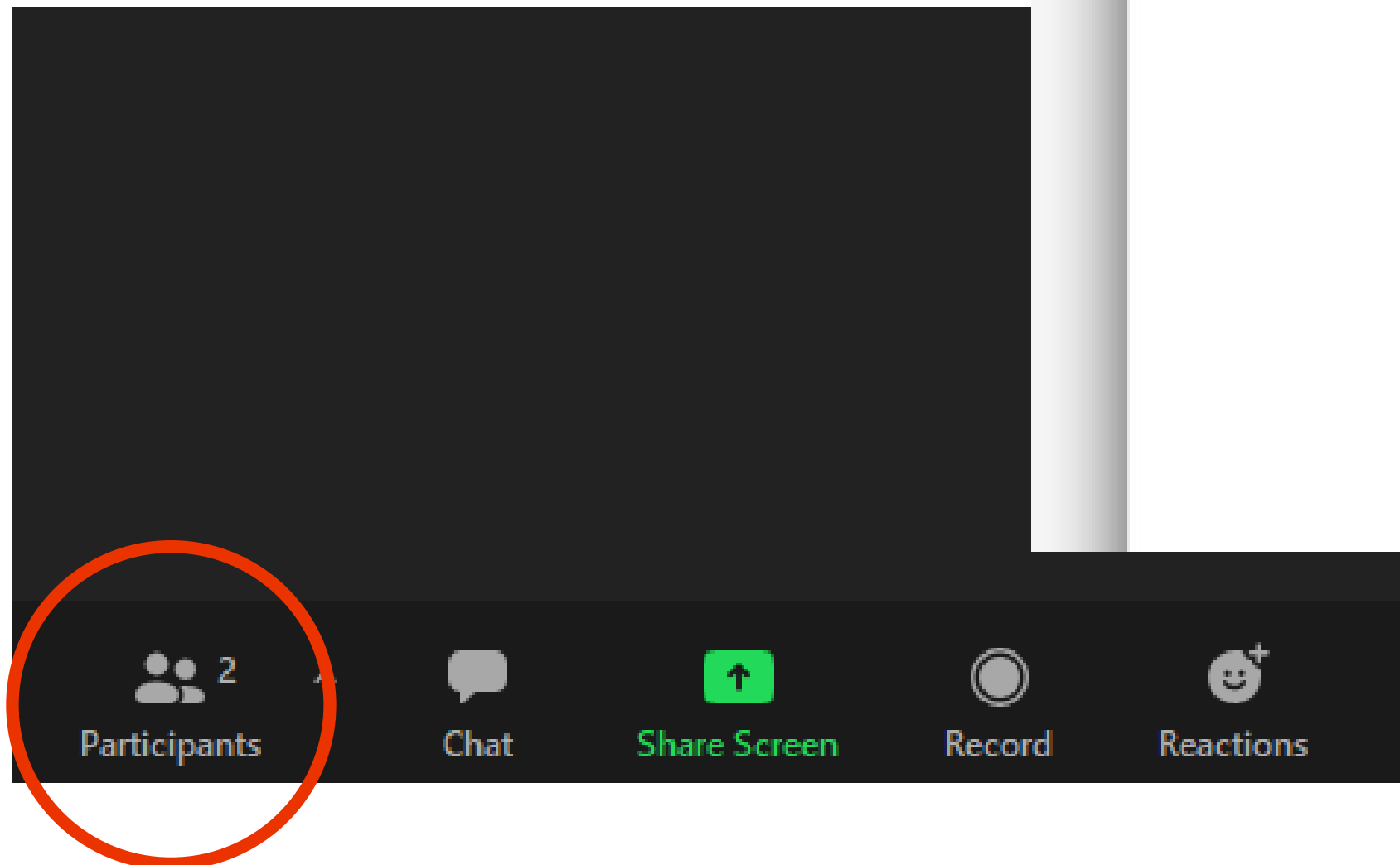
