



RENDERING BY FERRARO CHOI AND ASSOCIATES



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— Welcome to —

THE NEXT BIG THING

WAILUKU CIVIC COMPLEX

MOVING FORWARD - PREPARING FOR CONSTRUCTION

The redevelopment of the Wailuku municipal parking lot will be worth the wait. The project has been in the visioning phase for nearly 20 years, with hundreds of folks supporting the Wailuku Redevelopment Plan's goal: "Redevelop with Municipal Parking Lot with opportunities for mixed use such that will create an activity generator."

When the municipal parking lot property was acquired in the 1960s, creating more parking to keep downtown Wailuku competitive with growing suburban commercial spaces in Kahului was the only priority. The municipal lot has served the neighborhood well for the existing level of

development. But for real redevelopment to occur, additional parking is still needed.

In reality, this is a complicated task for an aging downtown area. Once we embraced the big picture — and realized the project had to be much more than just parking — the pieces have started to fall into place in a way that will benefit Wailuku town and all of Maui for generations to come.

Mahalo to all those who attended the reWailuku events over the years! The Wailuku Civic Complex is the culmination of your vision and input.



View of the new County Building from Vineyard Street.



View of Plaza from covered terrace.



View of Pili Pedestrian Connection towards Church Street.



View of the Parking Structure and Pili Pedestrian Connection (toward Plaza) from Church Street.

BUILT FOR WAILUKU

The mixed-use Wailuku Civic Complex will serve a variety of functions. The ground floor is designed as a modern food hall. It will hold lunch counters and dining opportunities, as well as made-on and grown-on Maui product sales, with permanent stalls for farmers. The second floor will have much-needed county office space. And the mauka portion of the third floor is designed as a county public hearing room, with added seating capacity and high-tech conferencing capabilities to improve the community's access to the planning process.

Our planners heard residents' desire for additional gathering spaces for performances, classes, fundraisers, receptions and celebrations. The third-floor makai side will offer a fresh, beautiful community reception space, boasting a large, outdoor event deck with sweeping views of Kahului Bay and the central valley. This rentable facility has an attached commercial kitchen, designed with our local chefs and caterers in mind to encourage their ability to provide local families and organizations the chance to customize their event. The market and event spaces will transform the neighborhood from an office district to a bustling downtown area with a real nightlife.

PLAZA DESIGNS & NĀ WAI 'ĒHA

At the heart of the project is the plaza. It is the future gathering place for the community where outdoor performances and festivals will be held. It is also a place where friends, family, and coworkers can sit outside and enjoy lunch. Special events such as First Friday and farmers markets will extend up Pili Street from Market Street into the plaza and along the promenade, which can be closed to vehicle traffic. This will allow pedestrians to flow freely throughout the block. The plaza will be terraced and well-landscaped, providing a variety of casual and comfortable seating areas while remaining fully ADA-accessible.

Design elements inspired by Nā Wai 'Ēha, the four waters of Wailuku, include overhead string lighting which resembles water in its mist and airborne form, perforated screens around elevator towers and staircases recall falling water. The central plaza paving design resembles rippling and pooling water where people and energy will gather and resonate throughout Wailuku.

PARKING & CONNECTIVITY

The Wailuku Civic Complex parking structure will double the amount of parking to 428 stalls. And because all major auto manufacturers are creating electric vehicles, the structure will be equipped with 40 EV charging stations at the time of opening, with wiring to add another 40 spots once market demand is there.

Upgrades will extend far beyond the project site. Vineyard Street, from High to Market streets, will be totally rebuilt with storm drains, a new sewer line, buried power lines, street lamps and much-needed sidewalks. Church Street will get the same. Pedestrian linkages with universal design principles will allow people of all ages and abilities to easily and safely walk, bike or roll through the core of town.

I can see now that what was once just a parking structure project, which I was admittedly opposed to, is now something so much more comprehensive that will really be a catalyst for the neighborhood.

CAROL BALL, Maui Redevelopment Agency



COMMUNITY RETURN ON INVESTMENT

Big projects naturally carry big price tags. Taxpayers have a right to know how the Wailuku Civic Complex will benefit them and whether the project is worth the investment.

Common questions about the plan include: Are Wailuku residents the only ones to benefit? Is there a financial return on the investment? What are the hard numbers?

Thankfully, with the Wailuku Civic Hub, the benefits outweigh each expense. Planners and community members have spent decades making sure this project gets it right. That's why we're excited to share the return on your investment.

- **EVERYONE BENEFITS:** Wailuku town is and will continue to be the center of county and state government. It's home to the court system and most of Maui's attorneys. Also, the district houses dozens of independent and alternative health care providers. In short, Wailuku is Maui's downtown that people from around the island visit regularly. Residents near and far will benefit from upgrades to our island's central meeting place.
- **BIG RETURNS:** Creating 214 additional parking spaces in the downtown core encourages the development of more restaurants, housing, shops, hotels and the services that support

them. This will enhance local economy, bringing a big bang for the buck. Wailuku's revitalization and growth will bring more than \$150 million of private sector investment over the next 15 years, and \$700 million-plus over the life of the bond. In other words, the project not only pays for itself over time but will increase the property tax capture by nearly 400%.

- **HOUSING OPTIONS:** Sewer line and storm sewer upgrades make reinvestment possible for nearly 20 properties that now flood during heavy rains. Many of these owners want to build multifamily housing but have been discouraged because of area infrastructure problems. Once these housing projects are built, it will create more housing choices for Central Maui.
- **"CATALYTIC PROJECT":** Projects like the Civic Complex are often referred to as "catalytic projects" because they act as a catalyst for future investment. We believe the time is right for this investment, to reinforce Wailuku's role as the civic center of the island, to breathe life into the town and to create a center for the next generation of Maui's residents.

With the Wailuku Civic Complex, residents will reap benefits for years to come, making the community return on the investment one that's worthwhile.

SPECIAL MAHALO

We'd like to take a moment to offer a special thanks to the Project Advisory Committee that collectively shared hundreds of hours, valuable expertise and critical perspectives to help shape this project into something all of Maui can appreciate.

Alexis Dascoulias, Iao Theater & Maui OnStage
Bill Mitchell, Hawaii Land Design former MRA Chair
Don Fujimoto, A&B Properties former MRA Chair
Frank DeRego, MEDB and MRA member
Gwen Hiraga, Munekiyo Hiraga and MRA member
Kristin Holmes, Holmes Family Holdings
Kurt Watanabe, Public Works Department
Lawrence Kauha`aha`a, Ho`omaika`i Services

Peter Neiss, Maui Architectural Group
Saedene Ota, Sae Design & Maui Thing
Scott Teruya, Finance Department

A big mahalo to Project Advisor, David Yamashita of the Maui County Parks and Recreation Department.

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QUESTIONS or INQUIRIES?

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