

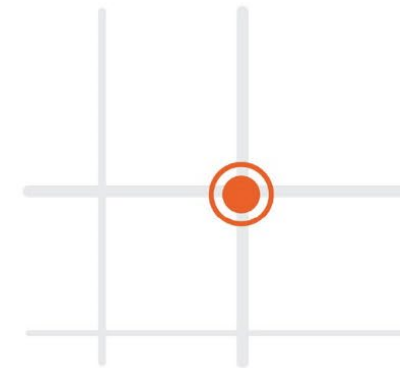


Project Overview & Current Conditions

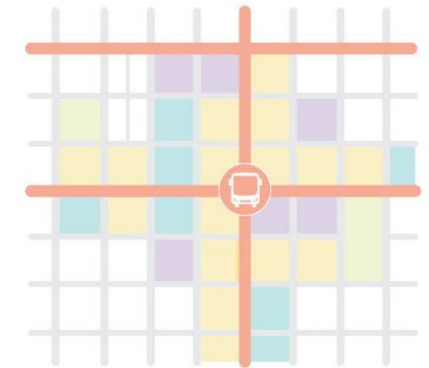
TRANSIT-ORIENTED DEVELOPMENT FOR MAUI

- Connected, walkable communities, organized around transit
- Focused on mixed land uses, with affordable and workforce housing
- Mode of transit is less important than quality of service and experience
- **TOD on Maui will look different than TOD elsewhere**

TOD TRANSIT-ORIENTED DEVELOPMENT



1 Identify Transit Oriented Development (TOD) site



2 Develop TOD plan



3 Develop transit and walkable street corridors



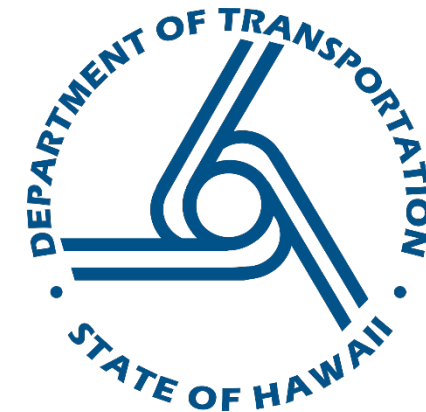
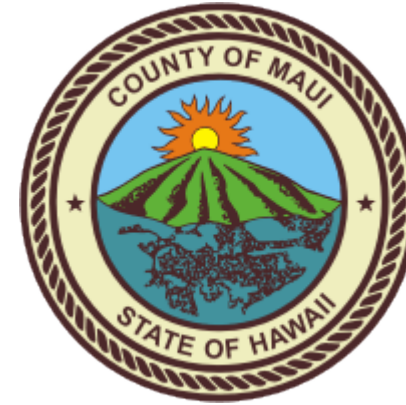
4 Make zoning changes to encourage TOD



5 Complete TOD district

AN INTERDISCIPLINARY TEAM

- Maui MPO
- Department of Planning
- Department of Transportation
- Department of Public Works
- Department of Housing & Human Concerns
- Department of Parks & Recreation
- Hawai'i Department of Transportation



COMMUNITY CORRIDOR TASKS & SCHEDULE

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

KEY OPPORTUNITIES

- Build on West Maui Community Plan and West Maui Greenway Master Plan
- Increase affordable and workforce housing
- Identify a new transit hub location
- Create walkable, accessible communities
- Support economic diversity
- Connect critical destinations
- Keep and make great places
- Reflect West Maui's history and future



WEST MAUI COMMUNITY PLAN

January 2022



COMMUNITY CORRIDOR STUDY AREA

Lāhainā to Kā'anapali

- Focused on Honoapi'ilani Highway and a half mile mauka makai
- Includes areas where people live, work, shop, go to school, and get community services
- Transit Oriented Community (TOC) land uses identified in West Maui Community Plan
- Vulnerable to sea level rise and erosion



STUDY AREA TOUR

Our goals were to...

