



KAIĀULU 'O KAKA'AKO

MASTER PLAN AMENDMENT

APPROVED BY HCDA JUNE 2 2021

PREPARED FOR:
HAWAI'I COMMUNITY DEVELOPMENT AUTHORITY
HONOLULU, HAWAI'I

PREPARED BY:



Kamehameha Schools®



WCITARCHITECTURE





ONE INTERPRETATION OF THE NAME KA'ĀKAUKUKUI (THE TRADITIONAL NAME FOR KAKA'AKO) IS "NORTH LIGHT", SUGGESTING THAT THE AREA MAY HAVE ONCE BEEN A LANDMARK FOR MARITIME NAVIGATION. MANU-O-KŪ (WHITE TERNS), WHICH CAN BE SPOTTED REGULARLY IN KAKA'AKO, ARE ALSO IMPORTANT IN TRADITIONAL NAVIGATION PRACTICES. THE RADIAL 'OHE KĀPALA-LIKE PATTERN IS A NOD TO THE IMPORTANCE OF THE MANU-O-KŪ IN GUIDING SEAFARERS TOWARD LAND.

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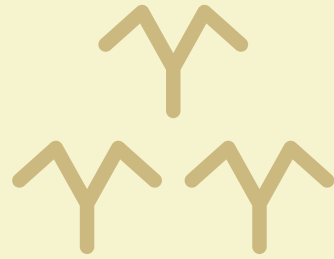
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*FOUND THROUGHOUT MANY TROPICAL AND SUBTROPICAL AREAS OF THE WORLD,
MOST OF THE HAWAIIAN MANU-O-KŪ ARE LOCATED IN THE NORTHWESTERN
HAWAIIAN ISLANDS. YOU MAY KNOW THE MANUOKŪ (GYGIS ALBA) BY ONE OF THEIR
MANY COMMON NAMES: WHITE TERN, FAIRY TERN, ANGEL TERN OR WHITE NODDY.*



KAIĀULU ‘O KAKA‘AKO

SECTION A: SUMMARY

BACKGROUND

APPROVED MASTER PLAN

KKMP UPDATE

BACKGROUND

In 2008, Kamehameha Schools presented the Kaiāulu ‘o Kaka’ako (Kaka’ako Community) Master Plan (KKMP) to the Hawai’i Community Development Authority (HCDA), envisioning a progressive, urban-island village within a vibrant, healthy, and sustainable neighborhood for the 29 acres of Kaka’ako mauka lands under Kamehameha Schools' stewardship. As a trust dedicated to the education of Native Hawaiians with a mission to fund educational programs in perpetuity, Kamehameha Schools presented the plan as a guide for continued investment in Kaka’ako over the decades to come. Recognizing that stewardship of their Kaka’ako lands would be critical to providing a sustainable urban alternative to suburban and rural development on O’ahu, the Master Plan envisioned a mixed-use neighborhood with a diversity of housing options for local residents, a community of small businesses, and active gathering places and pedestrian thoroughfares throughout nine contiguous blocks.

APPROVED MASTER PLAN

On September 2, 2009, HCDA approved the KKMP, which was amended once in 2012, and is set to expire on September 1, 2024. The KKMP as approved includes plans for 4.4 million square feet of floor area envisioned to include approximately 2,750 residential units in the form of lofts, townhouses, and condominiums, with twenty percent of these units dedicated to Reserved Housing (RH) units per HCDA guidelines. The approved KKMP also includes over 300,000 square feet of commercial space, over 126,000 square feet of open space, and over 151,000 square feet of recreational space. Seven towers were envisioned under the original KKMP.

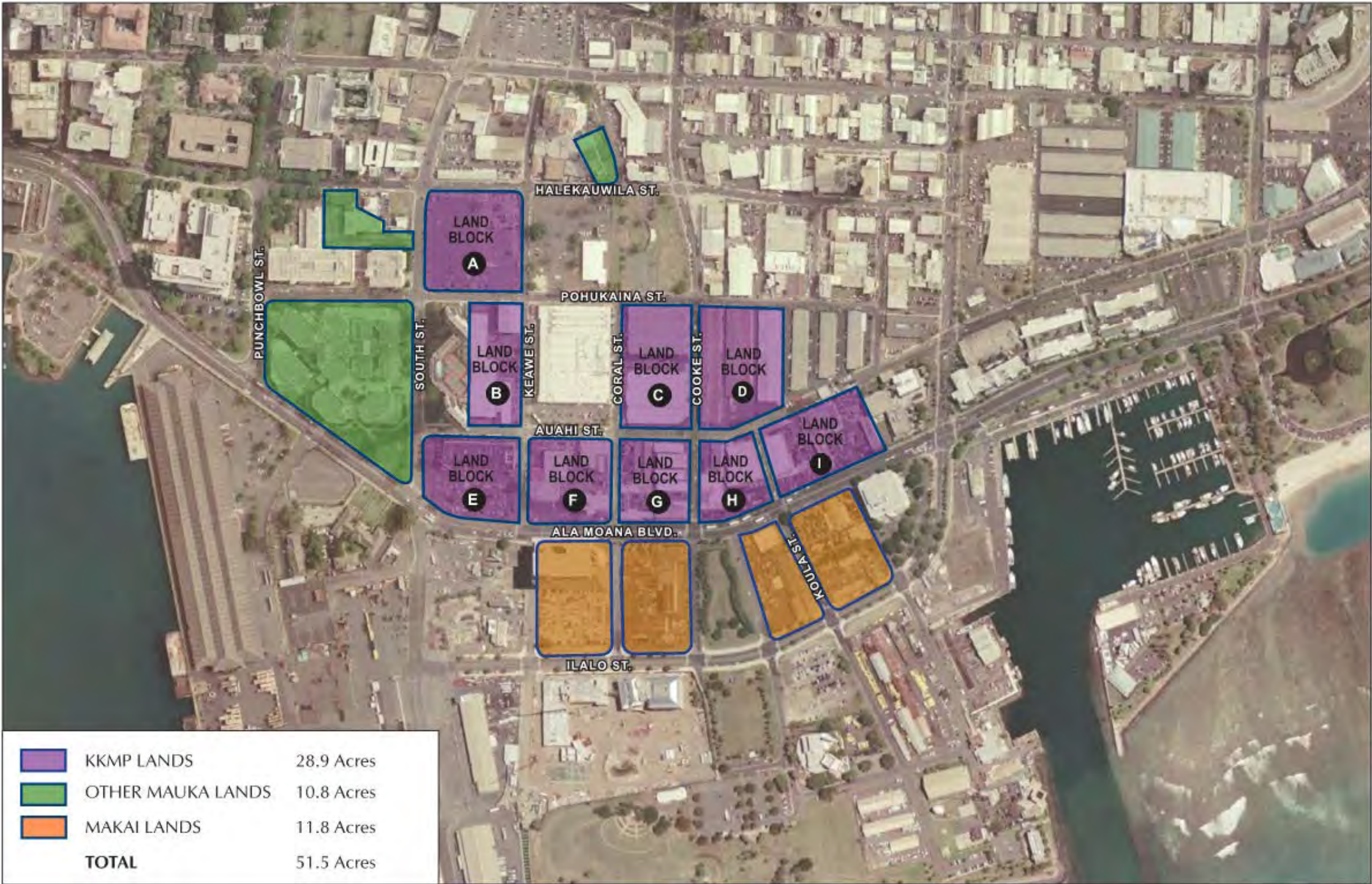


Fig. A-1: Kamehameha Schools Kaka’ako Lands (Kaiāulu ‘O Kaka’ako Master Plan, 2008)

KKMP UPDATE

Since the KKMP approval in 2009, Kamehameha Schools has successfully completed redevelopment on the ‘ewa parcels of the KKMP, specifically Blocks A, B, E, and F (henceforth collectively referred to as “Increment 1”), providing the neighborhood with 1,336 new residential units, 456 of which are RH units (34%), well above HCDA rules for affordable housing), over 184,000 square feet of commercial space, and over 65,000 square feet of open space. What was once an underutilized light industrial neighborhood with little to no pedestrian presence, has become today a vibrant mixed-use community where residents live, work, and play. Residential townhomes and commercial storefronts give life to the neighborhood and provide convenience and a sense of belonging to residents, while open space provides opportunities for outdoor gathering, enjoyment of public art, recreation, and a comfortable pedestrian experience. The original vision for KKMP has manifested itself into a local community within the greater neighborhood of Kaka’ako known as “Our Kaka’ako.”

In light of development completed under Increment 1, plans for the remaining diamond-head parcels in the KKMP (specifically Blocks C, D, G, H, and I, henceforth collectively referred to as “Increment 2”) have evolved since the KKMP’s original 2009 approval.



Fig. A2: Aerial Photo of Blocks B, E, and F (Photo: Kamehameha Schools)



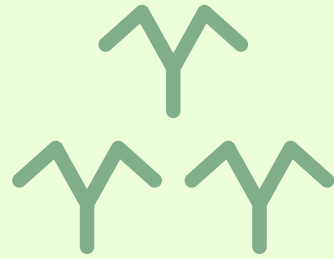
Fig. A-3: SALT at Block F (Photo: Kamehameha Schools)



Fig. A-4: Auahi Street at Block F (Photo: Belt Collins Hawaii)



MANU-O-KŪ CAN COMMONLY BE FOUND NESTING IN THE URBAN AREAS OF HONOLULU.



