VILLAGES OF LEIALI`I
and
HONOKŌWAI

DECEMBER 2009
I. INTRODUCTION
Regional Plan Goals and Process 1 - 2
DHHL Partnering Benefits and Examples 3

II. REGIONAL PROFILE
Regional Demographics 4
Community Leaders and Stakeholders 5
Elected Officials and Political Boundaries 6 - 7

III. REGIONAL LAND AND DEVELOPMENT
History and Cultural Aspects of the Area 8
Major Land Owners Map 9
Hawaiian Home Lands Area 10 - 12
Regional Map with Master Planned Projects in West Maui Area 13
Development Projects Map and Characteristics 14 - 15
Development Characteristics and Trends 16

IV. INFRASTRUCTURE
Water - Infrastructure and Characteristics 18 - 19
Drainage - Infrastructure and Characteristics 20 - 21
Wastewater - Infrastructure and Characteristics 22 - 23
Roads - Infrastructure and Characteristics 24 - 25
Regional Services and Public Facilities Map and Characteristics 26 - 27

V. HOMESTEAD ISSUES AND PRIORITIES
Issues and Opportunities 28
Priority Project - Leialii Parkway and Honoapiilani Highway Intersection Improvements 29
Priority Project - Water Source Development 30 - 31
Priority Project - Park Development 32 - 33
Priority Project - Preliminary Review of Honokowai Lands 34
Contact Information 35
Introduction

The mission of the Department of Hawaiian Home Lands (DHHL) is to effectively manage the Hawaiian Home Lands Trust and to develop and deliver lands to native Hawaiians. To accomplish this, DHHL works in partnership with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups. Regional plans provide the means to solidify visions and partnerships that are essential to effectively manage Hawaiian Home Lands trust lands for the betterment of native Hawaiian beneficiaries.

This regional plan is one of twenty (20) regional plans that DHHL is developing statewide. Villages of Leiali‘i and Honokōwai is one of the three (3) regions on Maui that have been selected for regional planning. In these regional plans, DHHL takes on a leadership role in the region, working to strengthen the growth of the area, developing partnerships to leverage diverse resources and capital investment, and fostering beneficiary participation in determining the future direction of the homestead community. The regional plans provide the Department and the affected homestead community opportunities to assess land use development factors, identify issues and opportunities, and identify the region’s top priority projects slated for implementation within the next three (3) years.

What are Regional Plans?

Regional Plans are part of DHHL’s 3-tiered Planning System (see Figure 1). At tier one is the General Plan which articulates long-range Goals and Objectives for the Department. At the second tier, there are Program Plans that are statewide in focus, covering specific topic areas such as the Native Hawaiian Housing Plan and a Native Hawaiian Development Program Plan. Also at this second tier are the Department’s Island Plans that identify the Department’s Land Use Designations per island which function similar to the counties’ land use zones. The regional plans are located at the third tier in the Department’s planning system which focuses at the community/regional level. The regional plans apply the goals, policies, and land use designations to specific geographic regions. The regional plans are a means to:

- Identify data - people, lands, and infrastructure of homestead communities and the surrounding region;
- Identify what DHHL and other landowners are planning to do;
- Provide the primary mechanism for beneficiary input in the development of their homestead communities;
- Identify issues and potential projects; and
- Identify Priority Projects determined by the Department and homestead community.

What are Regional Plan Goals and Process?

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Regional Plan Goals and Process

How are Regional Plans Developed?

The regional plans are developed in conjunction with lessees of the region, as well as regional stakeholders (landowners, agencies, other organizations) in a series of planning meetings as illustrated in Figure 2. During these meetings, issues and opportunities that should be addressed in the regional plan are identified and a list of potential projects is developed to address those issues and opportunities. From this list, lessees determine by consensus, their top five (5) priority projects that are written up with project details, budget estimates, and other pertinent project planning information. Draft regional plans are then subject to the approval of the Hawaiian Homes Commission, which means that the Commission and Department officially support the priorities identified in the regional plan.

Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of the Priority Projects. The Priority Projects are a key component of aligning support and providing focus to efforts to develop the region. Finally, since DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues, regular regional plan updates are built into the planning process. In this way, regional plans are updated as needed, which generally have amounted to biennial updates (one update every two years), in order to keep abreast of changing conditions and new opportunities.

How are Regional Plans Used?

As a compilation of existing plans and proposed projects for the region, the regional plan helps to coordinate the orderly development of regional infrastructure improvements. With the addition of lessee input in the process, the regional plans become a powerful tool to focus energies and efforts, align interests, and secure funding for the top priorities identified in the regional plan. In this way, regional plans have become a critical tool to unify and support the beneficiary community.
DHHL is working in partnership with other government agencies, the private sector, and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks in large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvement and the development of regional public and residential facilities. This coordination helps individual organizations achieve their goals while bringing long term benefits to the community and region.

DHHL brings to these partnerships:
- Land for development in strategic locations
- Potential use of tax-exempt financing
- Access to legislative appropriations
- Access to federal funding such as HUD, USDA, SBA
- Flexibility in the application of development standards, zoning, and design
- Cultural understanding and resources

DHHL has participated in a number of partnerships involving public facilities and community resources. The most notable partnerships brought together Hawaiian agencies and non-profit organizations into a multi-service complex where a broad range of programs are housed to serve the public. Such multi-service complexes have been built on Hawaiian Home Lands in partnership with Kamehameha Schools, Queen Lili`uokalani Children’s Center, Ali`i Kai, Papa Ola Likahi, the Office of Hawaiian Affairs, Hawaiian community organizations, and the counties.

These multi-service complexes are housing preschools, offices, meeting facilities, health clinics, and activity centers. For example, the Paukōkalo homestead on Maui is served by a County park on DHHL land next to a community hall, the DHHL district office, the Hawaiian Community Assets’ homeownership counseling center, and a Kamehameha preschool.

Through a series of management partnerships with DLNR and the Nature Conservancy, unique ecosystems and historic sites are being protected. Examples include the Hakalau Forest Reserve, the Aina Hou Management Area, the Pālā a and Mo`omomi preserves, the Kalaupapa peninsula, and the Kama`oa–Puu o Heo National Historic District where koa forests, endangered plants and animals, and native species are being protected for future generations.

DHHL has partnered with county governments and utility providers on infrastructure improvements that benefit the entire community. DHHL has participated in water system development with the counties by providing funding, land easements, and access to federal and state programs. Examples include the extension of the Lower Kula Water System on Maui, the Waimea Irrigation System and the Kau`u Water System on Hawai`i, and the Wahiawa-Waipahu water system on O`ahu.

DHHL has also provided numerous easements over its lands to electrical, water, telephone, and cable companies to service both homestead areas and the general public.

Through partnerships, DHHL has reduced the cost of homes to low-income beneficiaries. DHHL has done this by sharing in the cost of infrastructure, helping to secure tax credits, and using self-help methods of construction. Partnerships in Kapolei resulted in 70 rent-to-own units constructed by Mark Development using low-income tax credits and 45 self-help homes constructed with Menehune Development and Honolulu Habitat for Humanity. In these types of partnerships, DHHL provides the land, secures federal grants, and provides access to, or assistance in, acquiring tax credits, subsidies, or other financing.
REGIONAL DEMOGRAPHICS

General Characteristics

<table>
<thead>
<tr>
<th></th>
<th>Lahaina CCD*</th>
<th>Maui County</th>
<th>State</th>
<th>U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>18,518</td>
<td>128,241</td>
<td>1,227,008</td>
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</tr>
<tr>
<td>Median Age (Years)</td>
<td>36.3</td>
<td>36.8</td>
<td>36.2</td>
<td>35.3</td>
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<tr>
<td>Native Hawaiian Ethnicity</td>
<td>6.1%</td>
<td>10.7%</td>
<td>24.3%</td>
<td>0.1%</td>
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<tr>
<td>Caucasian Ethnicity</td>
<td>41.4%</td>
<td>33.9%</td>
<td>9.4%</td>
<td>75.1%</td>
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Social Characteristics

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<th>U.S.</th>
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<tbody>
<tr>
<td>High School Degree or Higher</td>
<td>7,745</td>
<td>83.4%</td>
<td>84.6%</td>
<td>80.4%</td>
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<tr>
<td>Bachelor’s Degree or Higher</td>
<td>2,787</td>
<td>22.4%</td>
<td>26.2%</td>
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Economic Characteristics