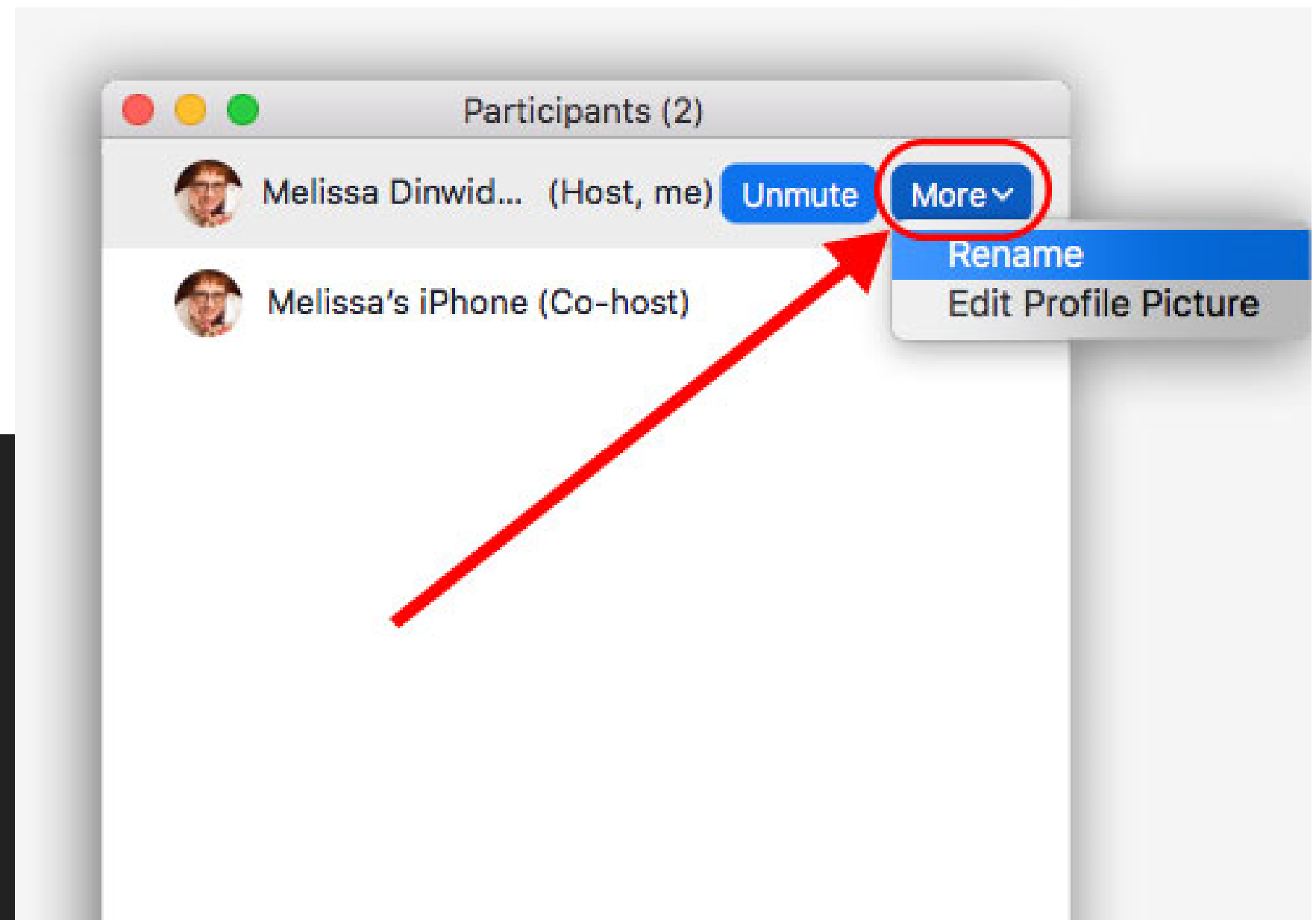