- Consider what **community uses** exist and identify future needs
- Identify potential locations for a new **West Maui transit hub**
- Investigate **housing, transportation, and utility** infrastructure
- Experience the corridor first-hand to understand **challenges, opportunities, and focus areas**



STUDY AREA TOUR

What we saw...

- Use throughout the day by visitors, residents, and workers
- Lack of pedestrian crossings, bicycle facilities, bus amenities, and shade
- Sites for future housing
- Potential transit hub locations at the Lāhāina Center Gateway, Pioneer Mill, Civic Center, and Aquatic Center



COMMUNITY CORRIDOR RESIDENTS AND JOBS

Total Population



Median Annual Income



Workers and Jobs

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



COMMUNITY CORRIDOR RESIDENTS AND JOBS

Workers by Industry in the Corridor



51%

Accommodations
and Food Service

↓13%



19%

Office-Based, Public
Administration, and
Education/Healthcare

↓19%



15%

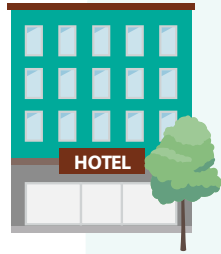
Retail Trade

↓9%

**Job Loss
Countywide**
2019 to 2022

Data source: ESRI Business Analyst, 2022

COMMUNITY CORRIDOR VISITORS



West Maui
Hotel Room Inventory

11,929



Average Monthly
Cruise Passengers

18,212

Average Monthly
Hotel Occupancy

77.5%
2019

70.7%
2022

Average Nightly
Hotel Room Rate

\$334.07
2019

\$541.08
2022

% of Visitors
Income > \$250,000

15.9%

Average Monthly
Vacation Rental Occupancy

79.0%
2019

73.2%
2022

Average Nightly
Vacation Rental Rate

\$276.88
2019

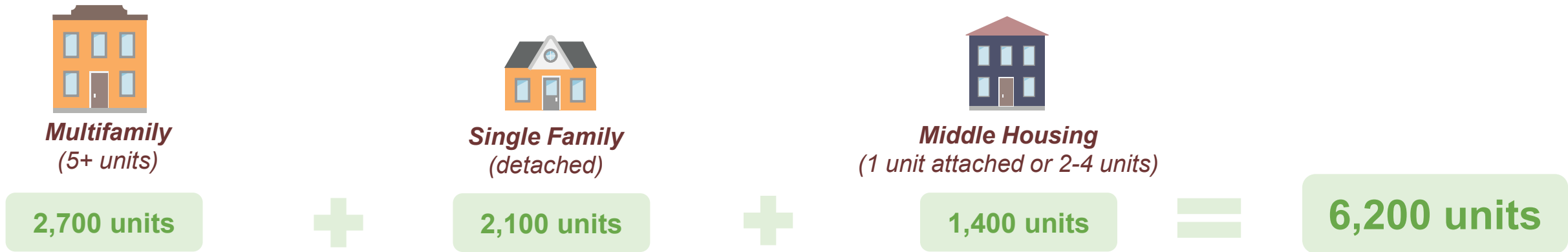
\$418.34
2022

Annual Visitors to
West Maui Museums

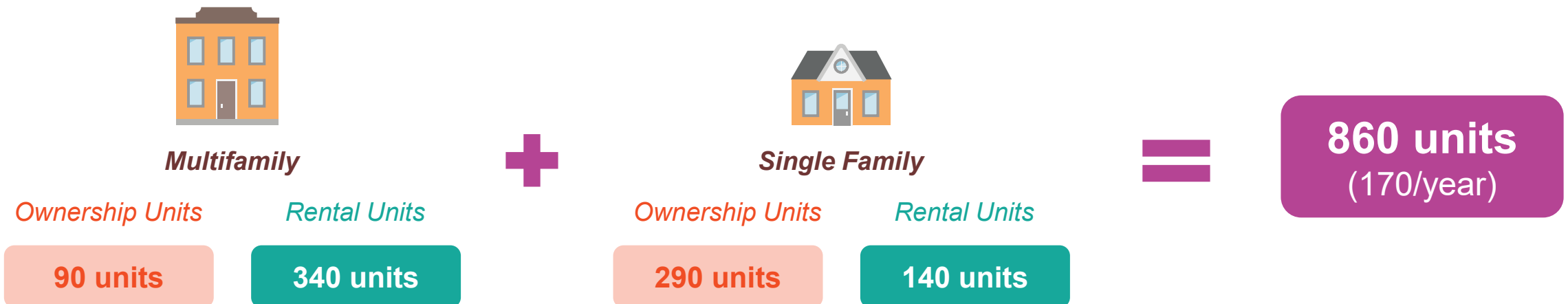
26,214

COMMUNITY CORRIDOR HOUSING NEED

Existing Study Area Housing Units

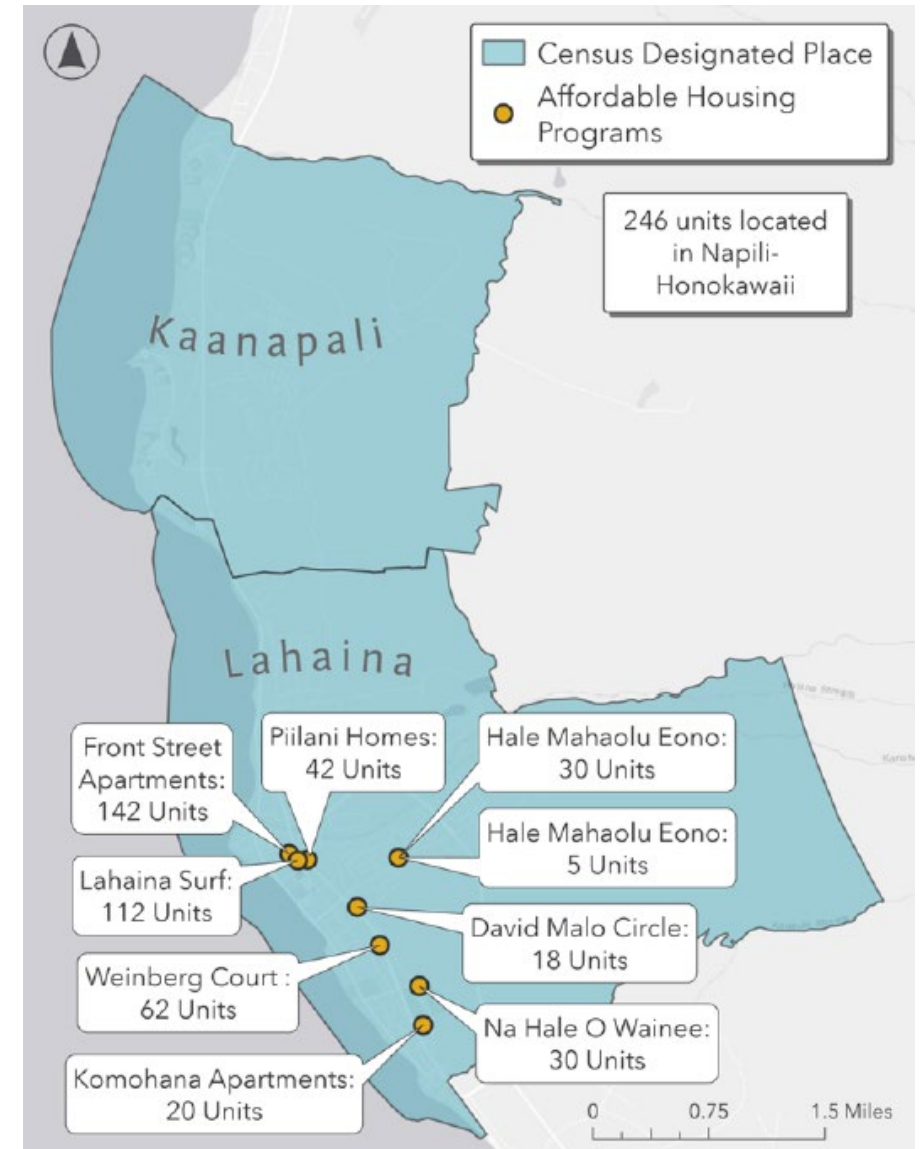


Estimated Demand for New Housing in Study Area by Preference (2020-2025)