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<tbody>
<tr>
<td>Median Income (Household)</td>
<td>$57,967</td>
<td>$49,489</td>
<td>$49,820</td>
<td>$41,994</td>
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</table>

Housing Characteristics

<table>
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<th>State</th>
<th>U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Housing Units</td>
<td>10,825</td>
<td>43,563</td>
<td>403,572</td>
<td>--</td>
</tr>
<tr>
<td>Median Value-Single Family Residence** 2000 Census data</td>
<td>$279,300</td>
<td>$249,900</td>
<td>$272,700</td>
<td>--</td>
</tr>
</tbody>
</table>

* Census County Division
** Median Value: represents the middle price respondents said they would sell their property (i.e. house and lot or condominium unit) if it were for sale.
Community Leaders and Stakeholders

Ranee Ganske-Cerizo, .................................................. Natural Resources Conservation Service
Soil Conservationist .......................................................... U.S. Department of Agriculture
Sandra Lee Kunimoto, Chair .................................................. Department of Agriculture
Patricia Hamamoto, Superintendent ..................................... Department of Education
Lindsay Ball, Complex Area Superintendent ............................ Department of Education
Chiyome Fukino, M.D., Director .............................................. Department of Health
Alec Wong, P. E., Chief ......................................................... Department of Health, Clean Water Branch
Patti Kitowski, Acting Program Chief ..................................... Department of Health, Maui District
Laura Thilen, Chairperson ..................................................... Environmental Health Office
Dr. Puualoakalani Aliu, Administrator ..................................... Department of Land and Natural Resources
Brennon Morikoka, Director .................................................. State Historic Preservation Division
Fred Cajigal, District Engineer ............................................... Department of Transportation
Katherine Kealoha, Director .................................................. Office Of Environmental Quality Control
Clyde Nâmâo, Administrator .................................................. Office of Hawaiian Affairs
Mary Lou Kobayashi, Administrator ........................................ Office of Planning
Deidre Tegarden, Director ..................................................... Office of Economic Development
Gen Inuma, Administrator ..................................................... Maui Civil Defense Agency
Jeffrey A. Murray, Fire Chief ............................................... Department of Fire and Public Safety
Lori Tsuchako, Director ....................................................... Department of Housing and Human Concerns
Tamara Horcayo, Director ..................................................... Department of Parks and Recreation
Jeffrey Hunt, Director ......................................................... Department of Planning
Gary Yabuta, Chief ............................................................. Police Department
Milton Arakawa, Director ..................................................... Department of Public Works
Cheryl Okuma, Director ....................................................... Department of Environmental Management

Donald Medeiros, Director .................................................. County Department of Transportation
Jeffrey Eng, Director ............................................................ Department of Water Supply
Gregoryseven Kauhi, Manager – Customer Operations ............ Maui Electric Company, Ltd.
Norma Barton, Executive Director ......................................... Lahaina Bypass Now
Theo Morrison, Executive Director ...................................... Lahainaluna Action Committee
Karen Karlurci, Executive Director ....................................... Maui Economic Opportunity
Carol Reimann, Executive Director ..................................... Maui Hotel and Lodging Association
Steve Franz, Principal .......................................................... King Kamehameha III Elementary School
Martin Nakamura, Principal ................................................. Lahaina Intermediate School
James Kaipo Miller, Principal ................................................... Maui District
Michael Nakano, Principal ..................................................... Lahainaluna High School
Howard Hanzawa, Vice President .......................................... Kaanapali Land Management Corp.
Peter Martin, Vice President .................................................. West Maui Land Company, Inc.
Ryan Churchill, Senior Vice President ................................... Maui Land & Pineapple Company, Inc.
Ed Kagayama, General Manager ........................................... Kā anapali Golf Resort
Sheila Apana, Postmaster ...................................................... U. S. Postal Service
Curt Morimoto, District Manager .......................................... American Medical Response
Wes Nohara, Chair ............................................................. West Maui Soil and Water Conservation District
Melvin M. Arakawa, Chief Court Administrator .................... Judiciary
Rev. Tasha Kana, President ................................................... SCHR, Maui Apu a Blossom Feiteira, Maui Director ........................................ Hui Kā o`īaina Ho`opulapula
Kehau Fillmoreau, Maui Director .......................................... Hui Kā o`īaina Ho`opulapula
Iris Mountcastle ................................................................. Queen Lili`uokalani Children Center, Maui Unit
Becky Woods, Interim Director ............................................. Na Hale O`WAi`e
William Mitchell, M.D., President ........................................ Maui Medical Group

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VILLAGES OF LEIALI`I - HONOKOWAI
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Throughout history, the name "Lahaina" has been interpreted in various ways. One such variation was Laha‘aina, which means "land of prophecy", because of predictions made there by ancient ali`i prophets. It is also believed to have been known as "cruel sun", a definition given by one of its chiefs because of the scorching rays of sun that shine on the land.

King Kamehameha I resided in Lahaina, which he established as the capital of the Kingdom of Hawai‘i. At the time, the land was divided into various ahupua‘a, land divisions that extended from the mountain to the sea. Taro patches stretched from Waine‘e to Kaua‘ula, Kahili and Halona Valley. The Lahaina shoreline was abundant with fish, akule and `ōpelu. There were extensive lo‘i (taro fields) in Honokōwai and Honokōhau, which were all linked by ala loa (long path). In 1823, the entire district was covered with groves of breadfruit, kou, and sugarcane, kalo patches and fish ponds, kapa trees, banana, potato and melon patches, all watered by streams from mountains.

In early historic and prehistoric times, Wahikuli, the "noisy place," consisted of an abundance of water and deep rich soil that supported dense native vegetation. The area was bound to the west, southwest and north by the former Wahikuli ahupua‘a boundary line and center of Hāhākea Gulch. Beyond the north and southwest areas of Wahikuli were many heiau where native spiritual practices were performed. Nearly all of the heiau remnants were destroyed by 1930.

In the 1830s, Hawaii emerged as the principal stopover for whaling and Lahaina developed into an important whaling town. In 1831, King Kamehameha III divided the land amongst the highest ranking ali`i. About one-third (1/3) was retained by the crown, one-third (1/3) went to ali`i and the remaining one-third (1/3) went to maka‘āinana (people who lived on the land).

By the 1840s, the whaling industry’s dominance subsided. At mid-century, sugarcane emerged as the prominent crop and economic driver. A large percentage of Wahikuli was crown land. Kamehameha deeds show that 2,194 acres were leased from Kamehameha III to Kamehameha V in 1854 for $250 per annum. In addition to the Wahikuli ahupua‘a ownership, Kamehameha V held title to the ahupua‘a of Hanaka‘o‘o, the northern neighbor of Wahikuli. In 1859, Henry Dickenson began a sugar plantation in Hanaka‘o‘o and the success of the Lahaina Sugar Company led to growth of a second plantation, on vast acres to the south, run by Pioneer Mill. Pioneer Mill established a mill near the present Lahainaluna Road and a railroad, which traveled north from the mill to a point north of the Villages of Leiali‘i.

As sugar cane cultivation began to decline in the 1960s, Kaanapali Development Corp.'s predecessor, Amfac, established the Kā‘anapali Resort to transition to a future economy based on tourism and land development. West Maui became a world renown destination resort area and a growing service center for visitors with a fast-growing resident population.

The Villages of Leiali‘i development plan was approved in 1992 as an Act 15 project. Act 15, Sessions Laws of Hawaii, 1988, promoted the development of affordable housing by allowing exemptions from statutes, ordinances, charter provisions and rules relating to planning, zoning, construction standards for subdivisions, development and improvement of land and the construction of units thereon provided that the project does not contravene public health and safety considerations. The development authority at that time was the Housing Finance and Development Corporation (HFDC), the predecessor agency for today’s Hawai‘i Housing Finance and Development Corporation (HHFDC).

As approved, the Villages of Leiali‘i advanced a master-planned community concept encompassing approximately 1,120 acres, with an expected residential count of 3,800 to 4,800 units. The project site is located east or mauka of Honoapi‘ilani Highway, around the Wahikuli House Lots Subdivision and the County’s Lahaina Civic Center.
Hawaiian Home Lands - Area

Villages of Leiali‘i

Originally proposed by the State of Hawaii, Housing and Finance Development Corporation (HFDC) in 1990, the Villages of Leiali‘i was master planned to provide between 3,800 to 4,800 residential units on approximately 1,120 acres of land. The project, consisting of 14 Villages, included both single- and multi-family units with approximately 60 percent of the units being sold within an affordable price range and the remaining 40 percent at market prices. Rental options were also proposed. In addition to the residential units, parks and recreation facilities, a public golf course and limited commercial properties were included in the plan.

