

KKMP

Table 5-12: Land Use and Development Summary

Update: January 9, 2014

Area Summary

	KKMP (Sep 2009)		To Be Provided		Change from Sep. 2009	
TOTAL LAND AREA	29.03 ac	1,264,628 sf	29.03 ac	1,264,628 sf	0.00 ac	0 sf
OPEN SPACE	126,463 sf	- estimated	126,463 sf	- estimated	0 sf	- estimated
RECREATION SPACE	151,250 sf	- estimated	151,250 sf	- estimated	0 sf	- estimated
PUBLIC FACILITIES	140,175 sf	- estimated	140,175 sf	- estimated	0 sf	- estimated
BUILDING AREA	4,426,197 sf	- 3.5 FAR	4,426,197 sf	- 3.5 FAR	0 sf	- 3.5 FAR
residential	4,426,197 sf	- authorized maximum of 3.5 FAR	4,426,197 sf	- authorized maximum of 3.5 FAR	0 sf	- authorized maximum of 3.5 FAR
residential units (including reserved)	2,750 du	- estimated maximum	2,750 du	- estimated maximum	0 du	- estimated maximum
reserved housing units (20% of total)	550 du	- 20% of total dwelling units	550 du	- 20% of total dwelling units	0 du	- 20% of total dwelling units
commercial (includes retail and office)	2,072,453 sf	- authorized maximum of 3.5 FAR	2,072,453 sf	- authorized maximum of 3.5 FAR	0 sf	- authorized maximum of 3.5 FAR
industrial	126,463 sf	- estimated maximum	126,463 sf	- estimated maximum	0 sf	- estimated maximum
PARKING	4,850 spaces	- estimated	4,850 spaces	- estimated	0 spaces	- estimated
TOTAL FLOOR AREA & FLOOR AREA RATIO (FAR)	4,426,197 sf	- 3.5 FAR	4,426,197 sf	- 3.5 FAR	0 sf	- 3.5 FAR

