



LOWALU ELUA ASSOCIATES LLC

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Aloha CPAC members,

There were several questions that came up during testimony last Thursday. As the resource person for Olowalu Town I have provided some information below I thought you would like prior to tomorrow's meeting. I look forward to speaking with you further.

IS THERE ENOUGH WATER?

Drinking Water

The Department of Planning's "We Are West Maui" *Technical Resource Paper on Water* states that Olowalu aquifer's sustainable yield of drinking (potable) water is estimated at 3million gallons per day. The drinking water requirement to support Olowalu Town is roughly 600,000 gallons per day; about 20% of the aquifer's sustainable yield

Irrigation Water

The irrigation (non-potable) water will be provided by a combination of recycled wastewater (NO INJECTION WELLS), capture of storm water, brackish skim wells and minimal stream water.

HOW WILL LOWALU TOWN DECREASE TRAFFIC?

Neighborhood Transportation

Olowalu Town is a *multimodal walkable* community designed to reduce traffic by 1) reducing number of trips and 2) reducing distances traveled.

Regional Transportation

Reduction in Honoapiilani Highway traffic is achieved through innovative continuous flow design techniques that eliminates 'sticking points'.

HOW WILL LOWALU TOWN PROTECT THE REEF AND ECOSYSTEMS?

Olowalu Town 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.

CAN LOWALU TOWN RESTRICT HOMES TO OWNER OCCUPANTS ONLY?

Maui County Code Chapter 2.96 governs Maui's Residential Workforce Housing Policy. Chapter 2.96.020 defines "resident". Chapter 2.96.060 provides a mechanism of placing deed restrictions on units to enforce the policy. Olowalu Town can place similar deed restrictions on non-workforce housing to ensure resident owners.

ARE LOWALU TOWN OWNER RESTRICTIONS IN VIOLATION OF THE FAIR HOUSING ACT?

Hawaii's Fair Housing Laws are more restrictive than the Federal Laws. Yet, "Maui resident" is not one of the protected classes under neither State nor Federal Law.

HOW WILL LOWALU TOWN PROTECT AGAINST WILDFIRES?

Olowalu Town integrates the newest fire protection standards. At the September 10, 2019 Affordable Housing Committee, when discussing housing developments in West



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Maui Department of Fire Lieutenant Oliver Vaas stated “...these developments are actually reducing the fire risk.”

HOW DOES OLOWALU TOWN STOP SPRAWL?

Olowalu is a Complete, Compact and Connected Community. As opposed to other growth areas Olowalu is surrounded by government owned land with deep valleys and steep slopes. They serve as natural and legal boundaries and establish a size and scale to reestablish Olowalu’s traditional small town community.

WHAT IS BEING DONE IN OLOWALU TOWN TO ACKNOWLEDGE HISTORICAL SIGNIFICANCE?

Olowalu Town includes in perpetuity a 75 acre mauka-to-makai Olowalu Cultural Reserve that bifurcates the town along the stream and into the valley.

HOW IS OLOWALU TOWN PROTECTING BURIALS AND CULTURAL ARCHAEOLOGICAL SITES?

An archaeological survey was done in Olowalu for the original subdivision and again for Olowalu Town. Olowalu Town has committed to preserving all found sites.

HOW MUCH OPEN SPACE IS OLOWALU TOWN PROVIDING?

Olowalu Town reserves over 200 acres (1/3 of the project) as open space, parks, beaches, greenways, ball fields, gathering areas, biking and hiking trails.

WHERE ARE THE WETLANDS IN OLOWALU TOWN?

There are areas that have been identified in several surveys that identify the wetlands near the Olowalu Church. Olowalu Town accommodates for these areas.

WON'T OLOWALU TOWN HAVE ENORMOUS INFRASTRUCTURE COSTS?

Compact, connected and complete communities have less infrastructure. In Traditional Neighborhood Design infrastructure is scalable, more efficient and therefore more sustainable and environmentally friendly. Olowalu Town is the only proposal on West Maui that is providing their own infrastructure.

Mahalo,

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