

Olowalu Town Public Benefits

*Olowalu Town's focus and mission is to build a community for the residents of Maui...
...as opposed to only constructing new housing units.*

- Re-establishment of a community where Maui's residents can afford to live in Affordable Housing amongst a wide range of mixed types of housing and land uses.
- Lessens traffic through live, work, play community designed where a majority of the population lives within 5-minute walk of town centers thus minimizes reliance on cars.
- Relocates high volume highway mauka designed to accommodate future mass transit and has continuous traffic flow with NO traffic lights and NO left hand turns via innovative O-Turns.
- Over 200 acres (1/3 of the project) included as open space, parks, beaches, greenways, ball fields, gathering areas, biking and hiking trails.
- Over 100 acres (additional 20%) dedicated to social and civil services. i.e. schools, community centers, churches, medical services, roadways, fire and police stations.
- Establishes a 75 acre mauka-to-makai Olowalu Cultural Reserve in perpetuity.
- Preservation of historical, cultural and burial sites and features are integrated into the community design.
- Protects the reef and shoreline ecosystems with a system of retention and detention basins and filtration measures to accommodate 100% of the post-development storm water runoff.
- Forms a sense of place defined by distinct physical mountain and ocean boundaries to maintain size, scale and character.
- Allows for NO vacation rentals of any kind.
- Designed to offer residents employment opportunities within an economic base not dependent on tourism.
- Sustainable development based on the historic Olowalu and Ahupua'a System.
- Environmentally friendly modern/innovative de-centralized water, wastewater and drainage alternatives engineered for minimal impact.
- Maximizes the use of recycled water with NO INJECTION WELLS.
- Enhancement and protection of existing natural resources and ecosystems mauka to makai and beyond.
- LEED-Certified and Code Based development that is predictable, fair and cost-effective.
- Integrated fire protection measures.
- Incorporated in accordance with *the General Plan 2030 Policy Plan* principles of sustainability, cultural preservation and economic diversity to create neighborhoods sensitive to its environment and cultural heritage.

Directed Growth Plan

Olowalu Town

The Olowalu Town planned growth area is located approximately four miles south of Lahaina Town on the southwestern foothills of the West Maui Mountains. Olowalu is rich in cultural, scenic, natural, and marine resources. The area's coral reefs are among the healthiest in the main Hawaiian Islands. Olowalu is known for its small plantation village environs, supported by small neighborhood-commercial uses along Honoapiʻilani Highway with convenient access to the ocean.

