

SUBJECT PROPERTY

EMMANUEAL LUTHERAN CHURCH OF MAUI PROPERTY

**LOT A-1
12.50 ACS.**

**LOT A-2
12.763 ACS.**

**NEW VALLEY ISLE
FELLOWSHIP CHURCH**

**201-H AFFORDABLE
HOUSING PROJECT: 70-Units
(*UNDER CONSTRUCTION)**

**KEHALANI
BUSINESS/
COMMERCIAL**

**MAUI LANI VILLAGE
BUSINESS/COMMERCIAL**

EXISTING SINGLE-FAMILY
RESIDENTIAL HOUSING

EXISTING SINGLE-FAMILY
&
MULTI-FAMILY
HOUSING

← MA'ALAEA

→ WAILUKU

HONOAPI'ILANI HIGHWAY

KOKOLOIO ST

KUIKAHI DR.

WAIALE ROAD

MAUI LANI PARKWAY

WAIALE ROAD

← WAIKO RD.

EXISTING
MULTI-FAMILY
HOUSING

PROJECT LOCATION MAP

PROPOSED 201-H AFFORDABLE HOUSING PROJECT
WAIKAPU DEVELOPMENT VENTURE, LLC
 WAIKAPU, MAUI, HAWAII
 TAX MAP KEY: (2) 3-5-002: 11 (Portion)



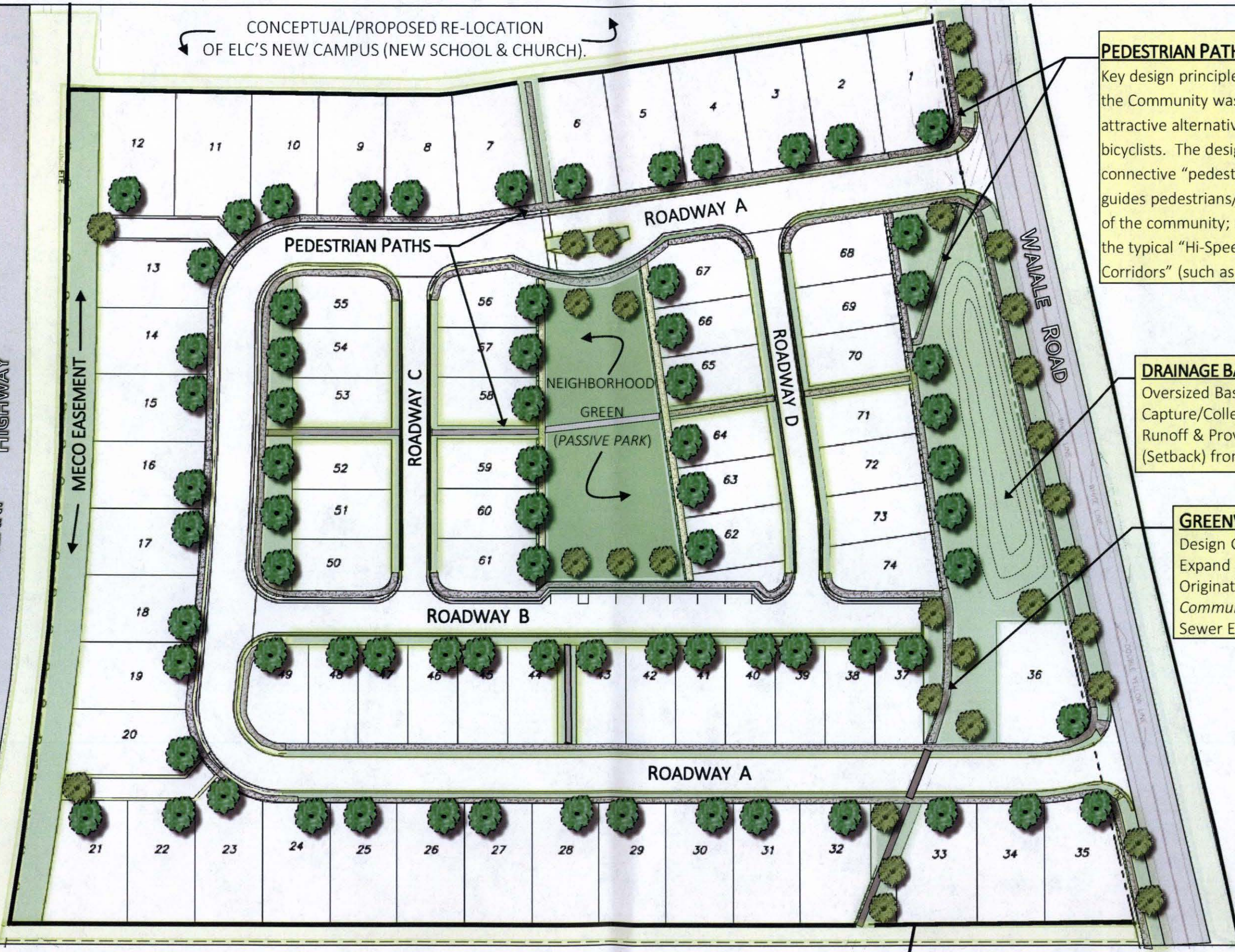
RECEIVED AT Lu MEETING ON 8/22/18
 Bill Frampton
 SOURCE: GOOGLE EARTH

