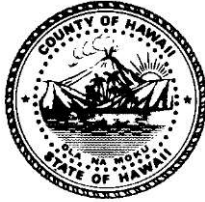


C. Kimo Alameda, Ph.D.
Mayor

William V. Brilhante, Jr.
Managing Director

West Hawai'i Office
74-5044 Ane Keohokālole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563



County of Hawai'i

PLANNING DEPARTMENT

Jeffrey W. Darrow
Acting Director

Michelle S. Ahn
Acting Deputy Director

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

January 09, 2025



Sidney Fuke, Planning Consultant
P.O. Box 1345
Hilo, HI 96720
VIA EMAIL

Dear Sidney Fuke:

Project District Ordinance No. 21-27

Applicant: SMC Kona, LLC

Subject: Acceptance of Final "Regulating Plan" for the Pālanui Project District

Tax Map Keys: (3) 7-2-005:001; Kau, North Kona, Hawai'i

This is to acknowledge receipt of an updated "Regulating Plan" via email on October 18, 2024. Please accept our apologies for the delayed response. This updated document reflects changes made to the "Regulating Plan" previously accepted by the Planning Department by letter dated August 13, 2024. Specifically, your team updated the constraints map (Exhibit A-12) and updated several exhibits in the document to ensure that the MCX-20 zoning depicted in the "Regulating Plan" matched the extent of the MCX-20 zoning approved under Ordinance No. 09-131 (amended by Ordinance No. 21-25).

Upon review, we confirm acceptance of the updated "Regulating Plan" submitted on October 18, 2024, labeled "2024 Final". This document will supersede the accepted "Regulating Plan" submitted on June 7, 2024, and will serve as the guiding framework for the development of the Pālanui Project District, alongside other requirements specified in the Project District Ordinance.

Additionally, this letter confirms receipt of your electronic submission and the 11" x 17" hard copy set of the referenced "Regulating Plan" documents.

Sidney Fuke, Planning Consultant
January 09, 2025
Page 2

Should you have any questions, please feel free to contact Christian Kay at (808) 961-8136.

Sincerely,

Jeffrey W. Darrow
Jeffrey W. Darrow (Jan 9, 2025 08:02 HST)

JEFFREY W. DARROW
Acting Planning Director

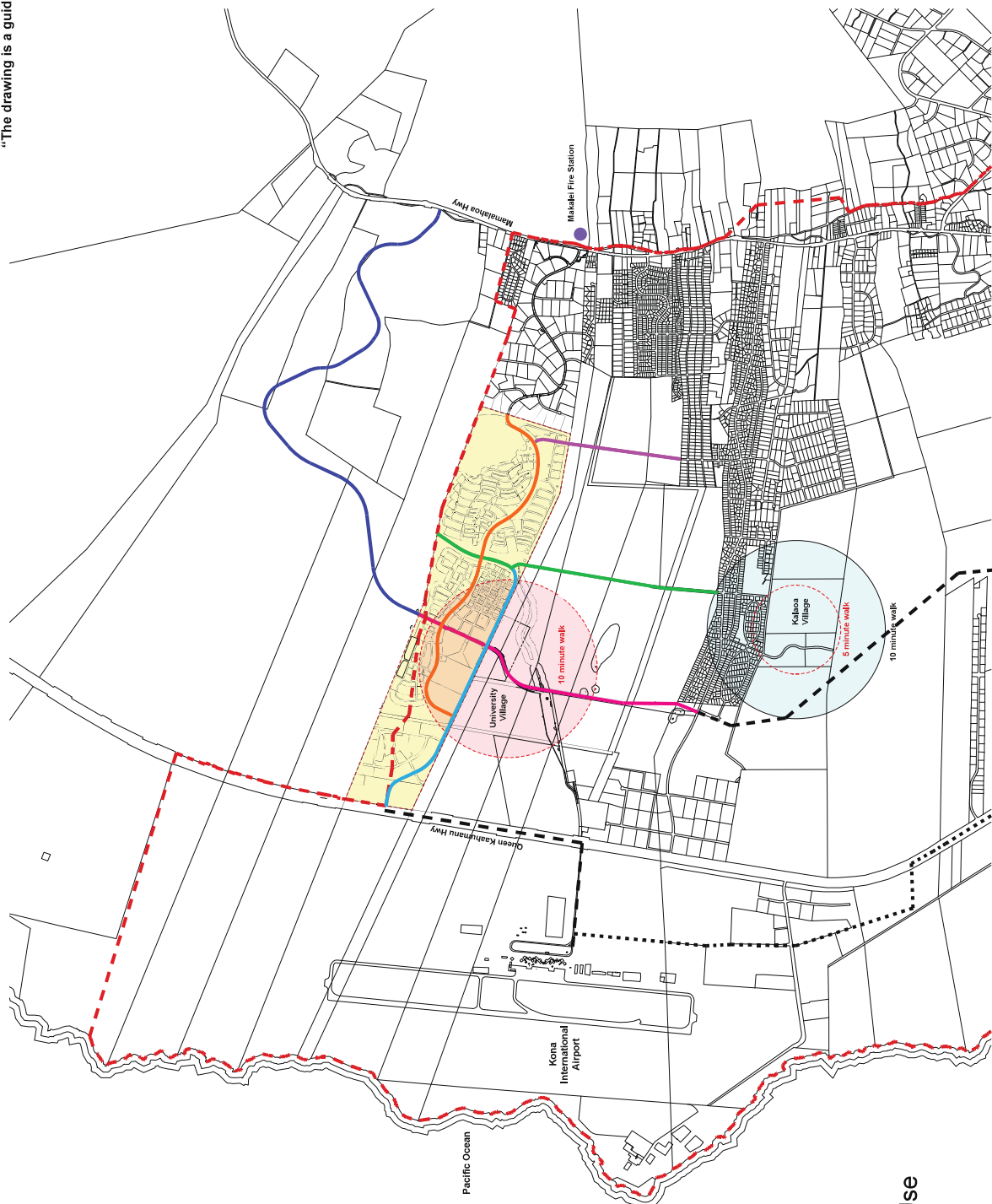
CRK:mads

V:\PL\PL\planning\public\wpwin60\CKay\Planning Commission\Letters\Permit Compliance\L\FukePalamanuiPDMasterPlanAcceptanceFinal12.18.24.doc

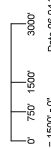
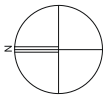
Enclosures: 2024 Final Regulating Plan Received October 18, 2024

cc w/enclosures: Department of Water Supply
Department of Public Works
Department of Environmental Management
State Department of Health
State Department of Transportation
State Land Use Commission
Administrative Permits Division
Long Range Division
Planning – West Hawai'i Division

"The drawing is a guideline and may vary as allowed by Ordinance."