KAIĀULU ‘O KAKA‘AKO

SECTION B: INCREMENT 1

URBAN DESIGN AND PLACEMAKING

SUSTAINABILITY AND RESILIENCY

BLOCK A: KEAUFHOU PLACE AND KEAUFHOU LANE

BLOCK B: 400 KEAWE AND THE FLATS AT PU‘UNUI

BLOCK E: THE COLLECTION

BLOCK F: SALT AND 680 ALA MOANA



INCREMENT 1 PARCELS

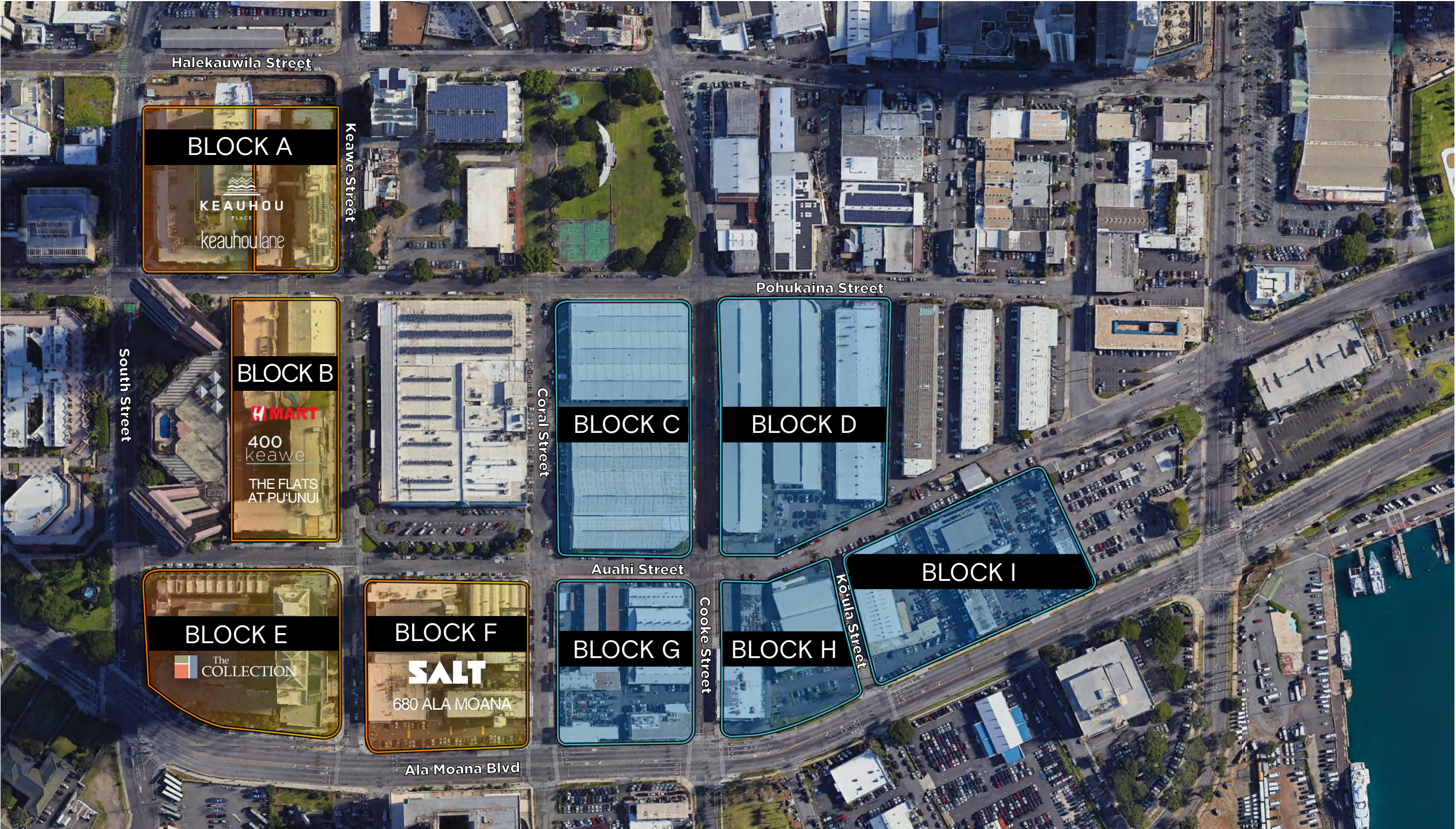


Fig. B-1: Kamehameha Schools Mauka Area Parcel Plan

URBAN DESIGN AND PLACEKEEPING

Formerly a low density neighborhood of warehouses where open space was dedicated to surface parking and streets to cars, the blocks developed under Increment 1 have redefined Kaka’ako as a walkable, livable neighborhood for local residents. Each block has been thoughtfully landscaped and designed for the pedestrian experience – greenery and a water feature enhance the beauty of open space, public art expresses and nurtures the creativity of neighborhood residents, and sidewalks and crosswalks provide safe pedestrian connectivity within and between blocks, and street trees soften the urban landscape and provide the opportunity for shade. Commercial storefronts help activate the street, residential townhomes provide additional eyes on the streets, and the density of the new residential towers help support the neighborhood’s new commercial and recreational amenities, and vice versa.

Cultural identity is also a key feature of the neighborhood – building names echo Hawaiian history, curated public art tells the stories of Kaka’ako and Hawai’i of yesterday and today, and art is integrated into architecture to symbolize concepts of land and water at the core of Hawaiian culture and livelihood.

Additionally, community partnerships, programming and leasing efforts, and art curation and interventions nurture a diverse, creative, and growing community that have contributed to the identity of "Our Kaka’ako" as a gathering place for neighborhood residents and the larger community of Honolulu. Such efforts include annual events like Pow!Wow! Hawai’i which brings international artists and perspectives to the neighborhood’s street art, monthly events like the Honolulu Night Market, the conversion of warehouse spaces to community and art spaces such as Kaka’ako Agora, Lana Lane Studios, and Aupuni Space, and the allocation of unconventional public space in the form of parklets and mid-block pedestrian thoroughfares.

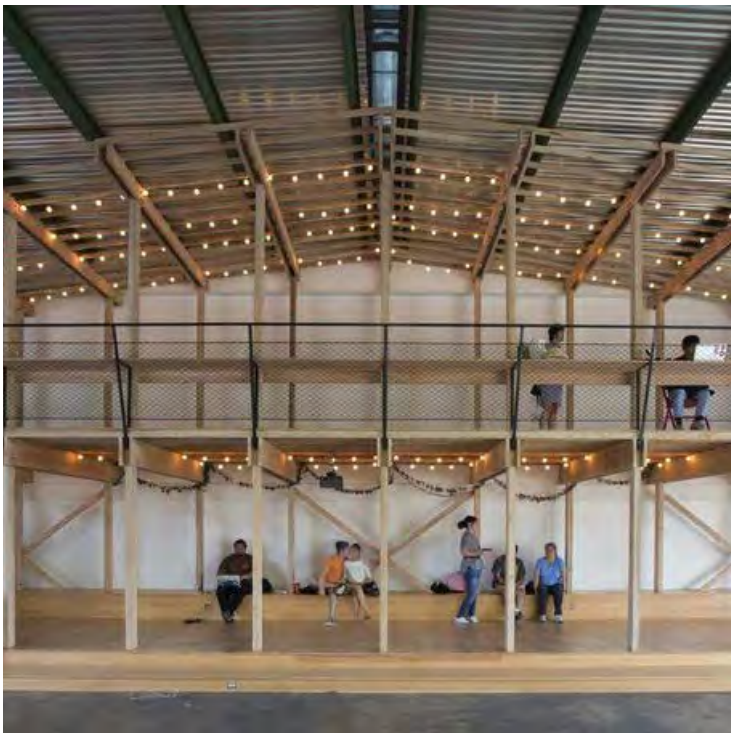


Fig. B-2: Kaka’ako Agora (Photo: Interisland Terminal)



Fig. B-3: Keauhou Lane
(Photo: WCIT Architecture)



Fig. B-4: Auahi Street (Photo: WCIT Architecture)



Fig. B-5: Honolulu Night Market (Photo: Honolulu Night Market)



Fig. B-6: Piko at SALT (Photo: WCIT Architecture)



Fig. B-7: Parklet at SALT (Photo: Dennis Oda)

SUSTAINABILITY AND RESILIENCY

Increment 1 has been developed with the intention of adding elements of resiliency and sustainability to the developed lands. Proximity to commercial and recreational centers, business and governmental centers, and the development of new commercial and recreational amenities within the parcels have contributed to not only the livability of the neighborhood, but also to its walkability, thus reducing the dependence on cars for neighborhood residents and visitors. Parking is tucked behind screens of greenery, art, and residential and commercial podiums, and walking and cycling have become more convenient, healthy, and sustainable alternatives to driving.

Increased density, a mix of housing types, and the mixed-use buildings of Increment 1 have nurtured the growth of a community that supports residents and businesses alike, contributing to the livability and sustainability of the neighborhood. Other sustainable features include a new LEED platinum building (Keauhou Lane) and the adaptive reuse of several existing buildings into new commercial and residential uses.

Increment 1 also boasts resiliency features. Although outside of the FEMA flood zone, sidewalks and ground floor levels have been raised in some instances, providing buildings with resiliency against sea level rise. Green space, street trees, and Native Hawaiian landscaping, not only beautify, but also enhance social and environmental resiliency by contributing to a sense of place and community, encouraging social interaction, improving air quality, reducing the urban heat island effect, and absorbing stormwater.