CONCEPTUAL LANDSCAPE PLAN
 PROPOSED 201-H AFFORDABLE HOUSING PROJECT
 WAIKAPU DEVELOPMENT VENTURE, LLC
 WAIKAPU, MAUI, HAWAII
 TAX MAP KEY: (2) 3-5-002: 11 (Portion)

HONOAPILANI HIGHWAY

MECO EASEMENT

CONCEPTUAL/PROPOSED RE-LOCATION OF ELC'S NEW CAMPUS (NEW SCHOOL & CHURCH).



PEDESTRIAN PATHS
 Key design principle shaping the final layout of the Community was incorporating multiple attractive alternatives for pedestrians & bicyclists. The design includes numerous connective "pedestrian pathways" which safely guides pedestrians/bikes thru interior portions of the community; and diverts them away from the typical "Hi-Speed/Hi-Volume Vehicular Corridors" (such as Waiale Rd.).

DRAINAGE BASIN
 Oversized Basin Designed to Capture/Collect Project's Storm-Water Runoff & Provide "Green Buffer" (Setback) from Roadway Traffic

GREENWAY
 Design Greenway to Connect / Expand Existing Greenway that Originates at Waikapu Gardens Community (follows County's Exist. Sewer Easement).



CONCEPTUAL MASTER PLAN
PROPOSED 201 H-38 AFFORDABLE HOUSING PROJECT
 WAIKAPU, MAUI, HAWAII
 TAX MAP KEY: (2) 3-5-02: 11 (Portion)