Construction of the initial subdivision improvements was completed in 1993 for Village I-A. However, during the construction, legal issues arose regarding compensation to the Office of Hawaiian Affairs, for claims on the Villages of Leiali‘i underlying ceded lands. Resolution of this dispute was substantially advanced in 2004, enabling the transfer of Village I-A and Village I-B to the DHHL. The Hawaii Housing and Finance Development Corporation (HHFDC), HFDC’s successor agency, still owns the remaining Villages. HHFDC has revised the master plan for the Villages of Leiali‘i and is currently going through a scoping process in preparation for an Environmental Impact Statement for the revised master plan.

Access to the Villages of Leiali‘i is provided via Leiali‘i Parkway which intersects with Honoapi‘ilani Highway. Village I-A is approximately 24.6 acres in size and Village I-B is approximately 50.9 acres.

A. Villages of Leiali‘i, Village I-A Details
- 104 house/lot package
- 6,500 square feet, average lot size
- Subdivision improvements and home construction are nearing completion. Subdivision improvements include roadways, water and sewer, fire protection, drainage improvements and landscaping. First beneficiaries began occupying homes in April 2007. All homes were occupied by December 2007.
- Additional access to Village I-A is provided via A‘a Street and ‘Āinakea Road, south of the project site.

B. Villages of Leiali‘i, Village I-B Details
- Up to 253 house/lot packages proposed as well as a potential community playground site.
- 5,000 square feet, minimum lot size
- Conceptual site plans have been completed.
- Future roadways will connect to the Leiali‘i Parkway.
Honokōwai Community

DHHL’s Honokōwai tract is approximately 850 acres. The tract is divided into eight (8) parcels, separated by the Honokōwai Gulch and a parallel unnamed gulch.

These lands are proposed to be utilized for residential, community, industrial, commercial space, and general agriculture uses. The preliminary conceptual plan, shown at right, is a community-based plan developed by DHHL beneficiaries. Preliminary land use allocations based on this plan are presented in Table 1.

<table>
<thead>
<tr>
<th>Use</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>326</td>
</tr>
<tr>
<td>Community Use (Parks, Community Facilities etc.)</td>
<td>126</td>
</tr>
<tr>
<td>Industrial</td>
<td>33</td>
</tr>
<tr>
<td>Commercial Space</td>
<td>14</td>
</tr>
<tr>
<td>General Agriculture</td>
<td>128</td>
</tr>
<tr>
<td>Infrastructure/Open Space</td>
<td>223</td>
</tr>
<tr>
<td>Total</td>
<td>850</td>
</tr>
</tbody>
</table>

The preliminary conceptual plan proposes a total of 974 residential units to be developed on 258 acres of the Honokōwai tract, including kupuna housing. Residential lots would average 10,000 square feet.
Development Projects

PRIORITY PROJECTS

13 Playground Development
14 Leialiʻi Parkway/Honoapiʻilani Highway Intersection
15 Water Source Development
16 Preliminary Review of Honokōwai Lands

VILLAGES OF LEIALIʻI - HONOKŌWAI
Development Project Characteristics

Housing

1. Kā'anapali 2020 - Kaanapali Land Management Corp.
   - Master Planned Community
   - 4,250 Acres, 1,158 acres for urban uses
   - 2,610 housing units
   - Status: EISPN published
   - Exp: Comp: 2027 (full build-out)

2. Wainee - Kaanapali Land Management Corp.
   - Master Planned Community
   - 193 Acres
   - 865 housing units
   - Status: Pending EISPN submittal
   - Exp: Unknown

   - 300 Acres
   - 60 farm lots
   - Status: First phase of project open

4. Puukole' i - Maui Land & Pineapple Co., Inc.
   - Master Planned Community
   - 312 Acres
   - 895 housing units
   - Status: Needs approval for Community Plan Amendment, Change in Zoning and District Boundary Amendment, County Council Land Use Committee meeting scheduled for November 2009
   - Exp: Unknown

   - Master Planned Community
   - 93 Acres
   - 690 housing units
   - Status: State and County land use entitlements received
   - Exp: Comp: Unknown

Puukole' i - Maui Land & Pineapple Co., Inc.
   - Master Planned Community
   - 240 Acres
   - 940 housing units; school site also planned
   - Status: Received approval of amendments to Act 15 entitlements with HHFDC and Land Use Commission in February 2009
   - Exp: Comp: Unknown

Honokōwai - DHHL
   - Master Planned Community
   - 777 Acres
   - 410 housing units (Conceptual Plan only)
   - Status: Plan incorporated in DHHL's Maui Island Plan; commercial development possible
   - Exp: Comp: Unknown

7. Villages of Lālēlā I - Village I-A and I-B, DHHL
   - Master Planned Community
   - 75.5 acres
   - Approximately 360 residential units planned by master plan area
   - Status: Final plan has been approved and incorporated in DHHL's Maui Island Plan; Village I-A occupied since December 2007

8. Villages of Lālēlā I, Hawaii Housing and Finance Development Corp. (HHFDC)
   - Master Planned Community
   - 1,128 acres
   - Up to 3,910 housing units (single-family and multi-family)
   - Status: The HHFDC initiated plans to prepare a new master plan and Environmental Impact Statement (EIS) for the remaining lands at the Villages of Lālēlā I in July 2008. Concept plans for the Villages of Lālēlā I include the extension of Lālēlā Parkway to the pending Lahaina Bypass highway, as well as the realignment of the Lahaina Bypass highway. Two (2) elementary school sites, as well as parks, open space and mixed use areas are proposed. EISPN anticipated in early 2010.
   - Exp: Comp: Unknown

Public/Quasi-Public Facilities

10. Lāhaina Civic Center Expansion - County of Maui
   - Parking lot expansion only
   - Status: In planning
   - Exp: Comp: Unknown

11. West Maui Medical Facility - West Maui Improvement Foundation, Inc.
   - $35 Million
   - 15.0 Acres
   - 25 acute care beds
   - Exp: Comp: 2010

12. School Development (within Pu'ukole' i - Māku'a and Pu'ulehu'u projects) - Department of Education and private developers
   - Cost to be determined
   - Status: Amendments to Pu'ukole' i Māku'a land entitlements completed. Pu'ulehu'u land entitlements pending. Maui County council action. School construction may require independent Environmental Assessment.
   - Exp: Comp: 2020

13. Proposed Playground within Villages of Lālēlā I - DHHL, County of Maui, Villages of Lālēlā I Homeowners Association, and HHFDC
   - Cost to be determined
   - Status: Coordination between DHHL, Department of Parks and Recreation, Lālēlā I Homeowners Association, and HHFDC to be done to determine project scope and feasibility.
   - Exp: Comp: Unknown

14. Mill Street Extension - Kaanapali Land Management Corp.
   - Improvement of Cane Maui Road from Kā'anapali area to Pu'ukole' i Road in the north
   - Cost to be determined
   - Status: Technical reports initiated; pending road design
   - Exp: Comp: 2010

15. Lālēlā I Parkway - DHHL/HHFDC
   - Extend the existing four-lane Lālēlā I Parkway from the Villages of Lālēlā I to the proposed Mill Street extension and eventually to the Lahaina Bypass Highway.
   - Cost to be determined
   - Status: Preliminary discussions to be scheduled with HHFDC, County of Maui, State Department of Transportation and private developers to determine scope of project and connection/access to Mill Street extension and Lahaina Bypass Highway.
   - Exp: Comp: Unknown

16. Lālēlā I Parkway and Honōopili Iani Highway Intersection Improvements - DHHL/DOT
   - Improve the existing Lālēlā I Parkway from two (2) lanes to four (4) lanes to the western terminus with Honōopili Iani Highway
   - Cost to be determined
   - Status: Meetings with DHHL, State DOT, HHFDC, US Postal Service, County Dept. of Parks and Recreation, State DENR, Lahaina Kāanapali & Pacific Railroad, and County Dept. of Public Works to be scheduled to determine scope of improvements and design requirements
   - Exp: Comp: Unknown

