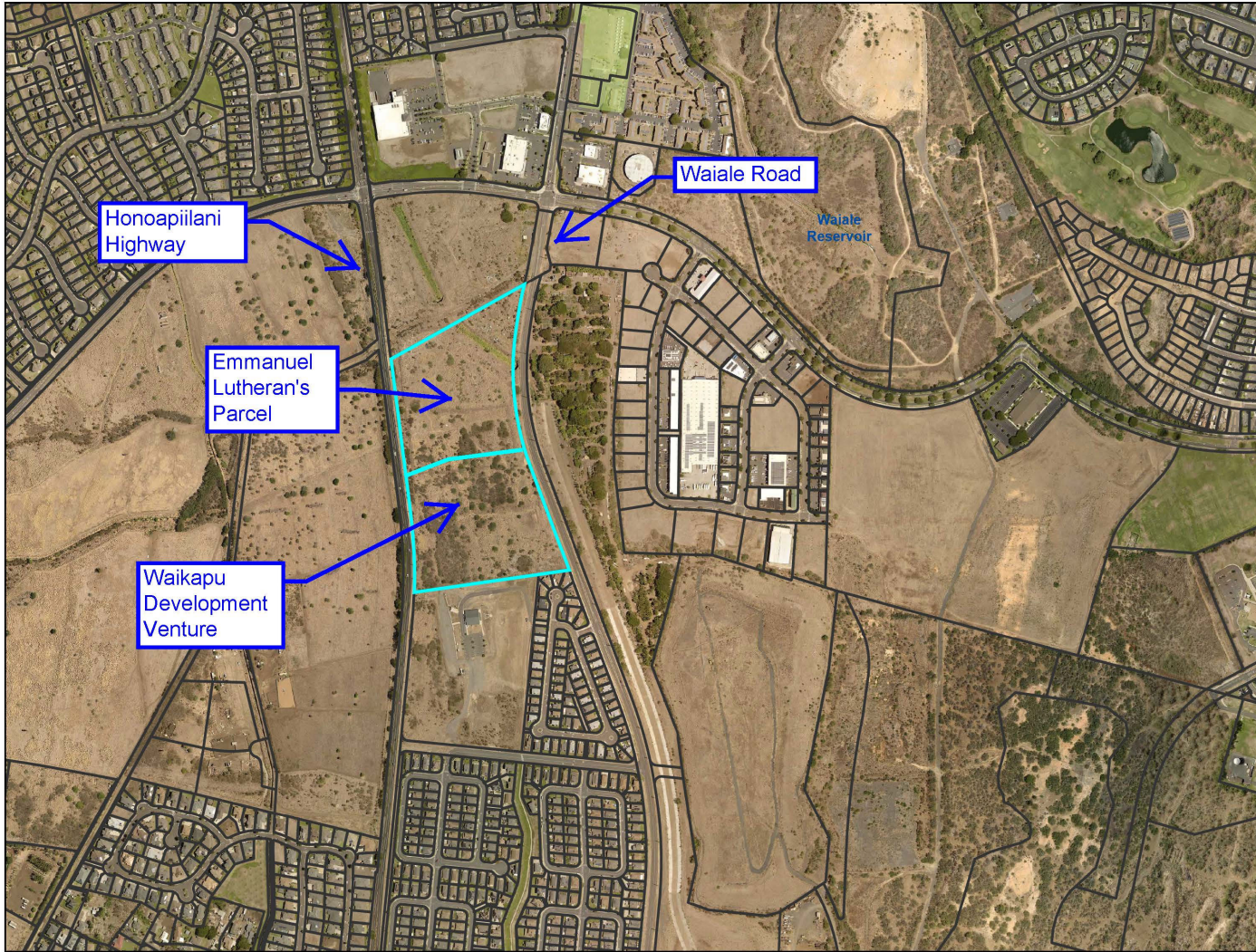




WAIKAPU DEVELOPMENT VENTURE

PROPOSED REVISIONS TO THE 2014 PLANS AND SPECIFICATIONS



Honoapiilani Highway

Waiale Road

Emmanuel Lutheran's Parcel

Waikapu Development Venture

Waiale Reservoir

APPROVED PROJECT DESCRIPTION

- 100% Residential Workforce Housing Project
- 80 Units on 74 lots (12.5 Acres)
 - 68 Single-Family Dwellings
 - 6 Duplex Dwellings (12 units)
- Income Group Distribution
 - 12 Duplex Units 70-80% AMI
 - 12 Single-Family Dwelling Units 81-100% AMI
 - 40 Single-Family Dwelling Units 101-120% AMI
 - 16 Single-Family Dwelling Units 121-140% AMI



BACKGROUND

- Resolution 18-150
 - 201H Approval with Modifications Approved September 7, 2018
 - Construction Commencement Deadline September 7, 2020
- Resolution 20-107
 - Extension of Commencement of Construction Deadline to September 7, 2022
 - Extension of Completion of Construction September 7, 2024
 - Resolution Approved July 24, 2020

CURRENT STATUS

- Commencement of Construction
 - Installation of 12” Waterline Main and Fire Hydrants in Waiale Road began August 2022, estimated completion July 2023
- 2-Lot Subdivision in Process
- Subdivision and House Plans in Process

NEXT STEPS

- State LUC - Amendment to Decision and Order for District Boundary Amendment
 - Extension of construction completion deadline to July 11, 2027
 - Update Commission regarding 201H plans and specifications
- 201H Amendment for Council Approval
 - Amendment to site plans
 - Modification of exemptions
 - Extension of construction completion deadline
- Submit Affordable Housing Fund Application

PROPOSED IMPROVEMENTS TO LAYOUT

- Replace six (6) duplex lots with twelve (12) single-family dwelling lots
- Elimination of dead-end interior roadway
 - Improves accessibility for Fire Department
- Roads designed to county standards
- Reduced sidewalks
- Elimination of pocket park
 - Exempt from Park Assessment per Section 18.16.320(l)(5), Maui County Code
 - Allows for 6 additional single family dwelling lots
- Design changes for cost efficiencies

201H MODIFICATIONS

- Exemption from Section 18.20.070, MCC, so that sidewalks may only be required on one side of the street
- Allow Street Trees in front yards instead of County right-of-way
- County maintained retention basin and greenways to eliminate HOA
- Modifications to Zoning to remove duplex language

PROJECTED TIMELINE

CONTINGENT ON REVIEWING AGENCY TIMELINES

- 2023
 - 201H Amendment processing Council & LUC
 - Complete 2-Lot Subdivision
 - Subdivision Infrastructure Plans and Permitting
 - House Plan Development
- 2024
 - Subdivision Infrastructure Improvements
 - Building Permit Processing
 - Start Home Construction
 - Marketing, Buyer Applications, Lottery and Sales Contracts
- 2025 - 2026
 - Complete Homes & Move Families into Their New Homes

MAHALO

WAIKAPU DEVELOPMENT VENTURE LLC