Site Context & Land Use



Scale 1" = 1500' - 0" Date 06/24/2024



"2024 FINAL"

"The drawing is a guideline and may vary as allowed by Ordinance."

RCD			TND 1			TND 2			TND 3			TND 4			TND 5			TND 6		
GROSS ACRES	71.06 ACRES		GROSS ACRES	117.91 ACRES		GROSS ACRES	104.49 ACRES		GROSS ACRES	56.80 ACRES		GROSS ACRES	63.80 ACRES		GROSS ACRES	55.46 ACRES		GROSS ACRES	63.74 ACRES	
T5	17.01 ACRES		T5	5.87 ACRES		T5	3.63 ACRES		T5	2.30 ACRES		T5	2.62 ACRES		T5	1.77 ACRES		T5	2.20 ACRES	
T4	26.27 ACRES		T4	12.17 ACRES		T4	20.02 ACRES		T4	10.83 ACRES		T4	12.56 ACRES		T4	5.49 ACRES		T4	6.68 ACRES	
T3	13.04 ACRES		T3	4.02 ACRES		T3	4.02 ACRES		T3	22.31 ACRES		T3	20.34 ACRES		T3	10.97 ACRES		T3	20.28 ACRES	
GB1	9.19 ACRES		GB1	75.30 ACRES		GB1	36.96 ACRES		GB1	15.44 ACRES		GB1	24.05 ACRES		GB1	21.10 ACRES		GB1	27.93 ACRES	
CMC	5.74 %		CMC	5.03 %		CMC	11.25 %		CMC	14.38 %		CMC	9.66 %		CMC	46.94 %		CMC	10.30 %	
TOTAL GROSS	71.06 ACRES		TOTAL GROSS	117.91 ACRES		TOTAL GROSS	104.49 ACRES		TOTAL GROSS	56.80 ACRES		TOTAL GROSS	63.80 ACRES		TOTAL GROSS	55.46 ACRES		TOTAL GROSS	63.74 ACRES	
T5	28.17 %		T5	14.00 %		T5	5.65 %		T5	6.63 %		T5	7.30 %		T5	9.70 %		T5	6.65 %	
T4	46.47 %		T4	30.27 %		T4	20.02 %		T4	30.16 %		T4	30.16 %		T4	30.12 %		T4	30.05 %	
T3	22.36 %		T3	55.14 %		T3	62.20 %		T3	63.11 %		T3	63.11 %		T3	63.11 %		T3	63.10 %	
TOTAL NET	100.00 %		TOTAL NET	100.00 %		TOTAL NET	100.00 %		TOTAL NET	100.00 %		TOTAL NET	100.00 %		TOTAL NET	100.00 %		TOTAL NET	100.00 %	
T5	17.01 AC X 7.45 UNAC = 127 UNITS		T5	5.87 AC X 7.45 UNAC = 44 UNITS		T5	3.63 AC X 7.45 UNAC = 27 UNITS		T5	2.30 AC X 7.45 UNAC = 17 UNITS		T5	2.62 AC X 7.45 UNAC = 20 UNITS		T5	1.77 AC X 7.45 UNAC = 13 UNITS		T5	2.20 AC X 7.45 UNAC = 16 UNITS	
T4	26.27 AC X 4.25 UNAC = 120 UNITS		T4	12.17 AC X 4.25 UNAC = 52 UNITS		T4	20.02 AC X 4.25 UNAC = 85 UNITS		T4	10.83 AC X 4.25 UNAC = 46 UNITS		T4	12.56 AC X 4.25 UNAC = 53 UNITS		T4	5.49 AC X 4.25 UNAC = 24 UNITS		T4	6.68 AC X 4.25 UNAC = 29 UNITS	
T3	13.04 AC X 3.25 UNAC = 104 UNITS		T3	22.17 AC X 3.25 UNAC = 72 UNITS		T3	4.02 AC X 3.25 UNAC = 13 UNITS		T3	22.31 AC X 3.25 UNAC = 73 UNITS		T3	20.34 AC X 3.25 UNAC = 66 UNITS		T3	10.97 AC X 3.25 UNAC = 36 UNITS		T3	20.28 AC X 3.25 UNAC = 66 UNITS	
TOTAL UNITS	290 UNITS		TOTAL UNITS	148 UNITS		TOTAL UNITS	246 UNITS		TOTAL UNITS	135 UNITS		TOTAL UNITS	141 UNITS		TOTAL UNITS	73 UNITS		TOTAL UNITS	124 UNITS	
HOTEL EXCHANGE UNITS - 60 UNITS			HOTEL EXCHANGE UNITS - 60 UNITS			HOTEL EXCHANGE UNITS - 60 UNITS			HOTEL EXCHANGE UNITS - 60 UNITS			HOTEL EXCHANGE UNITS - 60 UNITS			HOTEL EXCHANGE UNITS - 60 UNITS			HOTEL EXCHANGE UNITS - 60 UNITS		
TOTAL ADJUSTED UNITS 1,116 UNITS			TOTAL ADJUSTED UNITS 1,116 UNITS			TOTAL ADJUSTED UNITS 1,116 UNITS			TOTAL ADJUSTED UNITS 1,116 UNITS			TOTAL ADJUSTED UNITS 1,116 UNITS			TOTAL ADJUSTED UNITS 1,116 UNITS			TOTAL ADJUSTED UNITS 1,116 UNITS		

Summary

284 UNITS

433 UNITS

489 UNITS

1,176 UNITS

1,116 UNITS

1,116 UNITS

- Notes
- The mix of units, single family residential and duplex residential, may vary from what is indicated on this sheet however the total amount of units for the project shall remain the same.
 - Duplex residential units may also occur in the T3 and T4 tranced zones but not in T5.
 - The exact location of residential units per phase may vary.



