

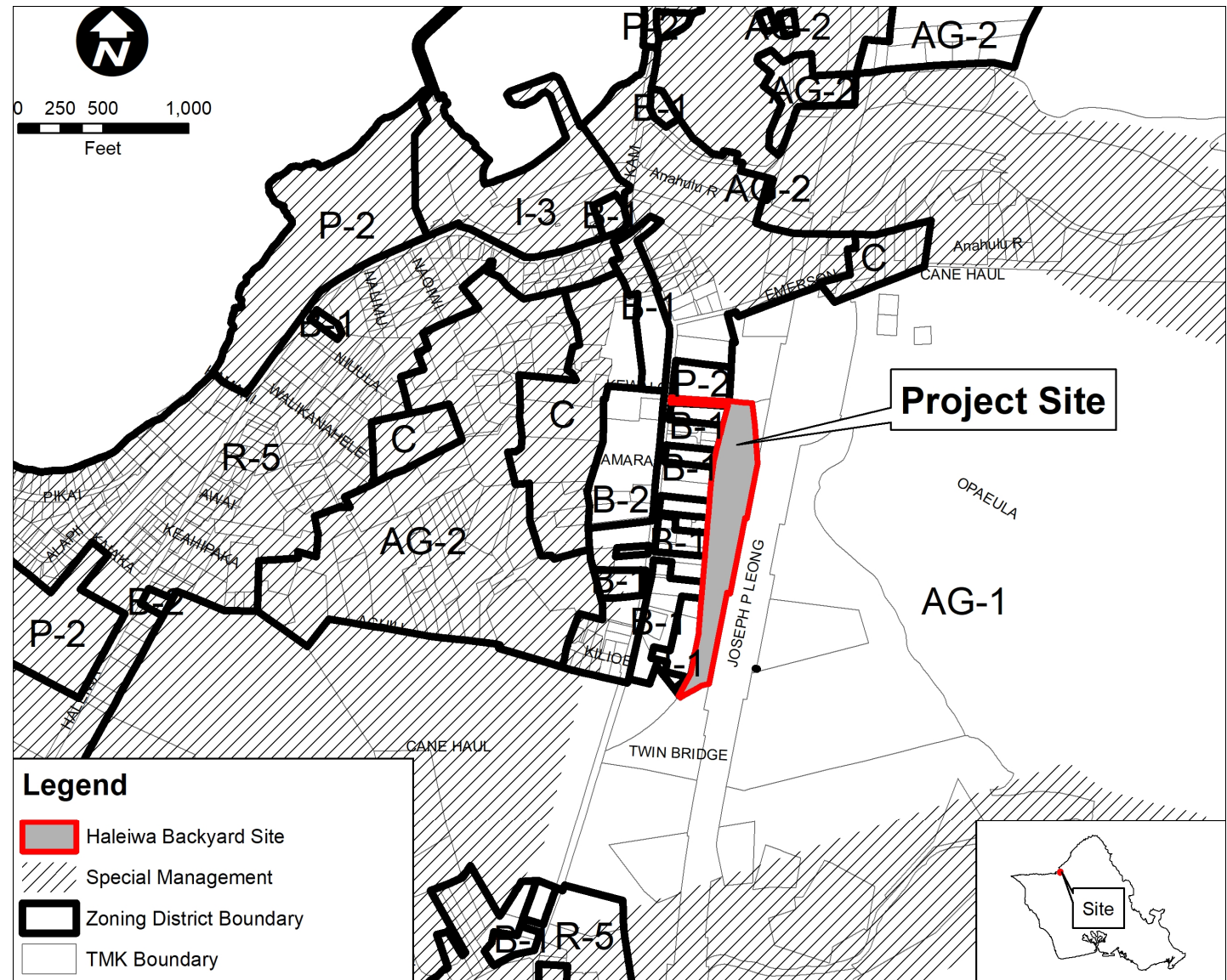
Project Location

Hale'iwa Town

TMK: 6-2-005: 002

Acres: 7.525

Current County Zoning: AG-1 (7.292 acres) and P-2

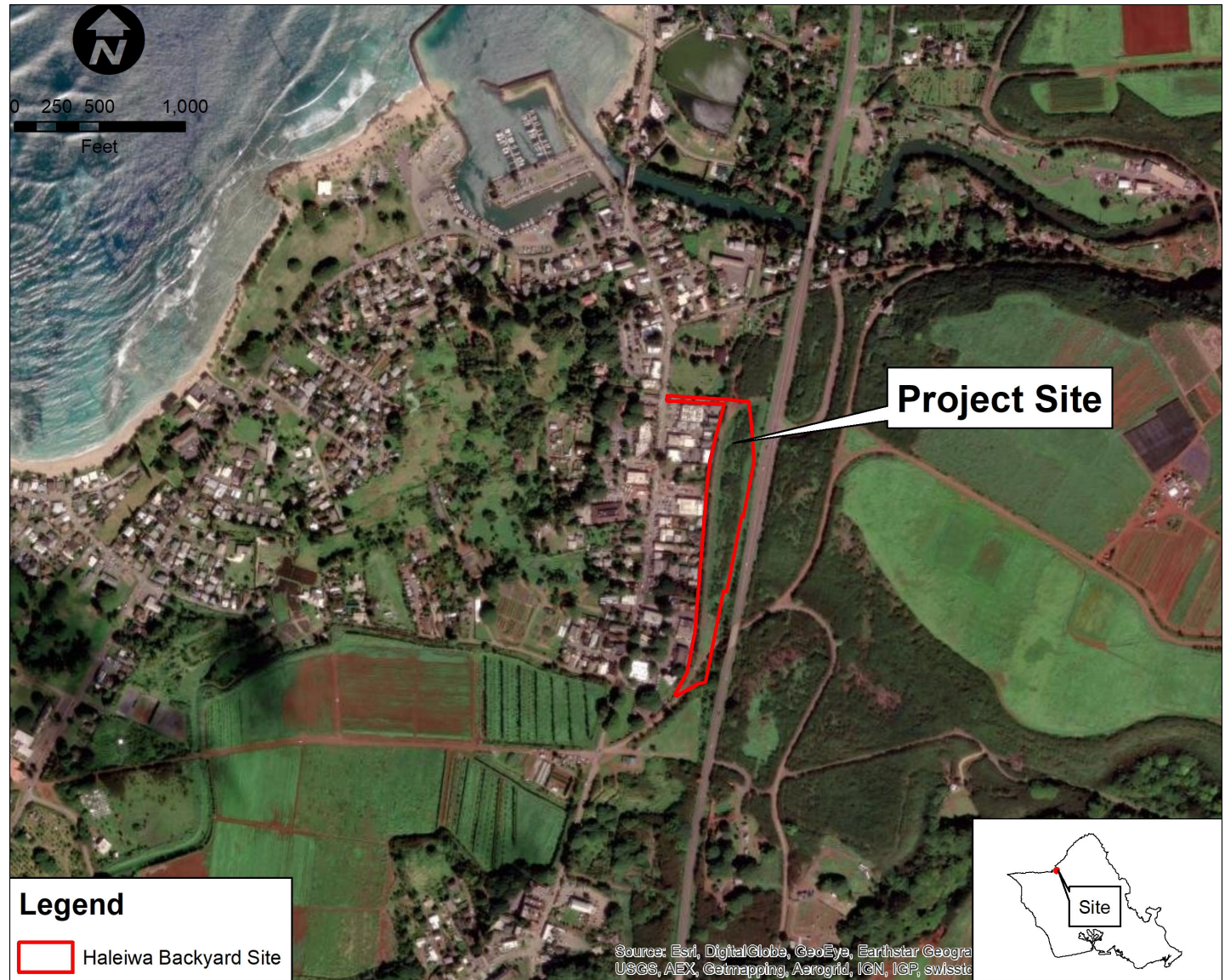