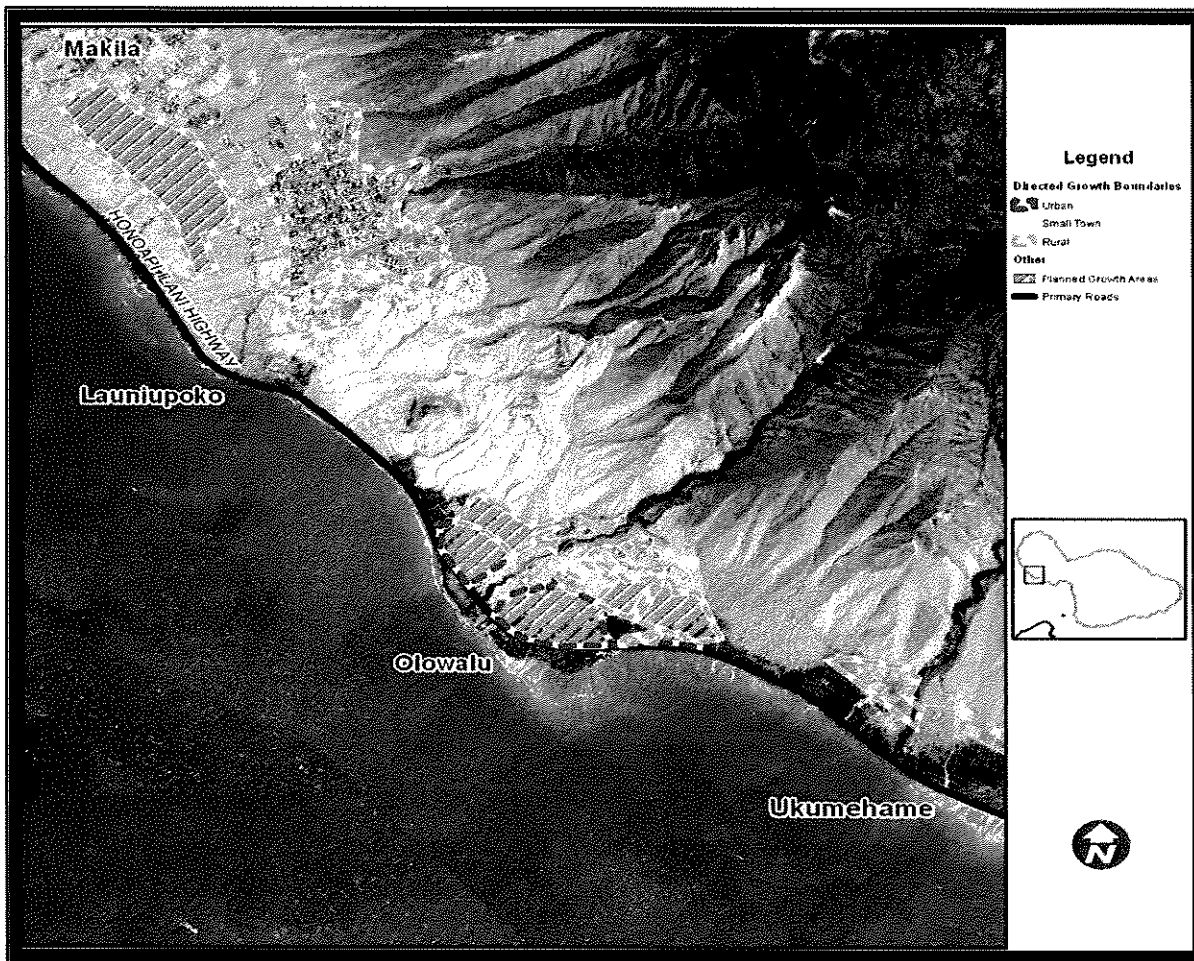


Figure 8-13: Olowalu Town – Planned Growth Area.

Planned Growth Area Rationale

The project is intended to meet the needs of Maui residents as a revitalized and sustainable Olowalu community. Olowalu Town will provide housing, employment, recreational, and cultural opportunities in the context of a mixed-use sustainable community that preserves the area's natural, cultural, and historic resources. Olowalu Town is envisioned as a pedestrian-friendly community that integrates a variety of housing types with employment opportunities, commercial, and recreational uses developed concurrently with public services and infrastructure.

Directed Growth Plan

Olowalu Town will be designed to recognize and perpetuate the land and resource management system of ahupua`a. As such, the town will provide public access between the ocean and the mountains; protect the natural environment, particularly Olowalu Stream, the shoreline, and coral reefs and marine resources; preserve mauka and makai view corridors; and perpetuate the Olowalu Cultural Reserve. Table 8-29 provides a summary of the Olowalu Town planned growth area.

Table 8 - 29: Olowalu Town Planned Growth Area

Background Information:			
Project Name:	Olowalu Town	Directed Growth Map #:	W4 ⁴⁵
Type of Growth:	New Town	Gross Site Acreage:	613 Acres
Planning Guidelines:			
Dwelling Unit Count:	Approx. 1,500 Units ⁴⁶	Residential Product Mix:	Balance of SF and MF
Net Residential Density:	8-12 du/acre	Parks and Open Space⁴⁷:	≥ 30%
		Commercial:	Convenience Shopping; Region Serving

West Maui – Planned Protected Areas

The West Maui community plan region has the fourth largest population with over 22,000 people in 2010, and the largest visitor population. The region contains Kā'anapali and Lahaina, which draws large numbers of tourists to its historic districts, particularly on days when cruise ships anchor off of the Lahaina Harbor. Since the closing of the Pioneer Mill, agricultural activities have declined and the conversion of agricultural land to residential uses has dramatically increased.



Figure 8-14: Moku'ula, Loko o Mokuhinia Preservation Area.

the closing of the Pioneer Mill, agricultural activities have declined and the conversion of agricultural land to residential uses has dramatically increased. Many cherished open-space landscapes are currently at risk of being lost forever to real estate development. A brief discussion of each protected area is provided below. Two planned protected areas have been identified within the region:

⁴⁵ The future delineation of potential urban growth areas makai of the existing Honoapiilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan. Such delineation may consider the need to: protect adjacent coastal and marine ecosystems (including the reefs at Olowalu), enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway plan.

⁴⁶ Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

⁴⁷ The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan Update and the project review and approval process.