Master Plan



Scale 1" = 400' - 0"

Date 06/24/2024

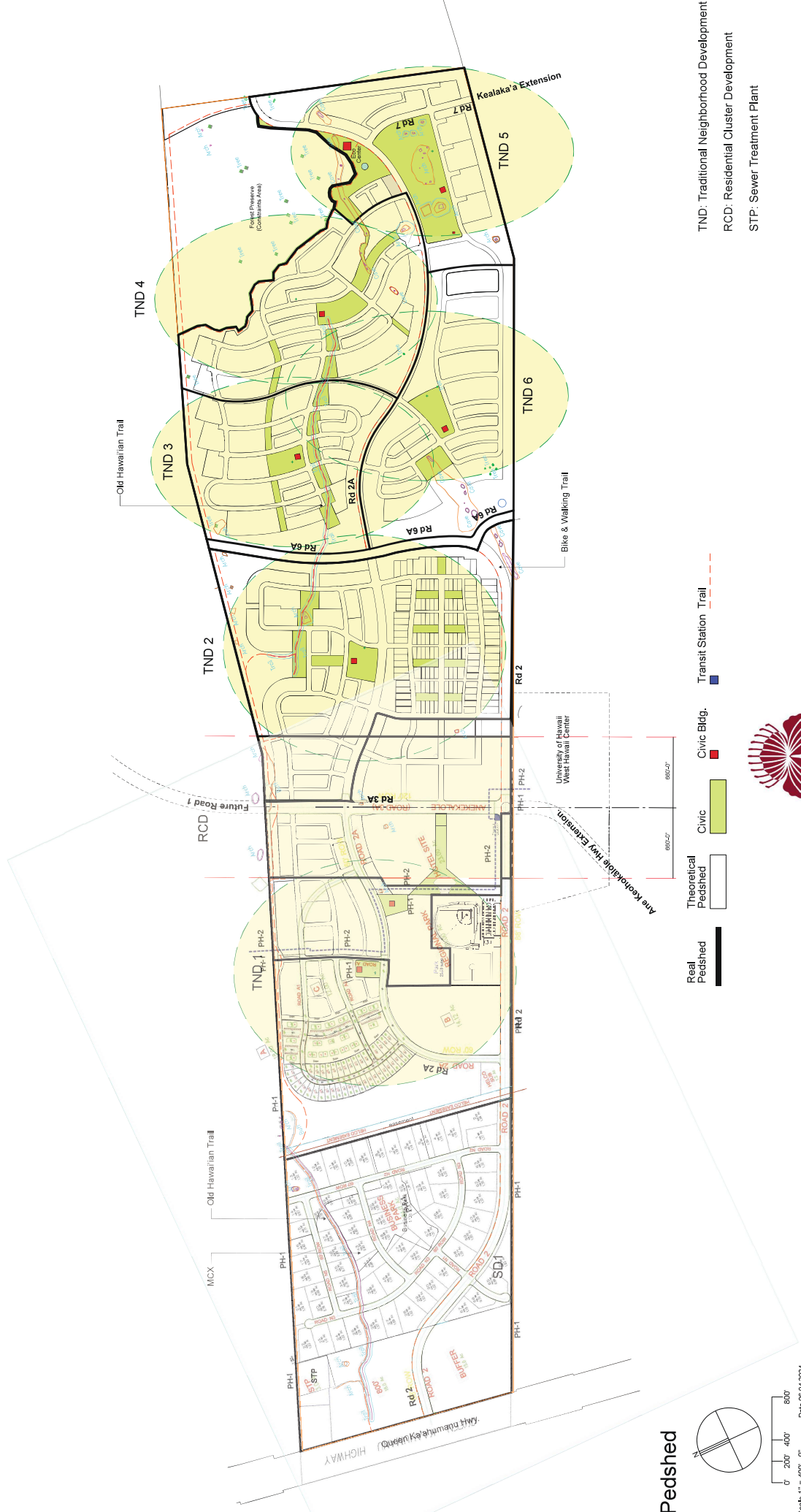
T5 T4 T3 SD1 GB1 Civic Forest MCX County Park University Civic Bldg. Transit Station Trail

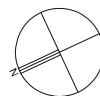
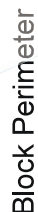
TND: Traditional Neighborhood Development
RCD: Residential Cluster Development
STP: Sewer Treatment Plant



PALAMANUI

“The drawing is a guideline and may vary as allowed by Ordinance.”





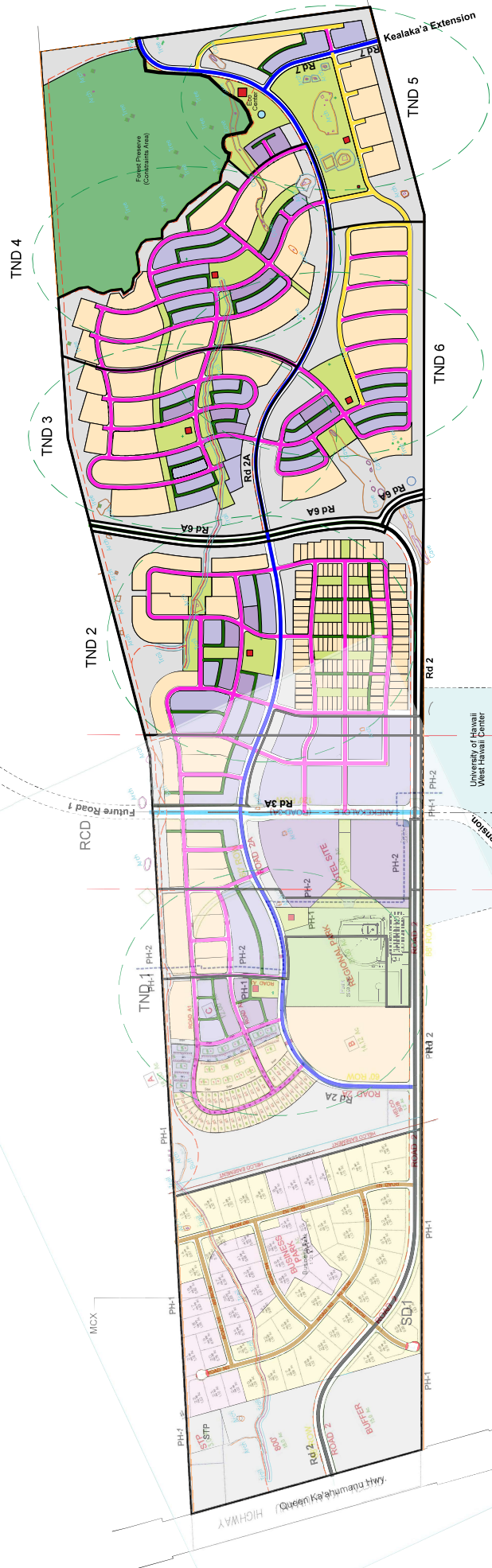
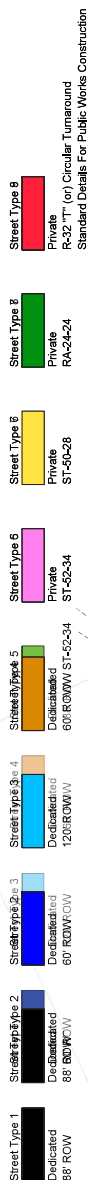
Scale 1" = 400'-0"

TND: Traditional Neighborhood Development
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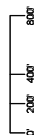


PALAMANUI

“The drawing is a guideline and may vary as allowed by Ordinance.”