17. Lahaina Bypass Highway - Department of Transportation
   - Exp: Comp: 2010

18. Lahaina WWRF System Improvements - County of Maui
   - Improvements to the Lahaina WWRF are budgeted in the Fiscal Year (FY) 2010 County budget. For FY 2010, $580,000 is allocated for rehabilitation of major gravity sewer lines and $50,000.00 was allocated for a reuse storage reservoir.
   - Additional improvements have funding planned for FY 2011 to FY 2015.
   - The Lahaina Wastewater Pump Station (WWPS) No. 2 and WWPS No. 3 will be modified to improve wastewater service. Construction is planned for 2013.
   - Additionally, various modifications and upgrades are planned for the Lahaina WWRF to increase reliability, capacity, and efficient quality.
   - Exp: Comp: Varies through 2018

19. Water Source Development - County of Maui, DLNR, CWRM and DHHL
   - Cost to be determined depending on scope of work
   - Status: The County of Maui, Department of Water Supply has proposed the development of two (2) new wells in West Maui to service the area. Design funds for the first well were included in the County’s FY 2009 budget ($200,000.00). DHHL received State appropriation in 2009 for a test well in Honokōwai to potentially lead to a water source for Villages of Lālēlā I-B.
   - Exp: Comp: To be determined

20. Preliminary Review of Honōopili Lands
   - Cost: None
   - Status: DHHL to review possible land uses, infrastructure needs, and partnership opportunities
   - Exp: Comp: December 2010

VILLAGES OF LĀLĒLĀ I - HONŌKO WĀI
RESORT
- Visitor arrivals for Maui County in the year 2000 of 2.3 million expected to grow to 3.09 million in 2020.
- New resort development at North Beach Ka‘anapali ongoing (Westin Ka‘anapali Ocean Resort I, total of 280 timeshare units; Westin Ka‘anapali Ocean Resort North, total of 258 timeshare units; Honua Kai, total of 700 condominium/hotel units). The Westin Ka‘anapali Ocean Resort, Lot 3 (390 timeshare units) received approval for its Special Management Area Permit in February 2008.
- Revitalization projects at existing Kā‘anapali Resort (Kā‘anapali Golf Course upgrade; Royal Lahaina Resort upgrade; Maui Marriott’s Maui Ocean Club and Hyatt time share addition).
- New development at Kapalua Resort includes the completion of The Residences at Kapalua Bay. Renovation of the Ritz-Carlton, Kapalua completed in December 2008.
- Master planned Kapalua Mauka residential resort community received approval (further described on page 15).

AGRICULTURE
- Pioneer Mill Company, Ltd. terminated sugar cane cultivation in 1999. Portion of former sugar lands now used for coffee and seed corn. Kā‘anapali Coffee Farms agricultural subdivision features 60 lots ranging from 4 to 7 acres in size.
- Additionally, Maui Land & Pineapple Company recently opened Kapalua Farms, 150 acres of organic farm lands. Kapalua Farms products includes Maui Gold Organic (Kapalua Gold®) pineapple, a produce and herb farm, free-range egg operation, tree nursery and compost operation. The organically-managed farm supplies resort restaurants and the neighboring West Maui community with natural products grown without the aid of chemical fertilizers or pesticides. The farms also provide a center for organic agricultural research, sustainability and education programs (Maui Land & Pineapple Company, 2008).
- Lands formerly cultivated in sugar cane have been subdivided into smaller agriculture parcels at Launiupoko and Kaua‘ula and sold to private individuals.

RETAIL
- Lahaina Gateway Center opened in August 2008 as the largest retail area in West Maui, with 145,000 square feet of retail space. Tenants include Barnes and Noble Booksellers, Outback Steakhouse, Office Max, Ohana Farms and Maui Dive Shop. The Lahaina Gateway Center is located on the mauka portion of the Honoapi‘ilani Highway and Keawe Street intersection.
- Lahaina Cannery Mall, the former pineapple canning facility, opened in 1987. The Cannery Mall includes a Safeway grocery store, Longs Drugs and a variety of restaurants and retail shops. In March 2007, the Mall received its Special Management Area Use Permit approval to upgrade and expand the shopping center, as well as the addition of an office building. The Lahaina Cannery Mall is located on the makai portion of the Honoapi‘ilani Highway and Keawe Street intersection.

VILLAGES OF LEIALI‘I - HONOKŌWAI
Infrastructure Analysis
Infrastructure - Water Characteristics

BACKGROUND

In the six (6) year County Capital Improvements Program (CIP) for the Department of Water Supply (DWS), four (4) projects are identified for West Maui: (1) Kanahā Valley improvements; (2) West Maui distribution system improvements; (3) West Maui source improvements; and (4) West Maui treatment plant improvements.

In 2010, $25,000 is budgeted to repair the Kanahā Valley intake, access road, and related facilities.

The West Maui distribution system improvements include new waterlines, storage facilities, booster pumps, and appurtenances to replace old and/or substandard facilities. $30,000 is budgeted for the distribution system improvements in 2010, with an additional $163,000 planned for 2011.

The West Maui source improvements project involves the development of an additional well source to serve, provide service reliability, and/or distribute withdrawals from West Maui aquifers. $1 million is provided for construction in 2010, with $8.1 million for additional design and construction in 2011 through 2015.

West Maui treatment plant improvements include money for replacements of old or substandard equipment at both the Lahaina and Mahinahina Water Treatment Facilities. Design is scheduled for 2010 and 2011, with $150,000 budgeted for 2010. Construction is planned for 2011 and 2012.

PROPOSED WATER INFRASTRUCTURE

1 Future Well Site

The DHHL has received funding for a new exploratory well in the Honokōwai area, near its existing land holdings. The development of the well and transmission lines would provide water source for Village I-B, and may provide for possible future development by DHHL of additional lands at the Villages of Leiali‘i or their Honokōwai lands.

Other water source options are being reviewed such as connection to existing plantation reservoirs, restart of an existing well in Honokōwai Valley or expansion of the Mahinahina Water Treatment Facility.

Status: Based on the Department of Water Supply (DWS) standard of 600 gallons per day (gpd) for single-family residences, the water demands for Village I-B are estimated to be approximately 152,000 gallons per day (gpd).

Coordination with the DWS will be needed to determine the scope of water improvements needed for other future development at the Villages of Leiali‘i including source development, storage and transmission.

WATER SOURCE

- Potable water is supplied for the West Maui region, from Lahaina to Näpili, with the exception of the Ka‘ananapali and Kapalua resort areas, by the County of Maui, DWS.
- Water is drawn from four (4) wells: Näpili Wells A, B, and C and Honokōhau Well A. Water is transported through 13 miles of 8-, 12- and 16-inch lines. Water drawn from Näpili wells serve areas north of Dickenson Street in Lahaina Town.
- Additionally, DHHL will incorporate the use of R-1 water for irrigation purposes, when infrastructure is available in the area.

EXISTING WATER INFRASTRUCTURE

1.5 Million Gallon Water Storage Tank For The West Maui Area

Water for the West Maui area is stored in a 1.5 million gallon (MG) storage tank above Wahikuli; additional water storage is provided by a 1.0 MG tank on Lahainaluna Road, and a 1.0 MG tank at `Alaeloa.

Well No. 1

Based on information provided by DWS personnel, there is an existing well at approximately 1,050-feet elevation. It appears that the well may be on private property. The status of the well is uncertain at this time but may be utilized in the future for well field development.

Mahinahina Water Treatment Plant

Located northeast of the Honokōwai tract is the County Department of Water Supply’s (DWS) Mahinahina Water Treatment Plant. Water is withdrawn from the Honokōhau ditch. DWS can, by agreement, withdraw up to 5.0 MGD.

2.0 Million Gallon (MG) Storage Reservoir

DWS has a 16-inch waterline from the Mahinahina Water Treatment Plant to a 2.0 MG storage reservoir at elevation of 250 feet. Based on minimum water pressure requirements, the reservoir can provide water for areas below 150 feet in elevation.
VILLAGES OF LEIALIʻI

Village I-A subdivision drainage improvements are completed. Improvements include drain lines throughout the subdivision, as well as a retention basin and culverts to service the project. Village I-B will require drainage improvements to mitigate increased runoff.

PROPOSED DRAINAGE IMPROVEMENTS

There are no proposed County of Maui drainage improvement projects for the area in the Fiscal Year (FY) 2010 budget. The original Villages of Leialiʻi I EIS provided options for drainage mitigation for the entire project. The drainage improvements proposed included construction of additional retention basins, upsizing of the 48-inch culverts to increase capacity, and installation of diversion ditches to convey runoff to drainage facilities. The proposed drainage improvements may need to be revised in light of the new Villages of Leialiʻi master plan updating process.