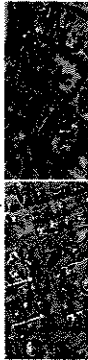
Smart Growth Principles

- 1. Mix land uses
- 2. Take advantage of compact building design
- 3. Create a range of housing opportunities and choices
- 4. Create walkable neighborhoods
- 5. Foster distinctive, attractive communities with a strong sense of place
- 6. Preserve open space, farmland, natural beauty, and critical environmental areas
- 7. Direct development towards existing communities
- 8. Provide a variety of transportation choices
- 9. Make development decisions predictable, fair, and cost effective
- 10. Encourage community and stakeholder collaboration in development decisions

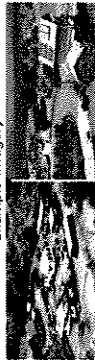
Rural Residential (RR)

The Rural Residential community plan designation is intended to preserve rural character. Rural Residential areas are primarily rural, with a mix of uses including farms, ranches, and agriculture. This designation serves as a transition between agricultural areas and more urban development. Natural features, common open spaces, or working agricultural lands. The primary use in this designation is low density residential, and support uses such as parks, schools, and farming.

Development Pattern



Example Imagery



Typical Street Types

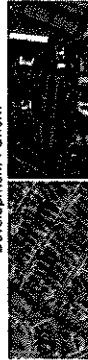


See Map Sheet 1320A, Map Sheet 1320B, Map Sheet 1320C, Map Sheet 1320D

Residential (RES)

The Residential community plan designation is intended to establish, protect, and appropriately enhance moderate-density residential areas. Residential areas are primarily residential, with a mix of uses including single-family, multi-family, duplexes, triplexes, townhouses and townhomes, and townhomes. This designation serves as a transition between agricultural areas and more urban development. Natural features, common open spaces, or working agricultural lands. The primary use in this designation is low density residential, and support uses such as parks, schools, and other public/open-public uses.

Development Pattern



Example Imagery



Typical Street Types



See Map Sheet 1320A, Map Sheet 1320B, Map Sheet 1320C, Map Sheet 1320D

Rural Village (RV)

The Rural Village community plan designation is intended to establish, protect, and appropriately enhance rural village areas. Rural Village is the rural equivalent of a Neighborhood Center. Rural Village areas are primarily residential, with a mix of uses including single-family, multi-family, duplexes, triplexes, townhouses and townhomes, and townhomes. This designation serves as a transition between agricultural areas and more urban development. Natural features, common open spaces, or working agricultural lands. The primary use in this designation is low density residential, and support uses such as parks, schools, and other public/open-public uses. New development should be appropriate in scale and designed to complement the character and form of the rural area.

Development Pattern



Example Imagery



Typical Street Types

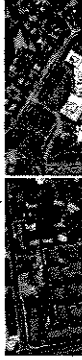


See Map Sheet 1320A, Map Sheet 1320B, Map Sheet 1320C, Map Sheet 1320D

Neighborhood Center (NC)

The Neighborhood Center community plan designation is intended to establish, protect, and appropriately enhance neighborhood center areas. Neighborhood Center areas are primarily residential, with a mix of uses including single-family, multi-family, duplexes, triplexes, townhouses and townhomes, and townhomes. This designation serves as a transition between agricultural areas and more urban development. Natural features, common open spaces, or working agricultural lands. The primary use in this designation is low density residential, and support uses such as parks, schools, and other public/open-public uses. New development should be appropriate in scale and designed to complement the character and form of the rural area.

Development Pattern



Example Imagery



Typical Street Types



See Map Sheet 1320A, Map Sheet 1320B, Map Sheet 1320C, Map Sheet 1320D

Small Town Center (STC)

The Small Town Center community plan designation is intended to preserve the character of Main's smaller towns and communities, and provide a mix of uses and services. Small Town Centers are similar to Neighborhood Centers but may serve more neighborhoods. Small Town Centers may evolve into Neighborhood Centers over time. Ground floor housing types are encouraged. Preferred design elements include multi-story buildings, multi-use buildings, pedestrian, bicycle and transit facilities as well as public/private amenities, open spaces and parks.

Development Pattern



Example Imagery



Typical Street Types



See Map Sheet 1320A, Map Sheet 1320B, Map Sheet 1320C, Map Sheet 1320D

Urban Center/Corridor (UCC)

The Urban Center/Corridor community plan designation is intended to create transit-friendly areas that are or are planned to be, primarily residential, with a mix of uses including single-family, multi-family, duplexes, triplexes, townhouses and townhomes, and townhomes. This designation serves as a transition between agricultural areas and more urban development. Natural features, common open spaces, or working agricultural lands. The primary use in this designation is low density residential, and support uses such as parks, schools, and other public/open-public uses. New development should be appropriate in scale and designed to complement the character and form of the rural area.

