

STOP THE "BAIT & SWITCH" PROJECT IN NORTH KIHEI

A Southern California developer plans to convert 68 acres mauka of Pi'ilani Highway at the intersection with Kaonoulu Street into two large shopping complexes, described by the developer as soon-to-be the largest outlet malls in the state of Hawaii, exceeding 700,000 square feet of retail space coupled with acres of asphalt parking lots and big box stores. When zoning changes for this parcel were approved in the mid-1990s it was for a light industrial complex. Only recently has the project morphed into a large retail development.

No Opportunity to Be Heard

- When the project was presented to the state and county, it was for a light industrial park, NOT retail shopping malls
- The developer refuses to discuss the development with the public

Huge Negative Traffic Impact

- Traffic study done in 1994 for a different use, a light industrial park
- Retail traffic impact five times greater than industrial park use
- This will become the largest traffic intersection on Maui
- 38,000 cars per day – good for the developer, bad for South Maui

Not Compliant with Law

- Kihei-Makena Community Plan (land is classified light industrial)
- Light industrial zoning (requires mostly light industrial use)
- State Land Use Commission order and restrictions: build a light industrial park and include frontage and connector roads

Sprawl

- No connection with adjacent neighborhoods
- 1970s-style development with a negative impact on existing local businesses and shopping centers
- Out of scale with South Maui

Flood Impact

- Acres of hardscape above a flood zone

FIVE THINGS YOU CAN DO TO TAKE A STAND FOR OUR QUALITY OF LIFE!

- 1 **Get educated.** Read timeline of project's zoning (You can read even more at maui-tomorrow.org).
- 2 **Donate to Piilani Promenade legal fund.** Make a much needed tax deductible donation to ensure that state and county process is upheld at <http://bit.ly/La0Lzb>.
- 3 **Get vocal.** Sign our petition at maui-tomorrow.org asking Mayor Arakawa to support Kihei-Makena Community Plan (You can also call him (808-270-7855) or email him at Mayors.Office@co.maui.hi.us).
- 4 **Connect with Maui Tomorrow on Facebook** (<http://www.facebook.com/AinaOhanaFirst> and share with friends) and maui-tomorrow.org.
- 5 **Multiply your effort.** Share this flyer with your friends and ask them to get involved!

Demand enforcement of our community plan and our right to a livable community.

TIMELINE

1994 A Petition for Land Use District Boundary Amendment is filed by Kaonoulu Ranch with the Hawaii Land Use Commission (LUC) seeking to reclassify 88 acres of ranch land at the intersection of Pi'ilani Highway and Kaonoulu Street from agricultural to urban for development of a light industrial park known as "Kaonoulu Industrial Park." The traffic assessment presented in support of the petition speaks to a light industrial park; it claims the park will reduce traffic in south Maui.

1995 The petition is granted subject to 20 conditions. One requires development of a frontage road and connector roads to reduce traffic on Pi'ilani Highway and create connectivity with mauka neighborhoods. Another requires the project to be developed in "substantial compliance with the representations made to the Commission." A light industrial park was represented, not a big box and mall complex.

1995 The LUC conditions and notice of conditions are recorded against the property as required by the Commission. The LUC's conditions have never been amended and remain in effect through the present. They "run with the land," requiring all successors to the property to comply with the conditions.

1998 The Kihei-Makena Community Plan is adopted into law by Maui County, designating the 88 acre property "LI," defined in the plan as "warehousing, light assembly, service and craft-type industrial operations."

1999 The Maui County Council rezoned the Property "M-1 light industrial," defined as "mostly warehousing and distribution types of activity..."

2005 The Property is sold by Kaonoulu Ranch to Maui Industrial Partners, LLC, subject to the LUC conditions.

2008 Wailea 670 is rezoned, conditioned on developing 250 workforce housing units on a portion of the 88 acre parcel described in the ordinance as "Kaonoulu Light Industrial Subdivision."

September 2010 The Property is sold by Maui Industrial Partners, LLC, again subject to the LUC conditions, to two related mainland owners: Pi'ilani Promenade North, LLC, and Pi'ilani Promenade South, LLC.

January 2012 Maui News reports that the property will be developed by the new owners into a retail shopping center and the largest outlet mall in the state.

April 2012 The developer's website says that the intersection of Pi'ilani Highway and Kaonoulu Street will be the largest in Maui County, with a traffic count of 38,000 cars a day. This will double, according to the new owners, when the Upcountry road is built.

April 2012 Mass grading permits are issued by Maui County for the big box and outlet centers, not a light industrial park. No frontage or connector roads are included. Heavy grading equipment is placed on the property.