

December 20, 2019

Albert Perez, Executive Director
 Maui Tomorrow
 55 North Chuch Street, Suite A4
 Wailuku, Hawai'i 96793

SUBJECT: Early Consultation Letter for the Proposed Hotel Wailuku at TMK (2)3-4-012:004, 006, 016, 061, and 017, Wailuku, Maui, Hawai'i

Dear Mr. Perez:

Supreme Bright Wailuku, LLC (Applicant) proposes the development of a select service business oriented hotel in Old Wailuku Town. See **Figure 1**. The affected parcels encompass Tax Map Key (TMK) Nos. (2)3-4-012:004, 006, 016, 017 and 061, and are bordered by Main Street, Market Street and Maluhia Drive. See **Figure 2**.

I. PROPERTY OVERVIEW

Key property attributes of the proposed hotel property are summarized in **Table 1**.

Table 1. Key Property Attributes

<i>Tax Map Key (TMK)</i>	<i>Address</i>	<i>Area (Square Feet (sf))</i>	<i>Ownership</i>
(2)3-4-012:004	1942 Main Street	22,006 sf	Starr Properties, LLC
(2)3-4-012:006	1960 Main Street	9,460 sf	Market & Main, LLC
(2)3-4-012:061	16 Maluhia Drive	4,652 sf	Market & Main, LLC
(2)3-4-012:016	1980 Main Street	20,552 sf	Market & Main, LLC
(2)3-4-012:017	1994 Main Street	1,978 sf	Market & Main, LLC
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Land use designations for the properties are summarized in **Table 2**.

Table 2. Land Use Designations

<i>Reference</i>	<i>Designation</i>
State Land Use District	Urban
Maui Island Plan – Growth Boundary	Urban
Wailuku – Kahului Community Plan	Business/Commercial
Maui County Zoning	Wailuku Redevelopment Area (WRA) – Commercial Mixed Use
Flood Information	Flood Zone 'X' (not in a special flood hazard zone; would not require a Flood Development Permit)

Parcel 17, at the corner of Main Street and Market Street is vacant, while all of the other parcels are currently leased. Coordination with tenants are ongoing to ensure a smooth transition upon termination of the respective leases.

II. PROPOSED ACTION

The Applicant proposes the demolition of the existing structures on the subject parcels to enable the construction of a new select service business oriented hotel. The target market for the proposed hotel will include local families and guests, and business travelers working with State and County government (including the courts), Maui Memorial Medical Center, and the University of Hawaii-Maui College. The hotel will also provide convenient access to sports, cultural and entertainment venues (e.g., War Memorial Complex, Maui Arts and Cultural Center).

The hotel will be constructed on Parcels 16 and 17, which is bordered by Market Street, Main Street and Maluhia Drive. See **Figure 3**. Parcels 4, 6 and 61, located on the northeastern corner of Main Street and Maluhia Drive will serve to meet the hotel's parking requirements. This hotel parking lot will be at-grade, paved and landscaped in accordance with the Wailuku Redevelopment Area Zoning and Development Code (WRAZ&D).

Conceptually, the proposed hotel will be designed to provide 156 rooms in a six (6)-story structure. Supporting functional spaces are anticipated to include a lobby, kitchen, dining area, bar/lounge, guest laundry area, meeting rooms and administrative office space. Schematic elevations and floor plans are being prepared and will be included in the project's Draft Environmental Assessment.

The main pedestrian guest entry for the hotel will be via the corner of Main Street and Market Street. As previously noted, guest parking will be across Maluhia Drive, on TMK Nos. (2)3-4-012:004, 006, and 061. Guests arriving via the parking

lot will enter the hotel through the porte cochere along Maluhia Drive. It is noted that Maluhia Drive is currently a one-way roadway from Main Street to its connection at Central Avenue. The portion of Maluhia Drive which borders the project site (approximately 190 lineal feet), will be widened and improved to provide for two-way traffic flow. Guests being dropped off by car at the hotel will therefore enter from Main Street onto Maluhia Drive. Exiting hotel traffic will use Maluhia Drive to return back to Main Street. This two-way traffic pattern is intended to mitigate hotel traffic from using the one-way segment of Maluhia Drive to Central Avenue.

In connection with the proposed hotel, the Applicant will also be upgrading an approximately 356 lineal ft. section of existing 10-inch clay pipe on Lower Main Street, between Ka'ahumanu Avenue and Mission Street. The replacement pipe will be a 12-inch polyvinyl chloride (PVC) pipe.

III. MAUI REDEVELOPMENT AGENCY APPROVALS REQUIRED

The subject properties are located within the Maui Redevelopment Agency's (MRA) Wailuku Redevelopment Area. Zoning for the Wailuku Redevelopment Area is governed by the WRAZ&D. Hotels with more than 20 rooms are allowed with a MRA Use Permit. Accordingly, an application for a MRA Use Permit will be filed for processing and action by the MRA.

Additionally, the WRAZ&D Code sets forth standards for Height and Setbacks for properties located within the Wailuku Redevelopment Area. Inasmuch as the proposed hotel will be six (6) stories in height and will provide setbacks which vary from the WRAZ&D, an application for MRA Variances will also be prepared for processing and action by the MRA.

The foregoing applications will be processed in coordination with the project's Chapter 343, Hawai'i Revised Statutes (HRS), Environmental Assessment, discussed below.

IV. CHAPTER 343, HAWAI'I REVISED STATUTES TRIGGER

The proposed action will involve improvements to Maluhia Drive, with possible minor modifications being required on Main Street. In addition, off-site utility improvements are anticipated to enable adequate service connection for the proposed action. Such improvements affecting governmental facilities are a trigger for the preparation of an EA pursuant to Chapter 343, HRS.

This letter has therefore been prepared in coordination with the Chapter 343, HRS

Albert Perez, Executive Director
December 20, 2019
Page 4

approving agency, the County of Maui, Department of Public Works, in order to facilitate the objective of seeking early consultation comments for the preparation of the Draft EA.

In this regard, we would appreciate receiving any written comments your organization may have on the proposed action. Please submit your comments to the following by **January 15, 2020**:

Rowena Dagdag-Andaya, Director
County of Maui
Department of Public Works
250 High Street
Wailuku, Hawai'i 96793

Charlene Shibuya, Senior Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Should you have any questions, please do not hesitate to contact me a 244-2015.

Very truly yours,



Charlene S. Shibuya
Senior Associate

CSS:yp

Enclosures

cc: Rowena Dagdag-Andaya, Department of Public Works (w/enclosures)
Jonathan Starr (w/enclosures)

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