Fig. B-8: Ala Moana Streetscape (Photo: WCIT Architecture)



Fig. B-9: Raised ground floor at The Collection (Photo: WCIT Architecture)



Fig. B-10: Green screen at Keauhou Parking (Photo: WCIT Architecture)



Fig. B-11: Native Hawaiian Landscaping at Keauhou Lane (Photo: WCIT Architecture)



Fig. B-12: Raised sidewalk at 400 Keawe (Photo: WCIT Architecture)



Fig. B-13: Pedestrian Connectivity (Photo: WCIT Architecture)

BLOCK A: KEAUKOU PLACE AND KEAUKOU LANE

Block A has been developed into a mixed-use block known as Keauhou Place and Keauhou Lane. Opened in 2017 and developed by Stanford Carr Development, Keauhou Place houses 423 market rate condominium tower and townhouse units. Completed in 2018, Keauhou Lane is a LEED-platinum mixed-use development by Gerding Edlen that comprises 209 Kamaʻāina Reserved Housing rental units with approximately 39,000 square feet of commercial space. The block features local natural foods grocery store Down to Earth, fitness studio Sweat + Soul, several local restaurants including Ya-Ya's Chophouse and Hicraft Kitchen, and a lush landscaped mid-block alleyway lined with commercial storefronts, providing the neighborhood with dining and retail options along a shaded pedestrian only thoroughfare.



Fig. B-14: Keauhou Lane (Photo: GPRM Prestress)

BLOCK B: 400 KEAWE AND THE FLATS AT PU'UNUI

Block B comprises 400 Keawe, The Flats at Pu'unui, and grocer anchor H-Mart. Both mid-rise buildings, 400 Keawe opened in 2015 with 75 market rate condominium units and 20 reserved housing units, and The Flats at Pu'unui was opened in 2016 with 88 Kamaʻāina Reserved Housing rental units. Kamehameha Schools partnered with Castle and Cooke on the development of 400 Keawe, while The Flats at Pu'unui was developed by a KS subsidiary. Additionally, an old two-story office building has been adaptively reused into the Asian grocery store H-Mart which features a dining hall on the second floor. The block also includes eight retail spaces and an outdoor plaza programmed with green space, a water feature, and public art. Current retail tenants include local sandwichery E.A.R.L., tea shop Sun Tea Mix, bento shop Oh! Sozai by Kurukuru, and local fashion and lifestyle boutique Kira Hawai'i.



Fig. B-15: 400 Keawe (Photo: Kamehameha Schools)

BLOCK E: THE COLLECTION

Developed by Alexander and Baldwin, The Collection and The Townhomes at The Collection on Block E opened in 2016 and house 467 market rate residential units. The block also features over 12,000 sf of commercial space currently occupied by tenants such as Qing Mu Noodle Company, Bluetree Cafe, southeast Asian restaurant 1983 Indochine, and specialty sports store Cross Court Hawai‘i.



Fig. B-16: The Collection (Photo: Hawai‘i Living)

BLOCK F: SALT AND 680 ALA MOANA

Block F comprises SALT and 680 Ala Moana, both of which were self-developed by Kamehameha Schools, and features approximately 95,000sf of commercial space and 33,000sf of residential space. At SALT, Kamehameha Schools adaptively reused existing light industrial warehouses and commercial space to create a unique retail center and cultural experience for the neighborhood with its diverse mix of retail, food and beverage options, artist work spaces, and open space rich with public art. Tenants include local favorites such as Highway Inn, Moku Kitchen, Morning Brew, Paiko, as well as many others. Kamehameha Schools also converted an existing 4 story building on the site into the 680 Ala Moana mixed-use project that opened in 2014 and houses 54 Kama‘āina affordable rental units.



Fig. B-17: SALT (Photo: Kamehameha Schools)



*THE MANU-O-KŪ WAS DESIGNATED AS THE OFFICIAL
BIRD OF THE CITY AND COUNTY OF HONOLULU IN 2007.*



KAKA'AKO'S MATURE TREES PROVIDE LARGE HORIZONTAL LIMBS IDEAL FOR NESTING; THE MANU-O-KŪ DO NOT ACTUALLY BUILD NESTS BUT WILL LAY EGGS ON DEPRESSIONS OR FORKS FOUND ON BRANCHES.



KAIĀULU ‘O KAKA‘AKO

SECTION C: INCREMENT 2

URBAN DESIGN AND PLACEMAKING

SUSTAINABILITY AND RESILIENCY

CULTURAL SUSTAINABILITY AND PLACEMAKING

PIKO AT COOKE AND AUAHI STREETS

RETAIL CORRIDOR AT AUAHI STREET

PARK-TO-PARK CONNECTION VIA COOKE STREET

SETBACKS

KŌ‘ULA STREET PRIVATIZATION

PROPOSED AMENDMENT

TOWER PLAN

DEVELOPMENT TABLES

INCREMENT 2 PARCELS

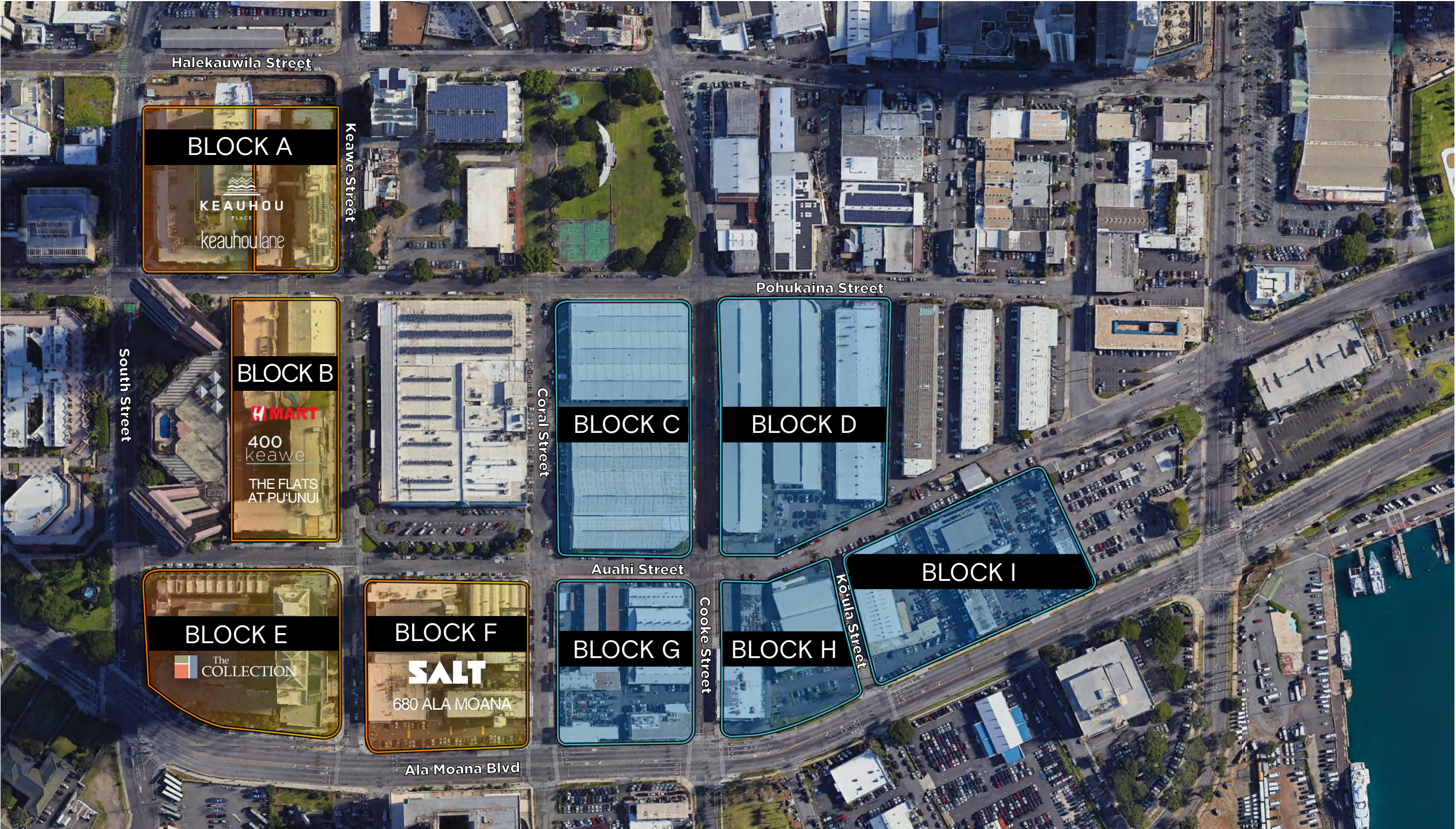


Fig. C-1: Kamehameha Schools Mauka Area Parcel Plan



Fig. C-2: Aerial view looking Mauka (WCIT Architecture)

URBAN DESIGN AND PLACEKEEPING

As an extension of the diverse urban-island village already established under Increment 1, Increment 2 will continue to embody principles of smart growth and enhance the growing neighborhood with mixed-use development planned within aspirational and cohesive architecture, and with urban connectivity tying all 9 parcels of the Kaiāulu ‘o Kaka‘ako Master Plan together through pedestrian oriented place-making and thoughtful open space design. Diverse and creative public space typologies such as urban plazas, pocket parks, woonerfs, shared streets, and raised intersections will be woven throughout Increment 2, providing a backdrop for social connections, community gathering, and artistic murals and outdoor art exhibits that have since become a signature feature of “Our Kaka‘ako” and will continue to capture and express the character and stories of Kaka‘ako and Hawai‘i. At the crossroads of Cooke and Auahi Streets is envisioned the Piko of the Kaiāulu ‘o Kaka‘ako Master Plan, from which will radiate the neighborhood’s main retail corridor along Auahi Street and the Park-to-Park pedestrian promenade along Cooke Street.