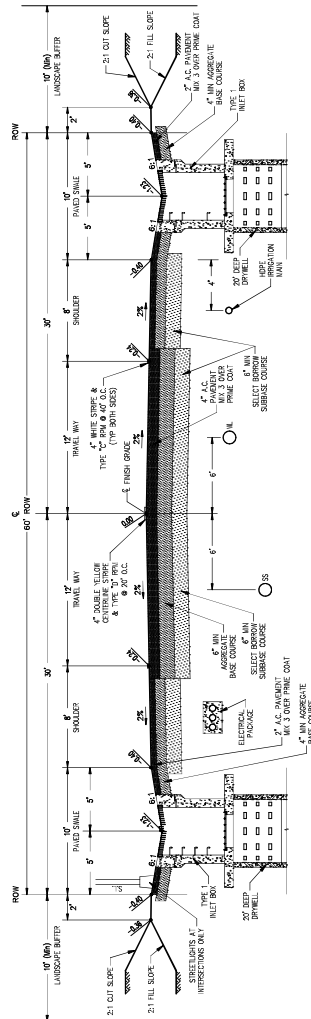
Project Street Types



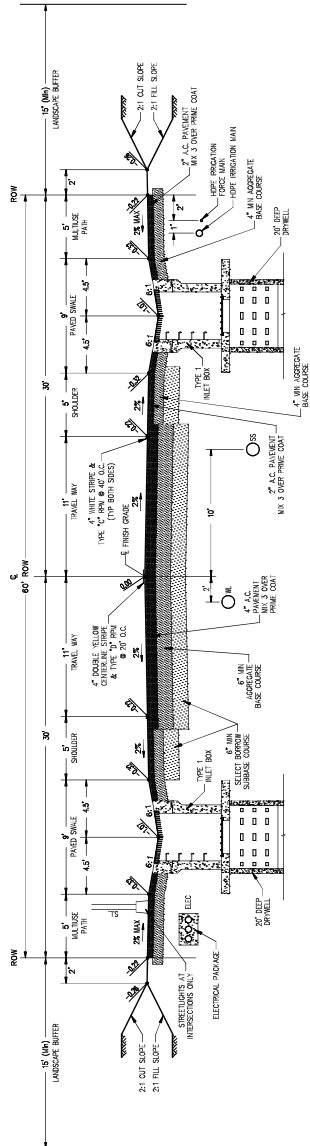
Signature: _____ Date: 06.04.2024

TND: Traditional Neighborhood Development
RCD: Residential Cluster Development
STP: Sewer Treatment Plant

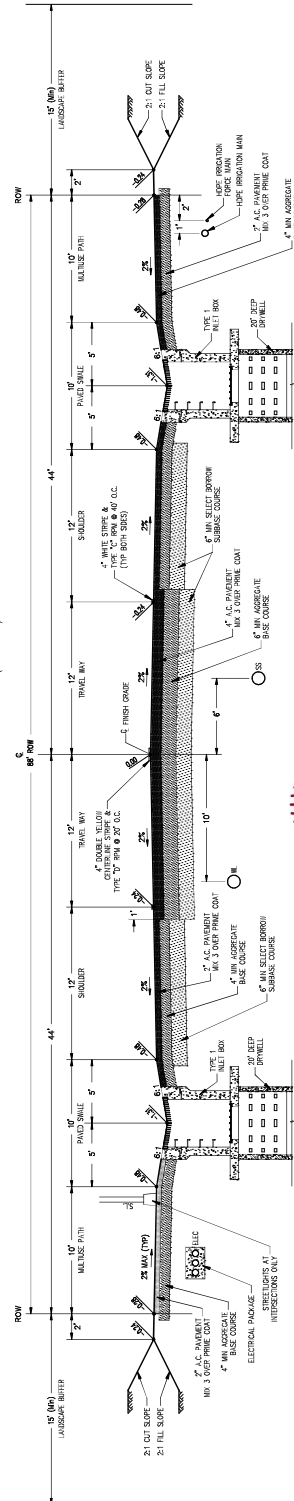
COUNTY DEDICATED STREET 60' ROW (BUSINESS PARK)



COUNTY DEDICATED STREET 60' ROW (ROAD 2A)

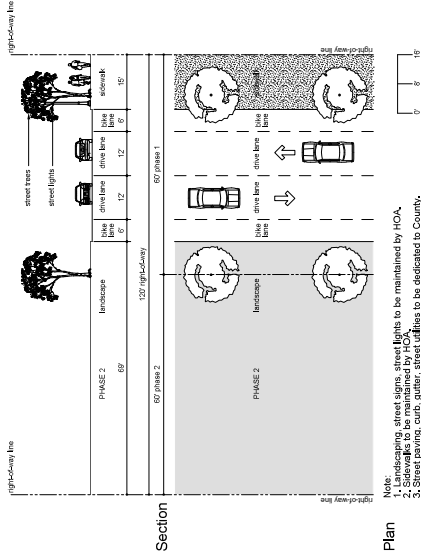


COUNTY DEDICATED STREET 88' ROW/ROAD 2)



NOTES:
 or roadways dedicated to the County,
 all trees, other landscaping, swale and
 shoulder area shall be maintained by
 the master association.

STREET TYPE 3 (PUBLIC)
Ane Keohokale Highway 120' ROW



Note:
1. Landscaping, street signs, street lights to be maintained by HOA.
2. Streetlights to be maintained by HOA.
3. Streetlights to be maintained by HOA.
4. Streetlights to be maintained by HOA.

(PHASE 2)

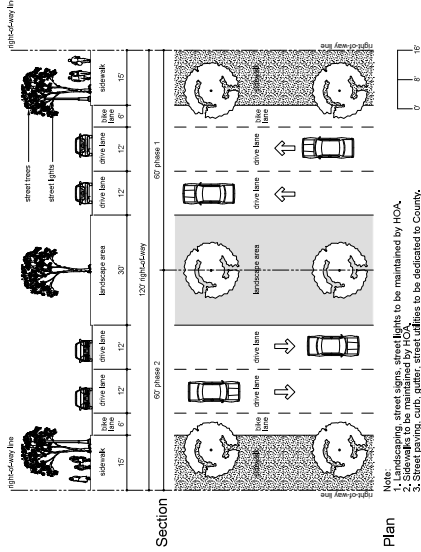
STREET TYPE 5 (PRIVATE)

TABLE 2. THOROUGHFARE ASSEMBLIES cont.

