

A&B KIHEI RESIDENTIAL PROJECT

Kihei Community Association

Planning Committee

June 29, 2010

REGIONAL LOCATION

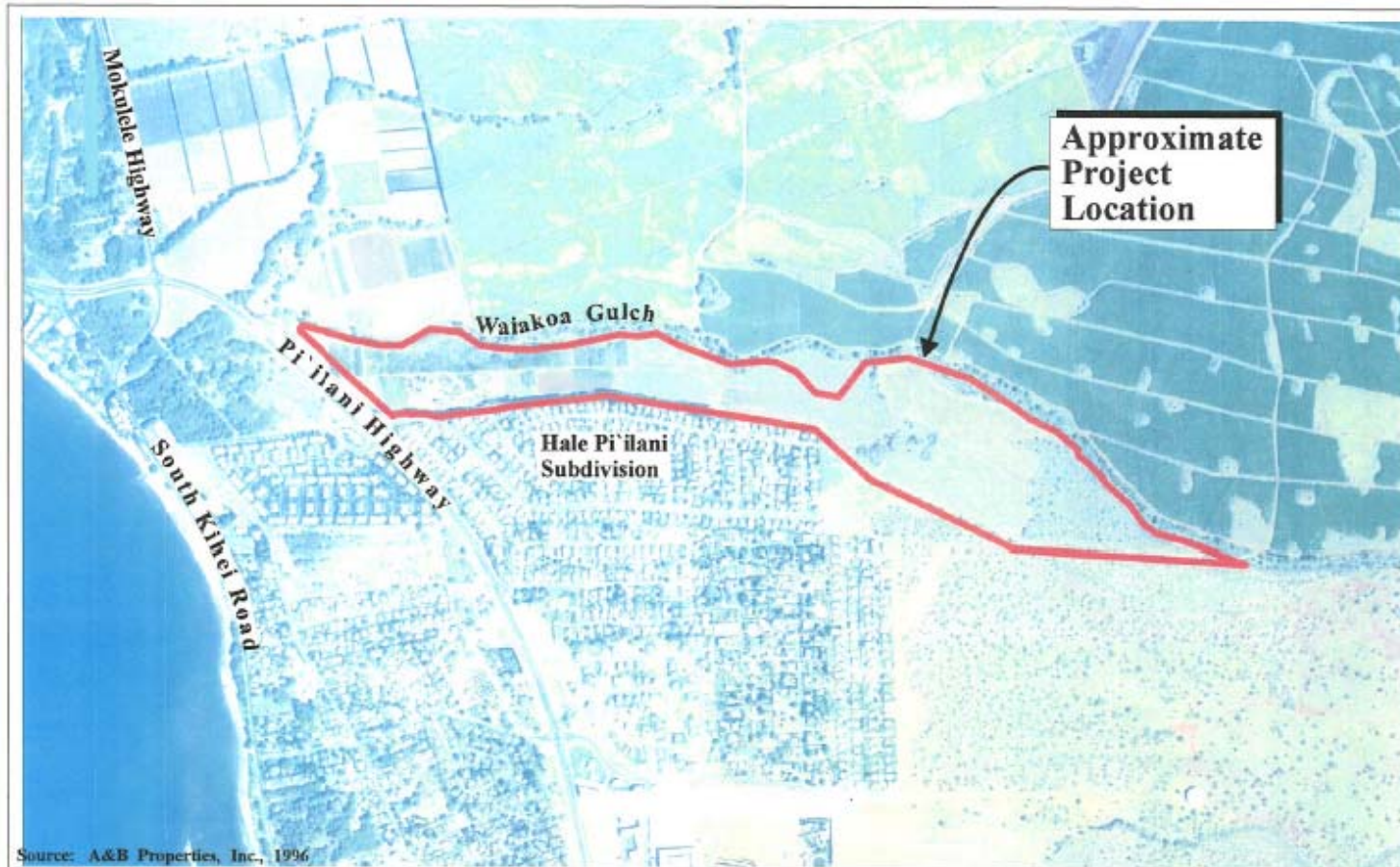


Figure 3