SUSTAINABILITY AND RESILIENCY

Increment 2 will continue to exemplify principles of sustainability and resiliency driven by aloha ‘āina (love of the land) and mālama ‘āina (care of the land) set forth in Increment 1. As KS begins to align to the Aloha+ Challenge, we will seek opportunities to support the State’s goals toward:

- » Clean Energy Transformation through energy efficiency improvements and investments in enhanced walkability, bikeability, and livability.
- » Local Food Production & Consumption by supporting local food purchasing and events.
- » Natural Resource Management through sustainable building design and raised sidewalks and ground floor levels for resiliency against sea level rise.
- » Solid Waste Reduction by enabling efforts to distribute and procure locally-sourced materials.
- » Smart Sustainable Communities not only through increasing the availability of diverse housing types and mixed-use typologies but also by reinforcing our commitment to green space, plaza space, and open space.
- » Green Workforce and Education by supporting an optimal tenant mix of both large and small, local and national retailers and continuously seeking to create educational opportunities in and around the Kaka‘ako community.



Fig. C-3: 400 Keawe Plaza (Photo: WCIT Architecture)



Fig. C-4: Auahi Street (Photo: WCIT Architecture)



Fig. C-5: Keauhou Lane (Photo: WCIT Architecture)



Fig. C6: Keawe Street (Photo: WCIT Architecture)



Fig. C7: SALT (Photo: WCIT Architecture)

CULTURAL IDENTITY & PLACEKEEPING

Reframing the commonly known term “placemaking” through an indigenous lens, *Hawaiian Placekeeping* prioritizes cultural histories and knowledge, utilizes holistic measures of wellness, and engages an expanded role of community through process, dialogue, authenticity, and new aesthetics.

KS specifically developed the concept of Hawaiian Urban (now called Hawaiian Placekeeping) for Kaka’ako, which seeks to:

- » Assert an authentic Hawaiian identity that is rooted in environment, and privileges the culture and world view of Hawai’i’s indigenous people;
- » Value the life ways and contributions of those who have made Hawai’i their home over the past two centuries, and;
- » Provide the gift and responsibility of heritage to contemporary residents who share global aspirations for sustainability and an enhanced quality of human life, and who express themselves through a range of edgy artistic, technological, and activity-oriented mediums that resonate with the vibe of a common urban drumbeat heard around the world.

Many stories have been told through architectural and artistic expressions, signage, and project names found throughout Increment 1. Increment 2 will continue to deliver on the concept of Hawaiian Urban through placekeeping efforts such as:

- » Continuing to employ a rigorous approach to ensure the proper protection and treatment of Hawaiian cultural resources including historic properties, features, and potential burials
- » Use of traditional place names (i.e., highlighting the location of “Our Kaka’ako” within Ka’ākaukui)
- » Incorporation of native flora and fauna into landscaping, including lā’au lapa’au (medicinal) plants (see Fig. C-10)
- » Storytelling through art and wayfinding (including ‘Ōlelo Hawai’i signage, recalling themes of ho’ōla (healing), kukui (light, illumination, enlightenment), loko i’a (fishponds), and pa’akai (salt) from the kāheka (saltpans) of traditional Hawai’i (see Fig. C-10)
- » Expanding on concepts related to mauka and makai (see Fig. C-12)
- » Honoring Princess Bernice Pauahi Bishop (see Fig. C-8) through images, songs, writings, and quotes
- » Cultural and educational programming and events centered around the rich history of music, mele and hula that comes from this area

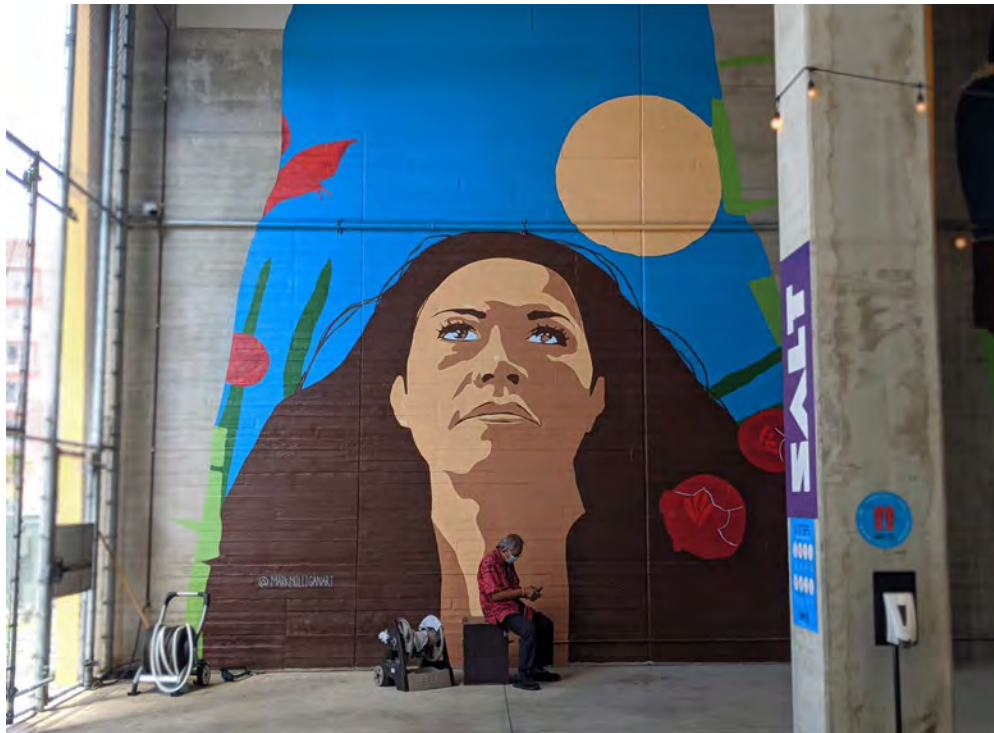


Fig. C-8: Mural art at SALT (Photo: WCIT Architecture)



Fig. C-9: Interpretive signage at SALT (Photo: WCIT Architecture)



Fig. C-10: Native Hawaiian trees along Auahi Stree (Photo: WCIT Architecture)



Fig. C-11: Architectural art at The Flats at Pu'unui (Photo: WCIT Architecture)



Fig. C-12: Architectural art at Keauhou Place (Photo: WCIT Architecture)

PIKO AT COOKE AND AUAHI STREETS

As the Piko from which retail and gathering opportunities will radiate, the central neighborhood plaza has been deliberately placed at the intersection of Cooke and Auahi Streets. The central plaza is envisioned as the central neighborhood gathering place for recreation, an entertainment venue for community events, and a cultural platform for music, performance art, markets, and artisan exhibits. Emphasizing the importance of Cooke and Auahi Street as the piko of the Kaiāulu ‘o Kaka’ako Master Plan, a raised intersection is planned at the crossroads to facilitate connectivity enhance pedestrian safety between the four blocks at this corner.

PARK-TO-PARK CONNECTION VIA COOKE STREET

As one of the main mauka-makai thoroughfares serving “Our Kaka’ako,” Cooke Street will serve as the Park-to-Park connection between Mother Waldron Park and Makai Gateway Park. Envisioned as a lushly landscaped, pedestrian-oriented promenade, Cooke Street will offer opportunities for engaging and creative retail typologies that will further activate the park-to-park connection, providing area residents and pedestrians arriving from the rail station a safe, vibrant, and comfortable walking experience.

RETAIL CORRIDOR AT AUAHI STREET

As the neighborhood’s main retail corridor, Auahi Street will be a pedestrian oriented thoroughfare with engaging retail storefronts comprised mostly of small, locally-owned businesses alongside small courtyards and urban landscaping. As efforts are underway to open the closed portion of Auahi Street to pedestrian, bicycle, and vehicular traffic between Kaiāulu ‘o Kaka’ako Master Plan and Ward Village in order to enhance connectivity between “Our Kaka’ako” and Ward Village. Increment 2 will be designed to address connectivity via Auahi Street between KKMP Increment 1, Increment 2, and Ward Village.



Fig. C-13: Piko at Cooke and Auahi Streets (WCIT Architecture)



Fig. C-14: Piko at Cooke and Auahi Streets (WCIT Architecture)

SETBACKS

In conjunction with HCDA mandated setbacks, setbacks of up to forty feet will be incorporated into developments along Ala Moana Boulevard and Cooke Street. The resulting sidewalk will be thoughtfully designed with landscaping, street trees, street furniture, public art, lighting, and wayfinding that will provide the development with ample open space, a vibrant and enjoyable pedestrian experience, and a buffer from street traffic.

KŌ‘ULA STREET PRIVATIZATION

Kamehameha Schools has recently determined that it owns the section of Kō‘ula Street located between Ala Moana Boulevard and Auahi Street. The addition of this section of Kō‘ula Street to the KKMP will increase the available floor area and allow for greater flexibility under the KKMP.