Thoroughfare Type	Right of Way Width	Thoroughfare Type	Right of Way Width
Highway	120'	Highway	120'
Arterial	100'	Arterial	100'
Collector	80'	Collector	80'
Local	60'	Local	60'
Residential	40'	Residential	40'
Commercial	30'	Commercial	30'
Industrial	20'	Industrial	20'
Utility	10'	Utility	10'
Other	5'	Other	5'

ST-52-34
52' Right of Way

STREET TYPE 3 (PUBLIC)
Ane Keohokale Highway 120' ROW - As Warranted



Note:
1. Landscaping, street signs, street lights to be maintained by HOA.
2. Streetlights to be maintained by HOA.
3. Streetlights to be maintained by HOA.
4. Streetlights to be maintained by HOA.

(PHASE 4)

STREET TYPE 7 (PRIVATE)

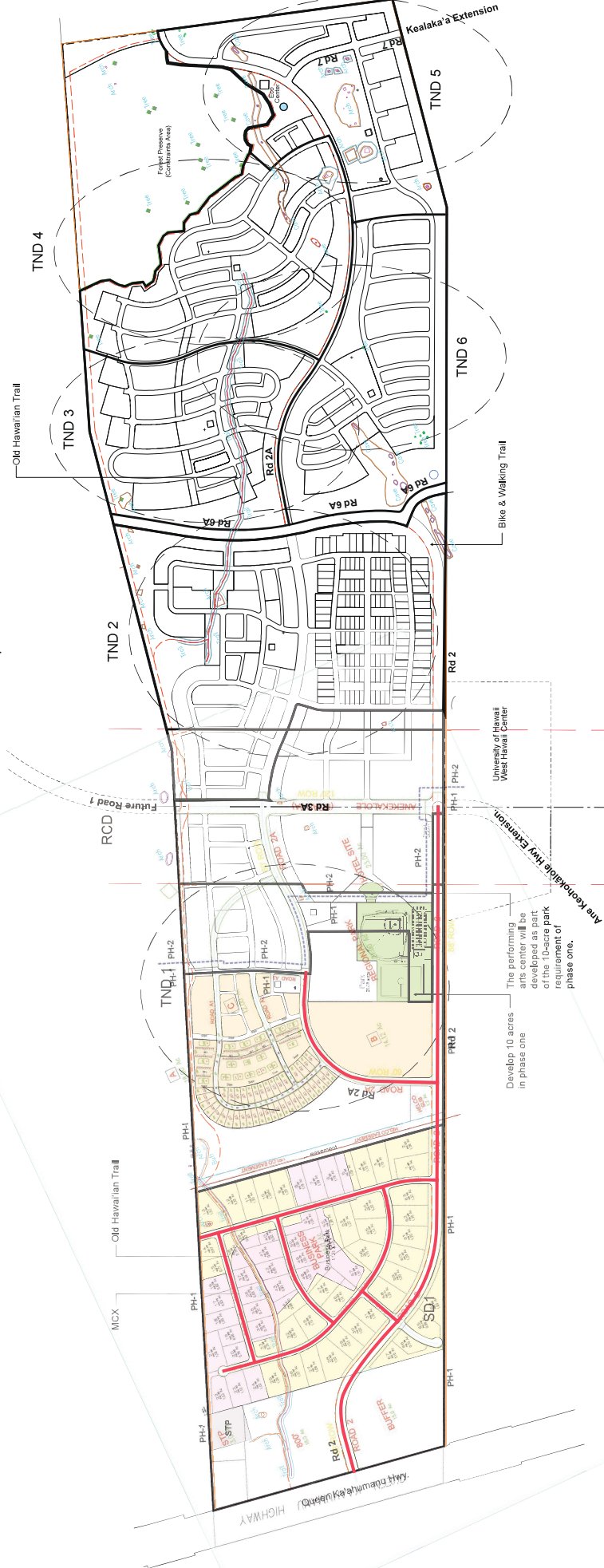
TABLE 2. THOROUGHFARE ASSEMBLIES cont.

Thoroughfare Type	Right of Way Width	Thoroughfare Type	Right of Way Width
Highway	120'	Highway	120'
Arterial	100'	Arterial	100'
Collector	80'	Collector	80'
Local	60'	Local	60'
Residential	40'	Residential	40'
Commercial	30'	Commercial	30'
Industrial	20'	Industrial	20'
Utility	10'	Utility	10'
Other	5'	Other	5'

RA-24-24
24' Right of Way

Notes

1. The mix of units, single family residential and multi-family residential, may vary from what is indicated this sheet however the total amount of units for the project shall remain the same.
2. Duplex residential units may also occur in the T3 and T4 transect zones but not in T5.
3. The exact location of residential units per phase may vary.
4. The number of residential units constructed in phases 1, 2, 3 and 4 shall not exceed 900 units until the Queen Ka'ahumanu Highway connection has been completed and opened. Development of uses in the Business Park will occur in phase 1.



Phase One Plan



0 200' 400' 800'

Scale 1" = 400' - 0" Date 06/24/2024

PHASE ONE

- SD1
- Commercial
- Hotel
- MCX
- Residential
- STP
- Park
- Trail
- New Roadway

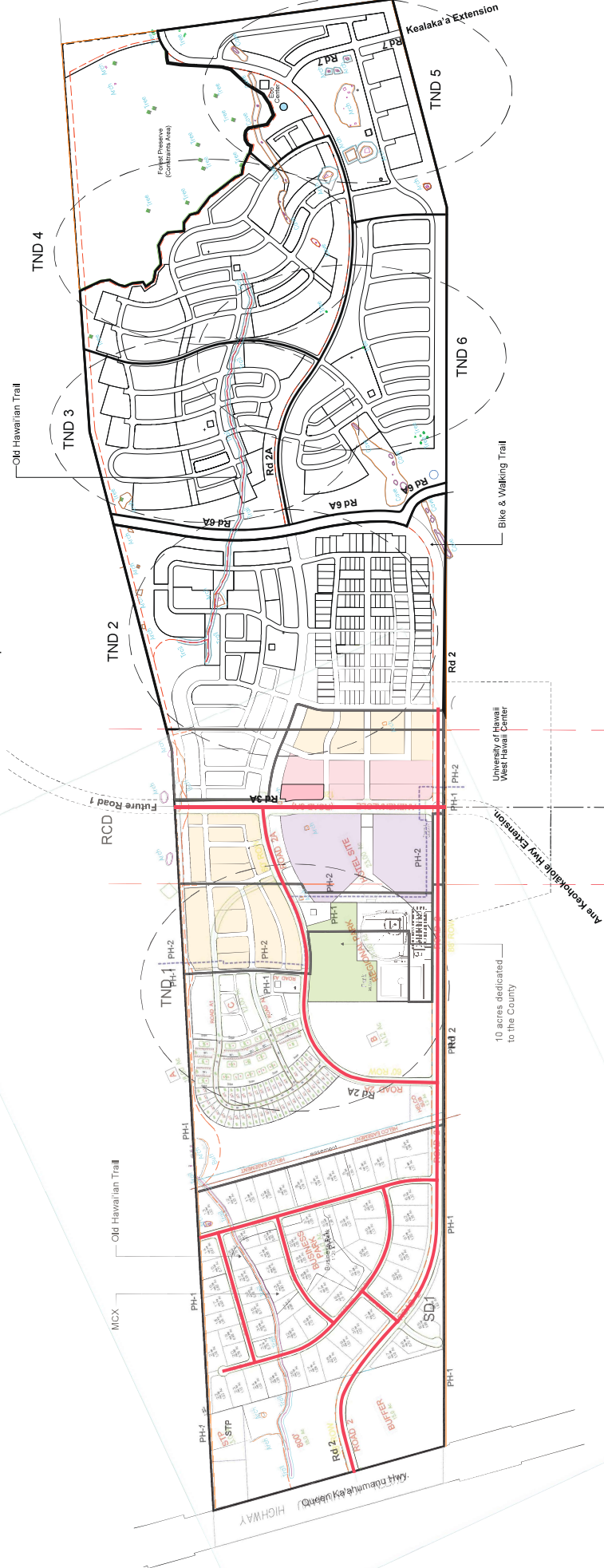
- TND: Traditional Neighborhood Development
- RCD: Residential Cluster Development
- STP: Sewer Treatment Plant