Additionally, due to drainage concerns at Village I-A, onsite drainage improvements were constructed to enlarge drain inlets from 12 inches by 12 inches to 18 inches by 18 inches for approximately 28 lots. Maintenance of the new drainage improvements will be provided by the homeowners. Offsite drainage improvements (swales and berm) within HHFDC lands below the existing detention basin and above the Village I-A are currently being reviewed by DHHL.

EXISTING DRAINAGE INFRASTRUCTURE

There is one (1) natural drainage channel (Hāhākea Gulch) in the area to catch storm water runoff from upland slopes of the West Maui Mountains to the ocean.

1. **Box Culvert and Ocean Outlet**
   According to the Villages of Leialiʻi Final EIS, the northern portion of the master planned area drains into Hāhākea Gulch. Flows are carried to the ocean through a box culvert crossing beneath Honoaipili Highway. The existing ocean outlet is located south of the Hyatt Regency parking lot.

2. **48-inch Culverts**
   There are two (2) existing 48-inch culverts which convey flows from Hāhākea Gulch under the Honoaipili Highway to discharge into the ocean. During heavy rains, the capacity of these culverts can be exceeded.

EXISTING DRAINAGE INFRASTRUCTURE (continued)

4. **78-inch Culvert**
   According to plans for the Village I-A, a 78-inch culvert was installed under the Honoapiʻilani Highway to convey flows from the site to discharge in the vicinity of the Wahikuli Wayside Park. In addition to the culvert, plans indicate that an onsite retention basin was constructed for Village I-A.

There are existing reservoirs located above Village I-A. In a meeting with beneficiaries, the maintenance of these reservoirs were raised as a potential hazard with heavy rains. Maintenance requirements of these reservoirs are being reviewed by DHHL.

HONOKŌWAI

PROPOSED DRAINAGE IMPROVEMENTS

There were no drainage improvements proposed for the area by the County of Maui in the FY 2010 budget. Drainage improvements for the Honokōwai master planned community will be implemented in compliance with applicable County of Maui standards.

EXISTING DRAINAGE INFRASTRUCTURE

The Honolulu Watershed, which spans the area north of Kā anapali Resort to Honolua Bay, covers approximately 24,800 acres. The watershed is incised by deep valleys, with grades ranging from 6 to 16 percent radiating outward to the ocean. Local rainfall causes overland sheet flow, sheet erosion and sediment pollution of coastal waters, which primarily affects the communities in low-lying coastal lands, including Nāpili, Honokōwai, Māhinahina, and Kaʻopala.

As part of the Honolulu Watershed Plan, a joint planning effort of the U.S. Department of Agriculture Natural Resources Conservation Service and the County of Maui, major drainage and flood control improvements were completed in the 1998. They included desilting basins, lined channels and floodwater diversions to debris basins that were constructed within Nāpili 2-3, Māhinahina and Honokōwai gulches. (Wilson Okamoto & Associates, Inc., 2003.)

There are two (2) natural drainage channels in the Honokōwai tract to catch storm water runoff from upland slopes of the West Maui Mountains to the ocean. Honokōwai Gulch and a second unnamed gulch, which bisect the Honokōwai tract, channel storm water runoff to the ocean.

Currently, there are no drainage improvements at DHHL’s Honokōwai lands.
Infrastructure - Wastewater Characteristics

In discussions with DEM personnel, the phased development of the Villages of Leiali‘i should be accommodated by these improvements. However, DHHL will need to determine whether the existing wastewater transmission line has existing capacity or if the line will need to be upgraded. If an upgrade is needed for Village I-B, then DHHL will need to design and fund the improvement.

Currently there are no sewerlines or wastewater facilities servicing DHHL’s Honokōwai lands. Discussions between DHHL and DEM are necessary to determine the scope of wastewater transmission and treatment facility improvements needed, with the development of Honokōwai. Early discussion with the DEM is encouraged to determine whether partnership opportunities exist with the DEM or other area master plan project developers.

EXISTING WASTEWATER INFRASTRUCTURE

Lahaina Wastewater Reclamation Facility (WWRF)
The average dry weather flow (ADWF) design capacity of the Lahaina WWRF is 9.0 MGD. It serves the Lahaina, Kā‘anapali, Nāpili-Honokōwai and Kapalua areas. About 3.52 MGD are allocated to Kaanapali Land Management Corp. for the planned developments. Flows currently average 5.84 MGD. By 2010, total flow is estimated at 6.32 MGD. The DEM is in the process of designing improvements to the Lahaina WWRF to increase processing capacity to 9.0 MGD. Funding is proposed in Fiscal Year 2010.

County of Maui Lahaina Pump Station No. 1 and No. 2

The original Villages of Leiali‘i master plan proposed the installation of a new pump station north of Village I-A and Village I-B, to service the entire project. The new pump station would provide needed wastewater capacity, and would tie-in to the Villages of Leiali‘i through the proposed sewerlines (See No. 1).

Status: The DEM completed its two (2) studies regarding the improvements needed for the Lahaina Wastewater Reclamation Facility (WWRF) and the Lahaina Pump Stations. As such, the new DEM is proceeding with the preparation of plans to upgrade the Lahaina WWRF and anticipates budgeting construction funds ($25,000,000.00) in the Fiscal Year 2010 (County of Maui, Fiscal Year 2009 Budget). These improvements will provide additional capacity for the West Maui area.

Improvements to the Lahaina WWRF will allow for the actual treatment capacity of 9.0 million gallons per day (mgd). Additionally, the DEM is planning to improve and upgrade the existing Lahaina Pump Station No. 3. This improvement will provide for additional transmission capacity.

PROPOSED WASTEWATER IMPROVEMENTS (continued)

1 New Sewer Line Installation

The original Villages of Leiali‘i Environmental Impact Statement (EIS) recommended the installation of approximately 14,000 feet of 27-inch diameter gravity line along cane haul roads to 2,000 feet southwest of Lahaina WWRF, where a pump station would be installed to pump flow to the headworks of the existing plant through a 20-inch force main.

Status: The DHHL installed wastewater improvements with Village I-A. It has been determined that there is capacity in the improvements to service Village I-B. HHFDC may need to improve wastewater infrastructure lines to service the remainder of the lands at the Villages of Leiali‘i.

2 County of Maui Improvements

The original Villages of Leiali‘i master plan proposed the installation of a new pump station north of Village I-A and Village I-B, to service the entire project. The new pump station would provide needed wastewater capacity, and would tie-in to the Villages of Leiali‘i through the proposed sewerlines (See No. 1).

Status: The DEM completed its two (2) studies regarding the improvements needed for the Lahaina Wastewater Reclamation Facility (WWRF) and the Lahaina Pump Stations. As such, the new DEM is proceeding with the preparation of plans to upgrade the Lahaina WWRF and anticipates budgeting construction funds ($25,000,000.00) in the Fiscal Year 2010 (County of Maui, Fiscal Year 2009 Budget). These improvements will provide additional capacity for the West Maui area.

Improvements to the Lahaina WWRF will allow for the actual treatment capacity of 9.0 million gallons per day (mgd). Additionally, the DEM is planning to improve and upgrade the existing Lahaina Pump Station No. 3. This improvement will provide for additional transmission capacity.

3 Lahaina Wastewater Reclamation Facility (WWRF)
The average dry weather flow (ADWF) design capacity of the Lahaina WWRF is 9.0 MGD. It serves the Lahaina, Kā‘anapali, Nāpili-Honokōwai and Kapalua areas. About 3.52 MGD are allocated to Kaanapali Land Management Corp. (formerly Amfac), Maui Land & Pineapple Company (MLP) and HHFDC for their planned developments. Flows currently average 5.84 MGD. By 2010, total flow is estimated at 6.32 MGD. The DEM is in the process of designing improvements to the Lahaina WWRF to increase processing capacity to 9.0 MGD. Funding is proposed in Fiscal Year 2010.