Limit comments to
1-2 minutes

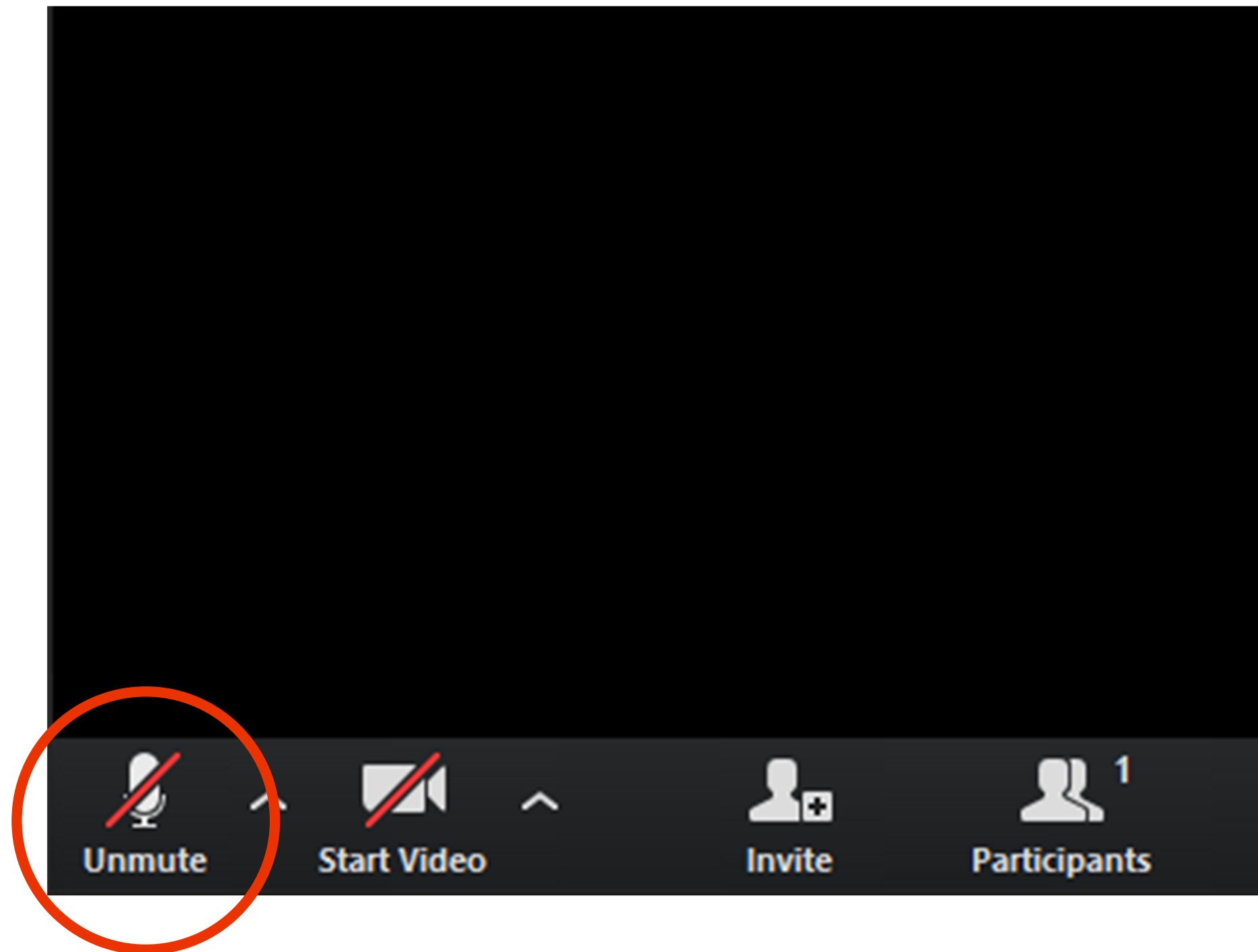


Use message box to
type in comments

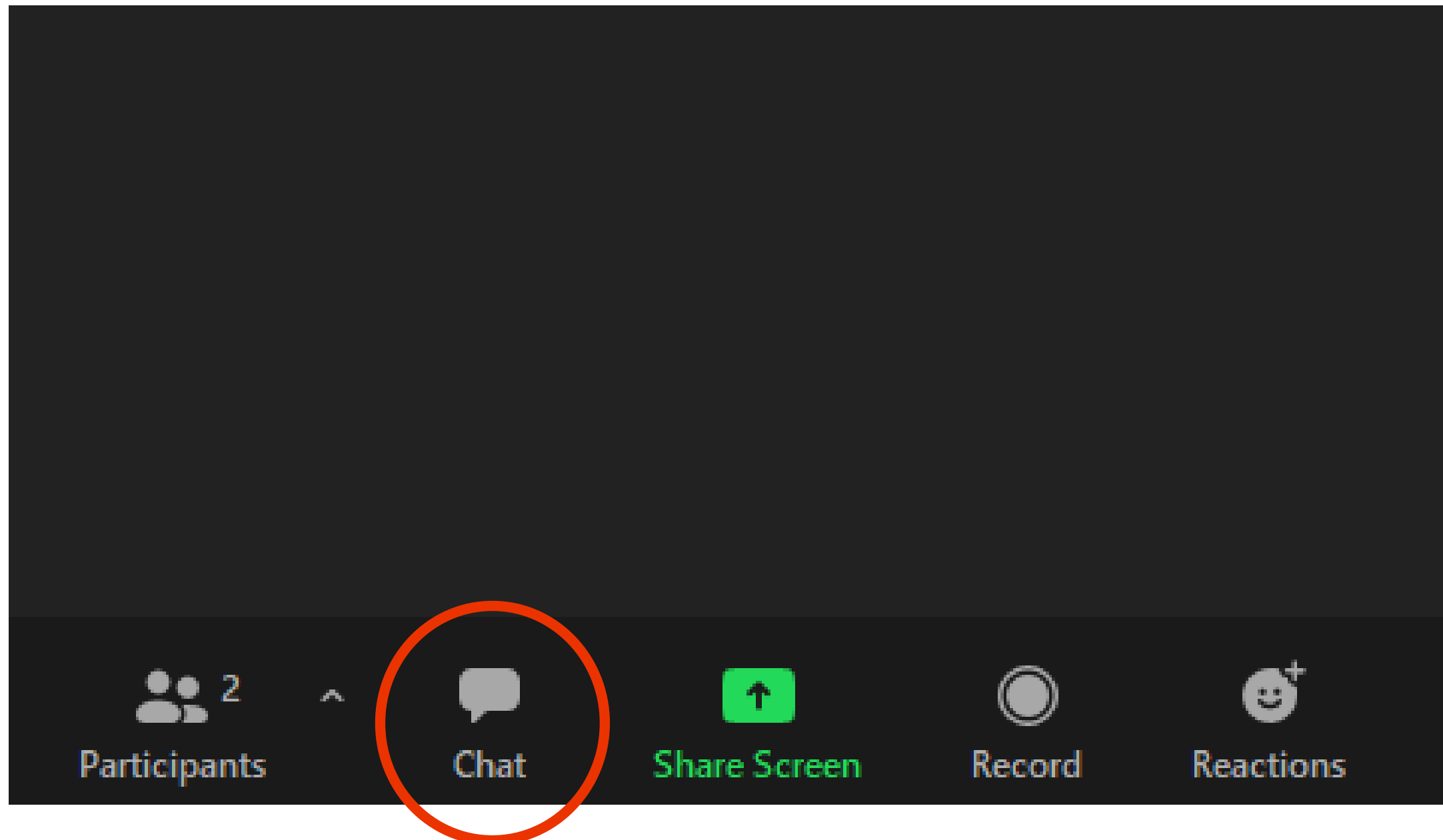
Zoom Functions



Zoom Functions



Zoom Functions



Practice Poll

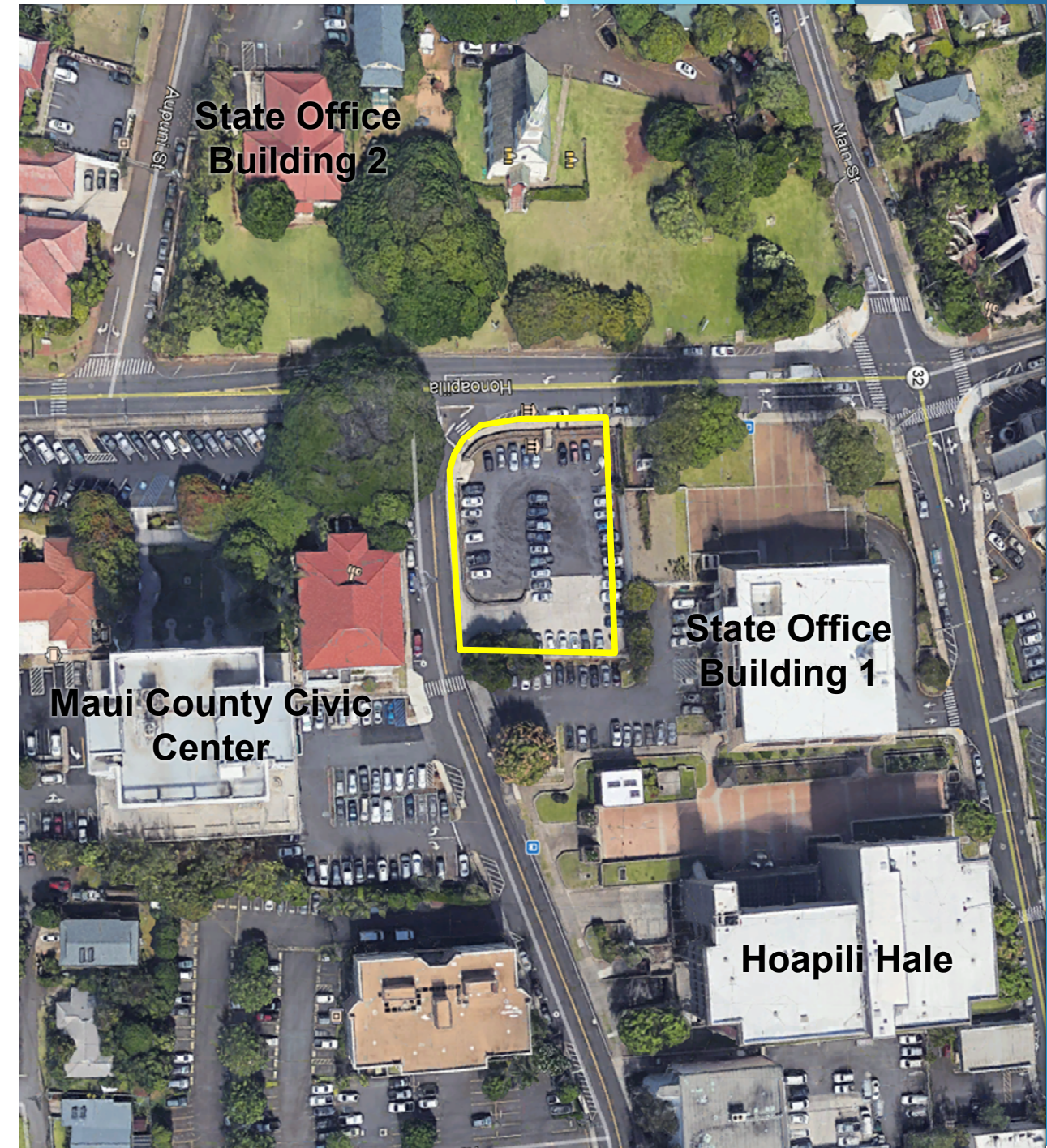


Agenda

- ▶ Welcome and Introductions
- ▶ **Projects Background**
- ▶ Maui County Ka'ahumanu Community Corridor (KCC)
& Transit Oriented Development (TOD)
- ▶ Allowable Development Limits and Proposed Uses
 - ▶ Wailuku Project
 - ▶ Kahului Project
- ▶ Discussion

Background – Wailuku Parcel

- ▶ **County of Maui fee owner**
 - ▶ New Maui County Office Building
- ▶ **DAGS Office/Civic Center Master Plan**
 - ▶ State mandate to reduce lease rent \$ in Wailuku
 - ▶ ~61,000 SF office space
 - ▶ ~80,000 SF State Judiciary office space shortage
 - ▶ Entire Maui County through 2030
 - ▶ County's desire for Judiciary to remain in Wailuku