PALAMANUI

Notes

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4. The number of residential units constructed in phases 1, 2, 3 and 4 shall not exceed 900 units until the Queen Ka'ahumanu Highway connection has been completed and opened. Development of uses in the Business Park will occur in phase 1.



Phase Two Plan

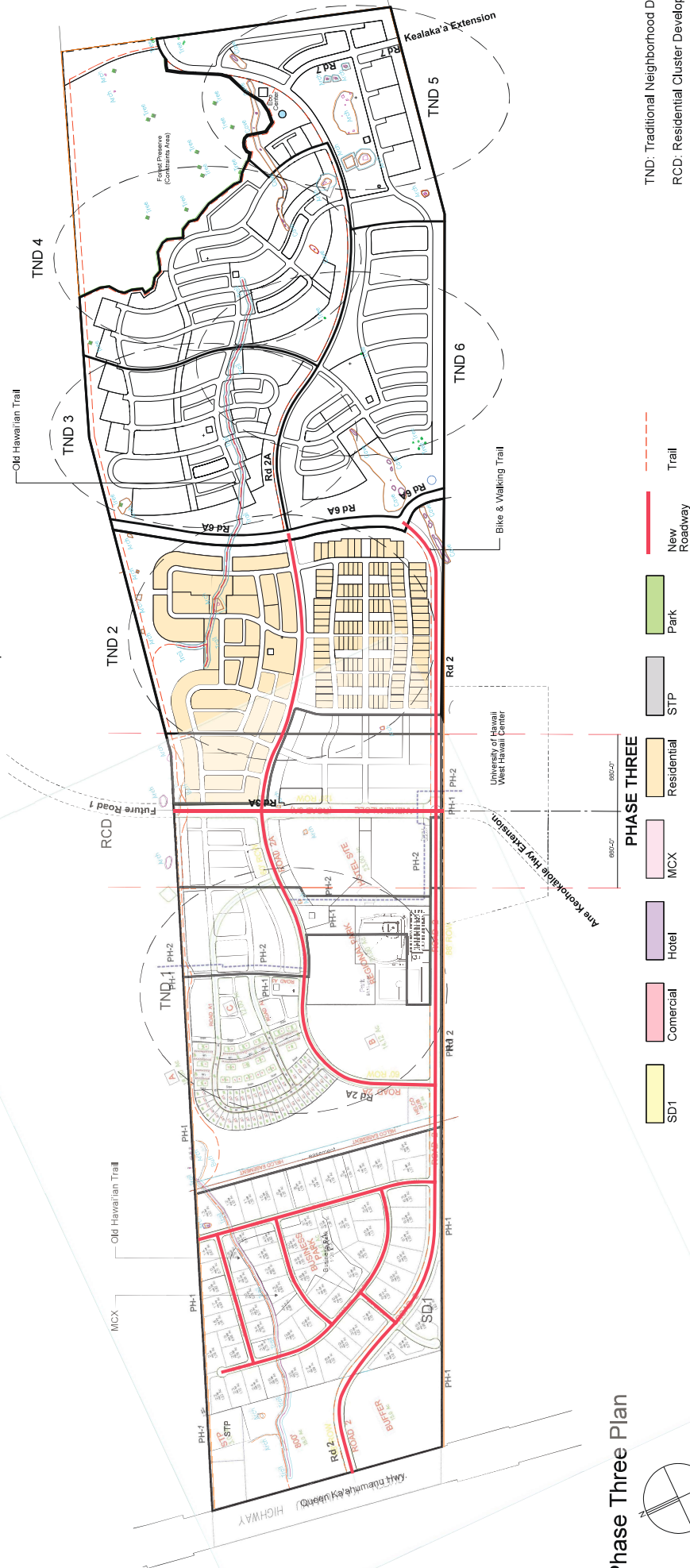
TND: Traditional Neighborhood Development
RCD: Residential Cluster Development
STP: Sewer Treatment Plant



“The drawing is a guideline and may vary as allowed by Ordinance.”

Notes

1. The mix of units, single family residential and multi-family residential, may vary from what is indicated this sheet however the total amount of units for the project shall remain the same.
2. Duplex residential units may also occur in the T3 and T4 transect zones but not in T5.
3. The exact location of residential units per phase may vary.
4. The number of residential units constructed in phases 1, 2, 3 and 4 shall not exceed 900 units until the Queen Ka'ahumanu Highway connection has been completed and opened. Development of uses in the Business Park will occur in phase 1.



Phase Three Plan



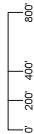
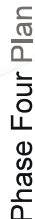
Scale 1" = 400'-0" Date 06.04.2024

TND: Traditional Neighborhood Development
RCD: Residential Cluster Development
STP: Sewer Treatment Plant



PALAMANJUN

1. The mix of units, single family residential and multi-family residential, may vary from what is indicated this sheet however the total amount of units for the project shall remain the same.
2. Duplex residential units may also occur in the T3 and T4 transect zones but not in T5.
3. The exact location of residential units per phase may vary.
4. The number of residential units constructed in phases 1, 2, 3 and 4 shall not exceed 900 units until the Queen Ka'ahumanu Highway connection has been completed and opened.
5. Development of uses in the Business Park will occur in phase 1. Road 1 shall be constructed as required by the applicable rezoning ordinance."