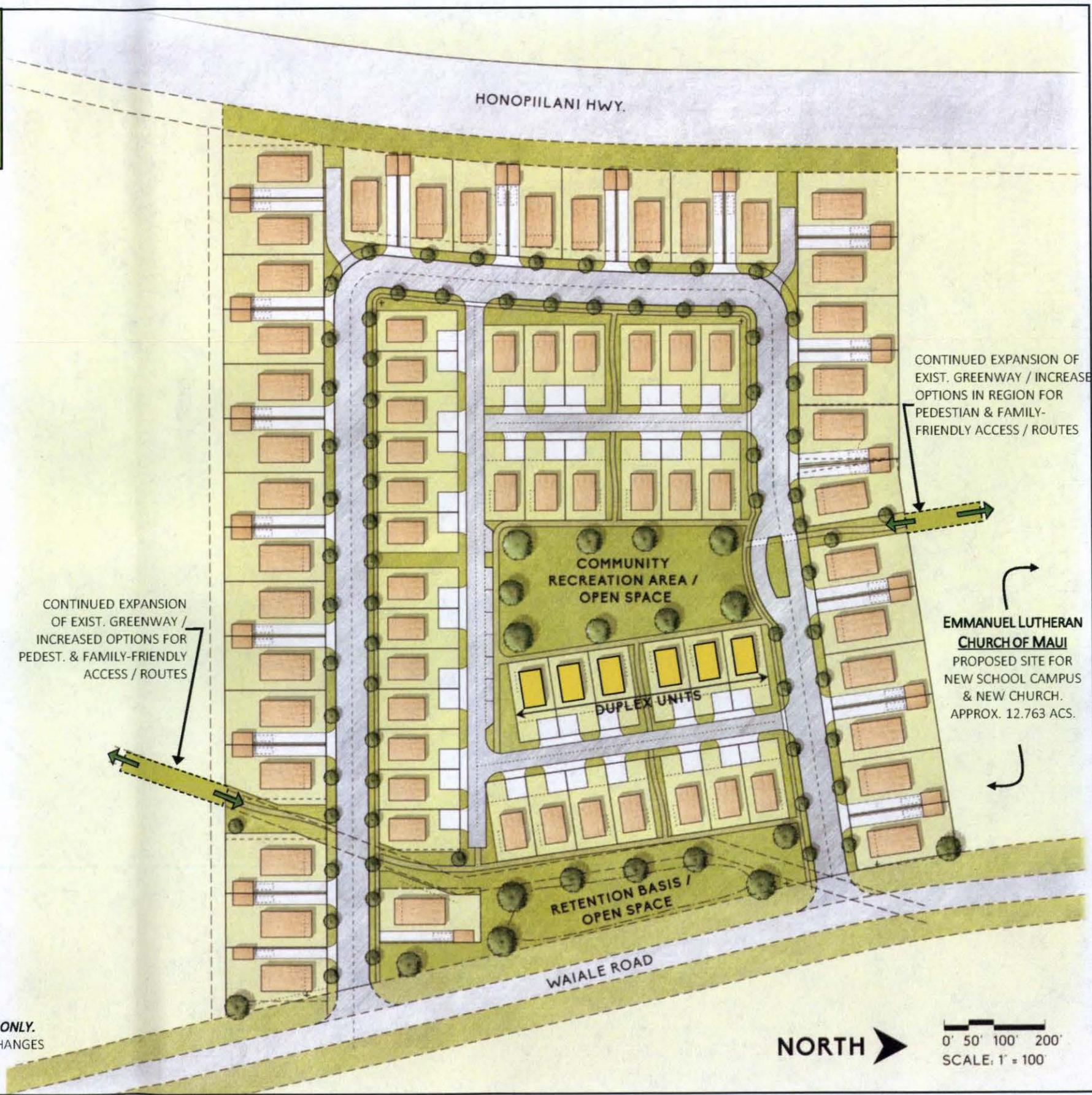
PROPOSED PROJECT INFORMATION:

UNIT TYPE	LOT SIZE & DIMENSIONS	DWELLING TYPE & SIZE	UNIT COUNT
Single-Family Dwelling	5,400 Sq.Ft. (54' x 100')	1 or 2 Story Dwellings; 3-4 Bed/2-Bath; 1 Car Garage (fire-wall) & Stacked Parking.	28
Single-Family Dwelling	4,860 Sq.Ft. (54' x 90')	1 or 2 Story Dwellings; 2-4 Bed/2 Bath; 2 Car Garage or Carport.	8
Single-Family Dwelling	3,200 Sq.Ft. (40' x 80')	1 or 2 Story Dwellings; 2-3 Beds/1-2 Bath; 2 Car Garage or Carport.	32
Duplex Dwelling	3,200 Sq.Ft. (40' x 80')	2 Unit/2-Str. Duplex Dwlg.; 2-3 Bed/ 1-2 Bath; 2 Car Garage or Carport.	12
TOTAL NUMBER OF UNITS:			80