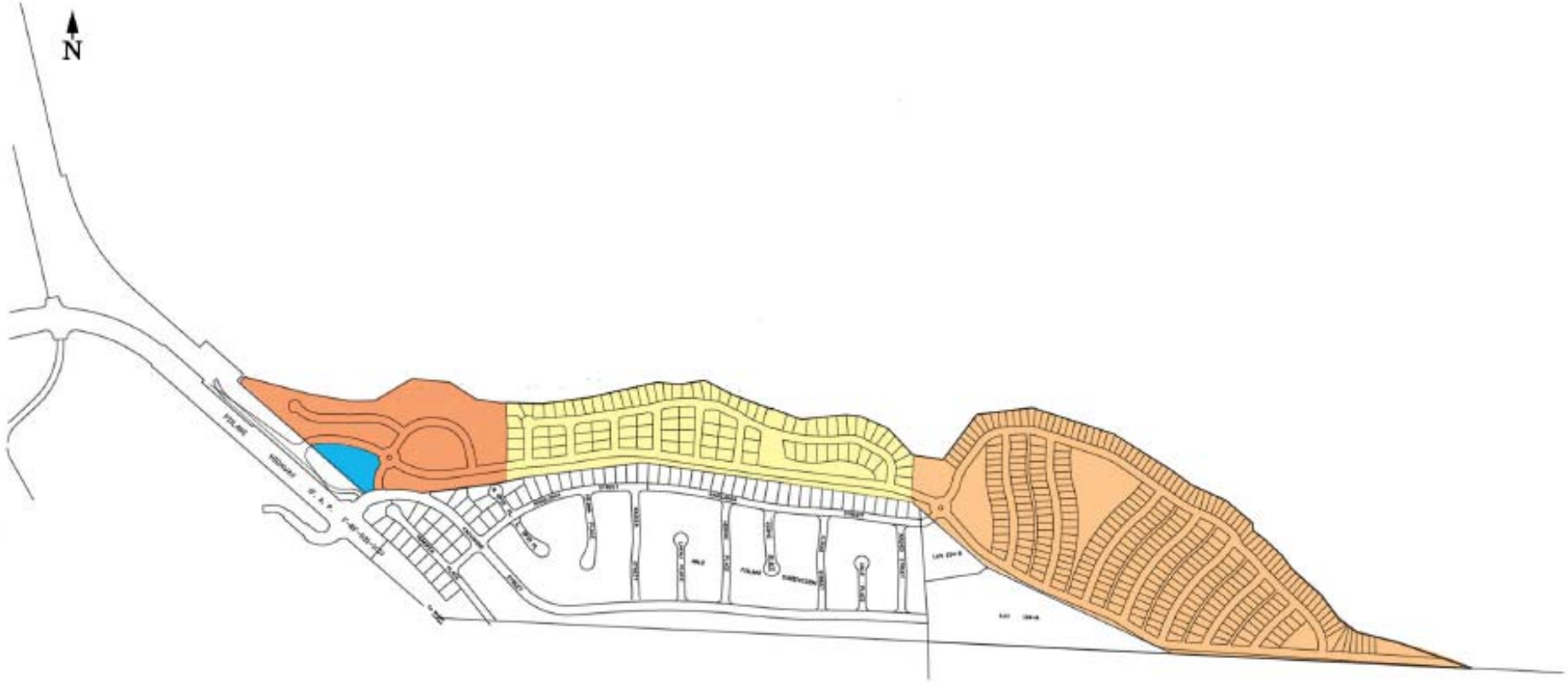
Proposed Kihei Residential Project
Aerial Photograph of the Project Area





NOT TO SCALE



Prepared for: A&B Properties, Inc.


MUNEKIYO & HIRAGA, INC.