4 County of Maui Lahaina Pump Station No. 1 and No. 2

and

The County of Maui wastewater system in West Maui consists of 16 County-owned pump stations, over 74,000 feet of gravity sewer and 10,700 feet of force main. Lahaina Pump Stations No. 1 and No. 2 service the Villages of Leiali‘i area. In the six (6) year CIP program, the DEM proposed either the upgrade or replacement of Pump Station No. 2 or the upgrade of Pump Station No. 3 along with an expanded force main. It is noted that Pump Station No. 2 is outdated and the DEM is having difficulty replacing equipment due to age. With the expansion of the Pump Station No. 3 force main, the DEM may realize some cost savings with the termination of Pump Station No. 2, while expanding the service capacity of Pump Station No. 3 (County of Maui, Fiscal Year 2009 Budget).

5 County of Maui Sewer and Force Main Lines

There are existing County of Maui sewer and force main lines that service Village I-A and the surrounding areas.

6 County of Maui Napili Pump Station No. 1

Nāpili Pump Station No. 1 services the Honokōwai area and is located west of the DHHL Honokōwai lands.

VILLAGES OF LEIALI‘I - HONOKŌWAI
Infrastructure - Roads
**PROPOSED PROJECTS**

1. **Mill Street**
The proposed Mill Street extension from Aholo Road to Keawe Street is an alternative traffic mitigation measure that will divert traffic from Honoapi`ilani Highway. It is currently an unimproved private cane haul road that runs in a north-south direction, east and parallel with Honoapi`ilani Highway. Mill Street improvements may be implemented through coordination of private and public sector partnerships with Kaanapali Land Management Corp. (KLMC) taking the lead.

   **Status:** The Mill Street extension is in preliminary discussion stages. The portion of the Mill Street extension from Aholo Road to Lahainaluna Road is being proposed by the County of Maui. As a requirement, the Intrawest Corporation is funding the preliminary technical studies and design needed for this phase of the roadway implementation, to meet their Special Management Area (SMA) Use Permit conditions. The County of Maui, in its six (6) year capital improvements program, is proposing design and land acquisition funds of $1.1 million for the Mill Street extension from Aholo Street to Keawe Street in its FY 2012 budget. County funds for construction are preliminarily programmed for the FY 2013 budget (County of Maui, Fiscal Year 2010 Budget).

   **Status:** The Mill Street extension is in preliminary discussion stages. The portion of the Mill Street extension from Aholo Road to Lahainaluna Road is being proposed by the County of Maui. As a requirement, the Intrawest Corporation is funding the preliminary technical studies and design needed for this phase of the roadway implementation, to meet their Special Management Area (SMA) Use Permit conditions. The County of Maui, in its six (6) year capital improvements program, is proposing design and land acquisition funds of $1.1 million for the Mill Street extension from Aholo Street to Keawe Street in its FY 2012 budget. County funds for construction are preliminarily programmed for the FY 2013 budget (County of Maui, Fiscal Year 2010 Budget).

2. **Leiali’i Parkway Extension**
The proposed Leiali’i Parkway extension will provide a connection to the Lahaina Bypass Highway. There is an existing portion of Leiali’i Parkway which provides access to Village I-A and Village I-B via Honoapi`ilani Highway. The extension of the parkway would provide an alternate access route for the Villages of Leiali’i project via the Lahaina Bypass.

   **Status:** The proposed connection of the Leiali’i Parkway with the Lahaina Bypass was included in the original Villages of Leiali’i master plan. Further discussion with the State Department of Transportation (SDOT) and the Hawaii Housing Finance and Development Corporation of Hawaii (HHFDC) is needed to secure the alignment, confirm design and connection parameters and develop a plan for the timing and financing. The Leiali’i Parkway extension must be coordinated with the design and construction of Phase IC of the Lahaina Bypass and with the proposed Leiali’i Parkway and Honoapi‘ilani Highway interchange improvements.

   It is also noted that the HHFDC is pursuing a redesign of the remaining Villages of Leiali’i lands. In July 2008, the HHFDC initiated work for a new master plan and Environmental Impact Statement (EIS) for approximately 1,128 acres of land at the Villages of Leiali’i site. Included in the new conceptual plans for the Villages of Leiali’i was the extension of Leiali’i Parkway to a realigned Lahaina Bypass highway. The anticipated completion date of the HHFDC new master plan is unknown at this time.

**EXISTING/PLANNED PROJECTS**

3. **Honoapi‘ilani Highway (Highway 30)**
Honoapi‘ilani Highway is a regional State facility connecting West Maui to other areas of the island. Between Lower Honoapi‘ilani Road and Dickenson Street, it is a two-way, four lane highway oriented in a north-south direction and is the primary access to Lahaina.

   It is also noted that SDOT received a Special Management Area Use Permit approval in May 2007, for the expansion of a portion of Honoapi‘ilani Highway. The portion of the existing Honoapi‘ilani Highway from Lahainaluna Road to Aholo Road will be expanded from two (2) lanes to four (4) lanes.

   **Status:** The SDOT is finalizing plans for the expansion project. The project started construction in October 2009. Construction is anticipated to take one (1) year.

   SDOT has received approximately $28 million for construction of the widening project from Lahainaluna Road to Aholo Road.

4. **Lahainaluna Road**
Lahainaluna Road is a two-way, two-lane County roadway, generally extended in an east-west direction. At its western terminus, it intersects with Front Street. At its eastern extent, it terminates at the State of Hawaii’s Lahainaluna High School. There are three (3) Department of Education schools located off of Lahainaluna Road. Lahainaluna Road will provide a connection to the Lahaina Bypass Highway.

   **Status:** The EIS for the Lahaina Bypass project was completed and accepted by the Governor in 2003. The SDOT has awarded a contract for Phase IA of the Lahaina Bypass, as a design/build project. Cost for Phase IA (Lahainaluna Road to Keawe Street) is estimated at $47 million. The SDOT is moving forward with Phase IB of the Lahaina Bypass. Design completion for Phase IB is estimated for Fall 2009, with the contract award for construction estimated in early 2010. The State Transportation Improvement Program (STIP) shows $1 million in design funds for FY 2010 and FY 2011 for Phase IC, which extends from the Keawe Street Extension to the KA onapali Connector Road. Securing of roadway rights-of-way is also in process. Estimated completion of the entire Lahaina Bypass Highway is anticipated by 2021.

   Due to recent cultural discoveries in the right-of-way for Phase IA of the Lahaina Bypass Highway, the SDOT is currently evaluating a realignment of the roadway. A Draft Environmental Assessment (EA) and Final EA for the realigned Phase IA were completed and a Finding at No Significant Impact (FONSI) has been issued. Construction was initiated on Phase IA in February 2009.

5. **Lahaina Bypass Highway**
The Lahaina Bypass Highway is a State highway facility that will extend from Launiupoko to Honokōwai. Construction on Phase IA has commenced. It will provide congestion relief to Honoapi`ilani Highway, establishing a new capacity facility mauka of the existing Honoapi`ilani Highway alignment. Connector roads between the two (2) highways will create the needed functional linkages between the two (2) arterials. The existing Leiali’i Parkway is planned as a connector road to the new highway.

   **Status:** The County of Maui, in its six (6) year capital improvements program, is proposing design and land acquisition funds of $1.1 million for the Mill Street extension from Aholo Street to Keawe Street in its FY 2012 budget. County funds for construction are preliminarily programmed for the FY 2013 budget (County of Maui, Fiscal Year 2010 Budget).

   **Status:** The proposed connection of the Leiali’i Parkway with the Lahaina Bypass was included in the original Villages of Leiali’i master plan. Further discussion with the State Department of Transportation (SDOT) and the Hawaii Housing Finance and Development Corporation of Hawaii (HHFDC) is needed to secure the alignment, confirm design and connection parameters and develop a plan for the timing and financing. The Leiali’i Parkway extension must be coordinated with the design and construction of Phase IC of the Lahaina Bypass and with the proposed Leiali’i Parkway and Honoapi‘ilani Highway interchange improvements.

   It is also noted that the HHFDC is pursuing a redesign of the remaining Villages of Leiali’i lands. In July 2008, the HHFDC initiated work for a new master plan and Environmental Impact Statement (EIS) for approximately 1,128 acres of land at the Villages of Leiali’i site. Included in the new conceptual plans for the Villages of Leiali’i was the extension of Leiali’i Parkway to a realigned Lahaina Bypass highway. The anticipated completion date of the HHFDC new master plan is unknown at this time.

6. **Keawe Street**
The Keawe Street extension will be a connector road, south of the Villages of Leiali’i. The existing Keawe Street currently connects Honoapi‘ilani Highway to Lahaina Business Park. It will have a 60 foot right-of-way. This project will be completed in coordination with the State of Hawaii Phase IA of the Lahaina Bypass project.

