

# WELCOME!



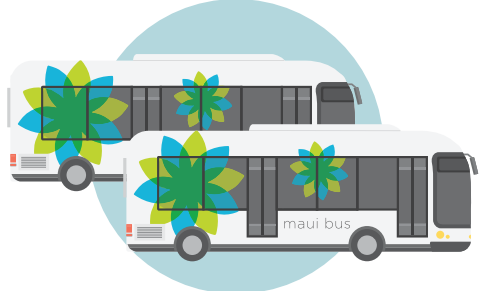
Maui County is developing the West Maui Community Corridor Transit-Oriented Development (TOD) Action Plan to make West Maui more livable and better connected.

**We need your feedback to shape the project!**

## What are the project goals?



Create more **walkable, transit-supportive places** in West Maui



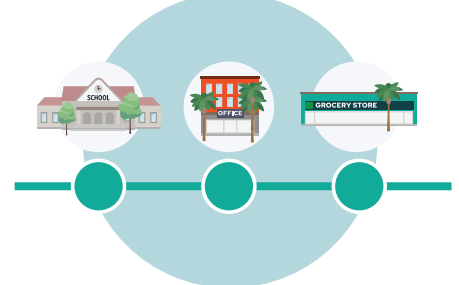
Identify a **new transit hub** location



Increase **affordable and workforce housing** in the study area



Support **local and small businesses**



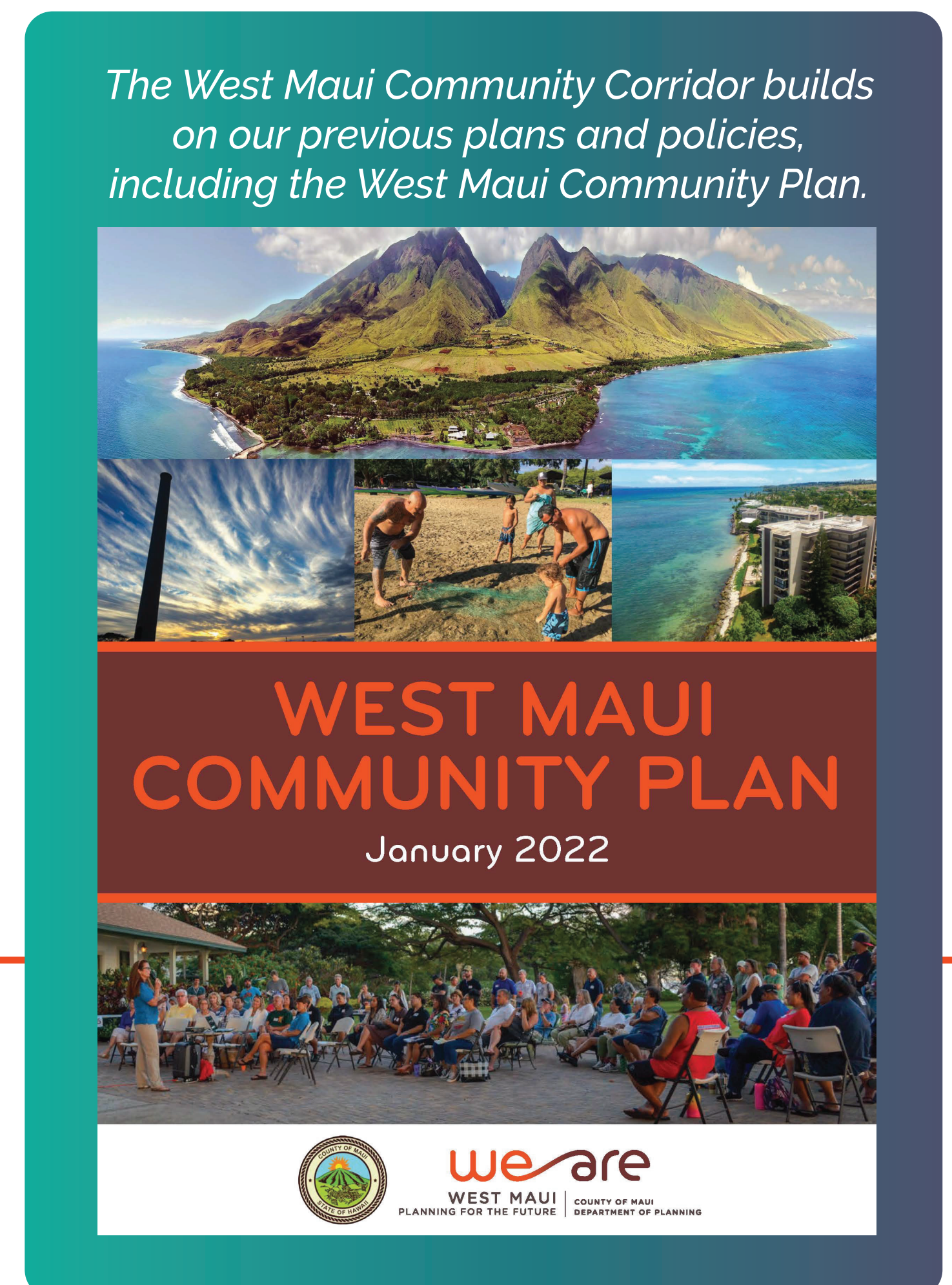
Connect **critical destinations**



Keep and make **great places**



Reflect West Maui's **history and future**



## What's included in the West Maui Community Corridor plan?

### Project Launch



Winter 2022-2023  
**Future Needs & Visioning Workshops**  
Future vision for the corridor and programs, policies, and projects to support that vision



Summer 2023  
**Priority Projects & Programs**  
Clear priorities based on goals and funding recommendations to move forward



Summer-Fall 2022  
**Study Area Tour & Existing Conditions**

Transportation and land use issues and opportunities, including an assessment of market and housing conditions



Spring 2023  
**Land Use & Connectivity Plans**

Housing, land use, and transportation plans to better connect and support our community



Fall 2023  
**Draft & Final Plan**

Action plan to help us build projects and achieve our goals



# WHAT WE'VE HEARD SO FAR



Survey respondents told us these features of a transit-oriented community are **most important**:

#1



*Safer ways to walk, roll, and bike*

#2



*Housing that is affordable for all income levels*

#3



*Access to places to play and be active*

And people said they **most want to see** the following in the West Maui Community Corridor:

#1



*More people taking the bus, walking, biking, and rolling*

#2



*Better management of land and natural resources*

#3



*Equal access to housing, jobs, shopping, and community facilities*

## Now it's your turn!

The feedback people have shared is helping to shape a vision for the West Maui Community Corridor. But we need your ideas, too!