Fig. C-15: Cooke Street looking mauka (WCIT Architecture)



Fig. C-16: Piko at Cooke and Auahi Streets (WCIT Architecture)

AMENDMENTS TO THE KKMP

- 1. The Master Plan Permit is extended by a period of ten years beyond its current expiration date of September 1, 2024 and shall be valid until September 1, 2034.
- 2. Kamehameha Schools and its development partners may jointly develop Blocks F and G of the KKMP. Such joint development shall be subject to further approval by the HCDA at the planned development permit stage pursuant to HAR § 15-22-80.
- 3. Kamehameha Schools may transfer density and towers between Blocks F and D and between other blocks within the KKMP provided that (1) Kamehameha Schools does not exceed the maximum permitted floor area ratio for the KKMP and (2) the density and tower transfer are in compliance with the 2005 Mauka Area Plan and Vested Rules
- 4. Upon issuance of HRS 201H-38 exemption from the Hawaii Housing Finance and Development Corporation and upon issuance of the permit required to commence construction of a 201H project, the 201H project, including its associated tower(s), floor area, and unit count, shall be excluded from the KKMP. The development potential of the remaining area in the KKMP shall then be recalculated such that the 201H project will not affect the development of the remaining area within the KKMP. Community benefits provided in conjunction with any 201H project, including but not limited to the central plaza and the Cooke Street park-to-park promenade, shall not be impacted or removed from the KKMP and may be used to satisfy the public benefit obligations in the KKMP.
- 5. Upon the approval by the Honolulu City Council of a resolution abandoning any implied easement rights over the portion of Koula Street owned by Kamehameha Schools, the KKMP allowable floor area shall be increased by 42,609 square feet (3.5 x 12,174 square feet of land area) to account for Kamehameha School’s ownership of Koula Street.
- 6. Representations as to the projected number of dwelling units are included in the KKMP only for the purpose of providing an estimate. Depictions of tower design and location are included in the KKMP only for the purpose of illustration. The actual number of and types of dwelling units and the location of towers shall remain flexible and responsive to market needs.

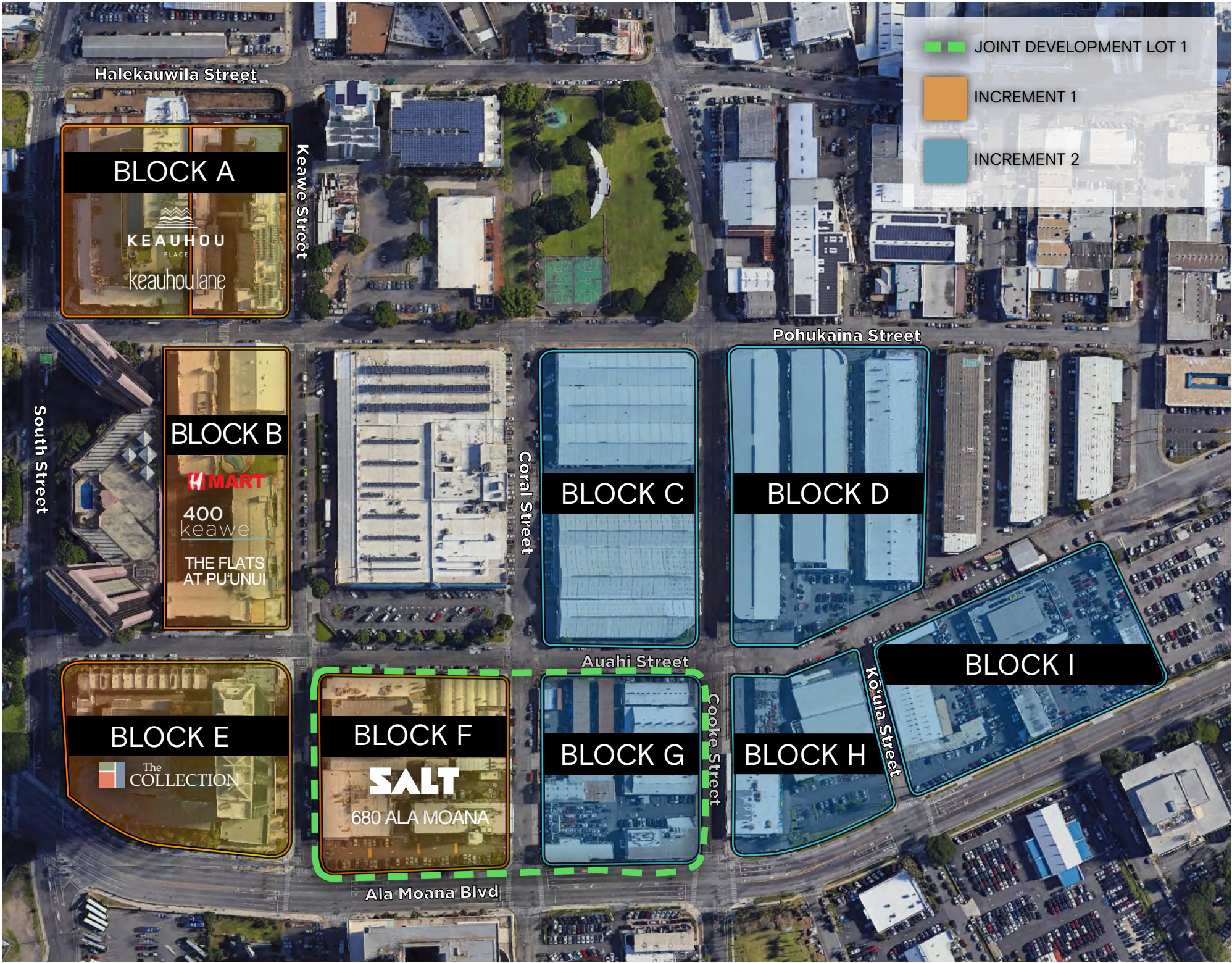


Fig. C-17: Kamehameha Schools Mauka Area Parcel Plan with Joint Development Lot 1



Fig. C-18: View looking Mauka (WCIT Architecture)



Fig. C-19: View looking Makai with Park-to-Park Connection along Cooke Street (WCIT Architecture)

TOWER PLAN

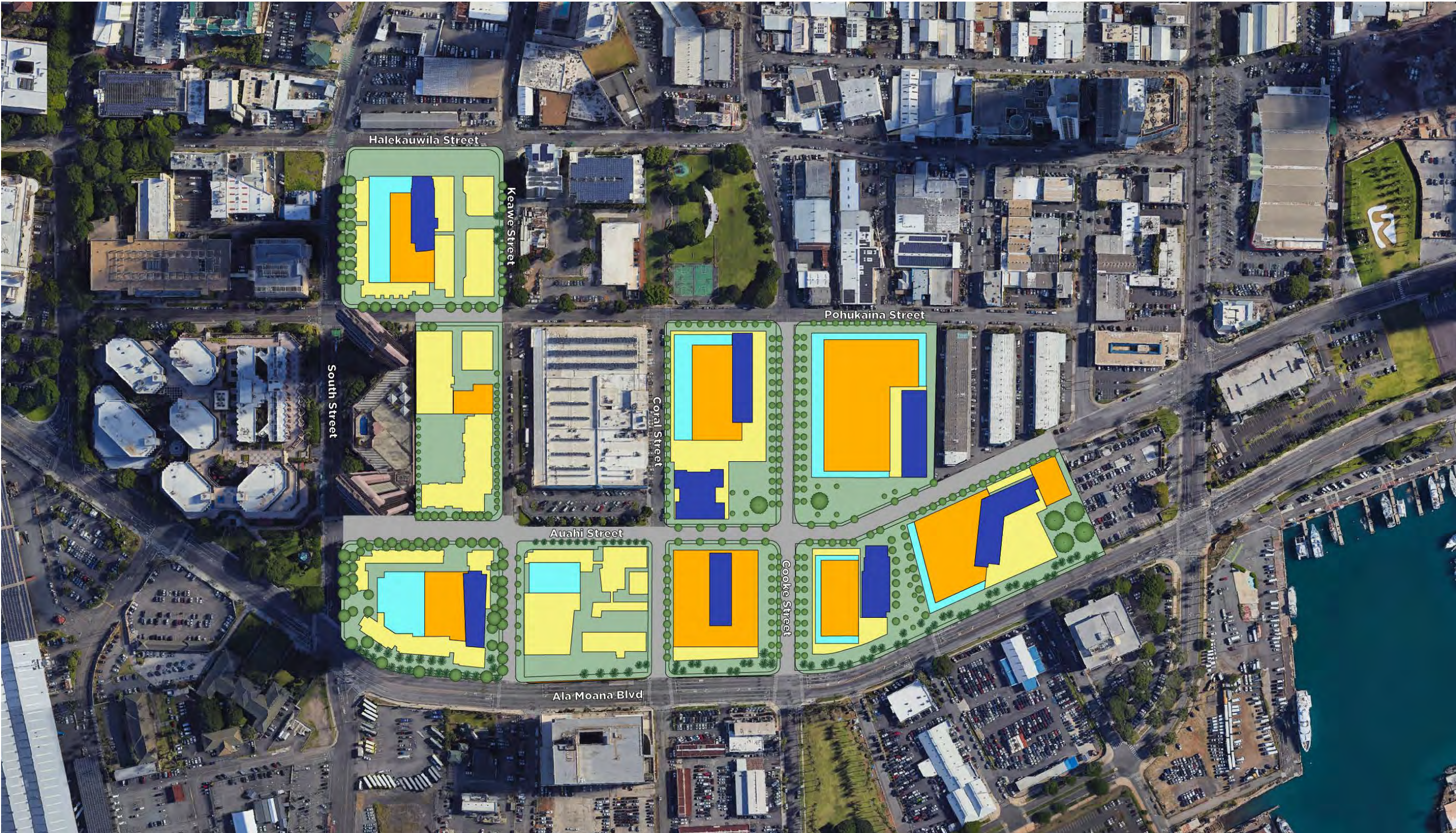


Fig. C-20: Kamehameha Schools Mauka Area Parcel Plan

REVISED LAND TABULATION SUMMARY
SCENARIO 1: ALL BLOCKS REMAIN IN KKMP (NO 201H PROJECTS)