LAND USE SUMMARY		ACRES
	MULTI-FAMILY	A-1 52.8
	MULTI-FAMILY	A-2 15.1
	SINGLE-FAMILY	R-1 25.0
	COMMERCIAL	B-2 1.4

TOTAL		94.3

Kihei Residential Project Conceptual Master Plan

TMK:(2)3-8-04:POR. OF 2, POR. OF 22 & POR. OF 30



PROJECT BENEFITS

- Local Residential Housing
- Logical Extension of Residential Area
- Close to Existing Infrastructure
- Located Within the draft UGB
- Providing Workforce Housing Onsite

ENTITLEMENT PROCESS AND PUBLIC REVIEW

Environmental Impact Statement

- Full EIS prepared March 2007 to May 2008
- EIS accepted by SLUC in May 2008

State Land Use Commission District Boundary Amendment

- SLUC conducted public hearings on Maui from August to October 2008
- SLUC approved district boundary amendment to Urban in February 2009

LAND USE REQUESTS

LAND USE PARAMETER	EXISTING DESIGNATION	PROPOSED DESIGNATION
Kihei-Makena Community Plan	Agriculture (94.3 acres)	Multi-Family (67.9 acres)
		Single-Family (25.0 acres)
		Commercial (1.4 acres)
County Zoning	Agricultural (94.3 acres)	A-1, Apartment District (52.8 acres)
		A-2, Apartment District (15.1 acres)
		R-1, Residential District (25.0 acres)
		B-2, Community Business District (1.4 acres)