Write a headline that describes what you want to see in the Community Corridor 10 years from now. Here are some examples to get you started:

- Honoapi'ilani Hwy is the only road in the nation to .....
- Lāhainā voted the most ..... area of Maui...
- Kā'anapali makes history by ..... for the state of Hawaii.
- Pioneer Mill hosts the wildly successful .....

Add your headline to our West Maui Community Corridor Vision Wall.

**My HEADLINE for the West Maui Community Corridor in 10 years is...**





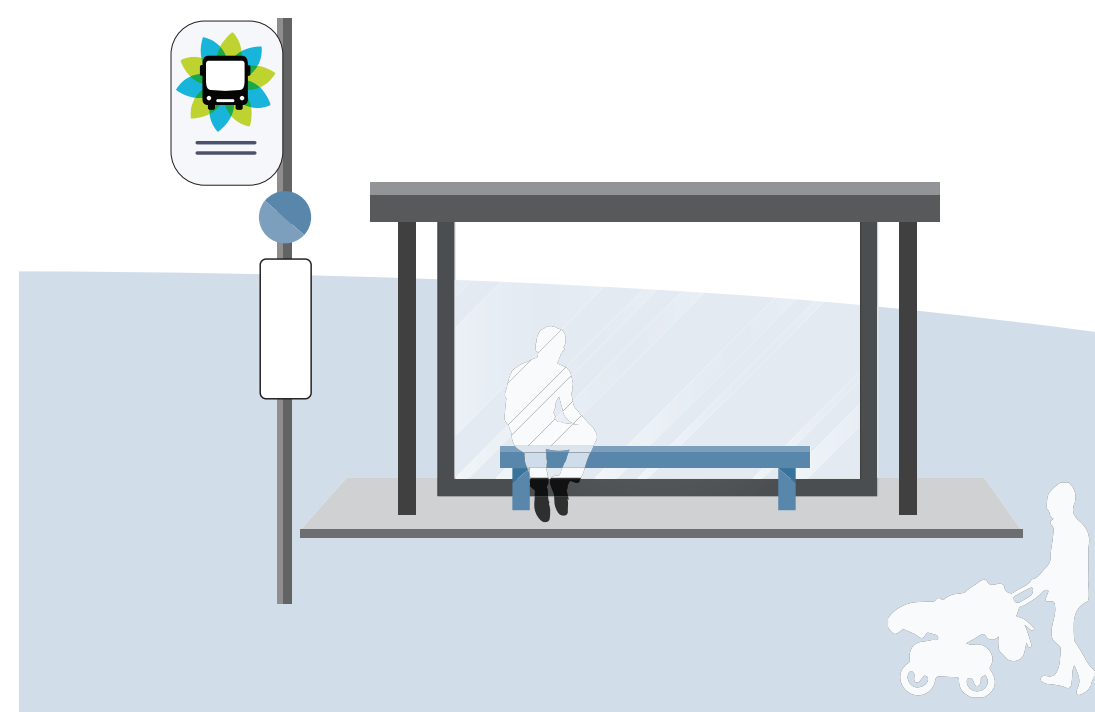
# WEST MAUI'S TRANSIT HUB

The Maui Bus Hub at Wharf Cinema Center is centrally located in Lāhainā, but it has challenges such as:

- ▶ Poor lighting and limited amenities
- ▶ Hard to identify as a transit center
- ▶ Space for only two buses
- ▶ On a narrow and congested road
- ▶ Difficult to update to meet current needs

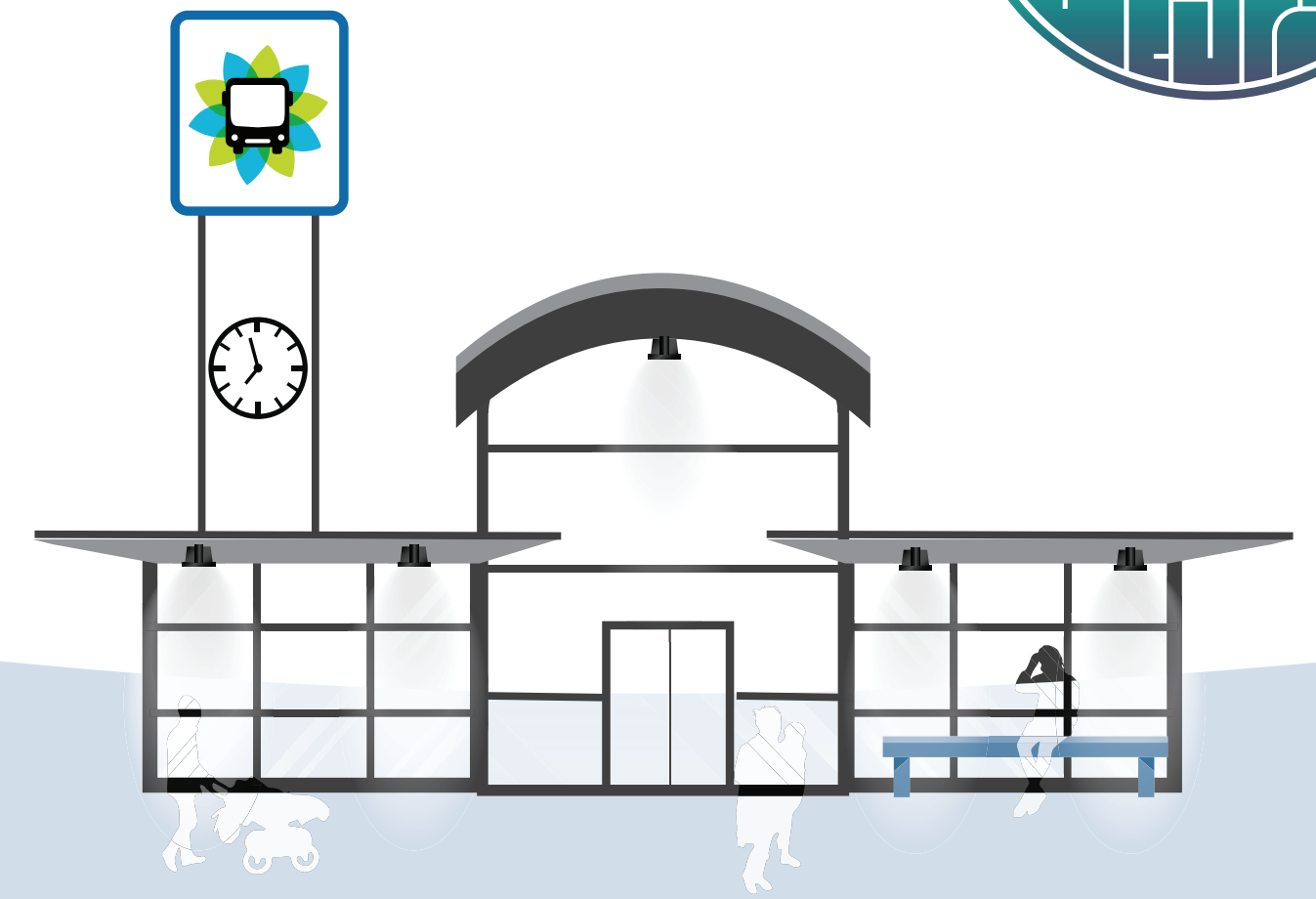


## What's the difference between a BUS STOP and a TRANSIT HUB?



### A bus stop has:

- Bus route sign and basic information
- Shelter and seating at busier stops
- Limited amenities for riders
- Paved boarding area
- Bike parking