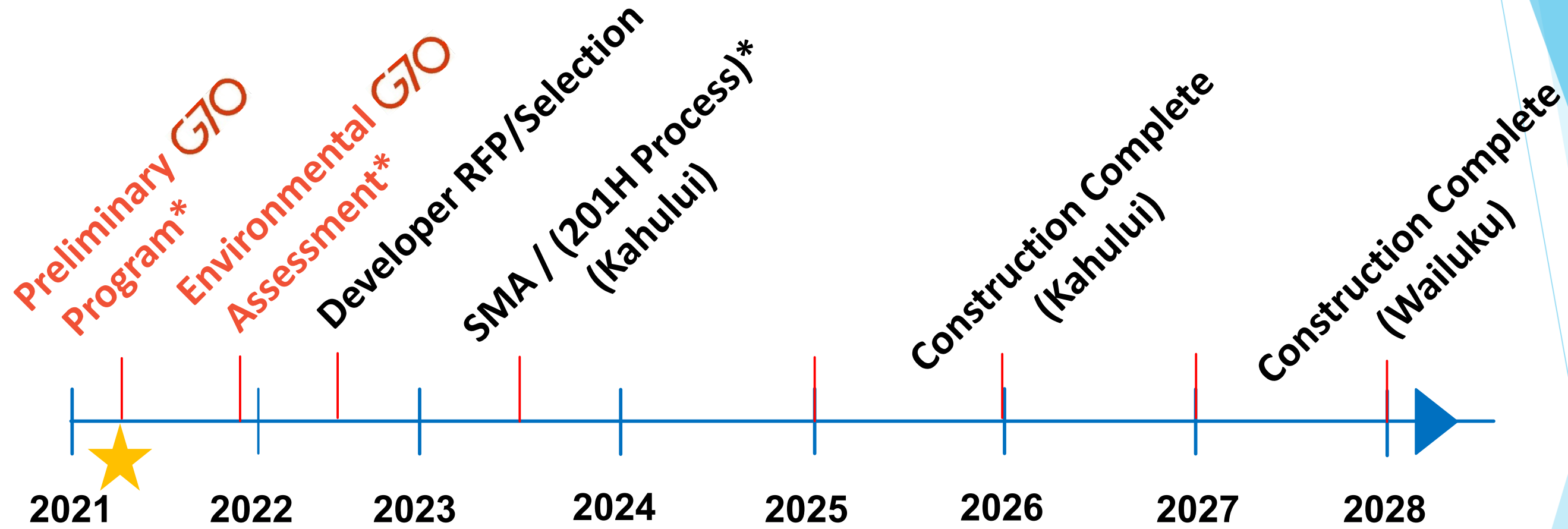


Background – Kahului Parcel

- ▶ **State of Hawaii fee owner**
- ▶ **Executive Order No. 3586 (May 20, 1993)**
 - ▶ DAGS Kahului Civic Center
- ▶ **Maui County Bus Hub Relocation**
- ▶ **Executive Order No. 4589 (July 29, 2019)**
 - ▶ Set aside land to HHFDC for development of
 - ▶ Mixed-use affordable rental housing
 - ▶ DAGS office space/civic center
 - ▶ New Maui bus hub
 - ▶ Other incidental use



Tentative Schedule



*Public Meeting



Agenda

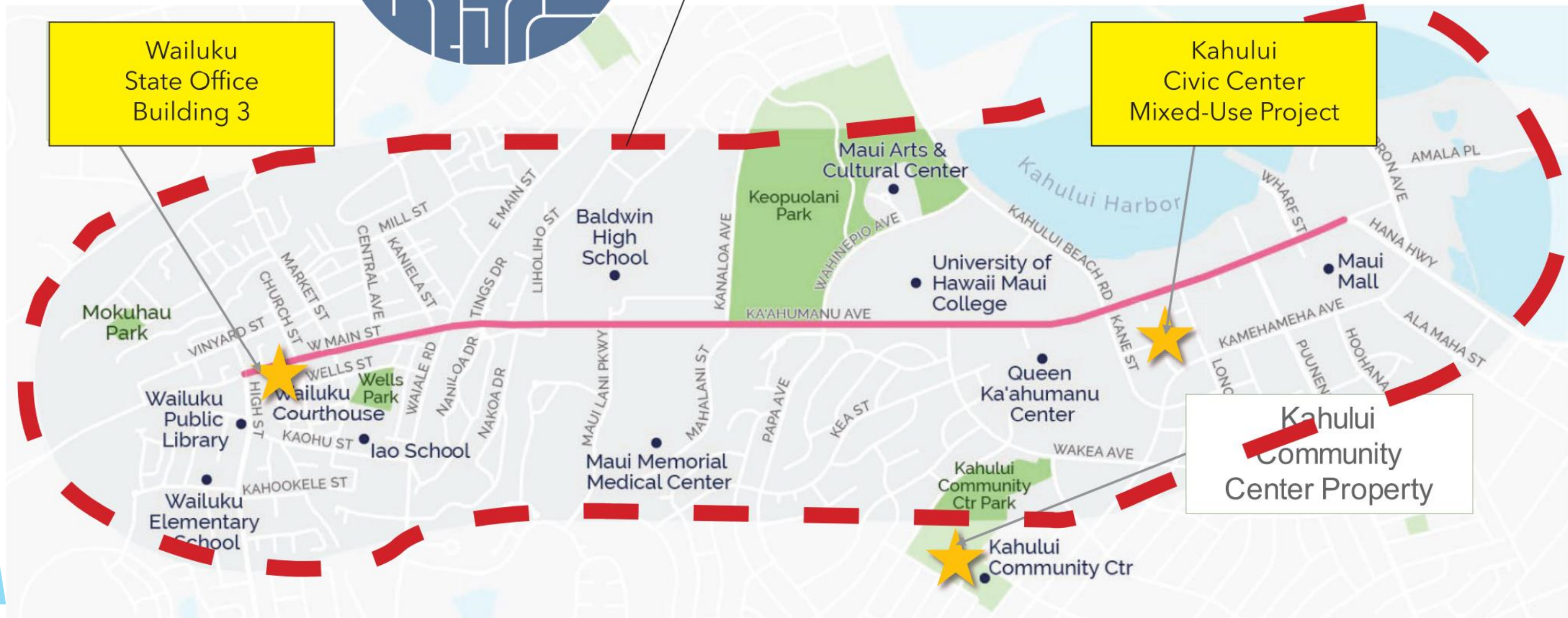
- ▶ Welcome and Introductions
- ▶ Projects Background
- ▶ **Maui County Ka'ahumanu Community Corridor (KCC) & Transit Oriented Development (TOD)**
- ▶ **Allowable Development Limits and Proposed Uses**
 - ▶ Wailuku Project
 - ▶ Kahului Project
- ▶ Discussion