	INCREMENT I											INCREMENT II								TOTAL	
	BLOCK A		BLOCK B		BLOCK E		BLOCK F		BLOCK G		Combined	BLOCK C		BLOCK D		BLOCK H		BLOCK I			
	<u>Original Table 5-12</u>	ACTUAL	<u>Original Table 5-12</u>	ACTUAL	<u>Original Table 5-12</u>	ACTUAL	<u>Original Table 5-12</u>	ACTUAL	<u>Original Table 5-12</u>	PROPOSED	JDL1 ACTUAL/ PROPOSED	<u>Original Table 5-12</u>	PROPOSED	<u>Original Table 5-12</u>	PROPOSED	<u>Original Table 5-12</u>	PROPOSED	<u>Original Table 5-12</u>	PROPOSED	<u>Original Table 5-12</u>	ACTUAL/ PROPOSED
LAND																					
land in acres (ac)	4.21 ac	4.21 ac	2.81 ac	2.81 ac	3.32 ac	3.32 ac	2.87 ac	2.87 ac	2.42 ac	2.42 ac	5.29 ac	3.66 ac	3.66 ac	4.19 ac	4.19 ac	2.10 ac	2.38 ac	3.45 ac	3.45 ac	29.03 ac	29.31 ac
land in square footage (sf)	183,501 sf	183,501 sf	122,569 sf	122,569 sf	144,635 sf	144,635 sf	125,232 sf	125,232 sf	105,223 sf	105,223 sf	230,455 sf	159,493 sf	159,493 sf	182,510 sf	182,510 sf	91,339 sf	103,499 sf	150,126 sf	150,126 sf	1,264,628 sf	1,276,788 sf
BUILDING AREA (Note 1)																					
to be provided (sf)	767,071 sf	733,799 sf	196,110 sf	229,382 sf	614,699 sf	614,231 sf	513,451 sf	129,330 sf	431,414 sf	460,351 sf	589,681 sf	639,688 sf	639,688 sf	282,891 sf	632,464 sf	365,356 sf	413,996 sf	615,517 sf	615,517 sf	4,426,197 sf	4,468,758 sf
OPEN SPACE																					
Required Open Space (10%)	18,350 sf	18,350 sf	12,257 sf	12,257 sf	14,464 sf	14,464 sf	12,523 sf	12,523 sf	10,522 sf	10,522 sf	23,046 sf	15,949 sf	15,949 sf	18,251 sf	18,251 sf	9,134 sf	10,350 sf	15,013 sf	15,013 sf	126,463 sf	127,679 sf
To be provided (sf)	22,917 sf	22,917 sf	6,200 sf	6,200 sf	16,000 sf	16,000 sf	7,880 sf	19,999 sf	14,000 sf	12,786 sf	32,785 sf	12,500 sf	12,500 sf	20,900 sf	24,064 sf	13,500 sf	11,550 sf	12,566 sf	12,566 sf	126,463 sf	138,582 sf
To be provided (%)	12.49%	12.49%	5.06%	5.06%	11.06%	11.06%	6.29%	15.97%	13.31%	13.31%	14.23%	7.84%	7.84%	11.45%	13.18%	14.78%	11.16%	8.37%	8.37%	10.00%	10.85%
RECREATIONAL SPACE																					
dwelling units – actual & estimated no. to be provided	499 du	632 du	104 du	183 du	372 du	467 du	318 du	54 du	269 du	360 du	414 du	411 du	583 du	146 du	553 du	232 du	314 du	397 du	477 du	2,750 du	3,623 du
required – 55sf per dwelling unit to be provided (sf)	27,468 sf	34,760 sf	5,745 sf	10,065 sf	20,456 sf	25,685 sf	17,502 sf	0 sf	14,819 sf	19,800 sf	19,800 sf	22,602 sf	32,065 sf	8,057 sf	30,415 sf	12,765 sf	17,270 sf	21,834 sf	26,235 sf	151,250 sf	196,295 sf
PUBLIC FACILITIES																					
required at 4% -- based on residential to be provided (residential less reserve housing)	21,468 sf	16,921 sf	4,490 sf	4,094 sf	15,988 sf	24,068 sf	13,679 sf	0 sf	11,582 sf	13,291 sf	13,291 sf	17,665 sf	19,359 sf	6,297 sf	18,959 sf	9,976 sf	11,981 sf	17,065 sf	18,449 sf	118,209 sf	127,122 sf
required at 3% -- based on comm/ind to be provided	2,886 sf	1,260 sf	1,674 sf	296 sf	3,453 sf	376 sf	2,580 sf	0 sf	2,084 sf	1,350 sf	1,350 sf	2,630 sf	1,042 sf	2,583 sf	1,200 sf	1,608 sf	1,188 sf	2,467 sf	1,170 sf	21,965 sf	7,881 sf
total required -- est. based on residential/comm/ind estimates	24,354 sf	18,181 sf	6,164 sf	4,390 sf	19,440 sf	24,444 sf	16,258 sf	0 sf	13,666 sf	14,641 sf	14,641 sf	20,295 sf	20,401 sf	8,880 sf	20,159 sf	11,584 sf	13,169 sf	19,532 sf	19,619 sf	140,174 sf	135,003 sf
Floor Area Ratio (FAR)																					
Allocated Floor Area	767,071 sf	733,799 sf	196,110 sf	229,382 sf	614,699 sf	614,231 sf	513,451 sf	129,330 sf	431,414 sf	460,351 sf	589,681 sf	639,688 sf	639,688 sf	282,891 sf	632,464 sf	365,356 sf	413,996 sf	615,517 sf	615,517 sf	4,426,197 sf	4,468,758 sf
floor area transfer (actual / potential)	124,817 sf	91,546 sf	-232,881 sf	-199,610 sf	108,476 sf	108,009 sf	75,139 sf	-308,982 sf	63,134 sf	92,071 sf	-216,912 sf	81,463 sf	81,463 sf	-355,895 sf	-6,321 sf	45,670 sf	51,750 sf	90,076 sf	90,076 sf	0 sf	0 sf
(up to 25% FAR)	19.43 %	14.25 %	-54.29 %	-46.53 %	21.43 %	21.34 %	17.14 %	-70.49 %	17.14 %	25.00 %	-26.89 %	14.59 %	14.59 %	-55.71%	-0.99 %	14.29 %	14.29 %	17.14 %	17.14 %	0%	0%
Effective FAR	4.180 FAR	3.999 FAR	1.600 FAR	1.871 FAR	4.250 FAR	4.247 FAR	4.100 FAR	1.033 FAR	4.100 FAR	4.375 FAR	2.559 FAR	4.011 FAR	4.011 FAR	1.550 FAR	3.465 FAR	4.000 FAR	4.000 FAR	4.100 FAR	4.100 FAR	3.500 FAR	3.500 FAR

NOTE 1: CALCULATIONS HEREIN INCLUDE POTENTIAL ADDITIONAL AREAS ASSOCIATED WITH INCLUSION OF KŌ'ŪLA STREET IN THE KKMP AREA

NOTE 2: DELTA IN FLOOR AREA FROM BLOCK F, BETWEEN THE ACTUAL AND ORIGINAL FLOOR AREA, CAN BE TRANSFERRED TO ANOTHER BLOCK, AS LONG AS THE NEW FAR ON THE NEW BLOCK DOES NOT EXCEED 3.50 X 1.25 = 4.375 FAR

NOTE 3: RECREATIONAL SPACE AND PUBLIC FACILITIES REQUIRED AND PROVIDED IS SUBJECT TO THE ACTUAL NUMBER OF DWELLING UNITS AND COMMERCIAL/INDUSTRIAL PROVIDED.

NOTE 4: FOR ILLUSTRATIVE PURPOSES ONLY. PLAN SUBJECT TO CHANGE.