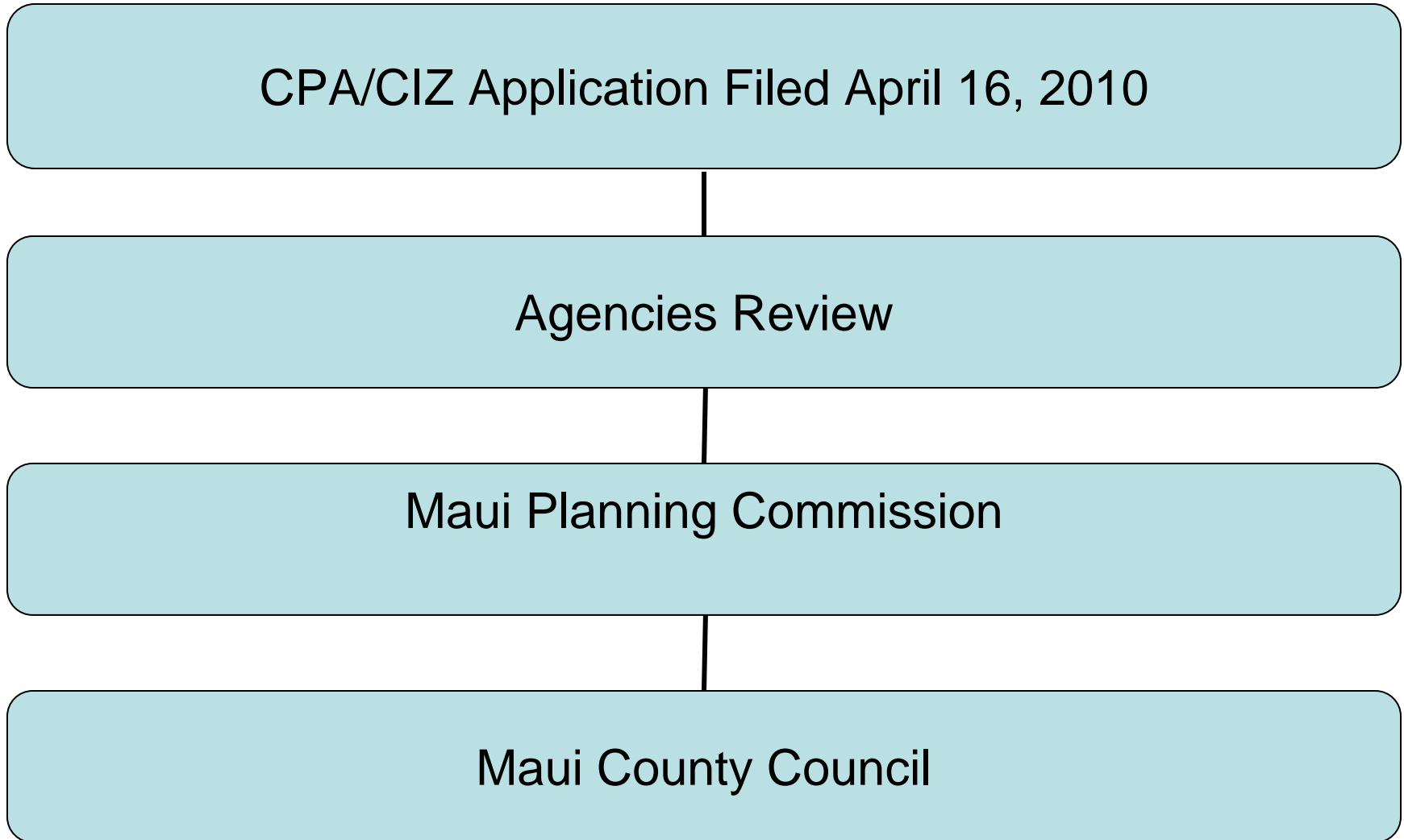
COUNTY LAND USE ENTITLEMENT PROCESS

CPA/CIZ Application Filed April 16, 2010

Agencies Review

Maui Planning Commission

Maui County Council



HOUSING PLAN

TYPE	DESCRIPTION	UNITS	ACRES
Multi-Family	Multi-Family Attached	200	15
Single-Family	Single-Family Detached	100	25
Single-Family Cluster	Single-Family Cluster	300	52

