

## PSLU Committee

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**From:** Coppin, Tom <Tom.Coppin@kimley-horn.com>  
**Sent:** Wednesday, June 16, 2021 10:01 AM  
**To:** PSLU Committee  
**Cc:** Paul Cheng; Preston Cheng  
**Subject:** RE: West Maui Community Plan (PSLU-1)  
**Attachments:** 02-Conceptual-Aerial\_20210601\_Aerial.pdf; 04-District\_20210601\_Overlay.pdf

Ms. Paltin,

Attached are two sheets from the Pulelehua site plan package including the site plan itself and the approximate land use areas as requested. Current copies of these documents are also included in our Phase II Project District application which is currently being processed by Maui County planning. Please let me know if you require any further information.

**Thomas G. Coppin, P.E. (TX, AZ, CA, HI, OR) | Vice President**

**Kimley-Horn** | 6160 Warren Parkway, Suite 210, Frisco, TX 75034

Direct: 972 731 3814 | Main: 972 335 3580 | Mobile: 916 792 1759 | [tom.coppin@kimley-horn.com](mailto:tom.coppin@kimley-horn.com)

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**From:** Paul Cheng <paul@usaiinvestments.com>  
**Sent:** Wednesday, June 16, 2021 2:43 PM  
**To:** Coppin, Tom <Tom.Coppin@kimley-horn.com>; Preston Cheng <prestonc@chenginvestments.com>  
**Subject:** Fwd: West Maui Community Plan (PSLU-1)

Tom

Please send land use plan to the folks requesting below. Thanks.

*Paul Cheng*

**NOTE NEW ADDRESS BELOW**

**USAI Investments**

**4950 Westgrove Drive, Suite 105**

**Dallas, Texas 75248**

Office: 214.731.9208

Fax: 214.731.9600

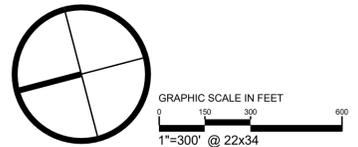
Cell. 214.415.8868

----- Forwarded message -----

**From:** PSLU Committee <[PSLU.Committee@mauicounty.us](mailto:PSLU.Committee@mauicounty.us)>  
**Date:** Wed, Jun 16, 2021 at 2:34 PM  
**Subject:** West Maui Community Plan (PSLU-1)  
**To:** [paul@usaiinvestments.com](mailto:paul@usaiinvestments.com) <[paul@usaiinvestments.com](mailto:paul@usaiinvestments.com)>  
**Cc:** PSLU Committee <[PSLU.Committee@mauicounty.us](mailto:PSLU.Committee@mauicounty.us)>

Please see attached letter requesting the latest map of the Pulelehua master plan indicating approximate land use areas.

Mahalo, PSLU Staff



- LEGEND**
- COMMERCIAL BUILDING
  - LIVE / WORK BUILDING
  - AFR (AFFORDABLE FOR RENT) BUILDING
  - MARKET RATE BUILDING
  - AFS (AFFORDABLE FOR SALE) BUILDING
  - SINGLE FAMILY
  - ESTATE EDGE SINGLE FAMILY
  - RECREATIONAL OPEN SPACE / DETENTION
  - POCKET PARK
  - MONUMENT SIGN
  - BUS STOP - NORTH BOUND
  - BUS STOP - SOUTH BOUND

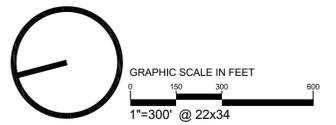
- Note:**
1. See Typical Pocket Park & Sections Exhibits Sheet for Cross-Sections A, B, & C.
  2. The placement of Affordable Rental Buildings (AFR) and Affordable For Sale (AFS) Buildings are subject to Maui County Project District Development approval and are subject to change.
  3. Specific buildings dedicated to rental of workforce affordable rental buildings may be changed by Owner before any sale to Maui County of the State of Hawaii as long as the total affordable units remain the same as approved by the SLUC and County Workforce Housing Agreement.

**CONCEPTUAL SITE PLAN**  
**Pulelehua**

WEST MAUI PROJECT DISTRICT 5

Mahinahina & Kahana, Lahaina  
 Island of Maui, Hawaii  
 June 1, 2021

**Maui Oceanview LP**  
 Kimley»Horn



**EDGE ESTATE DISTRICT**  
 • Estate House Lot

**WORKPLACE EDGE DISTRICT**  
 • Solar Farm  
 • Workshop / Loft Building Lot

**EDGE NEIGHBORHOOD DISTRICT**  
 • Single Family Lots

**CENTER NEIGHBORHOOD DISTRICT**  
 • Apartment House Lots  
 • Live / Work Units  
 • Retail

**GENERAL NEIGHBORHOOD DISTRICT**  
 • Apartment House Lots  
 • Single Family Lots

**CORE NEIGHBORHOOD DISTRICT**  
 • Main Street Building Lots  
 • Retail  
 • Live / Work Units

**CENTER NEIGHBORHOOD DISTRICT**  
 • Live / Work Units

**GENERAL NEIGHBORHOOD DISTRICT**  
 • Apartment House Lots

**GENERAL NEIGHBORHOOD DISTRICT**  
 • Civic Building Lots  
 • Wastewater Lift Station

**CENTER NEIGHBORHOOD DISTRICT**  
 • Main Street Building Lots  
 • Retail

**GENERAL NEIGHBORHOOD DISTRICT**  
 • Apartment House Lots

**EDGE NEIGHBORHOOD DISTRICT**  
 • Single Family Lots

**District Areas**

Core Neighborhood District	Acreeage	Residential Units
<b>CORE-1</b>	7	20
<b>Total</b>	7	20

Center Neighborhood District		
<b>CNTR-1</b>	10	0
<b>CNTR-2</b>	6	50
<b>CNTR-3</b>	4	0
<b>Total</b>	20	50

General Neighborhood District		
<b>GNRL-1</b>	28	267
<b>GNRL-2</b>	24	280
<b>GNRL-3</b>	13	0
<b>GNRL-4</b>	8	100
<b>GNRL-5</b>	10	110
<b>Total</b>	83	757

Edge Neighborhood District		
<b>E-1</b>	34	58
<b>E-2</b>	14	14
<b>Total</b>	48	72

Estate Edge District		
<b>EE-1</b>	23	1
<b>Total</b>	23	1

Workplace Edge District		
<b>WE-1</b>	5	0
<b>Total</b>	5	0

Parks, Open Spaces & Buffers		
<b>OS-1</b>	32	0
<b>OS-2</b>	20	0
<b>OS-3</b>	1	0
<b>OS-4</b>	59	0
<b>OS-5</b>	12	0
<b>Total</b>	124	0

Note:  
 1. See Typical Pocket Park & Sections Exhibits Sheet for Cross-Sections A, B, & C.  
 2. The placement of Affordable Rental Buildings (AFR) and Affordable For Sale (AFS) Buildings are subject to Maui County Project District Development approval and are subject to change.  
 3. Specific buildings dedicated to rental of workforce affordable rental buildings may be changed by Owner before any sale to Maui County of the State of Hawaii as long as the total affordable units remain the same as approved by the SLUC and County Workforce Housing Agreement.

**DISTRICT LAND USE ALLOCATION MAP**  
**Pulelehua**  
 WEST MAUI PROJECT DISTRICT 5  
 Mahinahina & Kahana, Lahaina  
 Island of Maui, Hawaii  
 June 1, 2021