Development Pattern



Example Imagery



Typical Street Types



See Map Sheet 1320A, Map Sheet 1320B, Map Sheet 1320C, Map Sheet 1320D

Public/Quasi Public (PQP)

The Public/Quasi Public community plan designation is intended to establish, protect, and appropriately enhance public/quasi public areas. Public/Quasi Public areas are primarily residential, with a mix of uses including single-family, multi-family, duplexes, triplexes, townhouses and townhomes, and townhomes. This designation serves as a transition between agricultural areas and more urban development. Natural features, common open spaces, or working agricultural lands. The primary use in this designation is low density residential, and support uses such as parks, schools, and other public/open-public uses. New development should be appropriate in scale and designed to complement the character and form of the rural area.

Development Pattern



Example Imagery



Typical Street Types

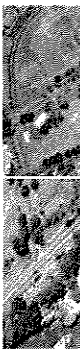


See Map Sheet 1320A, Map Sheet 1320B, Map Sheet 1320C, Map Sheet 1320D

Parks/Open Space (POS)

The Parks/Open Space community plan designation is intended to establish, protect, and appropriately enhance parks/open space areas. Parks/Open Space areas are primarily residential, with a mix of uses including single-family, multi-family, duplexes, triplexes, townhouses and townhomes, and townhomes. This designation serves as a transition between agricultural areas and more urban development. Natural features, common open spaces, or working agricultural lands. The primary use in this designation is low density residential, and support uses such as parks, schools, and other public/open-public uses. New development should be appropriate in scale and designed to complement the character and form of the rural area.