### A transit hub has:

- Distinctive branding and real-time information
- Large shelter or indoor area with seating
- Enhanced amenities (lighting, restrooms, wifi, vending)
- Space for multiple buses
- Vehicle and bike parking areas

## What's important for a new transit hub in West Maui?

*For a new transit hub to be successful, it must be:*

- ✓ Large enough to allow multiple buses to arrive at the same time
- ✓ Centrally located to places people want to go
- ✓ A comfortable, safe place for passengers to wait
- ✓ Easy to access for people walking, rolling, and biking

*An ideal site would also include:*

- ✓ Enhanced amenities like an information center, restrooms, shelter, wifi, and bike parking
- ✓ Parking for commuters
- ✓ Secure location for overnight bus storage
- ✓ Electric charging infrastructure for buses
- ✓ A signal at the nearest intersection



*Roam Transit Hub (Banff, Alberta) includes seating and shelter that features local architecture, wayfinding, real-time arrival information, and an in-lane stop for buses*



*CoastRTA Transfer Center (Myrtle Beach, SC) includes a customer service lobby, food vending, and operator lounge*



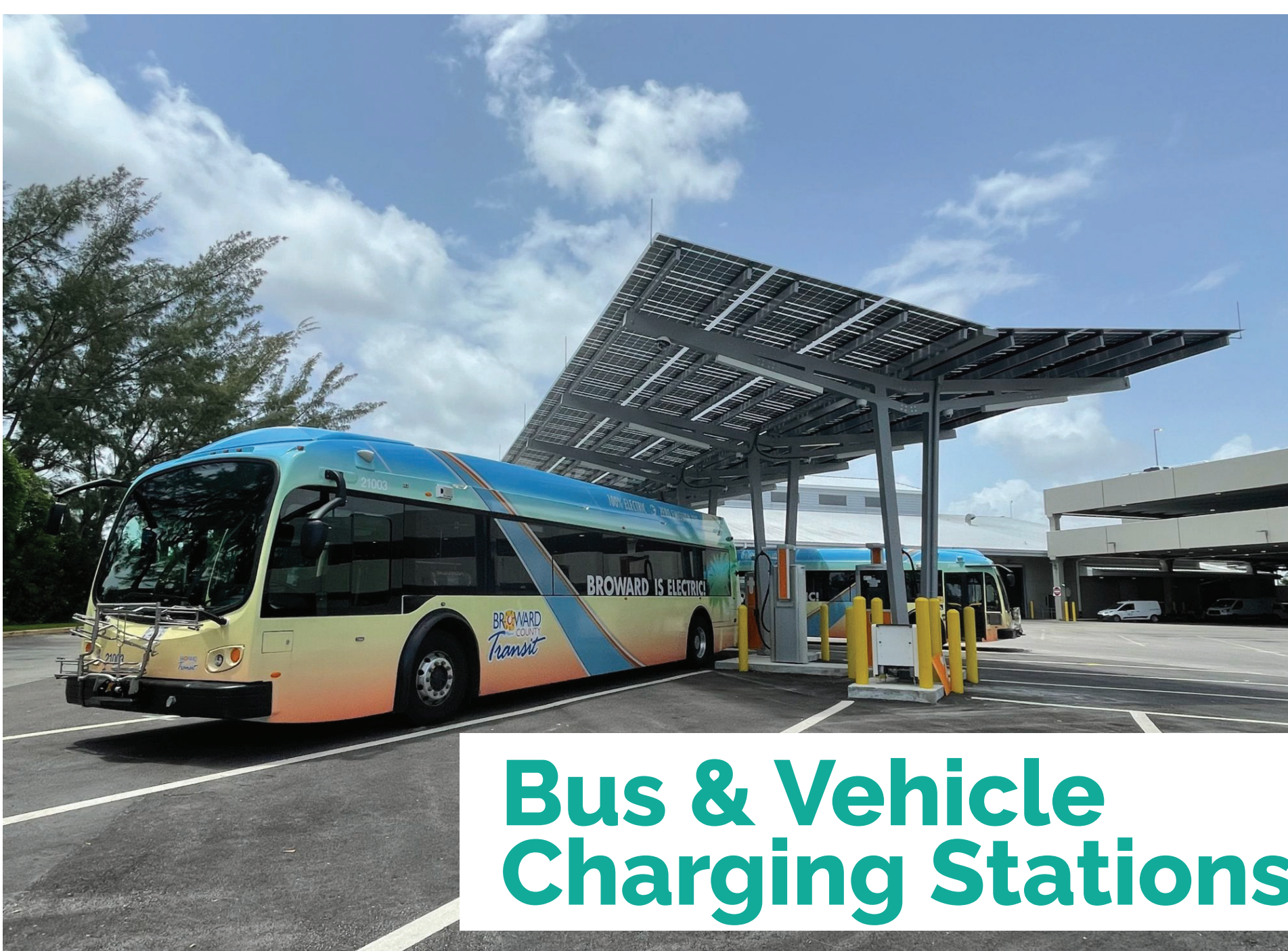
*Wave Transit Depot (Nantucket, MA) has off-street bus stops, visitor services and information center, and bike parking*



# A NEW WEST MAUI TRANSIT HUB



What features do you think are most important for a new transit hub in West Maui? Put a ball in the bucket of your top 3 choices.





# IMPROVING KEAWE ST

The intersection of Keawe Street and Honoapi'ilani Highway has a high number of crashes involving people walking and biking.