MISC. COM. 305
ZON

Aerial Photograph

Parcel is vacant

Between Kamehameha Highway
and Joseph P. Leong Highway

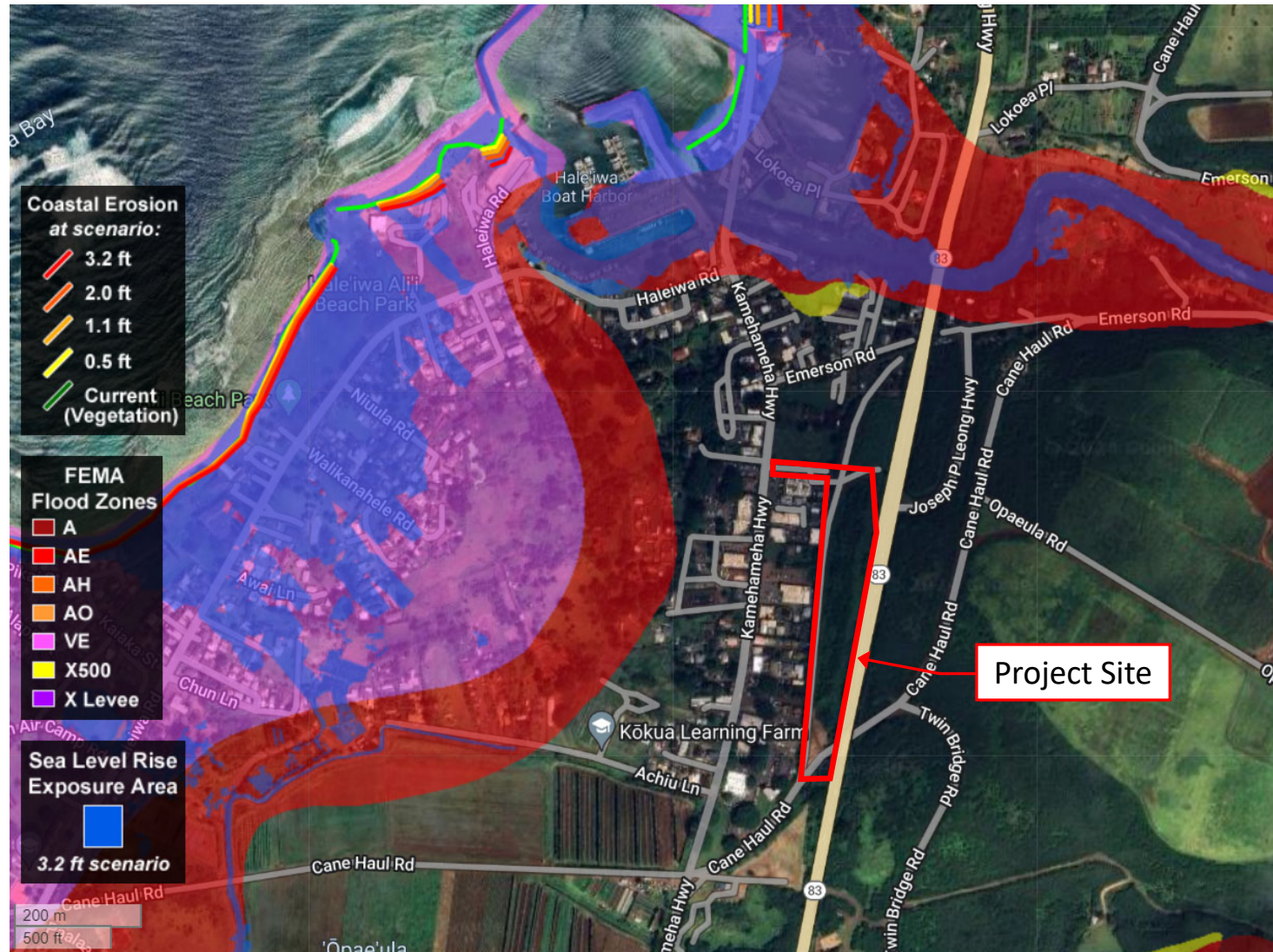


Hazard Zones

Site is outside SLR-XA and Flood Zones

<https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/>

Site is outside Tsunami Evacuation Zone, but within the Extreme Tsunami Evacuation Zone