Land Tabulation

	LAND BLOCK A	LAND BLOCK B	LAND BLOCK C	LAND BLOCK D	LAND BLOCK E	LAND BLOCK F	LAND BLOCK G	LAND BLOCK H	LAND BLOCK I	TOTAL
LAND										
land in acres (ac)	4.21 ac	2.81 ac	3.66 ac	4.19 ac	3.32 ac	2.87 ac	2.42 ac	2.10 ac	3.45 ac	29.03 ac
land in square footage (sf)	183,501 sf	122,569 sf	159,493 sf	182,510 sf	144,635 sf	125,232 sf	105,223 sf	91,339 sf	150,126 sf	1,264,628 sf
BUILDING AREA										
per KKMP (sf)	767,071 sf	196,110 sf	639,688 sf	282,891 sf	614,699 sf	513,451 sf	431,414 sf	365,356 sf	615,517 sf	4,426,197 sf
to be provided (sf)	733,799 sf	229,382 sf	639,688 sf	282,891 sf	614,699 sf	513,451 sf	431,414 sf	365,356 sf	615,517 sf	4,426,197 sf
<i>Change from Sep. 2009</i>	-33,272 sf	33,272 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf
OPEN SPACE										
required - per KKMP (%)	12.49%	5.06%	7.84%	11.45%	11.06%	6.29%	13.31%	14.78%	8.37%	10.00%
required - per KKMP (sf)	22,917 sf	6,200 sf	12,500 sf	20,900 sf	16,000 sf	7,880 sf	14,000 sf	13,500 sf	12,566 sf	126,463 sf
to be provided (sf)	22,917 sf	6,200 sf	12,500 sf	20,900 sf	16,000 sf	7,880 sf	14,000 sf	13,500 sf	12,566 sf	126,463 sf
to be provided (%)	12.49%	5.06%	7.84%	11.45%	11.06%	6.29%	13.31%	14.78%	8.37%	10.00%
<i>Change from Sep. 2009</i>	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf
RECREATIONAL SPACE (Note 1)										
required - per KKMP (sf)	27,468 sf	5,745 sf	22,602 sf	8,057 sf	20,456 sf	17,502 sf	14,819 sf	12,765 sf	21,834 sf	151,250 sf
dwelling units - assumed by KKMP	499 du	104 du	411 du	146 du	372 du	318 du	269 du	232 du	397 du	2,750 du
dwelling units - to be provided	632 du	183 du	411 du	100 du	467 du	155 du	269 du	259 du	273 du	2,750 du
dwelling units - change from Sep 2009	133 du	79 du	0 du	-46 du	95 du	-163 du	0 du	27 du	-124 du	0 du
required - 55sf per dwelling unit to be provided (sf)	34,760 sf	10,065 sf	22,602 sf	5,522 sf	25,685 sf	8,537 sf	14,819 sf	14,245 sf	15,015 sf	151,250 sf
to be provided (sf)	34,760 sf	10,065 sf	22,602 sf	5,522 sf	25,685 sf	8,537 sf	14,819 sf	14,245 sf	15,015 sf	151,250 sf
<i>Change from Sep. 2009</i>	7,292 sf	4,320 sf	0 sf	-2,535 sf	5,229 sf	-8,965 sf	0 sf	1,480 sf	-6,819 sf	0 sf
PUBLIC FACILITIES										
total required - per KKMP (sf)	24,354 sf	6,164 sf	20,295 sf	8,880 sf	19,441 sf	16,259 sf	13,666 sf	11,584 sf	19,532 sf	140,175 sf
required at 4% (residential less reserve housing)	16,921 sf	4,094 sf	17,665 sf	6,297 sf	23,211 sf	9,748 sf	11,582 sf	13,814 sf	23,821 sf	127,153 sf
required at 3% (balance)	1,260 sf	296 sf	2,630 sf	2,583 sf	390 sf	2,580 sf	2,084 sf	600 sf	600 sf	13,022 sf
total required	18,181 sf	4,390 sf	20,295 sf	8,880 sf	23,601 sf	12,328 sf	13,666 sf	14,414 sf	24,421 sf	140,175 sf
<i>Change from Sep. 2009</i>	-6,173 sf	-1,774 sf	0 sf	0 sf	4,160 sf	-3,931 sf	0 sf	2,830 sf	4,889 sf	0 sf
Floor Area Ratio (FAR)										
to be provided in this parcel - total	733,799 sf	229,382 sf	639,688 sf	282,891 sf	614,699 sf	513,451 sf	431,414 sf	365,356 sf	615,517 sf	4,426,197 sf
residential to be provided - Total	691,800 sf	195,322 sf	552,031 sf	196,781 sf	580,275 sf	427,469 sf	361,938 sf	345,356 sf	595,517 sf	3,946,489 sf
residential to be provided - Reserved Housing	268,768 sf	92,966 sf	110,406 sf	39,356 sf	0 sf	183,769 sf	72,388 sf	0 sf	0 sf	767,653 sf
commercial to be provided	41,999 sf	34,060 sf	87,667 sf	86,100 sf	12,987 sf	86,000 sf	69,467 sf	19,994 sf	19,998 sf	458,272 sf
industrial to be provided	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf
3.5 x land area	642,254 sf	428,992 sf	558,226 sf	638,785 sf	506,223 sf	438,312 sf	368,281 sf	319,687 sf	525,441 sf	4,426,198 sf
floor area transfer (actual / potential)	91,546 sf	-199,610 sf	81,463 sf	-355,894 sf	108,477 sf	75,139 sf	63,135 sf	45,670 sf	90,076 sf	0 sf
(up to 25% FAR)	14.25 %	-46.53 %	14.59 %	-55.71 %	21.43 %	17.14 %	17.14 %	14.29 %	17.14 %	0.00 %
FAR - to be provided	4.00 FAR	1.87 FAR	4.01 FAR	1.55 FAR	4.25 FAR	4.10 FAR	4.10 FAR	4.00 FAR	4.10 FAR	3.50 FAR
FAR - per KKMP	4.18 FAR	1.60 FAR	4.01 FAR	1.55 FAR	4.25 FAR	4.10 FAR	4.10 FAR	4.00 FAR	4.10 FAR	3.50 FAR
<i>FAR - change from Sep. 2009</i>	-0.18 FAR	0.27 FAR	0.00 FAR	0.00 FAR	0.00 FAR	0.00 FAR	0.00 FAR	0.00 FAR	0.00 FAR	0.00 FAR

Note 1: Recreational space required and provided is subject to the actual number of dwelling units provided.