PROPOSED ALLOCATION OF AFFORDABLE HOUSING UNITS BY INCOME RANGE:

INCOME RANGE	NUMBER OF UNITS	PERCENT OF TOTAL UNITS
70%-80%	12 Units	15%
81%-100%	12 Units	15%
101%-120%	40 Units	50%
121%-140%	16 Units	20%

PLEASE NOTE:
 THIS IS A *DRAFT* MASTER PLAN AND *CONCEPTUAL ONLY*.
 THIS DRAFT MASTER PLAN MAY BE SUBJECT TO CHANGES AND/OR MODIFICATIONS DURING THE LAND USE ENTITLEMENT REVIEW AND APPROVAL PROCESS.



WAIKAPU DEVELOPMENT VENTURE, LLC
201-H AFFORDABLE HOUSING PROJECT
CONCEPTUAL RANGE OF MODELS & ELEVATIONS/RENDERING

MODEL A

2-STORY: 4-BED. / 2-BATH
 APPROX. 1,900 SQ.FT. INTERIOR SPACE
 W/ 240 SQ.FT. 1-CAR GARAGE



MODEL B

1-STORY: 3-BED. / 2-BATH
 APPROX. 1,200 SQ.FT. INTERIOR SPACE
 W/ 240 SQ.FT. SINGLE-CAR GARAGE



MODEL C

2-STORY: 3-BED. / 2-BATH
 APPROX. 1,200 SQ.FT. INTERIOR SPACE
 W/ 400 SQ.FT. 2-CAR GARAGE (OPTIONAL)



MODEL D

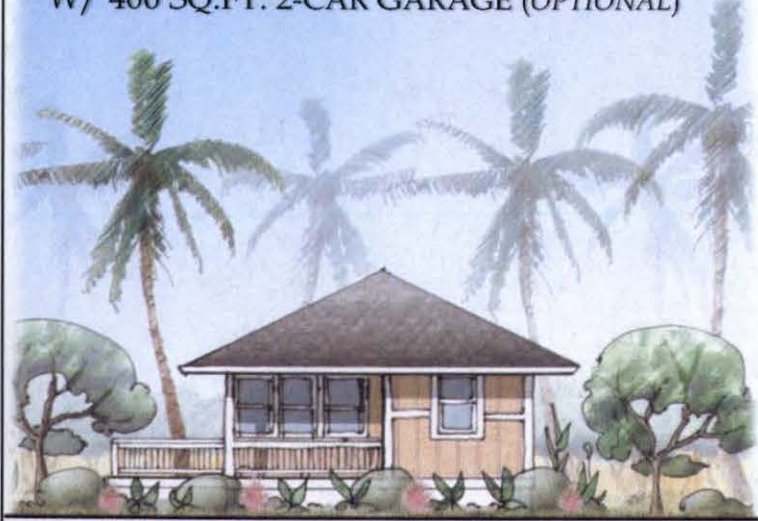
1-STORY: 2-BED. / 1-BATH
 APPROX. 700 SQ.FT. INTERIOR SPACE
 W/ 400 SQ.FT. 2-CAR GARAGE (OPTIONAL)



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MODEL E

1-STORY SFDWELLING: 3-BED. / 2-BATH
 APPROX. 900 SQ.FT. INTERIOR SPACE
 W/ 400 SQ.FT. 2-CAR GARAGE (OPTIONAL)



MODEL G

2-STORY DUPLEX: 3-BED. / 2-BATH
 APPROX. 800~900 SQ.FT. INTERIOR SPACE
 W/ 400 SQ.FT. 2-CAR GARAGE (OPTIONAL)



MODEL F

2-STORY DUPLEX: 2-BED. / 1-BATH
 APPROX. 600~700 SQ.FT. INTERIOR SPACE
 W/ 400 SQ.FT. 2-CAR GARAGE (OPTIONAL)



DETACHED 2-CAR GARAGE

APPROX. 400 SQ.FT.