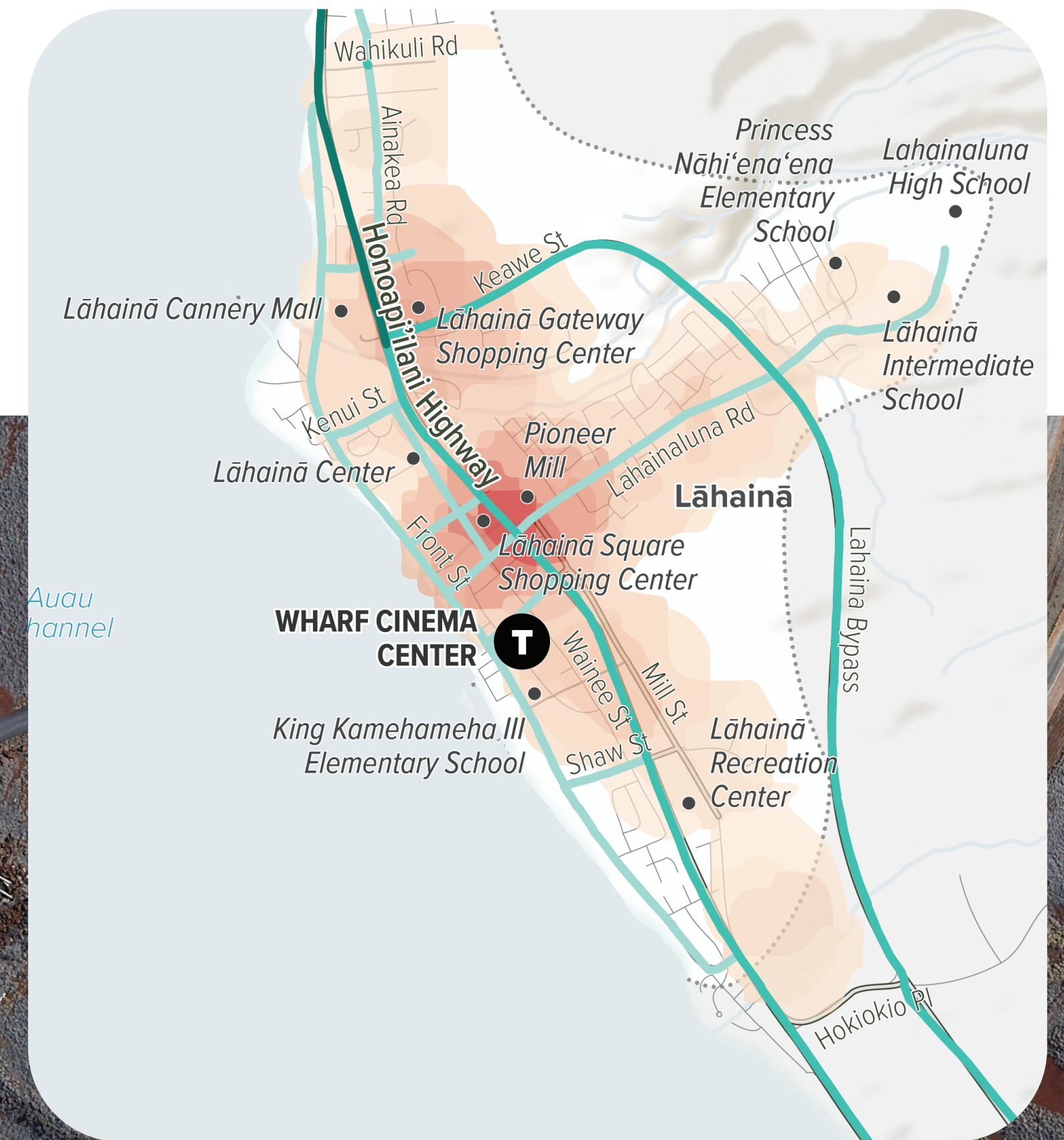


## LEGEND

Traffic Counts (annual average daily traffic)

- Less than 10,000
- Between 10,000 and 25,000
- Between 25,000 and 45,000

Bicycle / pedestrian crash density



The preferred alignment through this section is based on timing of planned projects and right-of-way availability.