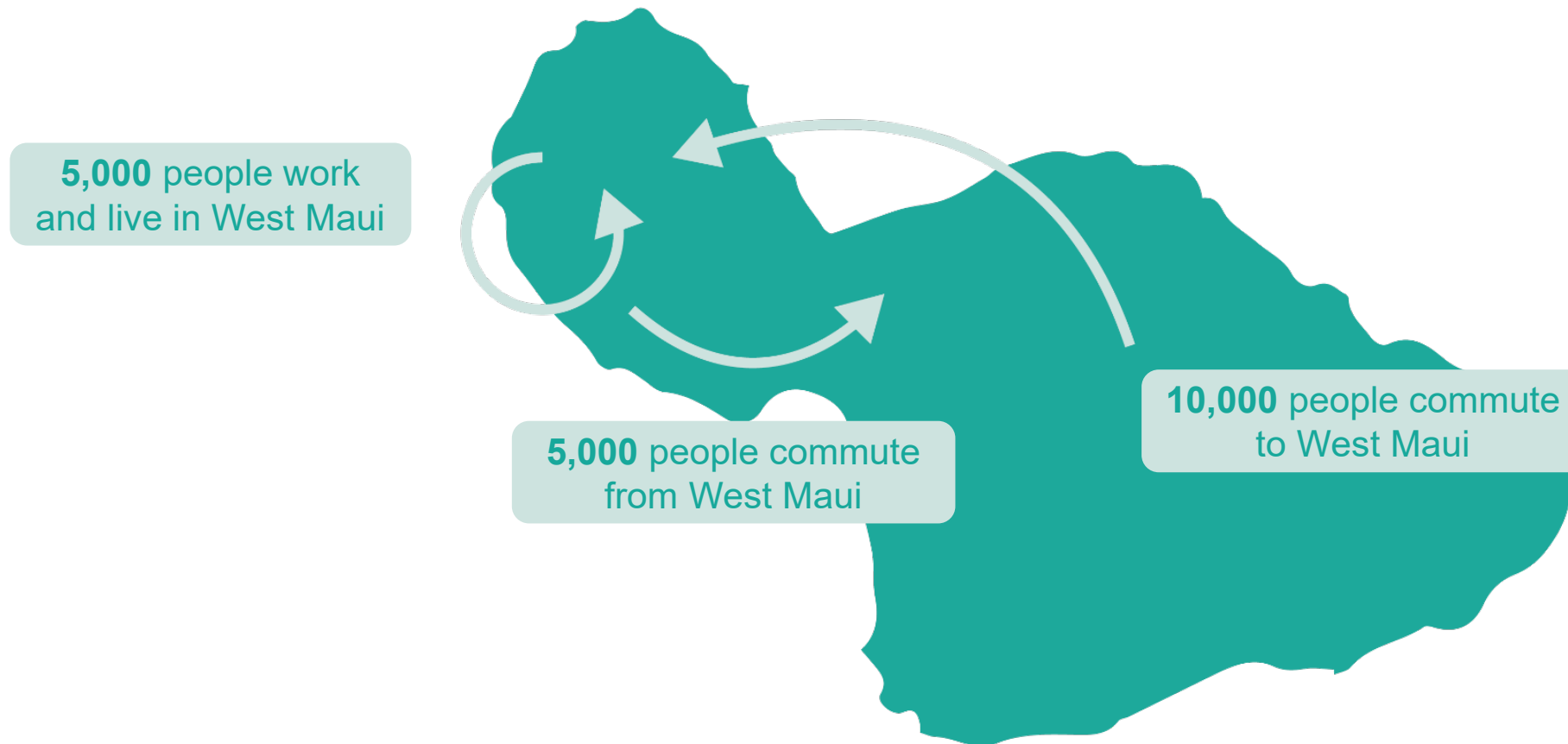
COMMUNITY CORRIDOR AFFORDABLE HOUSING

- The median family income on Maui was \$101,100 in 2022
- A family would need to earn over \$188,000 to afford the average condo in Lāhainā
- A family would need to earn more than \$450,000 to afford a single detached unit in Lāhainā



TRAVELING TO THE COMMUNITY CORRIDOR

About 10,000 people commute to the corridor from other parts of the island.



MOVING ALONG THE COMMUNITY CORRIDOR

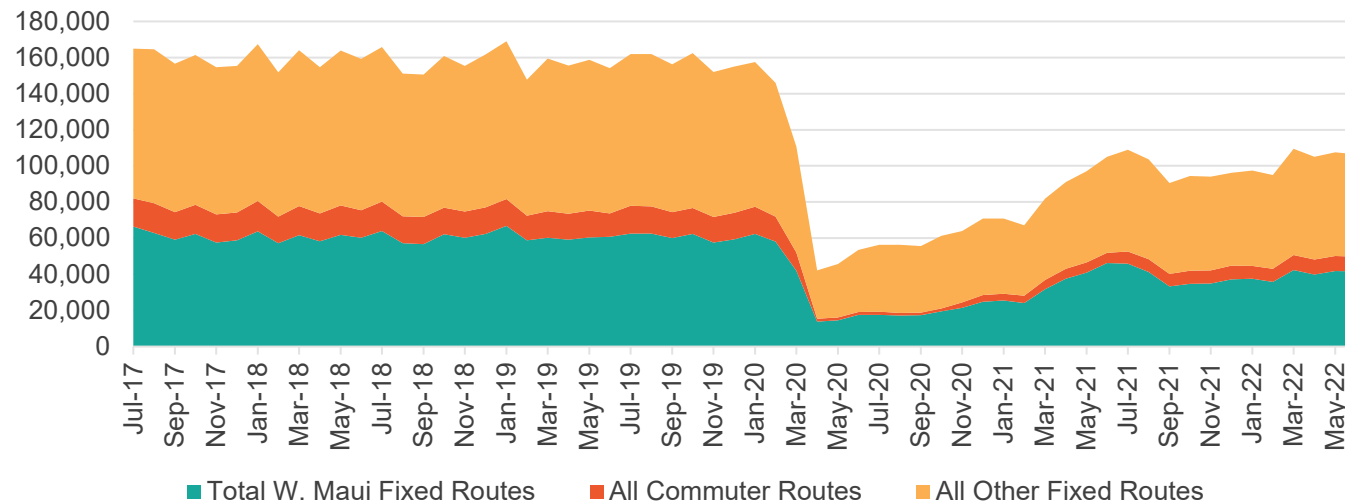
- Honoapiʻilani Highway through Lāhainā carries 24,000 vehicles per day on average
- Volumes increase to between 25,000-45,000 north of Keawe and Honoapiʻilani Highway
- There were 850 crashes (28 fatal) involving someone walking or biking between 2010-2017



MOVING ALONG THE COMMUNITY CORRIDOR

- West Maui Islander is the highest ridership route in the Maui Bus system
- Commuter bus service brings people from Upcountry, Central Maui, and Kihei
- Ridership is recovering since the beginning of the pandemic

Maui Bus Ridership (July 2017-June 2022)



What questions do you have about these findings and our initial work?

What additional information would be helpful background?