Development Pattern



Example Imagery



Typical Street Types



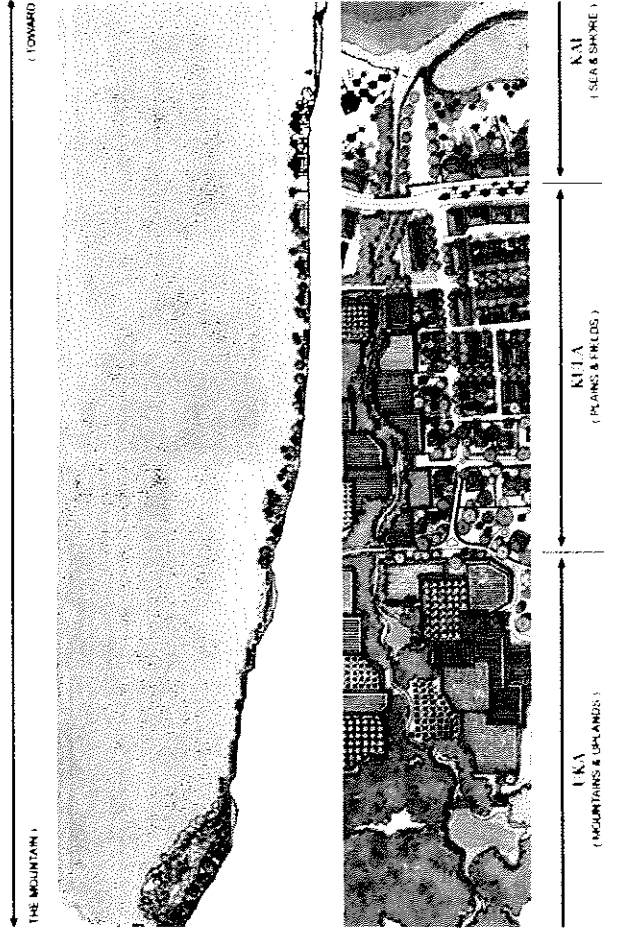
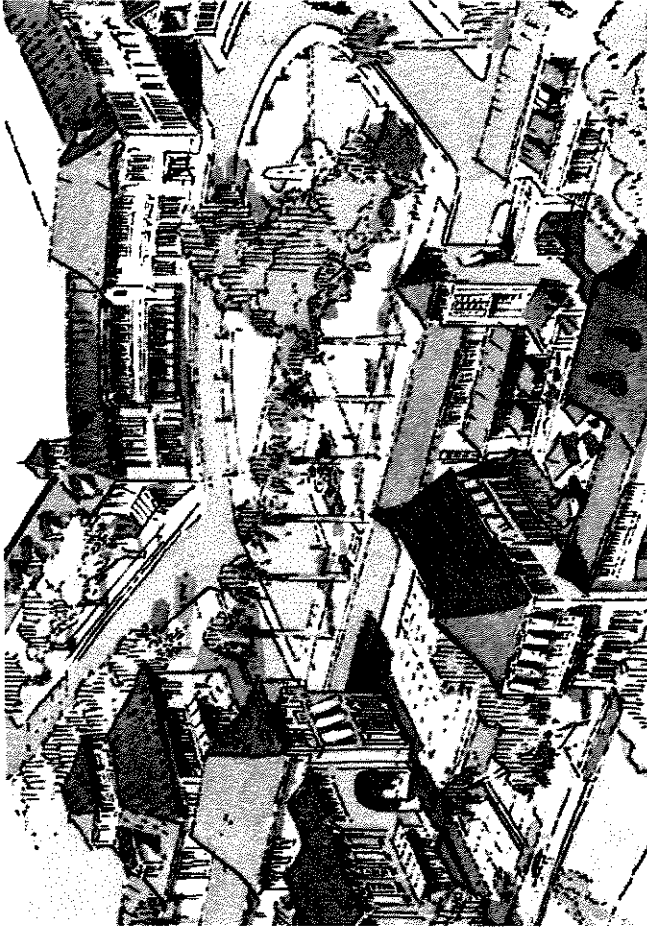
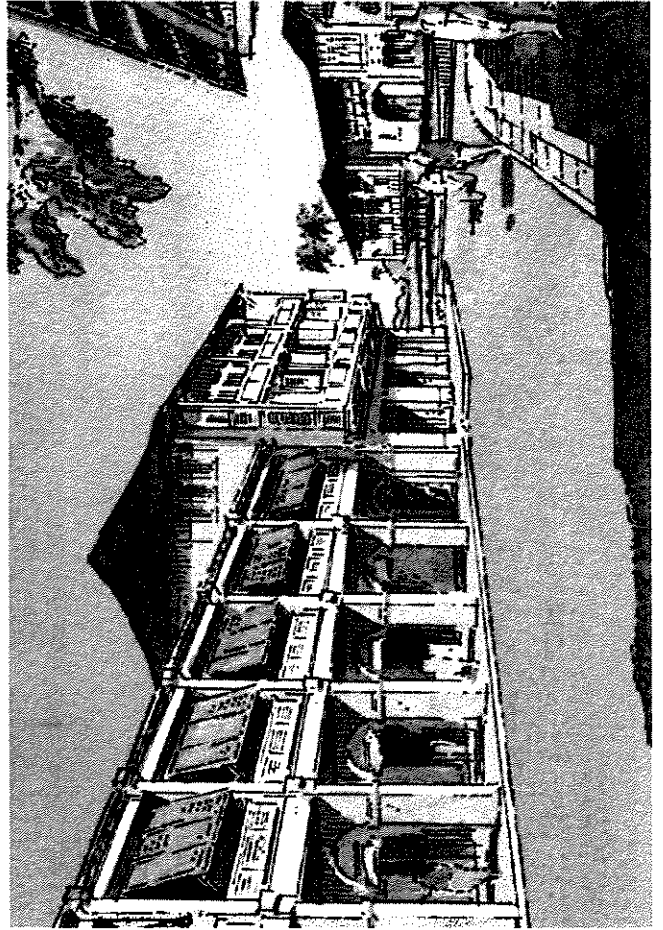
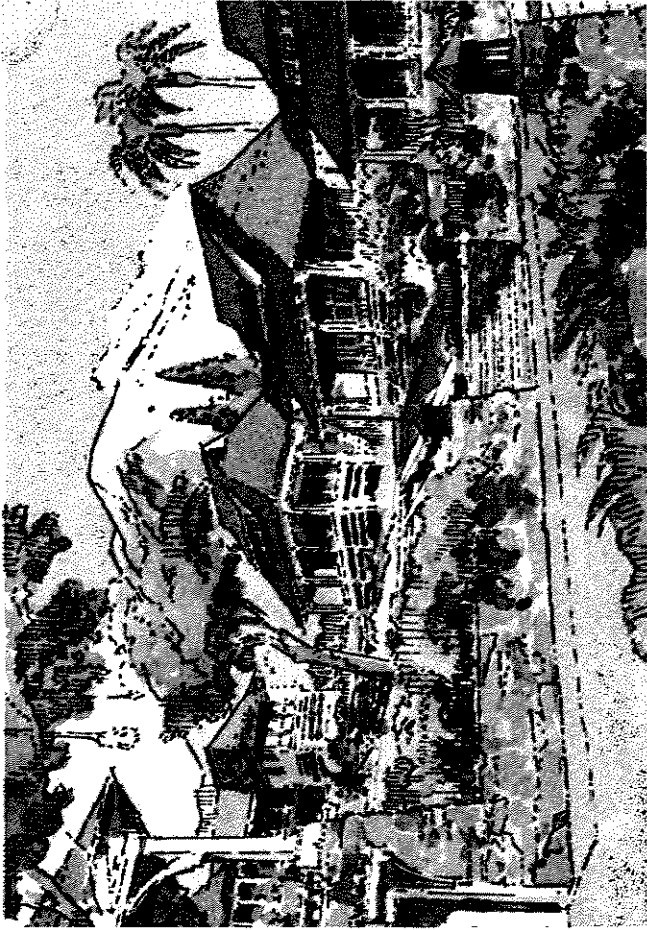