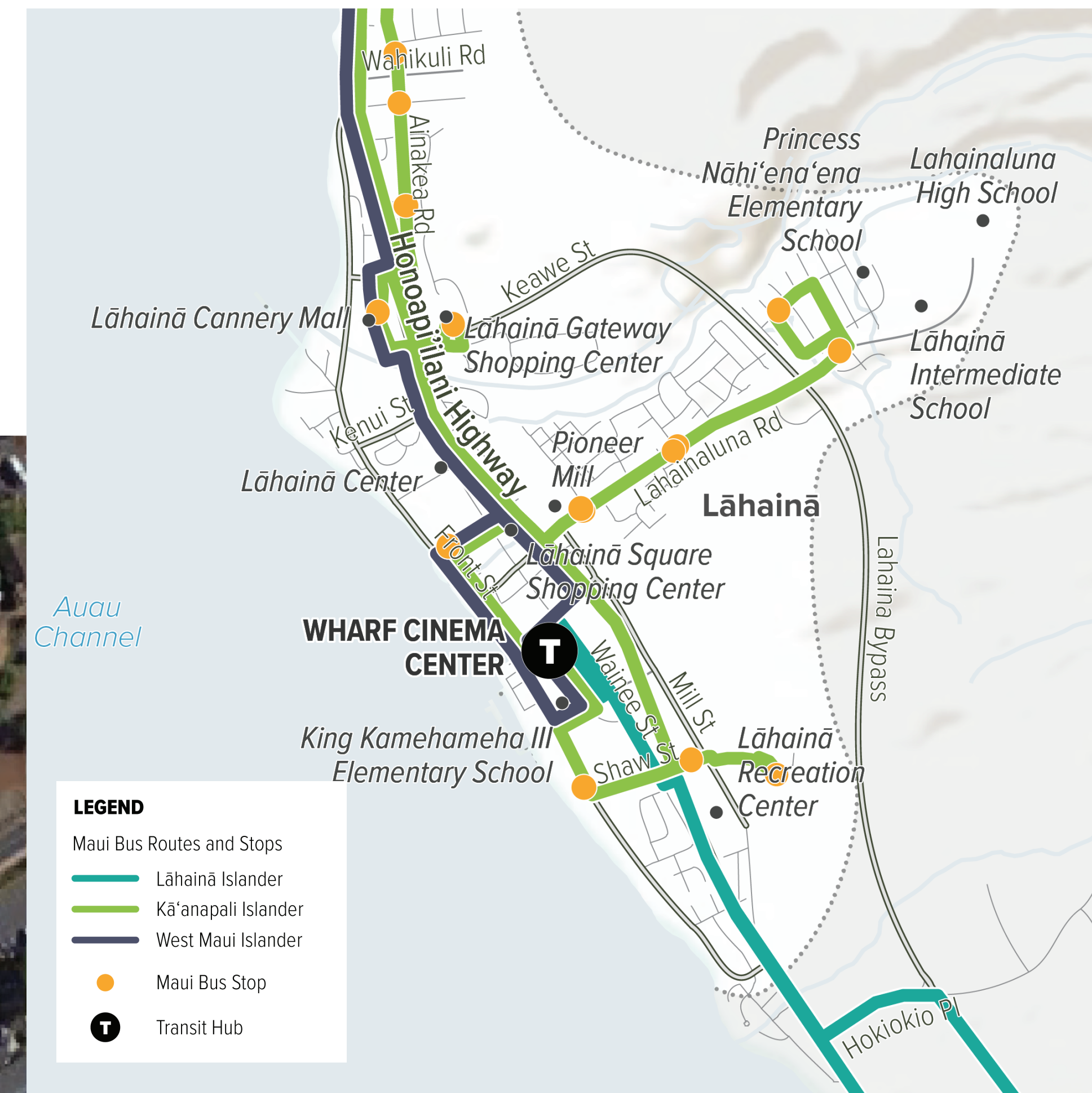
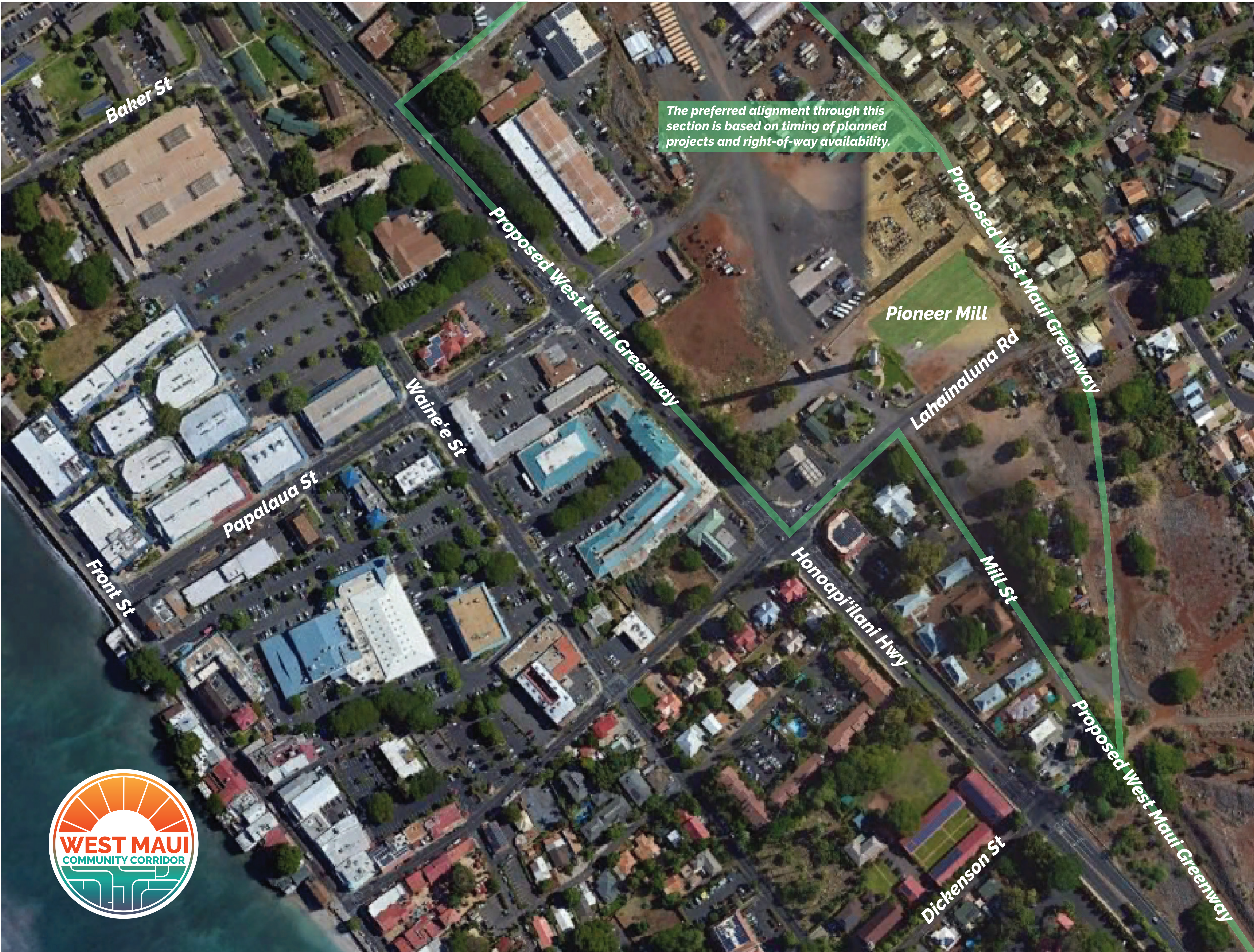
We've heard that people don't feel safe walking or biking around, along, and across Keawe Street and Honoapi'ilani Highway. We want to learn more about your experiences and what you think could help. On the map, **put a pin at the places you feel unsafe** and think improvements are needed. **Write your concerns and suggestions on a sticky note** and wrap it around your pin.





# CONNECTING LĀHAINĀ TOWN

Lāhainā Town is full of important community destinations and a great deal of housing. Maui Bus connects people and places in the study area and across the island.



What are the connections you most want to make in Lāhainā Town?

- Use RED tape to show us where you'd like to take Maui Bus
- Use BLUE tape to show us a biking trip you want to make
- Use YELLOW tape to connect two places that you walk or roll
- Put a pin at the community destinations that make Lāhainā Town special.





# MAKING IT EASIER TO WALK, BIKE, & TAKE THE BUS



The 3 Ps—Programs, Projects, and Policies—are the tools that make it easier, safer, and more pleasant to walk, bike, and take the bus in the Community Corridor. Use sticky notes to share your ideas for programs, projects, and policies. Aren't sure which category is right? No problem ... we'll solve it together!

## Programs

*Events, campaigns, information, and education*



## Projects

*Changes to how the street looks and operates*



## Policies

*Rules and regulations that shape how we live, work, learn, and grow*



Walk to school day

Local walking and biking maps

Free bus passes

New bus stops

Installing bike racks

Adding a crosswalk with a flashing beacon (RRFB) to make it easier to cross a busy road

New schools must be located where there are sidewalks and safe crossings or build them

New developments include a mix of places to live, work, and shop

Require major employers to provide a shuttle from other parts of the island to reduce traffic

