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STATE OF HAWAII  
 LAND USE COMMISSION

**ORIGINAL**

**Table 1. Project Summary**

<b>Project Name</b>	Waiehu Residential Community
<b>Applicant</b>	<p>Genova Construction Development                  555 Corporate Drive, Suite 120                  Ladera Ranch, California 92694</p> <p>Contact: Mr. Brad Cook                  Phone: 949- 306-2943                  Email: brad@genovacd.com</p>
<b>Summary of Proposed Action</b>	<p>The proposed action is to develop a portion of the existing undeveloped 238-acre land situated west of Kahekili Highway. Approximately 158 acres of land will be developed as a new 100% affordable, 752-unit residential community along with associated infrastructure, roadways, and amenities such as park space, walking trails, and landscaping. All units within the proposed community are for sale at prices determined by the Housing and Urban Development (HUD) annual price guidelines.</p> <p>Out of the proposed 752 dwelling units, 184 will be multi-family units and 568 will be single-family units. The proposed plan includes six (6) different types of single-family development to provide a variety of housing options to future residents. The proposed project also includes a retail space of an approximately 17,400 square feet and three (3) parks totaling 6.3 acres.</p>
<b>Project Location</b>	Wailuku, Maui, Hawai'i
<b>Land Ownership</b>	<p>Southwest 7 LLC                  3837 W. Chester Pike                  Newtown Square, PA 19073</p>
<b>Tax Map Keys (TMK)</b>	TMK No. (2) 3-3-002:031
<b>Parcel Size</b>	238 acres
<b>Land Use Designations</b>	<p>State Land Use: Agricultural                  Community Plan: "AG" Agriculture                  County Zoning: "AG" Agriculture                  Project site is predominantly located within the Urban Growth Boundaries in the Maui Island Plan                  Note: Through the 201H process, the Applicant is requesting exemption from a Maui County Community Plan Amendment, a Change in Zoning, and compliance with the Maui Island Plan urban growth boundary.</p>
<b>Accepting Authority</b>	<p>Department of Housing and Human Concerns                  2200 Main Street, Suite 546                  Wailuku, Hawai'i 96793</p> <p>Contact: Mr. Buddy Almeida                  Phone: 808-270-7351                  Email: Buddy.Almeida@co.maui.hi.us</p>

October 6, 2022, LUC Site Visit  
Project Summary and Conceptual Site Plan

<b>Project Planning Consultant</b>	Chris Hart & Partners, Inc. 2200 Main Street, Suite 527 Wailuku, HI 96793  Contact: Brett Davis, Senior Planner Phone: 808-242-1955 Email: Bdavis@chpmaui.com
<b>Chapter 343 Triggers</b>	The triggers for the Waiehu Community are to amend the Wailuku-Kahului Community Plan from Agricultural to Urban use and off-site infrastructure work affecting State and County rights-of-way along Kahekili Highway.

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WAIIEHU

MASTER PLAN

ORIGINAL

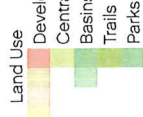
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Conceptual Site Plan



Project SUMMARY

Project Site	238.18 AC	158.30 AC	79.88 AC	%
Limits of Development	92.52	18.63	10.02	11.77%
Undeveloped Lands	10.02	1.92	2.16	6.33%
Development Pads	33.05	33.05	33.05	1.21%
Central Drainage Basins	158.30	158.30	158.30	1.36%
Trails				20.88%
Parks				100.00%
Roads + Misc OS				



Makai