



CHAPTER III
Description of the Project
(Pages 16-20)





Figure 13 E: Plantation Store

A range of housing types will be provided within easy walking distance of the Village Center. Traditional single-family residential, together with garden cottage residences of varying sizes and configurations will be carefully sited throughout traditional grid and pocket designed neighborhoods. Each neighborhood will have its own special identify but will be connected to one another and the Village Center by complete streets and pedestrian paths (**See**: Figure No. 14, “Conceptual Illustrative Rendering of Pocket Neighborhoods with Pedestrian Path (5)” and Figure No. 15, “Conceptual Illustrative Rendering of Single-Family Residential Neighborhood (6)”).

Each pocket neighborhood will form a cluster of detached island-style cottage residences or duplexes with shared common areas. Traditional single-family residences may be developed as R-O Lot Line or with side-yard setbacks and garages that may be setback from the sidewalks to strengthen the character of the streets.

The clustering of residences will offer a uniquely plantation-town ambiance and will help to ensure affordability. Also, a neighborhood of two- and three-story townhomes, live-work residences and courtyard and garden apartments will complete the residential fabric, which will offer a diversity of housing choices. These buildings will be orientated to capture dramatic Pacific Ocean, Haleakalā, and West Maui Mountain views (**See**: Figure No. 16, Illustrative Rendering of Mixed-Use Neighborhood with Live-Work (7)” and Figure No. 17, Illustrative Conceptual Rendering of Lagoon with Village Townhomes (1)”).

Rural lots of one-half to approximately two acres will be clustered mauka of the cottage residences to serve as a soft transition to working farms and production agriculture. These lots will provide residents with a more rural lifestyle. Through Conservation Subdivision Design (CSD) the lots will be clustered in a manner that preserves important mauka and makai view corridors, drainage ways, and large contiguous tracts of productive agricultural land.

Plantation Makai Neighborhood

The WCTs Plantation Makai Neighborhood will be defined by Main Street, which will developed in the format of a small country town similar to other small towns on Maui, but emphasizing more mixed-use and opportunities for higher density live-work and townhome development.

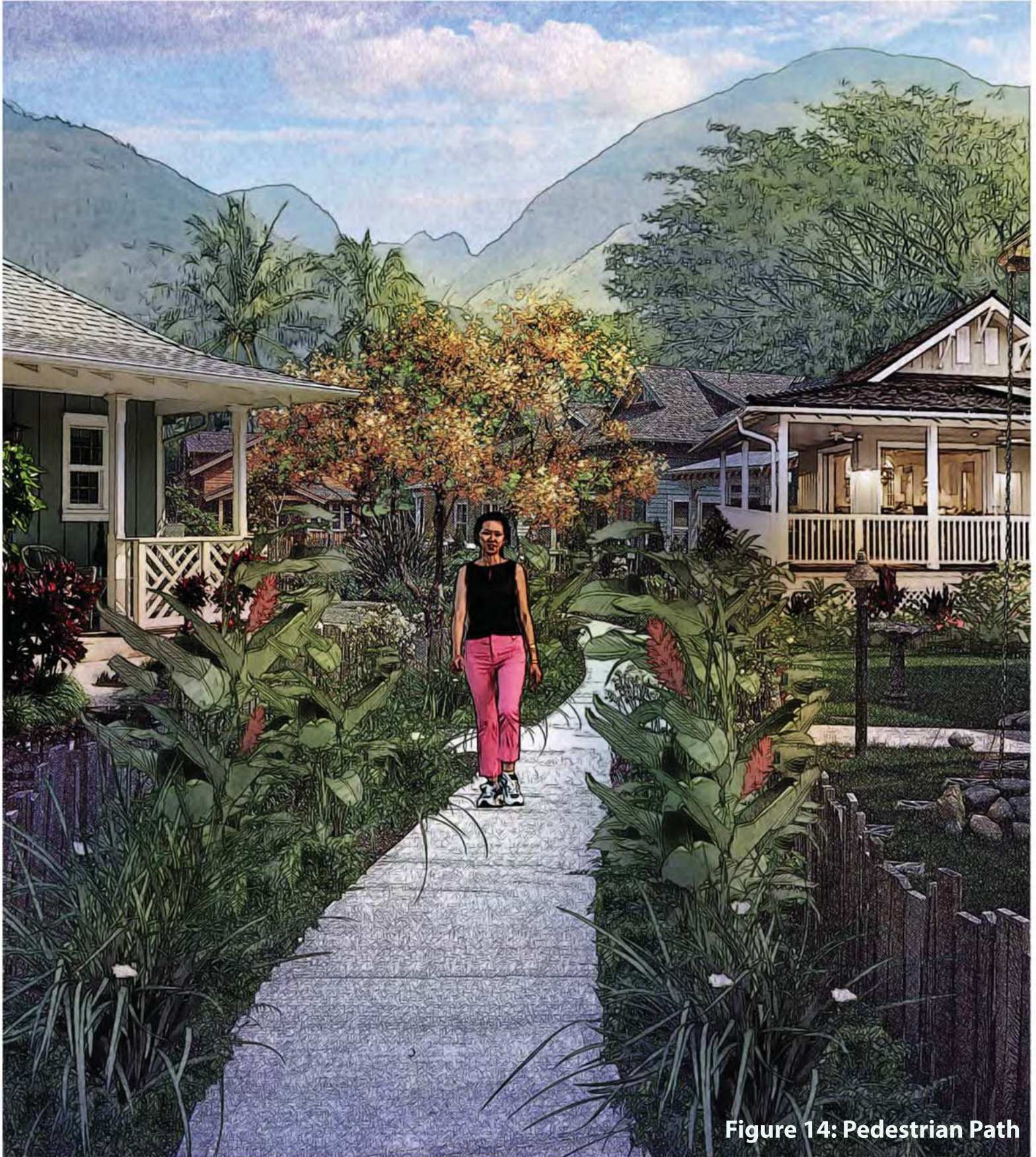


Figure 14: Pedestrian Path



Figure 15: Single Family Residential Neighborhood



Figure 16: Mixed-Use with Live-Work