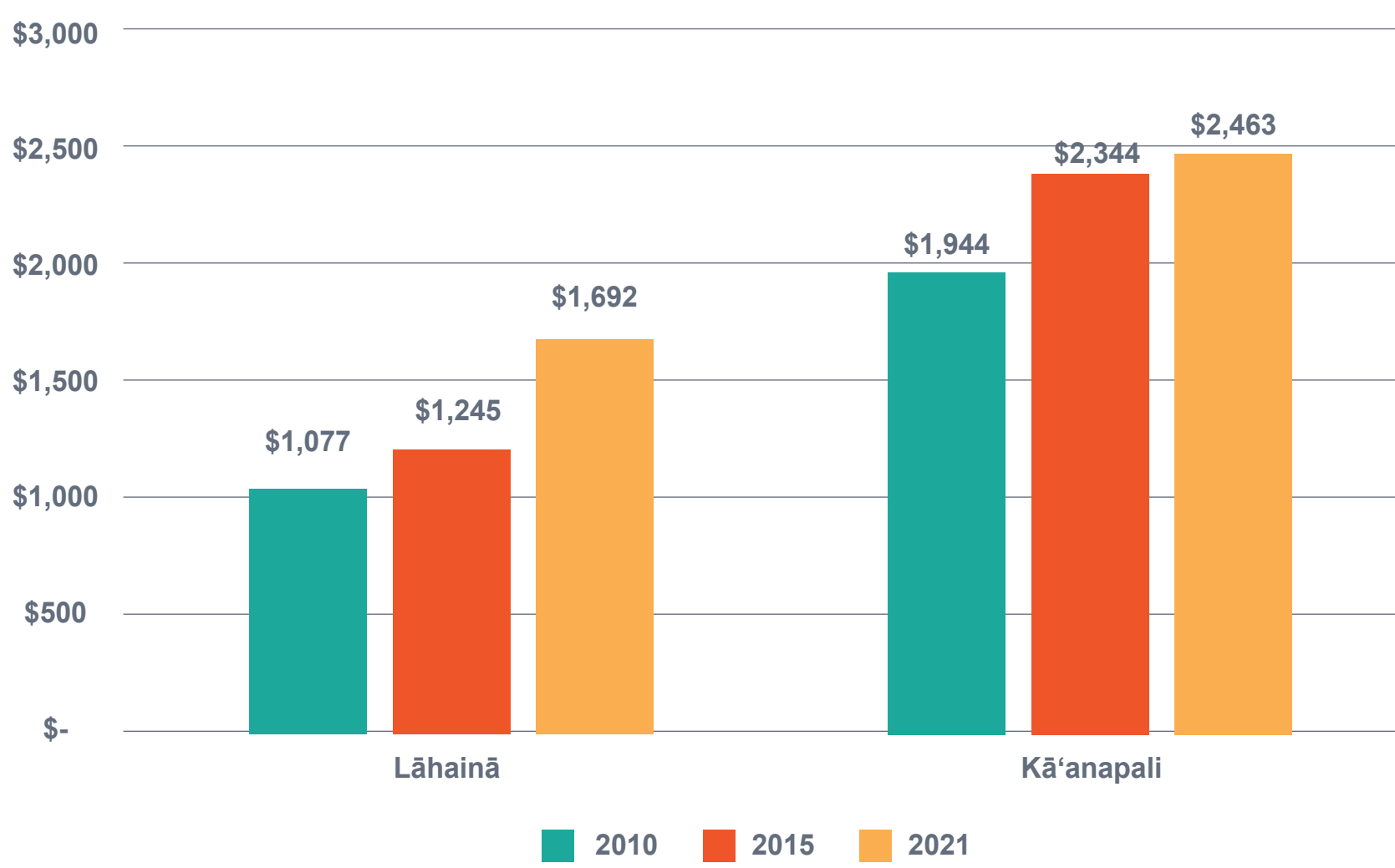


# HOUSING & LAND USE IN WEST MAUI



## Key Findings: Housing Rent and Demand

### Median Rents



Since 2010, **median rents increased** by 57% in Lāhainā and 27% in Kā'anapali. Today, 40% of Lāhainā renters and 45% of Kā'anapali renters are **rent burdened**, spending more than 30% of their gross household income on housing costs.

To meet projected growth and **demand for housing**, the West Maui Community Corridor needs 173 new housing units per year by 2025 (864 total). Based on **preferences of West Maui** buyers and renters, this could be a mix of multifamily and single-family units.