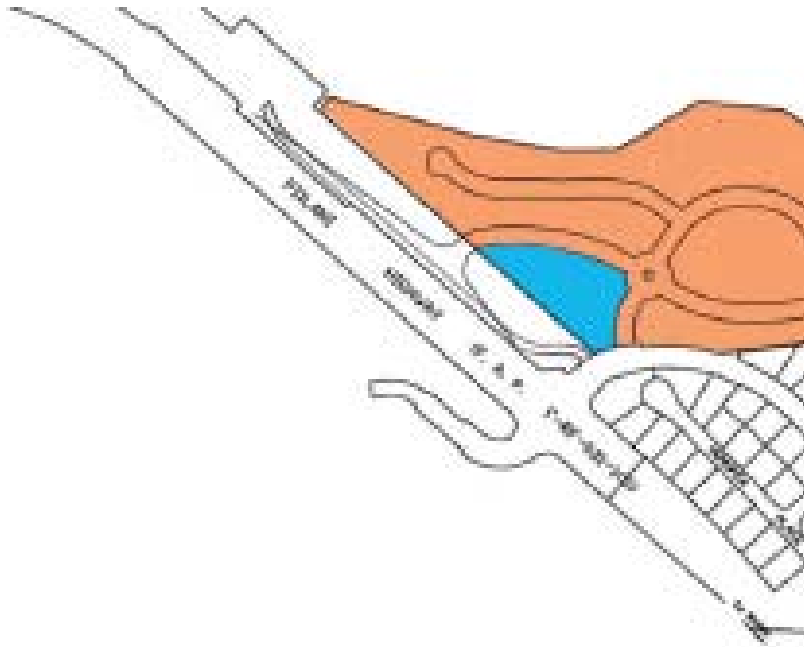
MULTI-FAMILY EXAMPLES



SINGLE-FAMILY CLUSTER EXAMPLES

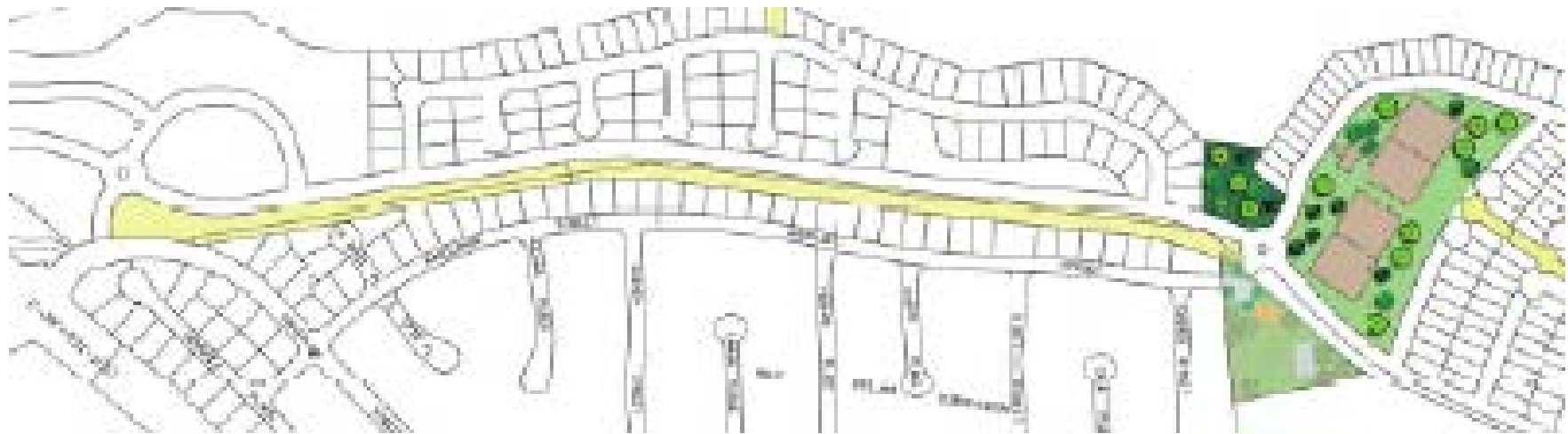


NEIGHBORHOOD SERVING BUSINESSES



- Commercial Area 1.4 acres
- Accommodate Neighborhood Services such as Convenience Store, Coffee Shop, Plate Lunch Place, Barber Shop, etc