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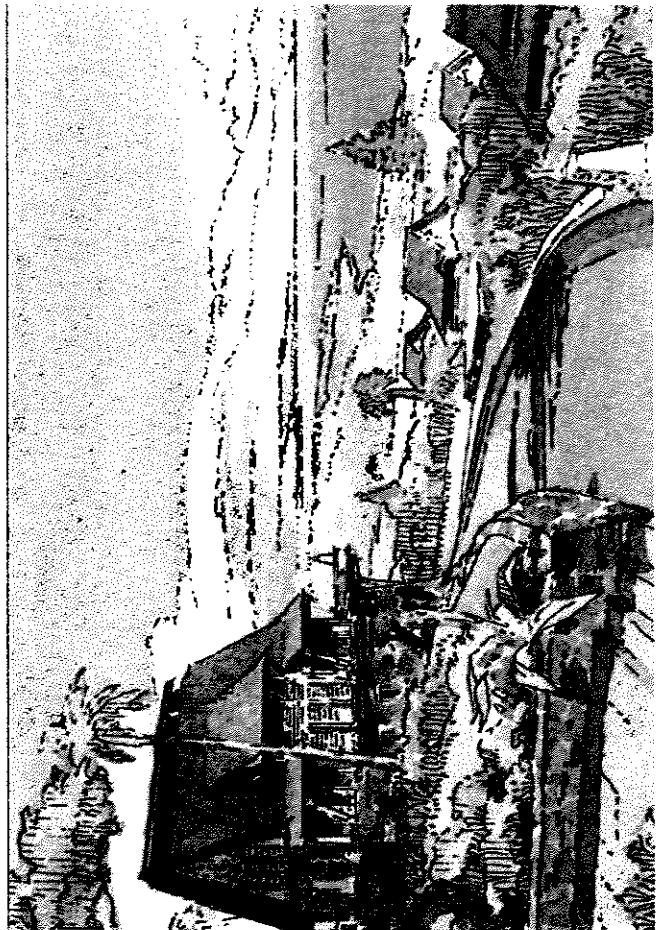
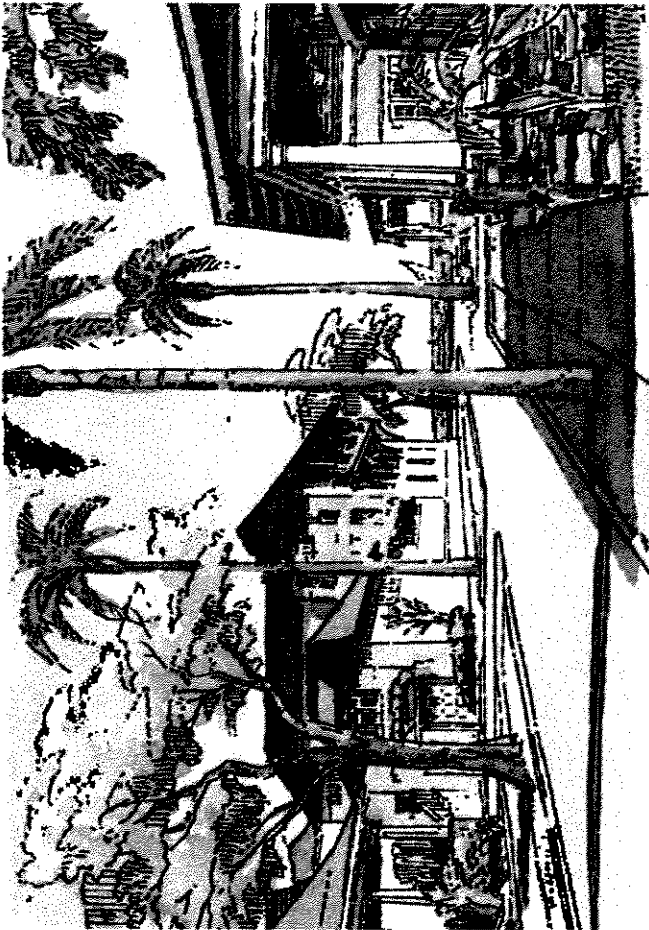
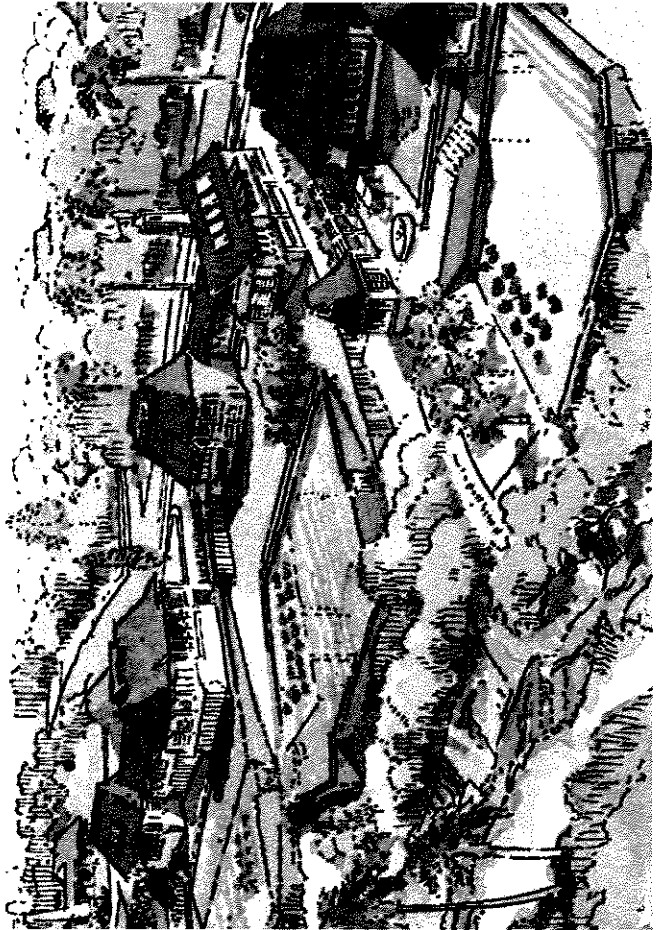
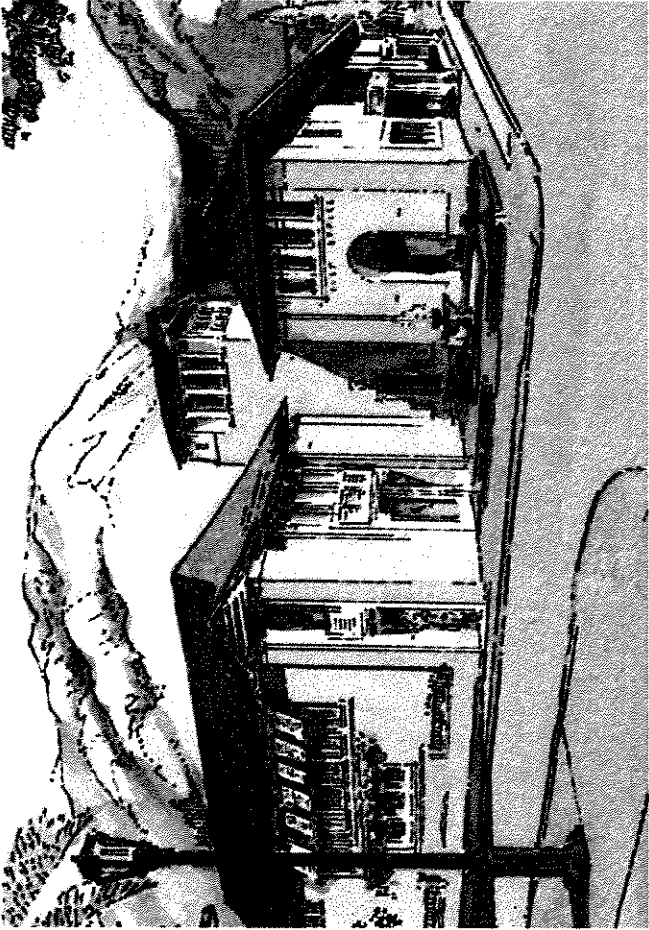
T-2 Agriculture		T-3 Rural		T-5 Sub - Urban		T-6 General Urban		T-7 Urban Center		T-8 Urban Core	
								With Exception		With Exception	
								With Exception		With Exception	
								With Exception		With Exception	