### Preference for Housing in West Maui (Buyers)

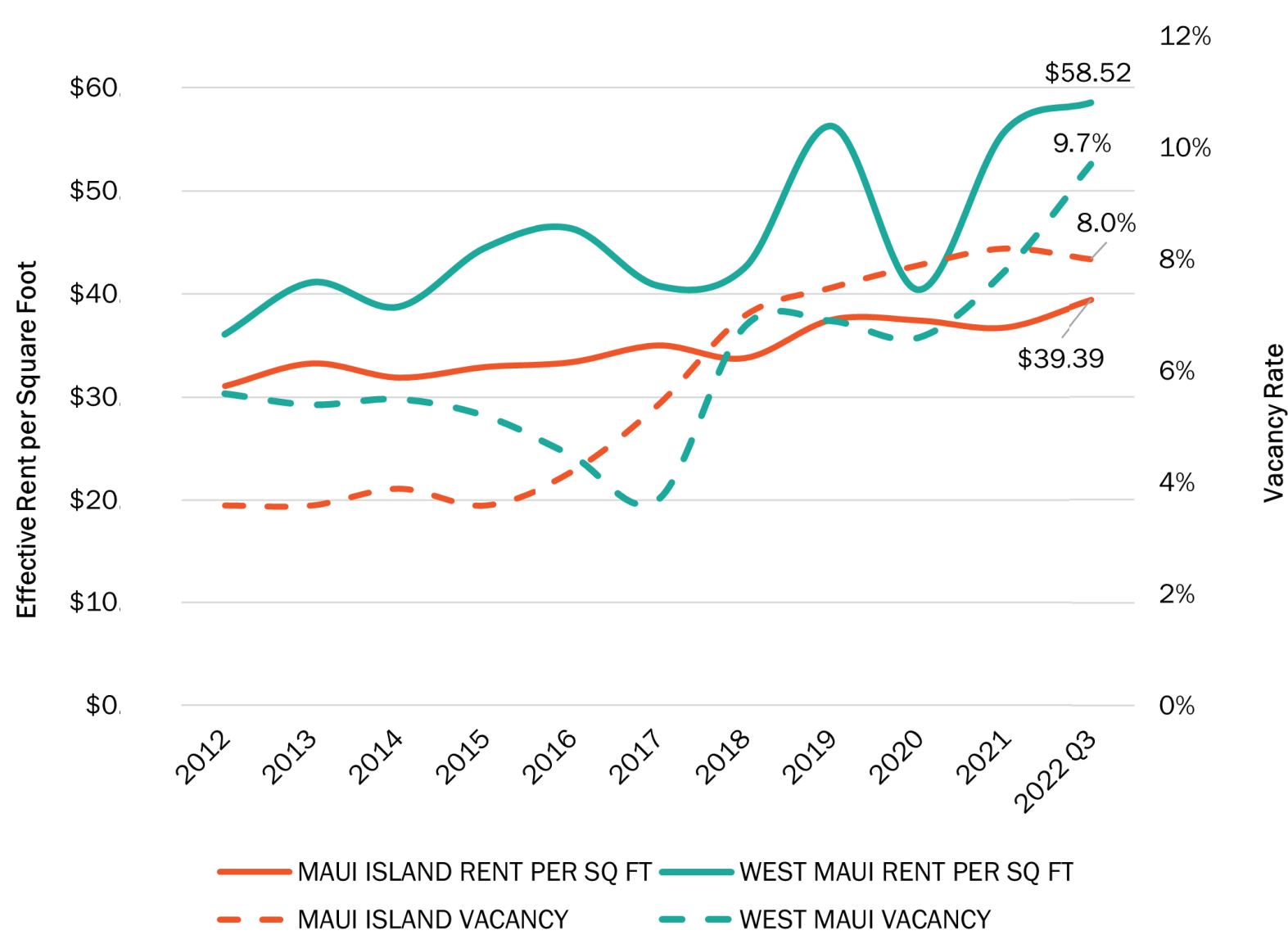


### Preference for Housing in West Maui (Renters)

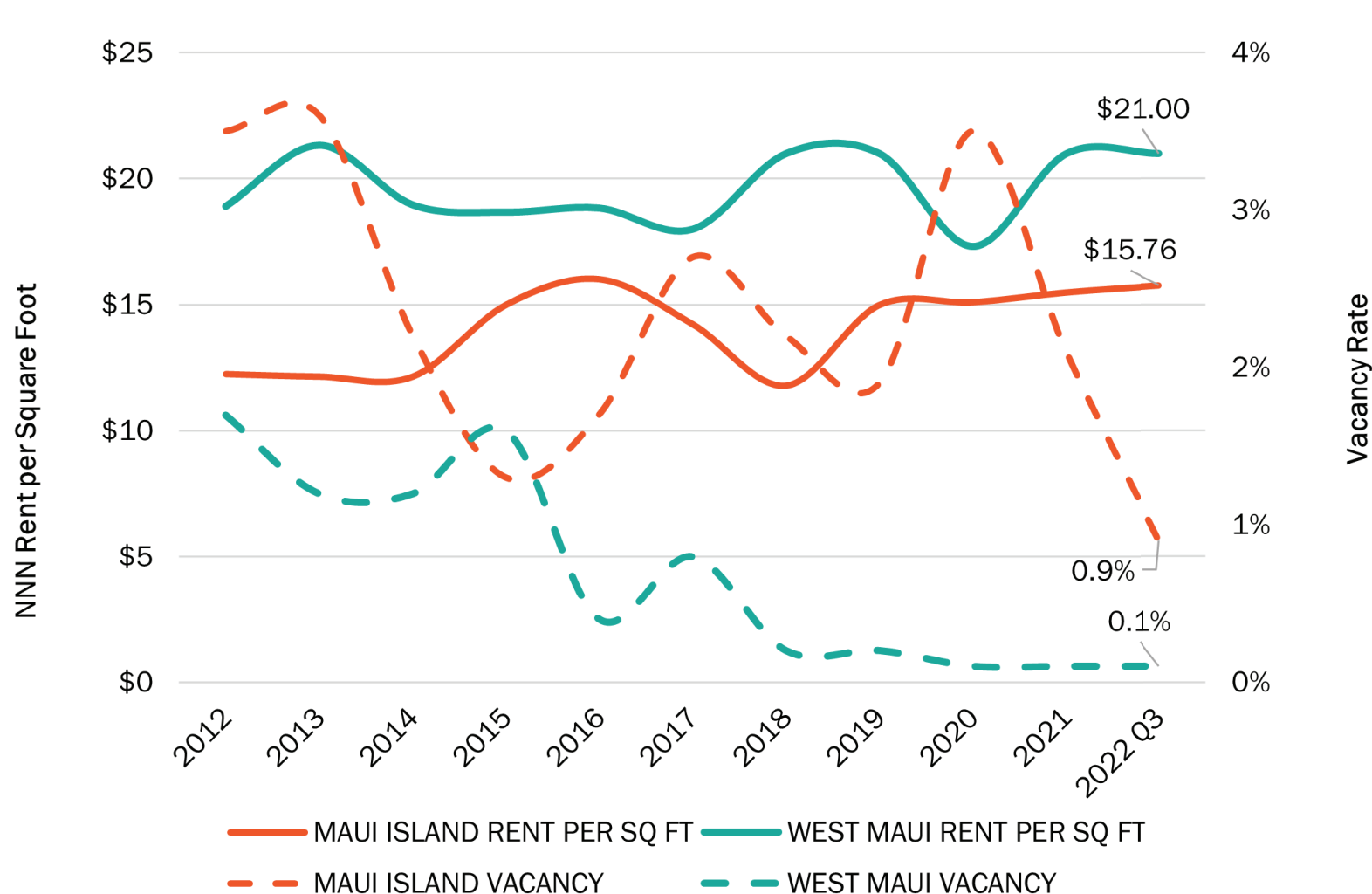


## Key Findings: Space Needs

**Retail rents** have fluctuated and vacancy is trending up, suggesting there's a decrease in demand for retail space in the West Maui study area.



**Industrial and flex space rents** are higher in West Maui than the rest of the island and vacancy is very low. More flex spaces would respond to strong demand to serve start-up and maker businesses, as well as cost-sensitive businesses.



## Key Findings: Employment

West Maui is a major employment center, with many of the jobs split between Kā'anapali and Lāhainā.

**14,000**

people work along the corridor



**52%**

of jobs are low-wage (less than \$40,000 per year)