REVISED LAND TABULATION SUMMARY

SCENARIO 2: BLOCK C REMOVED FROM KKMP AND COMPLETED AS 201H PROJECT

	INCREMENT I											INCREMENT II										TOTALS		
	Joint Development Lot 1 (JDL1)						BLOCK C				BLOCK D		BLOCK H		BLOCK I									
	BLOCK A		BLOCK B		BLOCK E		BLOCK F		BLOCK G		Combined	BLOCK C		BLOCK D		BLOCK H		BLOCK I		Original Table 5-12	KKMP Revised (excl. 201H)	KKMP + 201H Block(s)		
	Original Table 5-12	ACTUAL	Original Table 5-12	ACTUAL	Original Table 5-12	ACTUAL	Original Table 5-12	ACTUAL	Original Table 5-12	PROPOSED	JDL1 ACTUAL/ PROPOSED	Original Table 5-12	PROPOSED under 201H	Original Table 5-12	PROPOSED	Original Table 5-12	PROPOSED	Original Table 5-12	PROPOSED					
LAND																								
land in acres (ac)	4.21 ac	4.21 ac	2.81 ac	2.81 ac	3.32 ac	3.32 ac	2.87 ac	2.87 ac	2.42 ac	2.42 ac	5.29 ac	3.66 ac	3.66 ac	4.19 ac	4.19 ac	2.10 ac	2.38 ac	3.45 ac	3.45 ac	29.03 ac	25.65 ac	29.31 ac		
land in square footage (sf)	183,501 sf	183,501 sf	122,569 sf	122,569 sf	144,635 sf	144,635 sf	125,232 sf	125,232 sf	105,223 sf	105,223 sf	230,455 sf	159,493 sf	159,493 sf	182,510 sf	182,510 sf	91,339 sf	103,499 sf	150,126 sf	150,126 sf	1,264,628 sf	1,117,295 sf	1,276,788 sf		
BUILDING AREA (Note 1)																								
to be provided (sf)	767,071 sf	733,799 sf	196,110 sf	229,382 sf	614,699 sf	614,231 sf	513,451 sf	129,330 sf	431,414 sf	460,351 sf	589,681 sf	639,688 sf	974,407 sf	282,891 sf	672,644 sf	365,356 sf	413,996 sf	615,517 sf	656,800 sf	4,426,197 sf	3,910,533 sf	4,884,940 sf		
OPEN SPACE																								
Required Open Space (10%)	18,350 sf	18,350 sf	12,257 sf	12,257 sf	14,464 sf	14,464 sf	12,523 sf	12,523 sf	10,522 sf	10,522 sf	23,046 sf	15,949 sf	15,949 sf	18,251 sf	18,251 sf	9,134 sf	10,350 sf	15,013 sf	15,013 sf	126,463 sf	111,730 sf	127,679 sf		
To be provided (sf)	22,917 sf	22,917 sf	6,200 sf	6,200 sf	16,000 sf	16,000 sf	7,880 sf	19,999 sf	14,000 sf	14,000 sf	33,999 sf	12,500 sf	12,500 sf	20,900 sf	24,064 sf	13,500 sf	11,550 sf	12,566 sf	12,568 sf	126,463 sf	127,298 sf	139,798 sf		
To be provided (%)	12.49%	12.49%	5.06%	5.06%	11.06%	11.06%	6.29%	15.97%	13.31%	13.31%	14.75%	7.84%	7.84%	11.45%	13.18%	14.78%	11.16%	8.37%	8.37%	10.00%	11.39%	10.95%		
RECREATIONAL SPACE																								
dwelling units – actual & estimated no. to be provided	499 du	632 du	104 du	183 du	372 du	467 du	318 du	54 du	269 du	360 du	414 du	411 du	859 du	146 du	553 du	232 du	314 du	397 du	477 du	2,750 du	3,040 du	3,899 du		
required – 55sf per dwelling unit to be provided (sf)	27,468 sf	34,760 sf	5,745 sf	10,065 sf	20,456 sf	25,685 sf	17,502 sf	0 sf	14,819 sf	19,800 sf	19,800 sf	22,602 sf	32,065 sf	8,057 sf	30,415 sf	12,765 sf	17,270 sf	21,834 sf	26,235 sf	151,248 sf	164,230 sf	196,295 sf		
PUBLIC FACILITIES																								
required at 4% -- based on residential to be provided (residential less reserve housing)	21,468 sf	16,921 sf	4,490 sf	4,094 sf	15,988 sf	24,068 sf	13,679 sf	0 sf	11,582 sf	13,291 sf	13,291 sf	17,665 sf	0 sf	6,297 sf	20,245 sf	9,976 sf	11,981 sf	17,065 sf	19,770 sf	118,209 sf	110,370 sf	110,370 sf		
required at 3% -- based on comm/ind to be provided	2,886 sf	1,260 sf	1,674 sf	296 sf	3,453 sf	376 sf	2,580 sf	0 sf	2,084 sf	1,350 sf	1,350 sf	2,630 sf	0 sf	2,583 sf	1,200 sf	1,608 sf	1,188 sf	2,467 sf	1,170 sf	21,965 sf	6,839 sf	6,839 sf		
total required -- est. based on residential/comm/ind estimates	24,354 sf	18,181 sf	6,164 sf	4,390 sf	19,440 sf	24,444 sf	16,258 sf	0 sf	13,666 sf	14,641 sf	14,641 sf	20,295 sf	0 sf	8,880 sf	21,445 sf	11,584 sf	13,169 sf	19,532 sf	20,940 sf	140,174 sf	117,209 sf	117,209 sf		
Floor Area Ratio (FAR)																								
Allocated Floor Area	767,071 sf	733,799 sf	196,110 sf	229,382 sf	614,699 sf	614,231 sf	513,451 sf	129,330 sf	431,414 sf	460,351 sf	589,681 sf	639,688 sf	974,407 sf	282,891 sf	672,644 sf	365,356 sf	413,996 sf	615,517 sf	656,800 sf	4,426,197 sf	3,910,533 sf	4,884,940 sf		
floor area transfer (actual / potential)	124,817 sf	91,546 sf	-232,881 sf	-199,610 sf	108,476 sf	108,009 sf	75,139 sf	-308,982 sf	63,134 sf	92,071 sf	-216,912 sf	81,463 sf	0 sf	-355,895 sf	33,859 sf	45,670 sf	51,750 sf	90,076 sf	131,359 sf	0 sf	0 sf	0 sf		
(up to 25% FAR)	19.43 %	14.25 %	-54.29 %	-46.53 %	21.43 %	21.34 %	17.14 %	-70.49 %	17.14 %	25.00 %	-26.89 %	14.59 %	0.00 %	-55.71%	5.30 %	14.29 %	14.29 %	17.14 %	25.00 %	0%	0%	0%		
Effective FAR (Note 3)	4.180 FAR	3.999 FAR	1.600 FAR	1.871 FAR	4.250 FAR	4.247 FAR	4.100 FAR	1.033 FAR	4.100 FAR	4.375 FAR	2.559 FAR	4.011 FAR	6.109 FAR	1.550 FAR	3.686 FAR	4.000 FAR	4.000 FAR	4.100 FAR	4.375 FAR	3.500 FAR	3.500 FAR	3.826 FAR		

NOTE 1: CALCULATIONS HEREIN INCLUDE POTENTIAL ADDITIONAL AREAS ASSOCIATED WITH INCLUSION OF KŌ'ULA STREET IN THE KKMP AREA

NOTE 2: DELTA IN FLOOR AREA FROM BLOCK F, BETWEEN THE ACTUAL AND ORIGINAL FLOOR AREA, CAN BE TRANSFERRED TO ANOTHER BLOCK, AS LONG AS THE NEW FAR ON THE NEW BLOCK DOES NOT EXCEED 3.50 X 1.25 = 4.375 FAR

NOTE 3: RECREATIONAL SPACE AND PUBLIC FACILITIES REQUIRED AND PROVIDED IS SUBJECT TO THE ACTUAL NUMBER OF DWELLING UNITS AND COMMERCIAL/INDUSTRIAL PROVIDED

NOTE 4: THE FAR OF THE REVISED MASTER PLAN WILL REMAIN AT 3.5. THE EFFECTIVE TOTAL FAR AT 3.835 IS REFLECTIVE OF THE FAR INCLUSIVE OF THE 201H PROJECT THAT IS REMOVED FROM THE MASTER PLAN.

NOTE 5: FOR ILLUSTRATIVE PURPOSES ONLY. PLAN SUBJECT TO CHANGE.