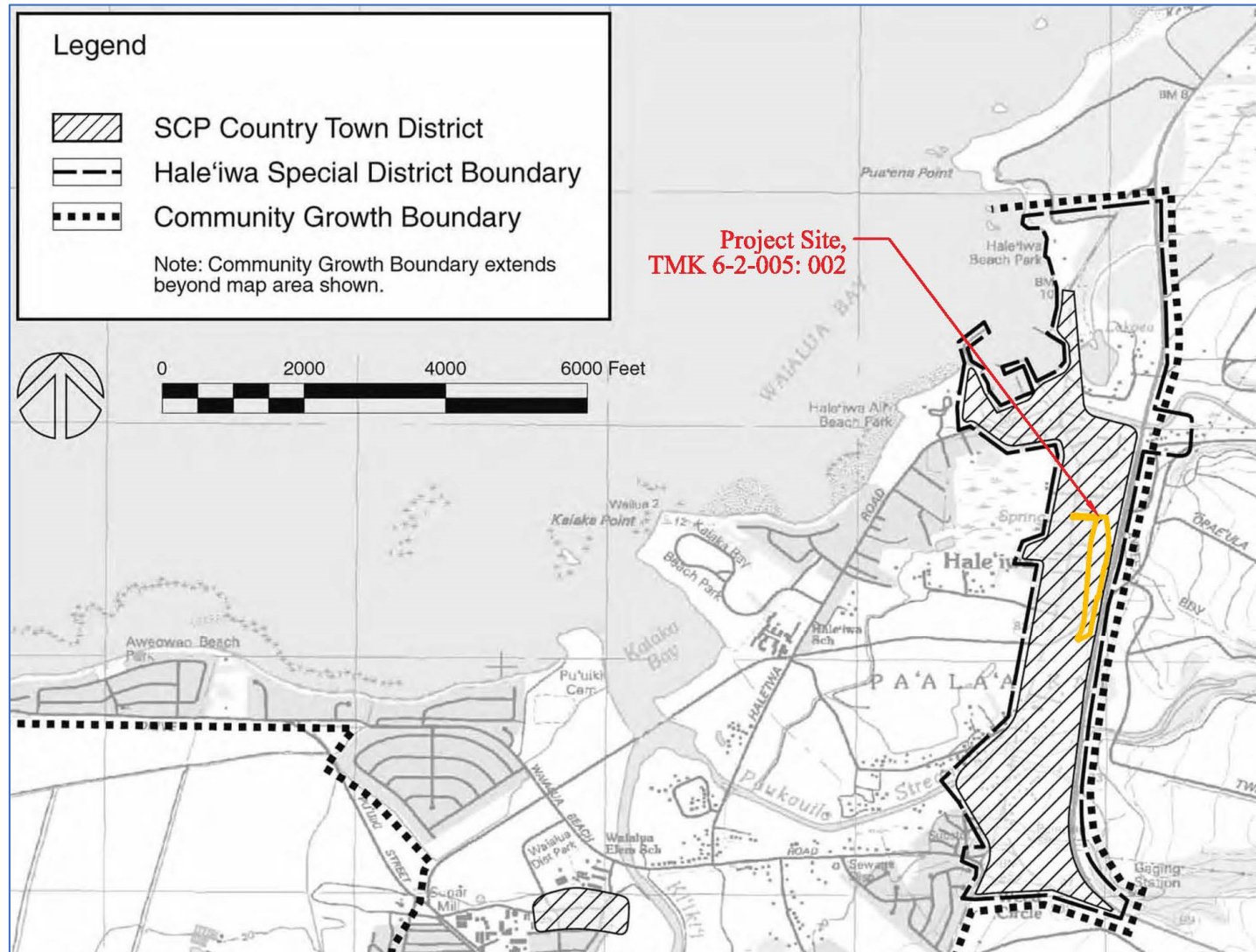


Community Growth Boundary

Within the Community Growth Boundary

Within the Hale'iwa Special District Boundary

Within the Sustainable Communities Plan (SCP) Country Town District

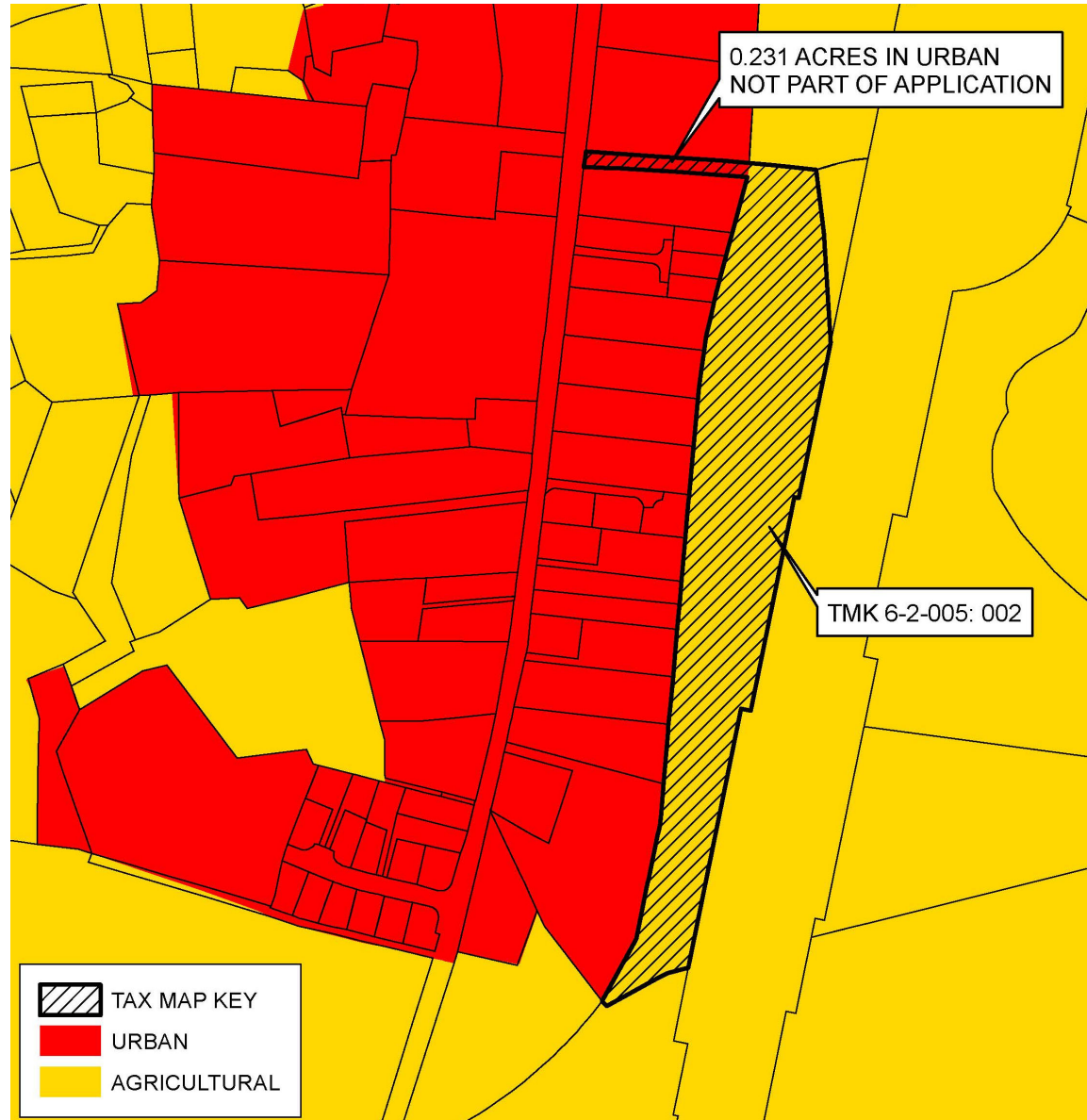


Project Site,
TMK 6-2-005: 002

SLU District

Current State Land Use: Ag and Urban

Petition area is 7.292 acres



Conceptual Project Plan



- 150-156 2-bedroom rental apartment units
- 30,000 square feet of neighborhood business space
- Wastewater reclamation facility and low-impact development measures

Conceptual Rental Rates

Number of Units	Rate Category	Unit Size	Conceptual 2025 Monthly Rent
8	Affordable Rental 80% AMI	2-bedroom	\$2,500
146	Market Rental	2-bedroom	\$2,800

- Compliance with ROH Chapter 29: Affordable Housing Requirements
- An Affordable Housing Agreement (AHA) will be developed during the Zone Change process
- Area Median Income (AMI) is adjusted annually