

PROJECT DISTRICT 12 (Ma`alaea Mauka) 260 acres

This residential project district is located mauka of Honoapi`ilani Highway from Ma`alaea Harbor to near the Kuihelani Highway intersection, and should provide a mix of single family and multi-family housing types for a range of consumer groups. Community amenities should include an open-space buffer along the highway, and a 15-acre community oriented park linked to the neighborhoods with a pedestrian/bicycle path. The number of residential units based on an average gross density of 4.4 units per acre is 1,150 units.

Recommended spatial allocations are:

Residential (single family and multi-family).....	218 acres
Community Center.....	5 acres
Park, open space, and buffer zones.....	27 acres
Collector roadways.....	10 acres

3. Urban Design Standards

a. **Building Form**

- 1) Establish a maximum of thirty-five (35) feet in building height for new commercial facilities.
- 2) Establish a maximum of forty-five (45) feet for multi-family development.
- 3) Limit resort development throughout the region to thirty-five (35) feet in building height for sites near the shoreline. Building height limits may gradually be increased up to seventy-five (75) feet for inland resort development provided that important *maukamakai* vistas are maintained, and impacts to coastal resources are minimized. Resort community planning and design shall integrate recreational amenities with adequate shoreline setback and public shoreline access provisions.

RECEIVED AT PGLU MEETING ON 10/16/19
(COMMITTEE CHAIR PALTLU)