   **Status:** The County of Maui, Department of Public Works (DPW) (formerly Department of Public Works and Environmental Management) completed the Chapter 343, Hawaii Revised Statutes, Environmental Assessment (EA) process for the project. A Federal Categorical Exclusion was also completed, since Federal monies will be used to complete the project.

   The Keawe Street extension project has been reviewed and included in the SDOT Phase IA of the Lahaina Bypass Highway Project. Construction of the Keawe Street extension will be completed with Phase IA of the Lahaina Bypass.

**District Road Resurfacing**
The County of Maui, in its six (6) year capital improvements program, allocated $300,000 for road resurfacing to reduce annual maintenance costs and improve safety. An additional $400,000 per year is preliminarily programmed from 2011 through 2015.
Regional Services - Public Facilities Characteristics

Healthcare Facilities: In the region, residents have the following health care options:
- Maui Memorial Medical Center (nearest hospital)
- Maui Medical Group
- Kaiser Permanente Lahaina Clinic
- Lahaina Physicians
- West Maui Healthcare Center
- Lahaina Comprehensive Health Center

Future Need - A West Maui Medical Facility is being proposed by West Maui Improvement Foundation, Inc., a 501(c)(3) non-profit organization, for 25 acute care beds with emergency services and administrative support. It will be located within the Kā`anapali 2020 area adjacent to the Villages of Leialiʻi. The Maui County Council approved the Community Plan Amendment, Change in Zoning and District Boundary Amendment land use entitlement actions for the proposed hospital in July 2009. A Findings of No Significant Impact was issued on the Final Environmental Assessment (EA) by the Maui Planning Commission in August 2007. A Certificate of Need (CON) application was filed by the medical facility developer, Southwest Health Group, for the West Maui Medical Facility in February 2008 with the State Health Planning and Development Agency (SHPDA). The proposal for the medical facility is for a 25-bed acute-care facility, including emergency room services and a 40-bed skilled nursing facility. The estimated cost of the medical facility and skilled-nursing facility is $5.75 million. Approval of the CON was received from SHPDA in March 2009. A subdivision is pending for the facility site.

A second medical facility site was planned within the proposed Pulelehua community.

Police Facilities: Adjacent to the Villages of Leialiʻi is the Lahaina Police Station, located in the Lahaina Civic Center Complex in Wahikuli. The police station is assigned 57 full-time personnel positions.

Future Need - Because the Lahaina Police Station covers such a large area, there is an estimated need of 77 officers, both uniform patrol and investigative. To accommodate future personnel and operational needs, and improve time and quality of response, expansion of the station will be required.

Fire/EMT Facilities: Also adjacent to the Villages of Leialiʻi is the Lahaina Civic Center Complex. The Lahaina Fire Station operates with a crew of nine (9) firefighters per 24-hour shift and a ladder truck. The station has 30 full-time personnel and a 1,250 gallon pump truck. In Napili, there is a fire station consisting of an engine company and 15 full-time firefighting personnel.

Future Need - Currently, Kapalua, Olowalu, south Lahaina and Lahaina Heights, including the Lahaina schools area, do not have adequate fire protection. Build-out of proposed developments in West Maui, overall, will require an upgrade of fire stations.

The Fiscal Year (FY) 2009 County budget included a proposal to expand the existing Lahaina Fire Station at the Lahaina Civic Center. The project will provide additional lavatories, storage, dormitory space and apparatus bays. Future expansion for the Lahaina Fire Station includes the addition of a water tanker truck and a Battalion Chief. Funds for design were appropriated for 2009, and additional funding is planned for 2011.

Separately, the County’s six (6) year CIP program included a proposal for a fire station in Olowalu, with land acquisition and design funds programmed for FY 2012 and FY 2013.

Future Need - Development of Villages of Leialiʻi I-A and I-B and the Honokōwai lands is expected to have a population of about 2,142 persons at build-out. Since enrollment at public schools already exceeds capacity at three (3) of the four (4) DOE Schools, there will be a need for new elementary school capacity, and an expansion of Lahaina Intermediate and Lahainaluna High School.

Other Community Services:

Communications - Sandwich Isles Communications, Inc. will provide telephone service to the DHHL lands at the Villages of Leialiʻi and Honokōwai via an underground cable system.

Electrical Service - Maui Electric Company (MECO) provides electrical service via overhead transmission lines above the present Wahikuli subdivision on the cane haul road. The road and line branch near the north end of Wahikuli subdivision into an upper and lower line. The upper line will be relocated to the west and reconnect to the upper line outside the Villages of Leialiʻi boundary. An electrical substation, proposed for the northern boundary of the Villages of Leialiʻi will be required. Electrical requirements for the Honokōwai lands will be determined as project plans are developed.

Recreation - West Maui County Parks and Recreation facilities include Wahikuli Wayside Park, Hanakaʻoʻo Beach Park, Kamehameha Iki Park, D.T. Fleming Park, Papalaua Park, Ukumehame Park, Lahaina Civic Center, Lahaina Aquatic Center, Lahaina Recreation Center, and West Maui Youth Center. The State of Hawaii Division of Boating and Ocean Recreation operates the Lahaina Small Boat Harbor, and there are two (2) golf courses at the Kāʻanapali Resort open for public play.

Additionally, the FY 2010 County budget included supplementary funding for the expansion of the Lahaina Civic Center tennis courts. Four (4) additional tennis courts will be added to the park, as well as related parking. A portion of DHHL lands will be utilized for the proposed tennis court expansion. The County of Maui was approved for a license for the use of the lands by the Hawaiian Homes Commission in 2007. The tennis courts are currently under construction.

The FY 2010 County budget also included funding for improvements at the Lahaina Aquatic Center, Lahaina Civic Center, and the Lahaina Recreation Center. The existing pool filter and pumping systems will be replaced at the Lahaina Aquatic Center. Improvements at the Lahaina Civic Center include the tennis courts, as well as the installation of retractable bleachers in the gymnasium to increase seating capacity. Funding is planned in 2011 for entitlement changes for the West Maui Boys and Girls Club and basketball court improvements at the Lahaina Recreation Center. The budget also included $100,000 for land acquisition for regional parks in West Maui, with more funding planned in the future. Additional construction funds for the West Maui Skate Park were appropriated upon the acquisition of grant funds.

VILLAGES OF LEIALIʻI - HONOKŌWAI
## Issues and Opportunities

<table>
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<tr>
<th>ISSUES</th>
<th>OPPORTUNITIES</th>
<th>STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Use of R-1, reclaimed water at Honokōwai</td>
<td>Construction of R-1 waterline to Honokōwai to irrigate agricultural lots</td>
<td>No additional capacity of R-1 reclaimed water is available. Department of Environmental Management first needs to upgrade the Lahaina Wastewater Reclamation Facility. Construction of R-1 waterline would be expensive and Honokōwai is not yet developed.</td>
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<tr>
<td>2. Infrastructure needs</td>
<td>Potable water source for Honokōwai</td>
<td>A potable water source for Villages of Leiali`i I-B is a priority over a potable water source for Honokōwai.</td>
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<td></td>
<td>Other infrastructure for Village I-B (i.e. roads, drainage, etc.)</td>
<td>Other infrastructure for Village I-B can be addressed after water source development for Village I-B is completed.</td>
</tr>
<tr>
<td>3. Utilization of Honokōwai lands</td>
<td>Agricultural lots, commercial properties, additional residential, senior housing component, parks, school, community facilities, etc.</td>
<td>There is currently no water source for development of the Honokōwai lands.</td>
</tr>
<tr>
<td></td>
<td>Community-Based Economic Development in the commercial and light industrial section of Honokōwai</td>
<td>There is currently no water source for development of the Honokōwai lands.</td>
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<tr>
<td>4. Area schools operating at over capacity</td>
<td>Partner with DOE or private developers in new school construction (Pu<code>ukoli</code>i and Pulelehua)</td>
<td>The DOE does not build schools on DHHL lands. The DOE has no funds allocated for capital improvement for schools in West Maui in FY 2010 or 2011. In FY 2008, $650,000 was allocated for plans and design of a new West Maui Elementary School. Also in FY 2008, $1 million was allocated for improvements at the King Kamehameha III Elementary School. Between FY 2008 and FY 2009, $12 million was allocated for improvements at Lahainaluna High School. Other developments in West Maui with planned schools include Pu<code>ukoli</code>i, Pulelehua, and HHFDC’s Villages of Leiali`i development. However, it is not clear when these projects will move forward.</td>
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<tr>
<td>5. Alleviate traffic congestion and expand roadway connectivity</td>
<td>Collaborate with HHFDC to build Lahaina Bypass connection</td>
<td>Lahaina Bypass Phase I-C is not yet designed, and not expected to be completed in the near term. Improvements to Leiali<code>i Parkway at Honoapi</code>ilani Highway are a higher priority.</td>
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Priority Project - Leiali`i Parkway and Honoapi`ilani Highway Intersection Improvements

