

Suggested Policies and Actions
Safe, Healthy, Livable Communities for All

Policies

1. Provide parks and recreation facilities as part of a community's basic infrastructure because they offer services that are essential to the quality of life and health of residents and visitors.
2. Provide a balanced distribution of parks throughout existing and new West Maui communities to provide equitable opportunities and access to parks.
3. Support the development of trails and greenways in West Maui as part of a larger integrated recreation and transportation network and maintain public ma uka to ma kai access along the tops of gulches as identified in Map ## and listed here: (list names of gulches). (CPAC marked for revisit with Growth Framework Maps.)
4. Use Low Impact Development (LID) principles and techniques when designing, building, renovating and maintaining parks and recreation facilities.
5. Include native trees that are appropriate for the microclimate in parks, along streets, trails and greenways, and throughout the community to provide shade, beauty and reduce sediment runoff.
6. Provide parks within a five to 10 minute walk of new residential neighborhoods to meet recreational needs and to promote a well distributed network of parks and recreation facilities.
7. Promote the acquisition and development of parks that are consistent with DPR guidelines (Park Classification Matrix), capable of meeting a variety of recreational needs, designed to meet Crime Prevention Through Environmental Design (CPTED) guidelines, promote health, and are fully accessible to visitors of all abilities. The acquisition and development of new parks should include funding for DPR maintenance and operational responsibilities
8. During Subdivision Application Review, refer to the West Maui Trails Map and consult with DLNR Na Ala Hele to ensure that existing government trails are preserved through the subdivision process.
9. Encourage and increase active transportation options throughout West Maui to promote public health and reduce auto use and carbon emissions.
10. Support the development of pedestrian-oriented complete communities that meet residents' needs for daily living by providing a mix of land uses, housing close to jobs, services, schools and recreation, and convenient and safe mobility options including walking, biking and transit options.
11. Require affordable housing projects, including projects using the State 201H or County 2.97 process, to be near jobs, schools, transit and services, and include sidewalks, parks, bus stops and other infrastructure and pedestrian-oriented design elements that create walkable and livable communities for all.

12. Support missing middle housing types (multi-unit or clustered housing types compatible in scale with single-family homes such as 'ohana, duplex, tri-plex, four-plex, courtyard apartments, bungalow court, and live/work units) and simple style single-family homes to meet the growing demand for a diversity of housing options and affordability.
13. Prioritize projects that provide housing for resident households earning 100 percent area median income (AMI) and below, and support projects that provide housing for resident households earning between 100 and 140 percent AMI, according to the need identified by the Department of Housing and Human Concerns, and that are consistent with other Community Plan policies.
14. Prioritize infrastructure for 100 percent affordable housing developments for resident households earning 100 percent AMI and below that are supported by the community and the Community Plan map and policies.
15. Support infill development and redevelopment near town centers, transit stops and transportation corridors. Support redevelopment that replaces less desirable commercial developments with walkable mixed use community centers and a variety of housing types. (CPAC marked for revisit with Growth Framework Maps.)
16. Increase the inventory of long-term housing units, whether owner-occupied or long-term rental, and whether single-family or multi-family, by phasing-out and converting existing vacation rentals to long-term occupancy.
17. Support the development of homes by the Department of Hawaiian Homelands as a priority in West Maui.
18. Promote the use of sustainable green building and development practices, such as the Leadership in Energy and Environmental Design (LEED) standard.
19. Encourage the provision of public restrooms in major parks and public spaces and explore implementing composting toilets.
20. Promote the placement of utilities underground in new areas of development and in existing areas, where possible.
21. Support public and private efforts to inventory, evaluate and expand public shoreline access. Require shoreline access to currently privatized shoreline areas by gates and walls, such as Alaeloa, Napili and Puamana.
22. Require that the County of Maui actively support an inventory of affordable homes and rentals that are bought and sold among Maui's workforce.

Actions (Lead County Agency)

1. Prepare an acquisition strategy for parks and recreational facilities in West Maui. (DPR)
2. Work with other public agencies to develop a coordinated strategy to address sea level rise at beach parks in West Maui. (DPR)

3. Work with other public agencies and the community to implement the Pali to Puamana Master Plan. (DPR)
4. Provide funds for planning, development and maintenance of the 50 acres of land identified as Park/Open Space on the Community Plan Map north of Pulelehua. (DPR)
5. Conduct a baseline study of West Maui's urban tree canopy and establish a goal for canopy cover increase and a strategy to achieve the goal. (Planning)
6. Work with DLNR to document and map existing government trails and identify missing links to improve connectivity and function with the ultimate goal of developing an active and usable network of public trails throughout West Maui. (Planning)
7. Implement zoning based on Community Plan Designations for growth areas identified as high priority for affordable housing by the Community Plan. (Planning) [\(CPAC marked for revisit with Growth Framework Maps.\)](#)
8. Propose legislation to amortize the short-term occupancy list and phase-out short-term rental use to make more housing units available for long-term occupancy. (Planning)
9. Propose revisions to the real property tax structure to incentivize long-term rental and owner-occupancy, and to discourage short-term rental. (Finance)
10. Amend the administrative rules of all applicable County boards and commissions to require that they hold meetings in West Maui throughout the entire decision-making process for issues or development in West Maui. (Planning)
11. Develop a homelessness strategic plan. (DHHC)