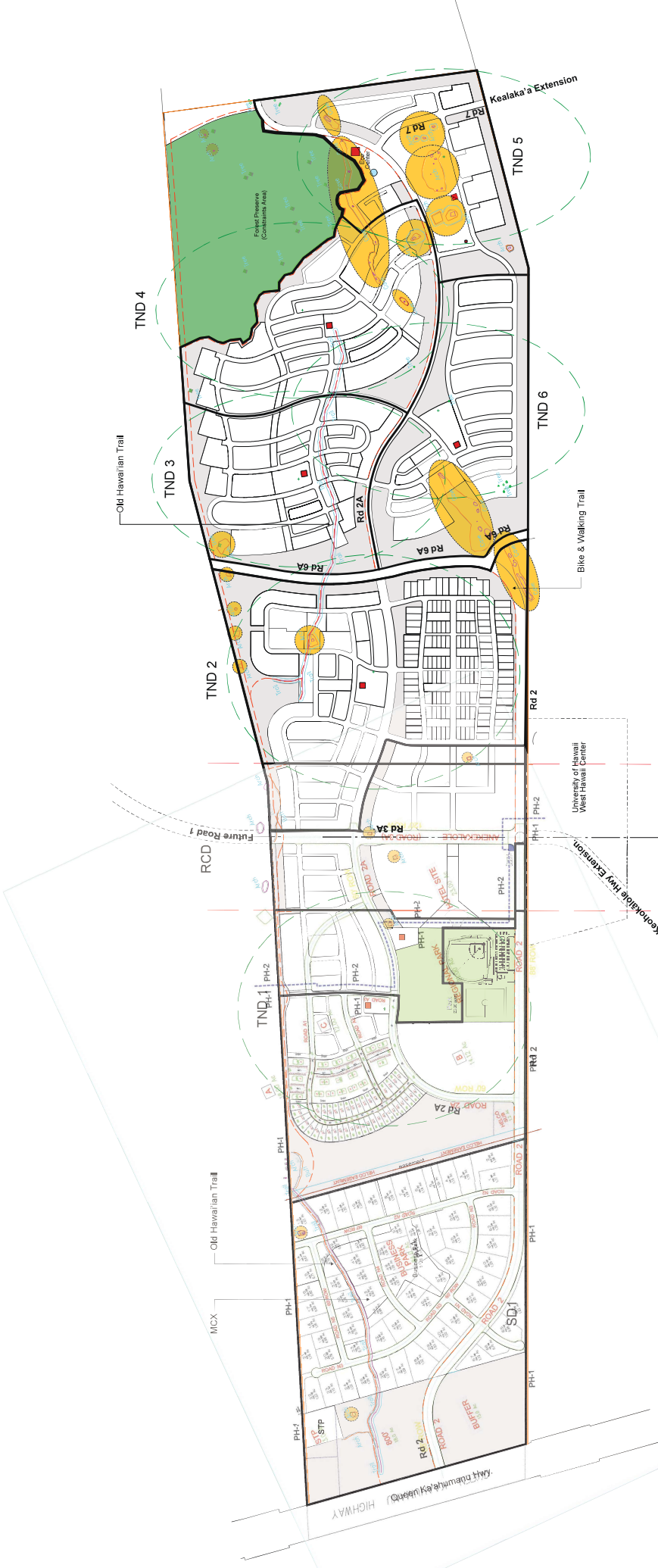


Scale 1" = 400' - 0" Date 06.04.2024

TND: Traditional Neighborhood Development
RCD: Residential Cluster Development
STP: Sewer Treatment Plant



PALAMANJUI



Constraints Map

TND: Traditional Neighborhood Development
RCD: Residential Cluster Development
STP: Sewer Treatment Plant



TABLE 12. SUMMARY TABLE

"This drawing is only a guideline and may vary

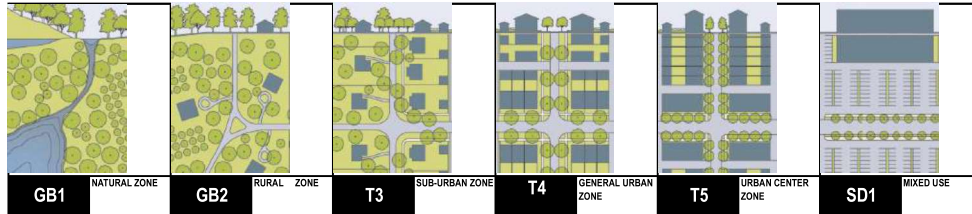
2024 Final"

Date 06.04.2024

SMARTCODE

Kona

Note: Items in RED are revised.