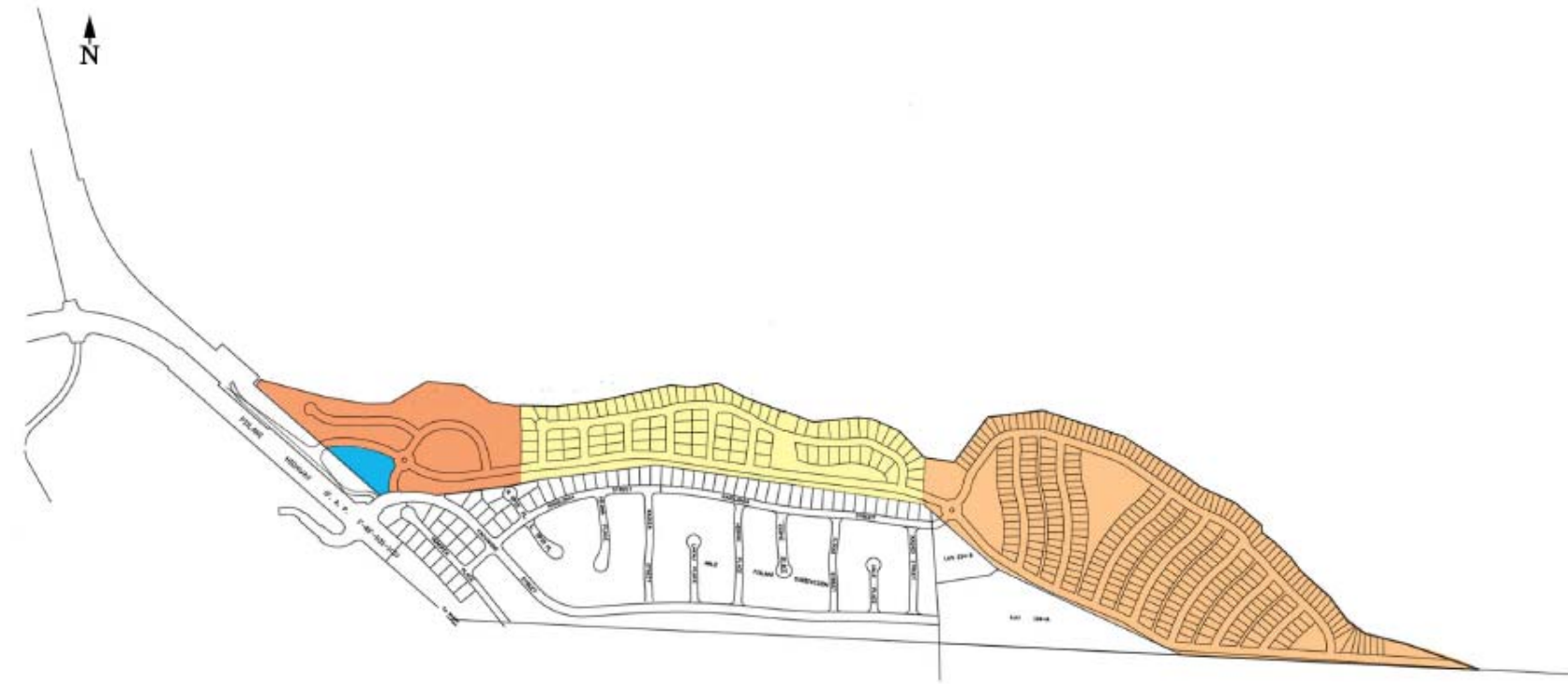
OPEN SPACE AND PARK PLAN







SUSTAINABLE DESIGN FEATURES

- Location, Location, Location
- Master Plan Design
- Multi-Modal Alternatives
- Onsite Park
- Onsite Commercial Area
- Traffic Demand Management Plan
- Mix of Housing Types
- Mix of Housing Prices
- Building Siting
- Solar Water Heaters
- Water Conservation Measures

TRAFFIC CIRCULATION

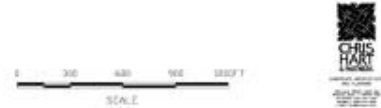


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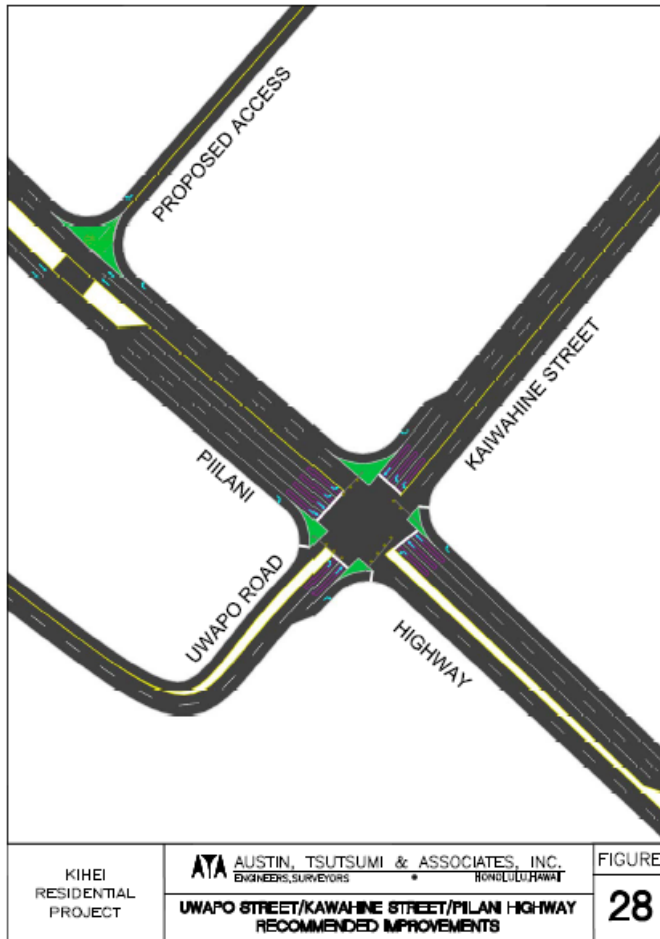
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**Kihei Residential Project
Conceptual Master Plan**

