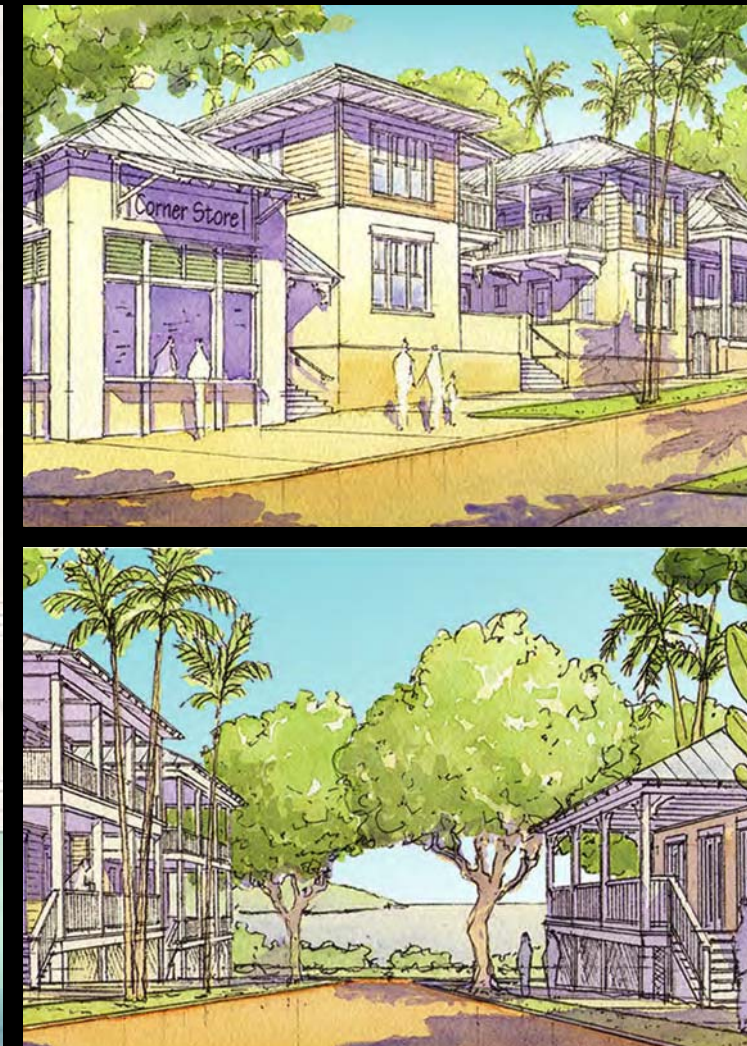


PULELEHUA

A New Traditional Community



Maui Land & Pineapple Company, Inc. Dover, Kohl & Partners PBR HAWAII

Pulelehua is designed in response to West Maui's critical need for quality affordable housing, and is based on the input and ideas from a collaboration of community members.

The 882-home community will be a place where West Maui's resort employees, police, fire fighters, doctors, lawyers, and others can live side-by-side.

As a mixed-income community, at least 51 percent of Pulelehua's homes will be affordable to residents making between 50 to 140 percent of the median income.

Affordable homes will be integrated with moderate and market-rate homes, and will be built to the same quality and appearance. This inclusionary design provides "affordable housing with dignity," rather than an income-segregated, affordable "project."

Pulelehua's traditional neighborhood design provides for a complete community in a defined area. The mix of residential, commercial, and public uses combine to form a community that encourages residents to build relationships with each other, rely less on cars for transportation, walk and bicycle more often, enjoy the outdoors, and actively engage in civic life.

Pulelehua's holistic design also respects fragile ecosystems, fosters an authentic sense of place, and provides a vital and sustaining life experience for those who choose to live, work, learn, and play there.

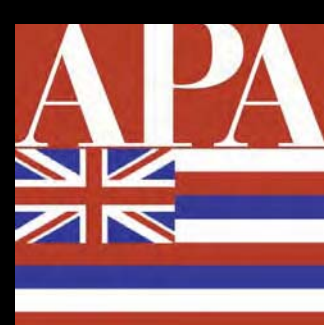
The 2005 APA Hawaii Chapter Awards Jury recognizes *Pulelehua - A New Traditional Community* as a sincere expression of community values and a skilled rendering of smart growth principles.

The composition of market and affordable housing and range of single and multi-family housing options relates directly to the community's desire for a multi-generational and socio-economically diverse neighborhood. The Jury appreciates that the land use design, emphasizing integrated communities at a pedestrian scale, is anchored to a well-documented public outreach program.

Pulelehua - A New Traditional Community exemplifies the potential for future partnerships between the public, private sector, and professional planning community in addressing the critical issue of housing choice and affordability in Hawaii.

2005 APA AWARDS PROGRAM

HAWAII CHAPTER



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HOUSING CHOICE AND AFFORDABILITY