a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only)							(See Table 13)
TND requires (revised)	no minimum	not applicable	55% max.	30 - 60%	5 - 40%	not applicable	
RCD requires	no minimum	not applicable	30% max.	30 - 40%	30 - 60%	20% max.	
b. BASE RESIDENTIAL DENSITY (See Section 3.8)							
By Right	by Variance	not applicable	2 - 4 units / ac. Gross	4 - 6 units / ac. Gross	6 - 30 units / ac. Gross	per county zoning code	
Other Functions	by Variance	not applicable	10 - 20%	20 - 30%	40 - 70%		
c. BLOCK SIZE							
Block Perimeter	no maximum	not applicable	3,000 ft. max.	2,400 ft. max.	2,000 ft. max. *	not applicable	
d. THOROUGHFARES (See Table 2)							
HW	permitted	not applicable	not permitted	not permitted	not permitted	permitted	
BV	not permitted	not applicable	not permitted	permitted	permitted	permitted	
AV	not permitted	not applicable	permitted	permitted	permitted	permitted	
CS	not permitted	not applicable	not permitted	permitted	permitted	permitted	
DR	not permitted	not applicable	permitted	permitted	permitted	permitted	
ST	not permitted	not applicable	permitted	permitted	permitted	not permitted	
RD	permitted	not applicable	permitted	not permitted	not permitted	not permitted	
Rear Lane	permitted	not applicable	permitted	permitted	not permitted	permitted	
Rear Alley	not permitted	not applicable	not permitted	optional for single family required all other types of buildings	required	not permitted	
Path	permitted	not applicable	permitted	permitted	not permitted	permitted	
Passage	not permitted	not applicable	not permitted	permitted	permitted	permitted	
Bicycle Trail	permitted	not applicable	permitted	not permitted **	not permitted	permitted	
Bicycle Lane	permitted	not applicable	permitted	permitted	not permitted	permitted	
Bicycle Route	permitted	not applicable	permitted	permitted	permitted	permitted	
e. CIVIC SPACES (See Table 11)							
* not required not required if access points are limited to 150 feet per block face							
Trail	permitted	not applicable	permitted	by Warrant	by Warrant	not applicable	
Park	permitted	not applicable	permitted	by Warrant	by Warrant	not applicable	
Cultural Site	permitted	not applicable	permitted	permitted	permitted	not applicable	
Green	not permitted	not applicable	permitted	permitted	permitted	not applicable	
Square	not permitted	not applicable	not permitted	permitted	permitted	not applicable	
Plaza	not permitted	not applicable	not permitted	not permitted	permitted	not applicable	
Playground	permitted	not applicable	permitted	permitted	permitted	not applicable	
f. LOT OCCUPATION							
Lot Width	not applicable	not applicable	40 ft. min no max.	18 ft. min no max.	18 ft. min 180 ft. max.	per county zoning code	
Lot Coverage	not applicable	not applicable	90% max.	70% max.	80% max.	per county zoning code	
g. SETBACKS - PRINCIPAL BUILDING (See Table 13)							
(g.1) Front Setback Principal	not applicable	not applicable	11 ft. min.	6 ft. min. 18 ft. max.	0 ft. min. 12 ft. max.	per county zoning code	
(g.2) Front Setback Secondary	not applicable	not applicable	11 ft. min.	6 ft. min. 18 ft. max.	0 ft. min. 12 ft. max.	per county zoning code	
(g.3) Side Setback	not applicable	not applicable	6 ft. min.	0 ft. min.	0 ft. min. 12 ft. max.	per county zoning code	
(g.4) Rear Setback	not applicable	not applicable	6 ft. min.	3 ft. min. *	3 ft. min. *	per county zoning code	
Frontage Buildout	not applicable	not applicable	50% min.	70% min.	80% min.	per county zoning code	
h. SETBACKS - OUTBUILDING (See Table 13)							
* or 15 ft. from centerline of Rear Alley							
Front Setback	not applicable	not applicable	20 ft. min. + bldg. setback	20 ft. min. + bldg. setback	40 ft. max. from rear prop	per county zoning code	
Side Setback	not applicable	not applicable	3 ft. or 6 ft.	0 ft. min. or 3 ft.	0 ft. min.	per county zoning code	
Rear Setback	not applicable	not applicable	3 ft. min.	3 ft.	3 ft. max.	per county zoning code	
i. BUILDING DISPOSITION (See Table 7)							
Edgeyard	permitted	not applicable	permitted	permitted	by Warrant	not applicable	
Sidyard	not permitted	not applicable	not permitted	permitted	permitted	not applicable	
Rearyard	not permitted	not applicable	not permitted	permitted	permitted	not applicable	
Courtyard	not permitted	not applicable	not permitted	by Warrant *	permitted	not applicable	
j. PRIVATE FRONTAGES (See Table 5)							
* with 18" min. Front Setback							
Common Yard	not applicable	not applicable	permitted	not permitted	not permitted	not applicable	
Lanal & Fence	not applicable	not applicable	permitted	permitted	by Warrant	not applicable	
Terrace, Dooryard	not applicable	not applicable	not permitted	permitted	permitted	not applicable	
Forecourt	not applicable	not applicable	not permitted	permitted	permitted	not applicable	
Stoop	not applicable	not applicable	not permitted	permitted	permitted	not applicable	
Shopfront	not applicable	not applicable	not permitted	permitted	permitted	not applicable	
Gallery	not applicable	not applicable	not permitted	permitted	permitted	not applicable	
Parking Lot	not applicable	not applicable	not permitted	not permitted	not permitted	not applicable	
k. BUILDING CONFIGURATION (See Table 6)							
Principal Building	not applicable	not applicable	2 stories max.	3 stories max. (see note 1)	5 stories max. 2 min.*	per county zoning code	
Outbuilding	not applicable	not applicable	2 stories max.	2 stories max.	2 stories max.	per county zoning code	
l. BUILDING FUNCTION (See Table 8 and Table 10)							
* 1 story permitted by Warrant							
Residential	not applicable	not applicable	restricted use	limited use	open use	per county zoning code	
Lodging	not applicable	not applicable	restricted use	limited use	open use	per county zoning code	
Office	not applicable	not applicable	restricted use	limited use	open use	per county zoning code	
Retail	not applicable	not applicable	restricted use	limited use	open use	per county zoning code	
Light Industrial	not applicable	not applicable	not applicable	not applicable	by Warrant	per county zoning code	

ARTICLE 5

ARTICLE 3.4

DISPOSITION

CONFIGURATION

FUNCTION

ARTICLE 5

ARTICLE 3.4

Notes:

- One story buildings permitted but limited to maximum of 30% per 200 feet of frontage.
- All Warrants shall be approved by Director.

TABLE 4. PUBLIC PLANTING

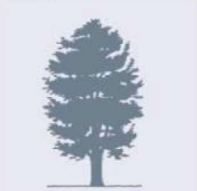
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Columnar							
Oval							
Rounded							
Conical							
Spreading							
Vase							

TABLE 8. BUILDING FUNCTION

This table categorizes Building Functions within Transect Zones. Parking requirements are correlated to functional intensity. For Specific Function and Use permitted By Right or by Warrant, see Table 10.

	G82 T3	T4	T5
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building, with 2 parking spaces for each. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 440 s.f., excluding the parking area.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).
b. LODGING	Restricted Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Limited Lodging: the number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated with parking according to Retail Function.
c. OFFICE	Restricted Office: The building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	Limited Office: The building area available for office use on each Lot is limited to the first Story of the Principal Building and/or the Accessory Building, and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office use on each Lot is limited by the requirement of assigned parking places per 1,000 square feet of net office space.
d. RETAIL	Restricted Retail: The building area available for Retail use is restricted to one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement for each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20.	Limited Retail: The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per Block, and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement for each dwelling. The specific use shall be further limited to neighborhood store or food service seating no more than 40.	Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1,000 square feet of net Retail space. Retail spaces under 1,500 square feet are exempt from parking requirements.
e. CIVIC	See Table 12.	See Table 12.	See Table 12.
f. OTHER	See Table 12.	See Table 12.	See Table 12.

TABLE 9. PARKING CALCULATIONS

The sum of the required parking for any two functions listed on Table 9a below, when divided by the appropriate Shared Parking Factor in Table 9b, produces the actual parking needed for each site. Conversely, the actual parking may be multiplied by the Shared Parking Factor to determine the Effective Parking credit that controls the possible densities.

9A: REQUIRED PARKING			
	GB2	T3	T5
RESIDENTIAL	2.0/dwelling	1.5/dwelling	1.0/dwelling
LODGING	1.0/dwelling	1.0/dwelling	1.0/dwelling
OFFICE	3.0/1,000 sq.ft.	3.0/1,000 sq.ft.	3.0/1,000 sq.ft.
RETAIL	4.0/1,000 sq.ft.	4.0/1,000 sq.ft.	3.0/1,000 sq.ft.
CIVIC	To be determined by Warrant		
OTHER	To be determined by Warrant		