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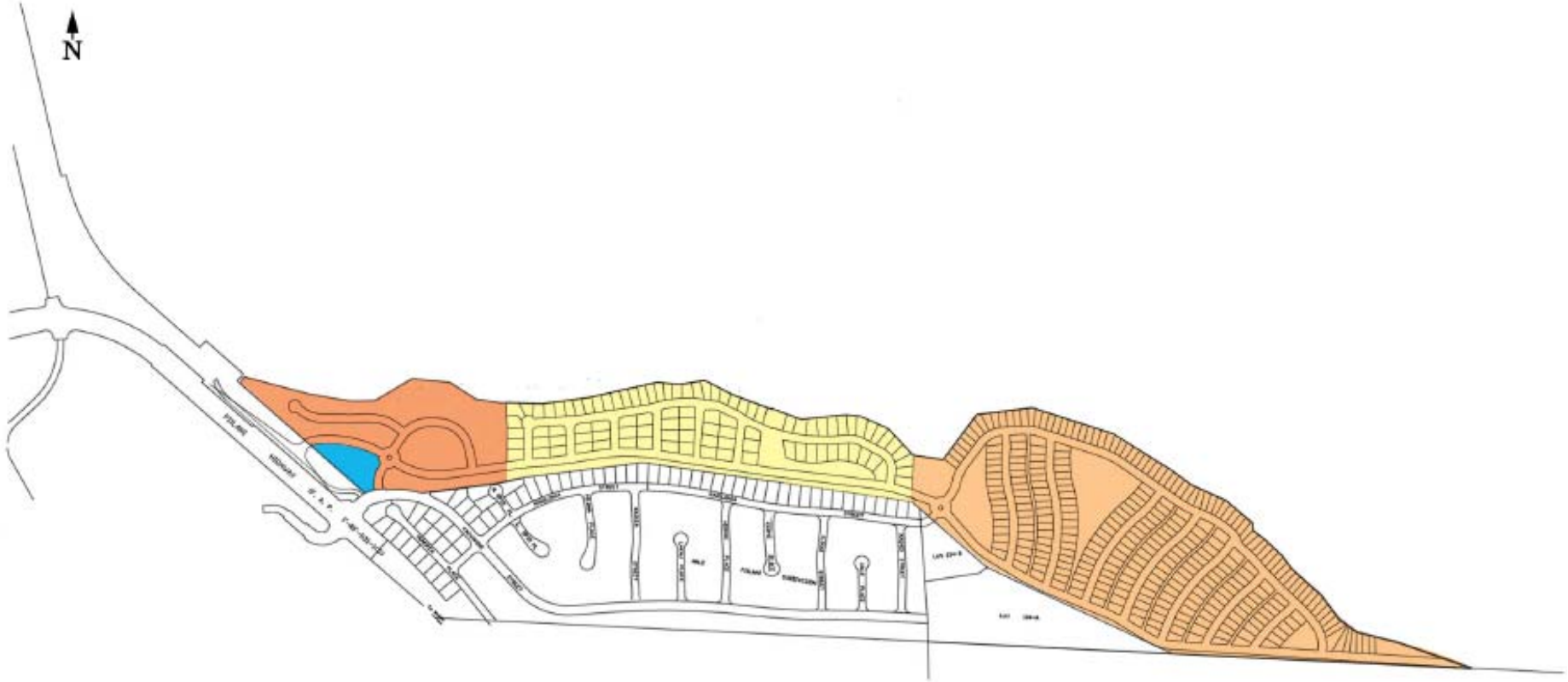
PIILANI HIGHWAY AND KAIWAHINE STREET INTERSECTION







- **Piilani Highway**
 - New Right-turn In/Right-turn Out Highway Access
- **Kaiwahine Street:**
 - Two (2) Left Turn Lanes Towards Wailea, One (1) Through Lane Towards Uwapo Road, One (1) Right Turn Lane Towards Central Maui
- **Uwapo Road:**
 - One (1) Left Turn Lane Towards Mokulele Highway
 - One (1) Through Lane to Kaiwahine
 - One (1) Right-turn Lane towards Wailea

SCHEDULE

- Complete Entitlement Process: Early 2011
- Complete Subdivision Process: 2011 to 2012
- Construction Start: Late 2012
- Build Out Over Approximately 5 years



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