Ka'ahumanu Corridor Project Area

Wailuku State Office Building 3

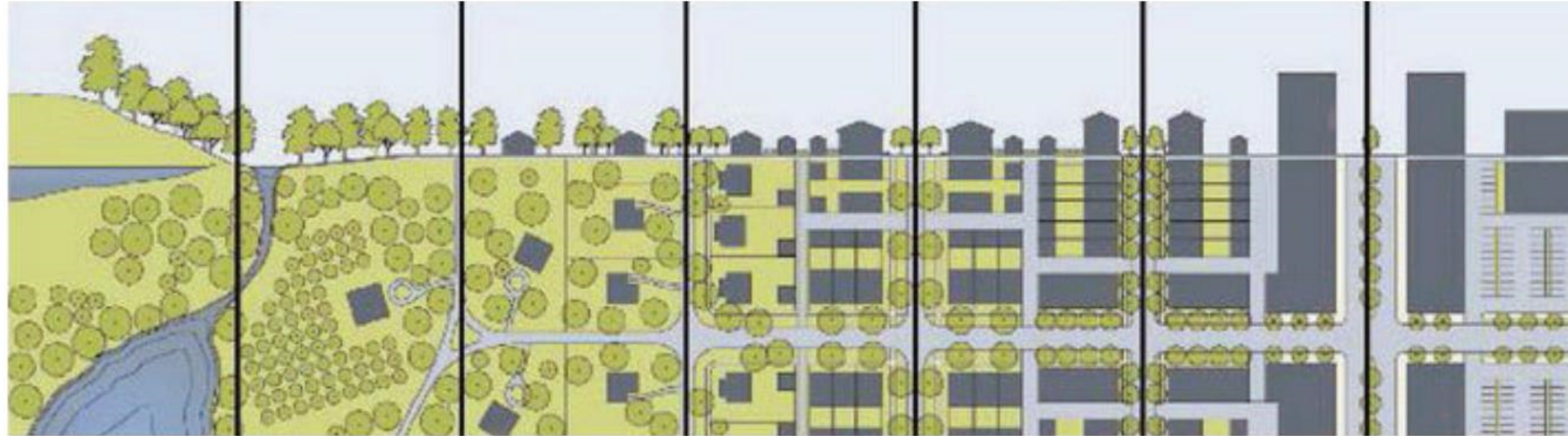
Kahului Civic Center Mixed-Use Project



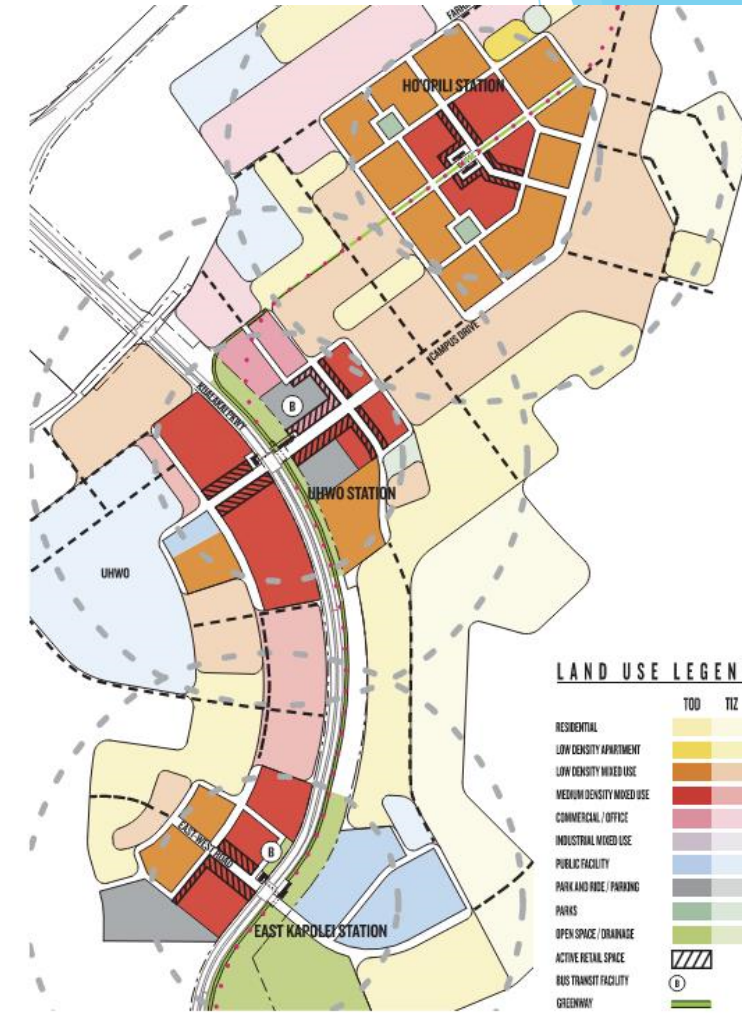
Kahului Community Center Property

Source: Ka'ahumanu Ave. Community Corridor Presentation (<https://www.kaahumanucommunitycorridor.org/>)

Transit-Oriented Development



- Compact, higher density development
- Mixed uses
- Good pedestrian environment
- Public amenities
- Parking management
- Good transit service
- Strong connectivity between transit and development



Wailuku State Office Building 3



Wailuku Poll #1

Wailuku State Office Building 3

Zoning		Program
Land Area	0.425 ac 18,500sf	State Offices and Parking
Zoning	B-3	Program Area ~74,000 SF
Allowable Height	144-ft	Parking Req./Provided ~148 spaces
Allowable Floor Area	74,000sf	