Description: The existing Leali`i Parkway intersects with Honoapi`ilani Highway, a SDOT facility, at its western terminus. Currently, the intersection is traffic signal controlled, with one (1) lane for east bound traffic on Leiali`i Parkway and a shared left-turn and through and a separate right-turn lane for west bound traffic. Approximately 400 feet mauka of the intersection, Leiali`i Parkway is an existing four (4) lane divided roadway, with two (2) lanes of traffic in each direction. As originally proposed with the Villages of Leiali`i project, the parkway would ultimately connect with the future Lahaina Bypass Highway, located mauka of Villages I-A and I-B. Leiali`i Parkway serves as the main ingress and egress for Village I-A and would also service Village I-B. It is also assumed that the future build out of the HHFDC lands mauka of Villages I-A and I-B, would also utilize the Leiali`i Parkway and Honoapi`ilani Highway intersection for access.

In order to improve the intersection, coordination and potential land acquisition may be needed to achieve the required right-of-way width to accommodate the future four (4) lanes. The DPW should be involved in discussions at the Lahaina Civic Center including the surrounding recreational facilities, which also utilize the Leiali`i Parkway and Honoapi`ilani Highway intersection for access. Similarly, the Lahaina Post Office is located immediately adjacent to the intersection to the north and its customers and employees also utilize the same roadway.

Estimated Completion Date: Unknown

Location: Existing Leiali`i Parkway and Honoapi`ilani Highway intersection.

Status: Discussions with DPW, SDOT, HHFDC, USPS and DHHL to be scheduled to initiate discussions on access easement and potential improvements needed to extend and expand the existing four (4) lane portion of Leiali`i Parkway to the intersection with Honoapi`ilani Highway.

Partners: County of Maui, Department of Public Works (DPW); County of Maui, Department of Parks and Recreation (DPR); State of Hawaii, Department of Transportation (SDOT); Hawaii Housing, Finance and Development Corporation (HHFDC); U.S. Postal Service (USPS); State of Hawaii, Department of Land and Natural Resources (DLNR); and DHHL.

Cost: Unknown

CRITICAL PATH
• May require Chapter 343, HRS, Environmental Assessment.
• Coordination with the DPW, DPR, SDOT, HHFDC, USPS, DLNR, and DHHL to be initiated.
• Public and agency support for funding of the intersection improvement needed.

VILLAGES OF LEIALI`I - HONOKOWAI
Priority Project - Water Source Development

VILLAGES OF LEIALI'I - HONOKOWAI
Description: Village I-A has water infrastructure installed; Village I-B and any future development at the Villages of Leiali‘i and/or Honokōwai will require the development of water source. DHHL is pursuing the option of developing a well in Honokōwai to provide water source for the Village I-B development.

Estimated Completion Date: DHHL is currently pursuing the well option in the Honokōwai area. Pending completion of the procurement process, the exploratory well drilling and testing could be initiated in the second quarter of 2010. Production well development would be initiated pending results of the exploratory well. Other transmission and storage infrastructure required by the DWS for the water system will need additional funding.

Location: The proposed well would be located above DHHL lands in Honokōwai, subject to a well exploration study. Locations for water storage and transmission infrastructure will have to be ascertained.

Status: DHHL received funding from the State Legislature for an exploratory well project in the 2009 legislative session. In discussions with DWS personnel, DHHL was informed that adequate water resources do not currently exist in West Maui for the development of the 253 single-family residential homes for Villages of Leiali‘i, Village I-B. DHHL has contracted an engineering consultant to determine a potential well site and to prepare bid documents for exploratory well construction and testing.

Partners: County of Maui, Department of Water Supply (DWS), Department of Land and Natural Resources - Commission on Water Resource Management and Land Management and DHHL.

Cost: $2.5 million in Fiscal Year 2010 appropriated by the State Legislature for Water Source Development for the State Housing Projects in the Villages of Leiali‘i in Lahaina, Maui. An additional $2.3 million will be required for the production of well development.

CRITICAL PATH
- Environmental mitigation to be addressed during Chapter 343, HRS environmental assessment for development of water source, transmission and storage. Department of Health and Commission on Water Resource Management permits are also required for well development.
- Preliminary design study for water improvements (well, storage and transmission) needs to be conducted, completed and approved prior to construction. Test well to be drilled to determine source capacity and quality of water.
- Coordination with the DWS is needed to secure agreement for operation and maintenance of permanent well and related facilities.
Priority Project - Park Development

Honokōwai

Proposed Park

Lahaina Bypass
(pending construction)

Villages of Leialii’i
I-A and I-B

Honokōwai

Kaka’a Pt.

Hanako’ō‘ō

Pacific Ocean
Priority Project - Park Development

**Description:** The Villages of Leiali`i Homeowners’ Association expressed a need for parks and playground equipment for the children living in the area. Discussions with the County of Maui, Department of Parks and Recreation were initiated in December 2008. The County agreed to assist with the development of a public playground in the area. Various sites were identified and evaluated for a playground and neighborhood park. The most suitable site is located at the end of a cul-de-sac, immediately adjacent to Village I-A. The lands are under the jurisdiction of HHFDC and are currently identified as a drainage retention basin. Grassed, park use would serve the purpose of ensuring the capture of run-off surface water.

**Estimated Completion Date:** Unknown

**Location:** Available land adjacent to Village I-A of Villages of Leiali`i.

**Status:** Discussion with the County of Maui, Department of Parks and Recreation, the Villages of Leiali`i Homeowners’ Association, HHFDC, and DHHL to be scheduled to confirm location, scope of proposed park area and potential partnerships for park development.

**Partners:** County of Maui, Department of Parks and Recreation, Villages of Leiali`i Homeowners Association, Hawaii Housing, Finance and Development Corporation (HHFDC) and DHHL.

**Phasing:**

**Phase I: Land Acquisition for Park**

Continued discussion is needed between DHHL, HHFDC, and County of Maui to determine if the parcel can be used for joint purposes and determine feasibility of park and playground improvements.

**Phase II: Park Development**

The homeowners’ preliminary vision for the park includes walking paths, baseketball courts, a playground, and a pavilion. Support from the Villages of Leiali`i Homeowners’ Association will be needed to secure funding within a future County budget for improvements.

**Cost:** Unknown

**CRITICAL PATH**

- May require Chapter 343, HRS, Environmental Assessment.
- Coordination with the Department of Parks and Recreation, Villages of Leiali`i Homeowners Association, HHFDC and DHHL ongoing.
- Public and agency support for inclusion of the playground funding needed to secure County of Maui funding in 2011 budget.
**Priority Project - Preliminary Review of Honokōwai Lands**

**Description:** At a meeting in November 2009, Villages of Leiali‘i Homestead members expressed an interest in researching what opportunities currently exist to utilize the DHHL Honokōwai lands. Previously, a master plan was prepared for the Honokōwai lands with the participation of beneficiaries on the waitlist. The preferred plan, (see page 11) envisioned the Honokōwai lands used for residential, agricultural, commercial and public/quasi-public uses. While the master plan for the Honokōwai lands may be revisited in the future, in the meantime, a preliminary review of the property is proposed to determine if any activities and/or uses could be undertaken in the near future.

**Estimated Completion Date:** December 2010

**Location:** Existing DHHL Honokōwai Land Holdings.

**Status:** Preliminary review of the Honokōwai lands by DHHL to be completed following the adoption of the update to the Villages of Leiali‘i and Honokōwai Regional Plan in December 2009.

**Partners:** None

**Cost:** None

**CRITICAL PATH**

- Review possible land uses for Honokōwai lands.
- Determine if access easement needed for Honokōwai lands.
- Assess potential partners (public and/or private) that could be utilized for Honokōwai lands.

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<tr>
<th>Jan 10</th>
<th>Mar 10</th>
<th>Jun 10</th>
<th>Sept. 10</th>
<th>Dec 10</th>
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