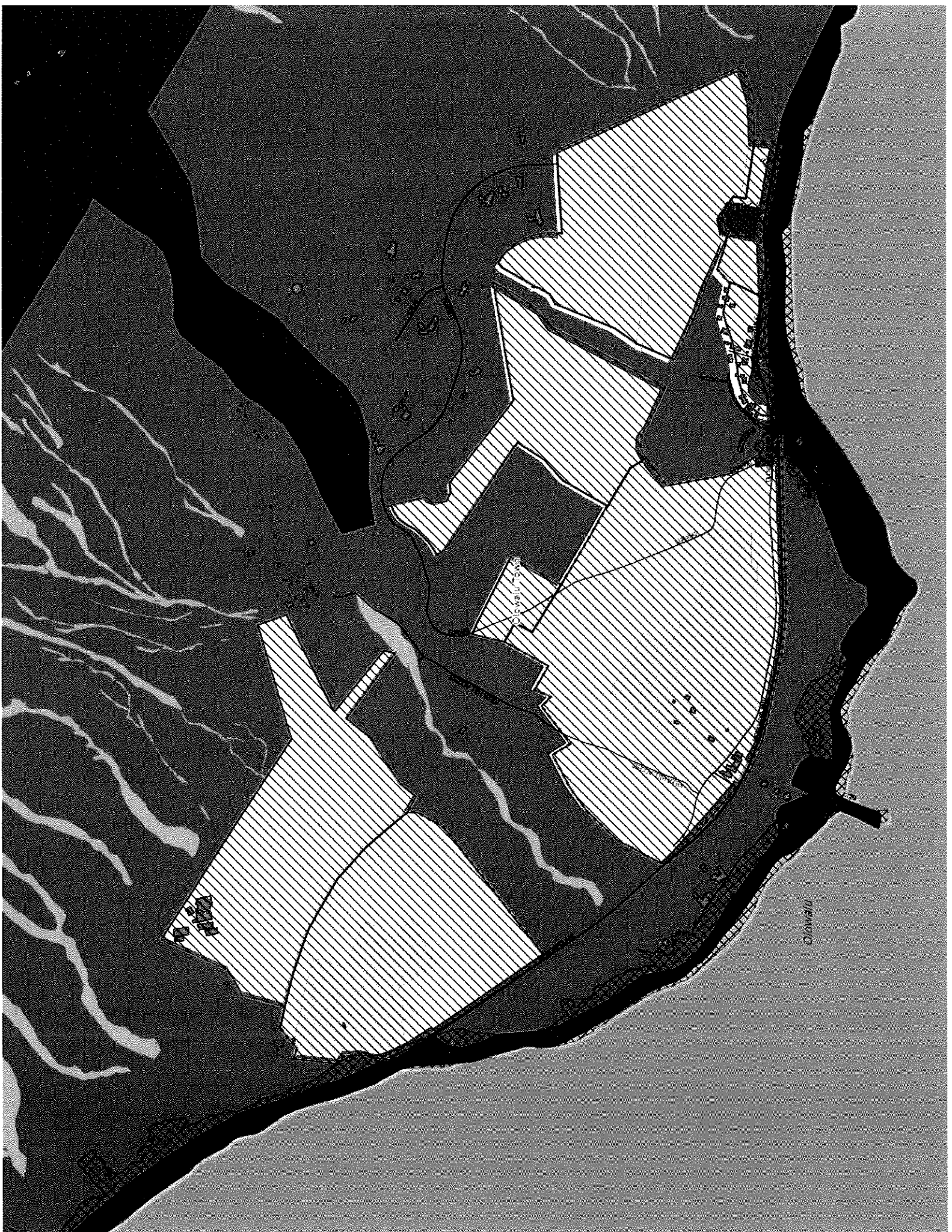
	AGRICULTURE HOME	RURAL HOME	LARGE TOWN HOME	MED. TOWN HOME	SMALL TOWN HOME	SIDEYARD HOUSE	TOWN HOME	APARTMENT HOUSE	MIXED-USE BUILDING
T-2									
T-3									
T-5									
T-6									
T-7									
T-8									

NOTES:

- THE ABOVE PLAN IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE DURING LAND USE ENTITLEMENT PROCESS.
- T-4 (PARKS) & T-4A (PUBLIC AMENITIES) ARE NOT SHOWN AS THEY DO NOT CONTAIN RESIDENTIAL STRUCTURES.







Clonwater