Wailuku State Office Building 3

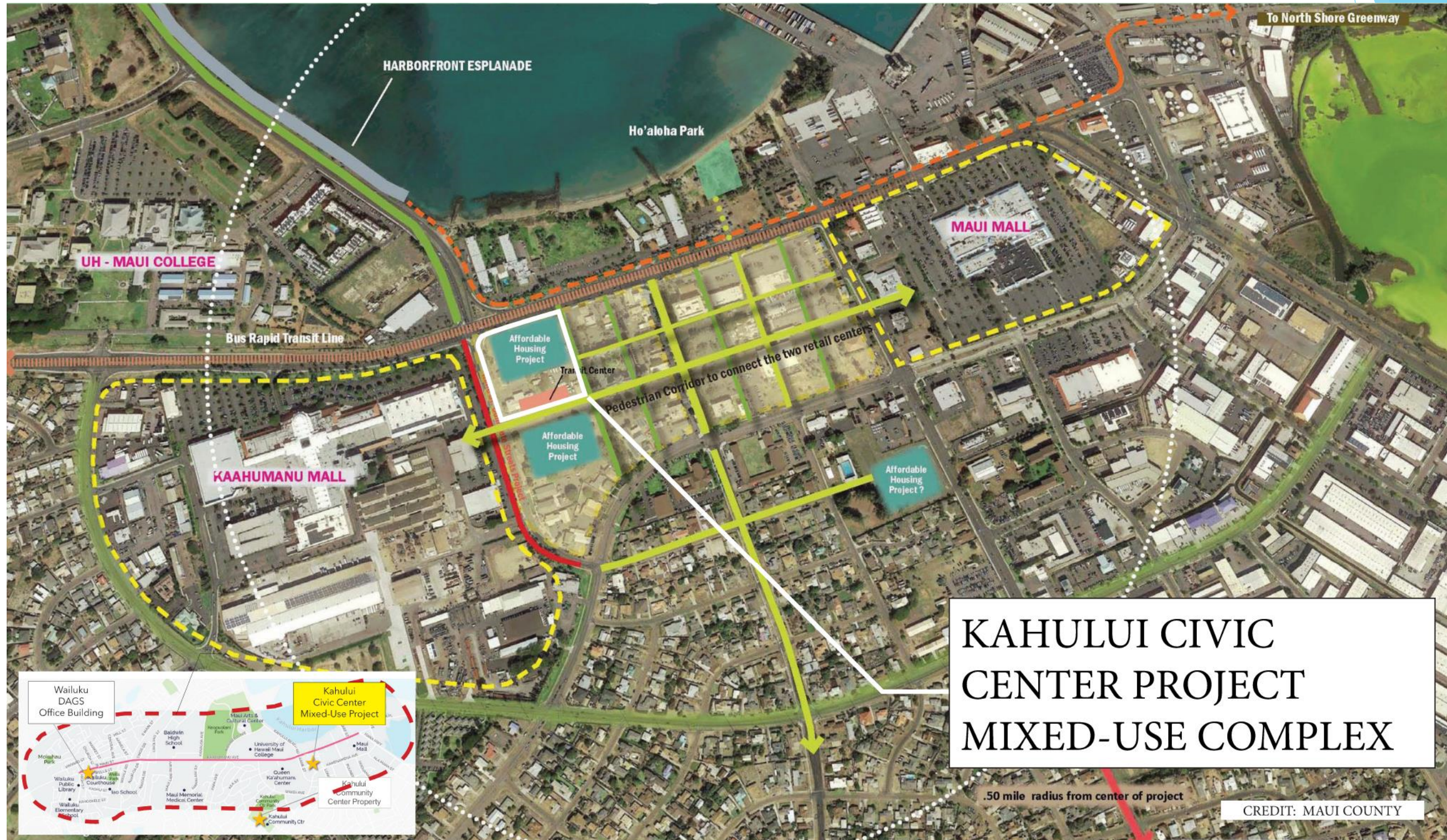


Wailuku Poll #2

Kahului Civic Center Mixed-Use Complex



Maui County Kahului 2070 Plan



Kahului Poll #1

Kahului Civic Center Mixed-Use Complex

Zoning		Program	
Land Area	5.57 ac	Housing	150-300 du
MUC	4.72 ac	DAGS Offices	~38,000 SF
Transit Hub	0.85 ac	Library	~16,000 SF
Zoning	B-2	DOE Adult School	~7,000 SF
Allowable Height	90-ft	Convenience Retail	~5,000 SF
Allowable Floor Area	485,433 SF	Total Estimated	~390,000 SF