**51%**

of commuters travel less than 10 miles to their job

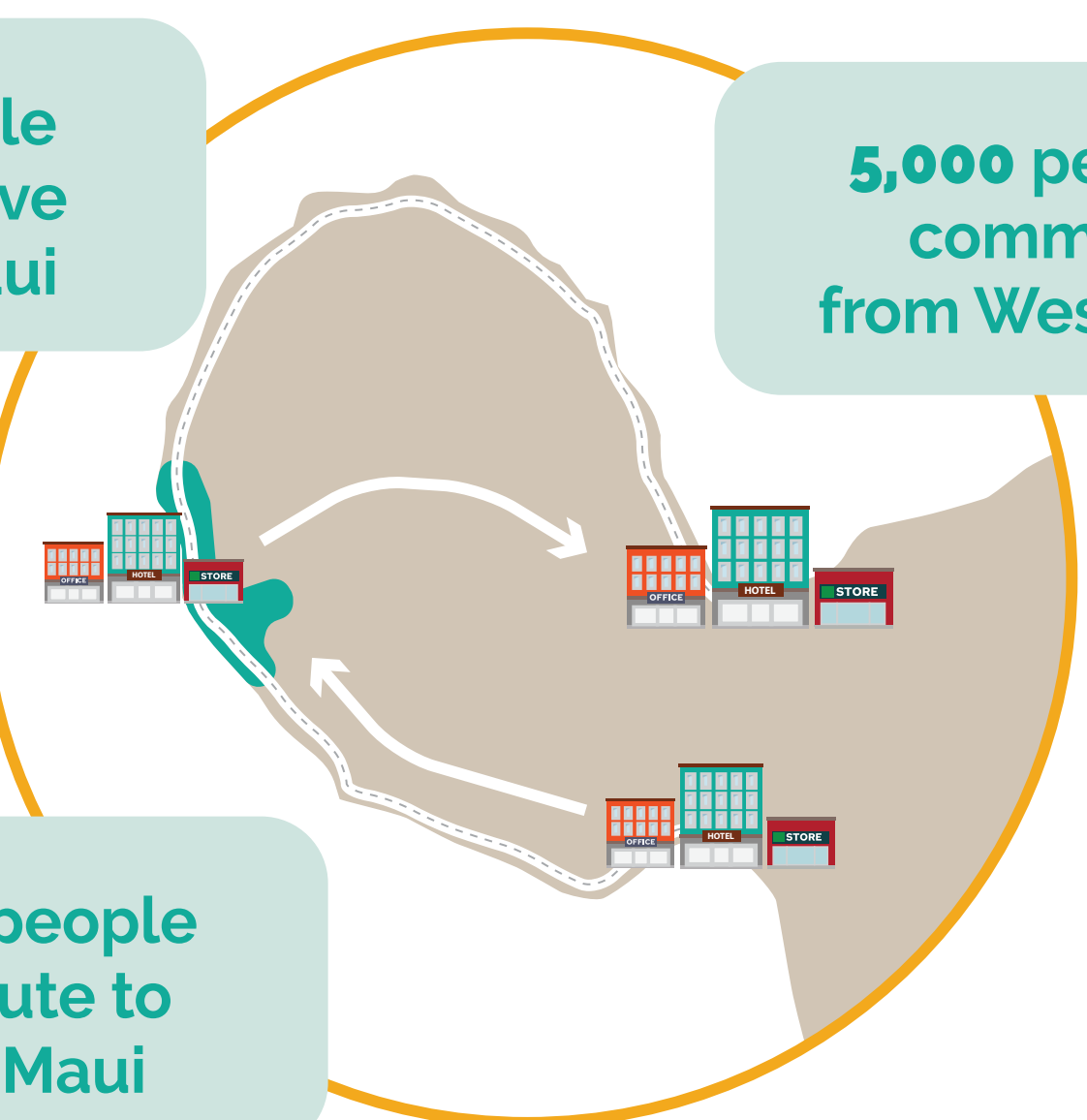


About 10,000 people commute to the Community Corridor from other parts of Maui.

**5,000** people work and live in West Maui

**5,000** people commute from West Maui

**10,000** people commute to West Maui



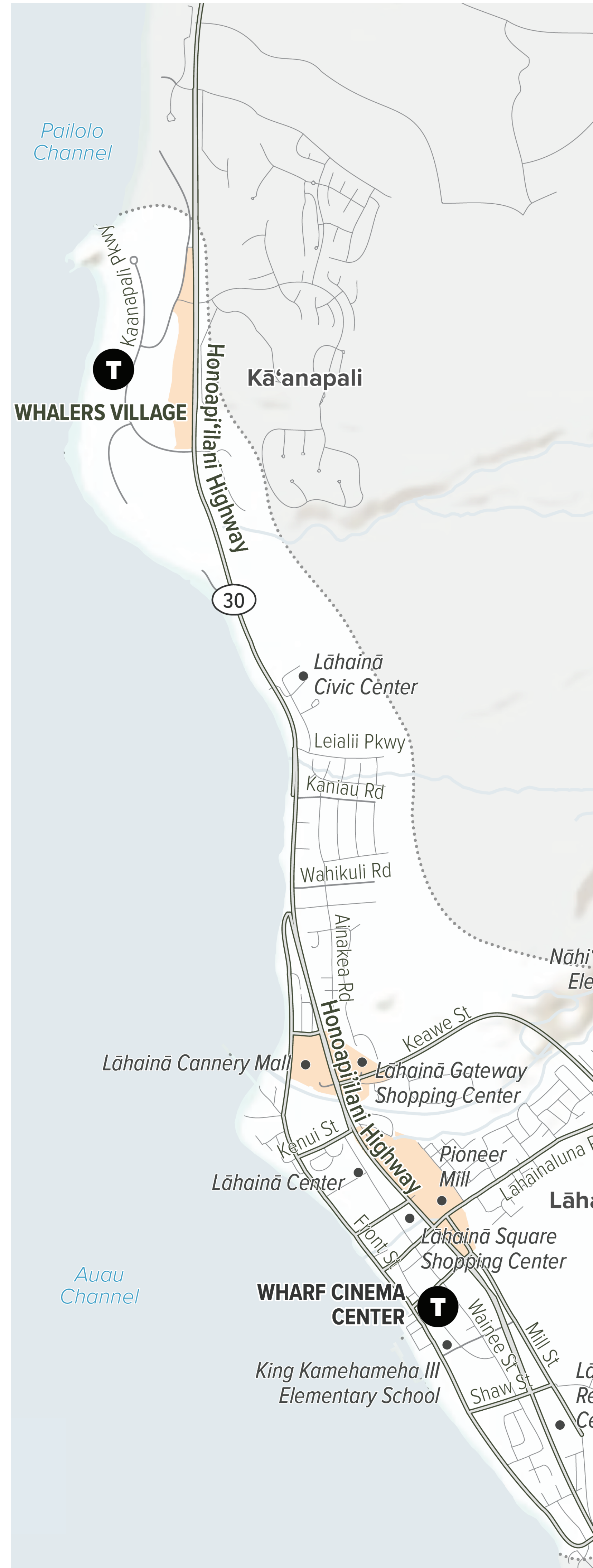


# SHAPING A TOC

## A Transit-Oriented Community (TOC) includes:

- A mix of higher-density commercial, employment, light industrial, and residential uses
- Medium- to high-density housing, like duplexes, cottage clusters, townhouses, and multifamily buildings
- Most services residents need within an easy walk or a short bus ride

Different housing types offer important benefits for the West Maui community, but there are tradeoffs. The photos below help to explain how the number of units and style of housing can impact travel behavior, access to goods and services, affordability, and neighborhood character.



The peach areas in the map above were designated as TOC sites in the West Maui Community Plan. Through the Community Corridor project, we are exploring what residents hope to see on these sites in the future.

Think 30 years ahead. What type of housing should each TOC have? Are there new businesses or community spaces? What about places to eat, shop, or play?

**Use sticky notes to share your ideas on the aerial photos for each TOC.**