REVISED LAND TABULATION SUMMARY

SCENARIO 3: BLOCKS C & D REMOVED FROM KKMP AND COMPLETED AS 201H PROJECTS

	INCREMENT I											INCREMENT II								TOTAL		
	BLOCK A						Joint Development Lot 1 (JDL1)					BLOCK C		BLOCK D		BLOCK H		BLOCK I				
	Original Table 5-12	ACTUAL	Original Table 5-12	ACTUAL	Original Table 5-12	ACTUAL	Original Table 5-12	ACTUAL	Original Table 5-12	PROPOSED	JDL1 ACTUAL/ PROPOSED	Original Table 5-12	PROPOSED under 201H	Original Table 5-12	PROPOSED under 201H	Original Table 5-12	PROPOSED	Original Table 5-12	PROPOSED	Original Table 5-12	KKMP Revised	ACTUAL/ PROPOSED
LAND																						
land in acres (ac)	4.21 ac	4.21 ac	2.81 ac	2.81 ac	3.32 ac	3.32 ac	2.87 ac	2.87 ac	2.42 ac	2.42 ac	5.29 ac	3.66 ac	3.66 ac	4.19 ac	4.19 ac	2.10 ac	2.38 ac	3.45 ac	3.45 ac	29.03 ac	21.46 ac	29.31 ac
land in square footage (sf)	183,501 sf	183,501 sf	122,569 sf	122,569 sf	144,635 sf	144,635 sf	125,232 sf	125,232 sf	105,223 sf	105,223 sf	230,455 sf	159,493 sf	159,493 sf	182,510 sf	182,510 sf	91,339 sf	103,499 sf	150,126 sf	150,126 sf	1,264,628 sf	934,785 sf	1,276,788 sf
BUILDING AREA (Note 1)																						
to be provided (sf)	767,071 sf	733,799 sf	196,110 sf	229,382 sf	614,699 sf	614,231 sf	513,451 sf	129,330 sf	431,414 sf	460,351 sf	589,681 sf	639,688 sf	974,407 sf	282,891 sf	1,186,315 sf	365,356 sf	447,854 sf	615,517 sf	656,800 sf	4,426,197 sf	3,271,747 sf	5,432,469 sf
OPEN SPACE																						
Required Open Space (10%)	18,350 sf	18,350 sf	12,257 sf	12,257 sf	14,464 sf	14,464 sf	12,523 sf	12,523 sf	10,522 sf	10,522 sf	23,046 sf	15,949 sf	15,949 sf	18,251 sf	18,251 sf	9,134 sf	10,350 sf	15,013 sf	15,013 sf	126,463 sf	93,479 sf	127,679 sf
To be provided (sf)	22,917 sf	22,917 sf	6,200 sf	6,200 sf	16,000 sf	16,000 sf	7,880 sf	19,999 sf	14,000 sf	14,000 sf	33,999 sf	12,500 sf	12,500 sf	20,900 sf	24,064 sf	13,500 sf	11,550 sf	12,566 sf	14,932 sf	126,463 sf	105,598 sf	142,162 sf
To be provided (%)	12.49%	12.49%	5.06%	5.06%	11.06%	11.06%	6.29%	15.97%	13.31%	13.31%	14.75%	7.84%	7.84%	11.45%	13.18%	14.78%	11.16%	8.37%	9.95%	10.00%	11.30%	11.13%
RECREATIONAL SPACE																						
dwelling units – actual & estimated no. to be provided	499 du	632 du	104 du	183 du	372 du	467 du	318 du	54 du	269 du	360 du	414 du	411 du	859 du	146 du	1,107 du	232 du	314 du	397 du	477 du	2,750 du	2,487 du	4,453 du
required - 55sf per dwelling unit to be provided (sf)	27,468 sf	34,760 sf	5,745 sf	10,065 sf	20,456 sf	25,685 sf	17,502 sf	0 sf	14,819 sf	19,800 sf	19,800 sf	22,602 sf	32,065 sf	8,057 sf	30,415 sf	12,765 sf	17,270 sf	21,834 sf	26,235 sf	151,250 sf	133,815 sf	196,295 sf
PUBLIC FACILITIES																						
required at 4% -- based on residential to be provided (residential less reserve housing)	21,468 sf	16,921 sf	4,490 sf	4,094 sf	15,988 sf	24,068 sf	13,679 sf	0 sf	11,582 sf	13,291 sf	13,291 sf	17,665 sf	0 sf	6,297 sf	0 sf	9,976 sf	13,064 sf	17,065 sf	19,770 sf	118,209 sf	91,209 sf	91,209 sf
required at 3% -- based on comm/ind to be provided	2,886 sf	1,260 sf	1,674 sf	296 sf	3,453 sf	376 sf	2,580 sf	0 sf	2,084 sf	1,350 sf	1,350 sf	2,630 sf	0 sf	2,583 sf	0 sf	1,608 sf	1,188 sf	2,467 sf	1,170 sf	21,965 sf	5,639 sf	5,639 sf
total required -- est. based on residential/comm/ind estimates	24,354 sf	18,181 sf	6,164 sf	4,390 sf	19,440 sf	24,444 sf	16,258 sf	0 sf	13,666 sf	14,641 sf	14,641 sf	20,295 sf	0 sf	8,880 sf	0 sf	11,584 sf	14,252 sf	19,532 sf	20,940 sf	140,174 sf	96,848 sf	96,848 sf
Floor Area Ratio (FAR)																						
Allocated Floor Area	767,071 sf	733,799 sf	196,110 sf	229,382 sf	614,699 sf	614,231 sf	513,451 sf	129,330 sf	431,414 sf	460,351 sf	589,681 sf	639,688 sf	974,407 sf	282,891 sf	1,186,315 sf	365,356 sf	447,854 sf	615,517 sf	656,800 sf	4,426,197 sf	3,271,747 sf	5,432,469 sf
floor area transfer (actual / potential)	124,817 sf	91,546 sf	-232,881 sf	-199,610 sf	108,476 sf	108,009 sf	75,139 sf	-308,982 sf	63,134 sf	92,071 sf	-216,912 sf	81,463 sf	0 sf	-355,895 sf	0 sf	45,670 sf	85,608 sf	90,076 sf	131,359 sf	0 sf	0 sf	0 sf
(up to 25% FAR)	19.43 %	14.25 %	-54.29 %	-46.53 %	21.43 %	21.34 %	17.14 %	-70.49 %	17.14 %	25.00 %	-26.89 %	14.59 %	0.00 %	-55.71%	0.00 %	14.29 %	23.63 %	17.14 %	25.00 %	0%	0%	0%
Effective FAR (Note 3)	4.180 FAR	3.999 FAR	1.600 FAR	1.871 FAR	4.250 FAR	4.247 FAR	4.100 FAR	1.033 FAR	4.100 FAR	4.375 FAR	2.559 FAR	4.011 FAR	6.109 FAR	1.550 FAR	6.500 FAR	4.000 FAR	4.327 FAR	4.100 FAR	4.375 FAR	3.500 FAR	3.500 FAR	4.255 FAR

NOTE 1: CALCULATIONS HEREIN INCLUDE POTENTIAL ADDITIONAL AREAS ASSOCIATED WITH INCLUSION OF KŌ'ULA STREET IN THE KKMP AREA

NOTE 2: DELTA IN FLOOR AREA FROM BLOCK F, BETWEEN THE ACTUAL AND ORIGINAL FLOOR AREA, CAN BE TRANSFERRED TO ANOTHER BLOCK, AS LONG AS THE NEW FAR ON THE NEW BLOCK DOES NOT EXCEED 3.50 X 1.25 = 4.375 FAR

NOTE 3: RECREATIONAL SPACE AND PUBLIC FACILITIES REQUIRED AND PROVIDED IS SUBJECT TO THE ACTUAL NUMBER OF DWELLING UNITS AND COMMERCIAL/INDUSTRIAL PROVIDED

NOTE 4: THE FAR OF THE REVISED MASTER PLAN WILL REMAIN AT 3.5. THE EFFECTIVE TOTAL FAR AT 3.835 IS REFLECTIVE OF THE FAR INCLUSIVE OF THE 201H PROJECT THAT IS REMOVED FROM THE MASTER PLAN.

NOTE 5: FOR ILLUSTRATIVE PURPOSES ONLY. PLAN SUBJECT TO CHANGE.

LAND TABULATION SUMMARY
(KKMP AREA + 201H PROJECTS)

Phase / Block	Original KKMP	Scenario 1 (no 201H Proj.)		Scenario 2 (One 201H Proj.)		Scenario 3 (Two 201H Proj.)	
	Floor Area (FA)	Total FA	Diff. in FA vs. Orig.	Total FA	Diff. in FA vs. Orig.	Total FA	Diff. in FA vs. Orig.
Increment I							
Block A	767,071 sf	733,799 sf	-33,272 sf	733,799 sf	-33,272 sf	733,799 sf	-33,272 sf
Block B	196,110 sf	229,382 sf	33,272 sf	229,382 sf	33,272 sf	229,382 sf	33,272 sf
Block E	614,699 sf	614,231 sf	-468 sf	614,231 sf	-468 sf	614,231 sf	-468 sf
Block F	513,451 sf	129,330 sf	-384,121 sf	129,330 sf	-384,121 sf	129,330 sf	-384,121 sf
Increment II							
Block C	639,688 sf	639,688 sf	0 sf	974,407 sf	334,719 sf	974,407 sf	334,719 sf
Block D	282,891 sf	632,464 sf	349,573 sf	672,644 sf	389,753 sf	1,186,315 sf	903,424 sf
Block G	431,414 sf	460,351 sf	28,937 sf	460,351 sf	28,937 sf	460,351 sf	28,937 sf
Block H	365,356 sf	413,996 sf	48,640 sf	413,996 sf	48,640 sf	447,854 sf	82,498 sf
Block I	615,517 sf	615,517 sf	0 sf	656,800 sf	41,283 sf	656,800 sf	41,283 sf
TOTALS	4,426,197 sf	4,468,758 sf	42,561 sf	4,884,940 sf	458,743 sf	5,432,469 sf	1,006,272 sf

PROPOSED LAND USE AND DEVELOPMENT SUMMARY
SCENARIO 1 (NO 201H)

		Actual to Date Plus Proposed			Difference	Remarks
Area Summary	Original Plan	First Phase Actual	Second Phase Proposed (No 201H Proj.)	Totals		
Total Land Area	1,264,628 sf	575,937 sf	700,851 sf	1,276,788 sf	12,160 sf	w/ Kō'ula St
Open Space	126,463 sf	65,116 sf	73,466 sf	138,582 sf	12,119 sf	
Public Facilities	140,174 sf	47,015 sf	87,988 sf	135,003 sf		
Dwelling Units	2,750 du	1,336 du	2,287 du	3,623 du	873 du	
Building Area						
Residential	4,426,197 sf (Max)	1,522,469 sf	2,563,696 sf	4,086,165 sf		
Residential Units (w/ RH)	2,750 du	1,336 du	2,287 du	3,623 du	873 du	
RH Units (20% of Total)	550 du	456 du	228 du	684 du	134 du	
Commercial	2,072,453 sf (Max)	184,273 sf	198,320 sf	382,593 sf		
Industrial	126,463 sf	0 sf	0 sf	0 sf	-126,463 sf	
Total Floor Area	4,426,197 sf	1,706,742 sf	2,762,016 sf	4,468,758 sf	42,561 sf	
Total Floor Area Ratio	3.50 FAR	2.96 FAR	3.94 FAR	3.50 FAR		



*THE MANU-O-KŪ SPEND THE DAY FISHING AT SEA AND RETURN TO
LAND AT NIGHT, MANY OF WHICH CALL KAKA'AKO HOME.*