Kahului Civic Center Mixed-Use Complex



Adult School



State Office Building



Transit Center



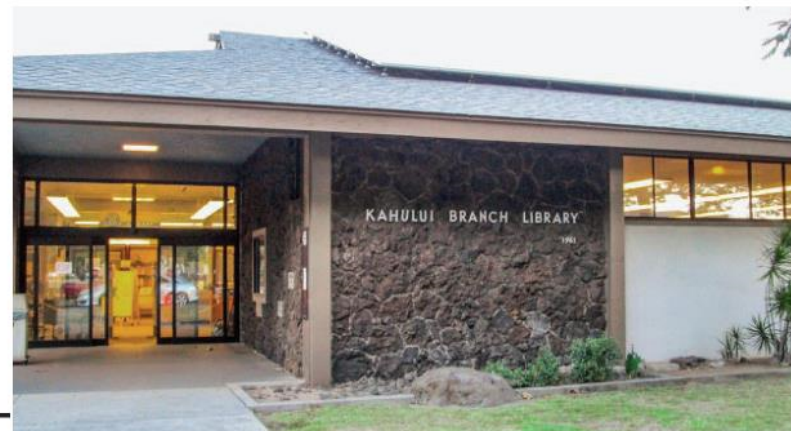
Civic Center



Affordable Housing

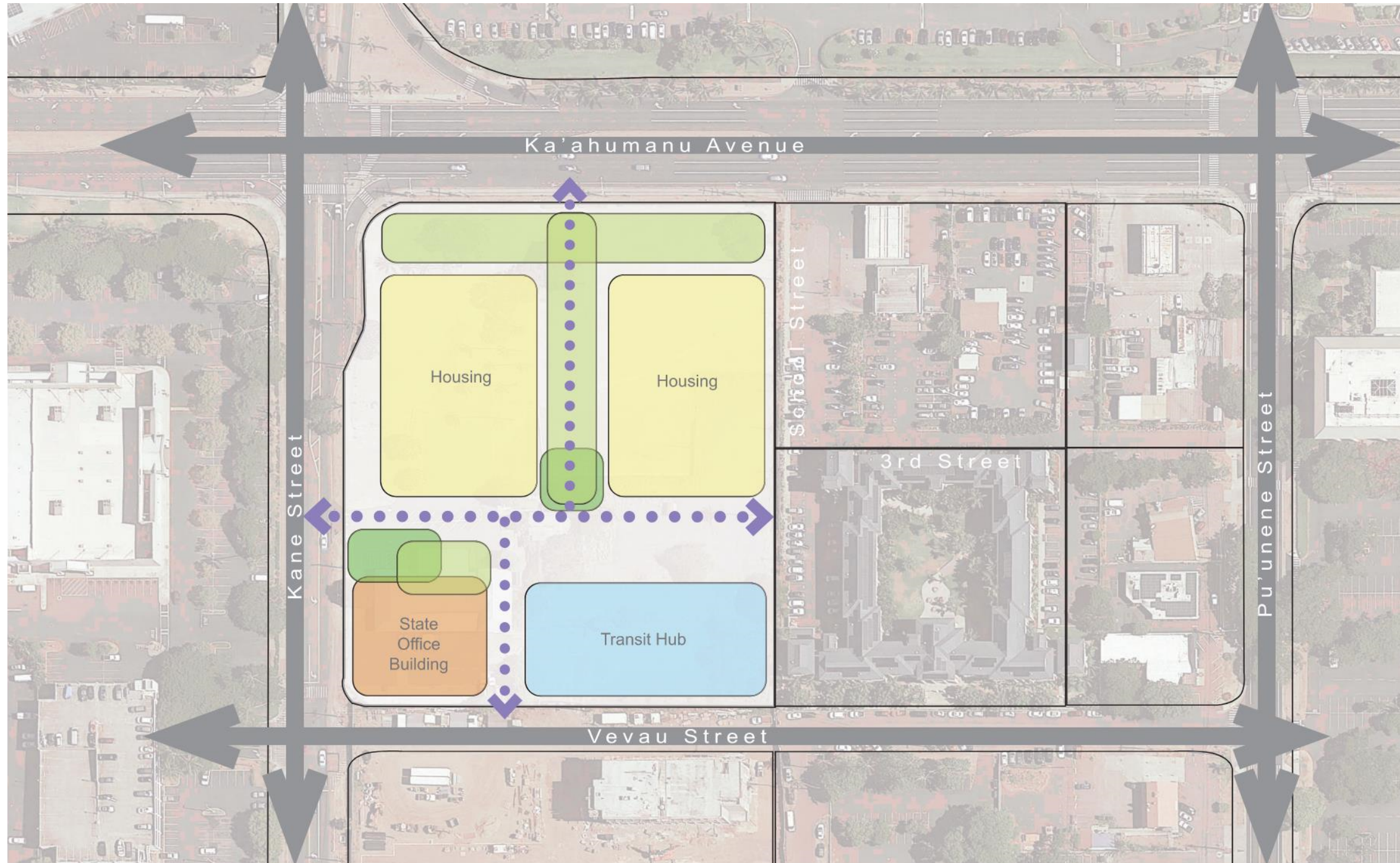


Public Library



Kahului Poll #2

Kahului Civic Center Mixed-Use Complex



Kahului Poll #3

Kahului Poll #4

Learn More



Department of Business, Economic Development & Tourism
Hawaii Housing Finance & Development Corporation

- Home
- About HHFDC ▾
- Board of Directors/Meeting Schedule ▾
- HHFDC COVID-19 Resources ▾
- Contact Us ▾
- Homebuyer Resources ▾
- Info for Developers ▾
- Buyback & SAE Programs ▾
- Waiahole Valley ▾
- Resources & Links ▾
- Media Relations ▾
- UIPA Request
- Kahului Civic Center & Wailuku State Office Bldg. 3**



- Meeting Schedule
- 2020 HUD Income Guides
- Affordable Housing Inventory
- Reports and Studies

Contact Us

HHFDCoutreach@g70.design

(Refer to Zoom invite)

Discussion



During Discussion
Unmute and introduce
yourself



Limit comments to
1-2 minutes



Use message box to
type in comments

Mahalo!

HHFDCoutreach@g70.design