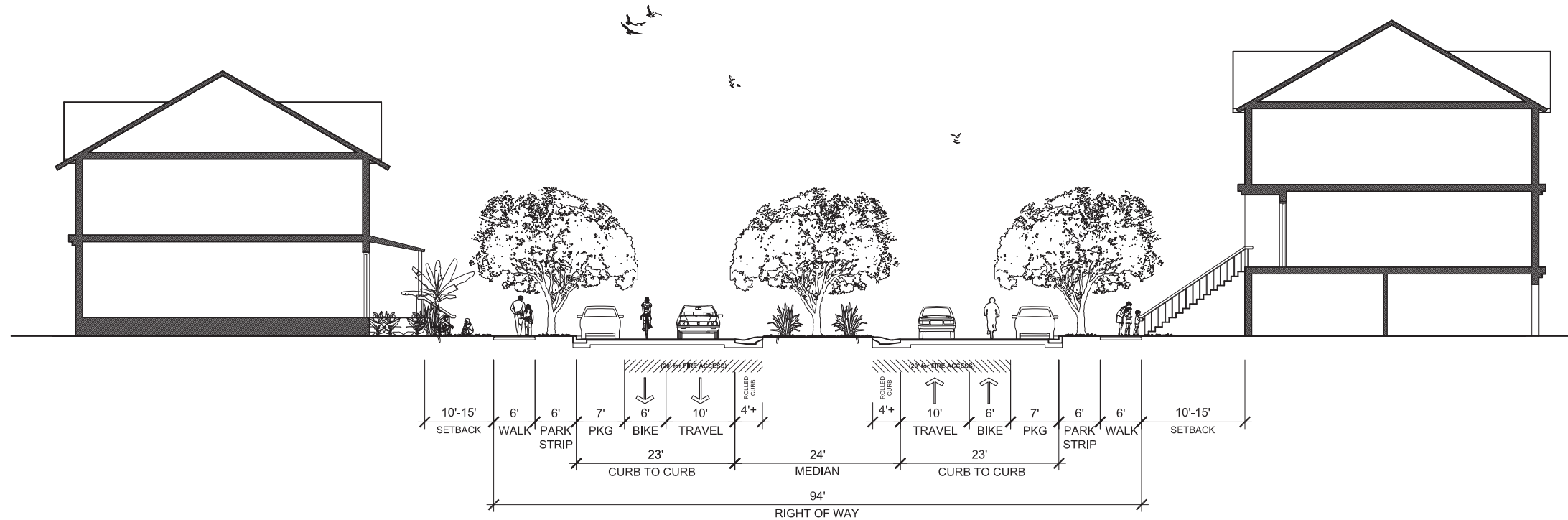


THOROUGHFARE STANDARDS

AV-94-46

(B.1: Main Boulevard)



Thoroughfare Type	Avenue & Commercial Street
Transect zone Assignment	T4, T5
Right-of-Way Width	94'
Pavement Width	46'
Movement	Two Way
Design Speed	TBD
Pedestrian Crossing Time	TBD
Traffic Lanes (T4, T5)	Two lanes @ 10' wide
Parking Lanes (T4)	Both Sides @ 7' marked
Parking Lanes (T5)	Both Sides @ 8' marked
Curb Radius	TBD
Public Frontage Type	Shopfront/Awning, Stoop, Forecourt, Terrace, Porch & Fence
Walkway Type	6' sidewalk; 12' when adjacent to storefront
Planter Type	6' continuous planter; 4' x 4' tree well when adjacent to storefront
Curb Type	Curb
Landscape Type	TBD
Transportation Provision	TBD

KAMAKANA VILLAGES AT KEAHUOLU
Kailua-Kona, Hawaii

November 9, 2009



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THOROUGHFARE STANDARDS

CS-82-46

(B.2: Makala Boulevard)

Thoroughfare Type Commercial Street
Transect zone Assignment T5
Right-of-Way Width 82'
Pavement Width 46'

Movement Two Way
Design Speed TBD
Pedestrian Crossing Time TBD

Traffic Lanes Two lanes @ 10' wide
Parking Lanes Both Sides @ 8' marked
Curb Radius TBD

Public Frontage Type Shopfront/Awning, Stoop, Forecourt, Terrace, Porch & Fence

Walkway Type 5' sidewalk; 11' when adjacent to storefront

Planter Type 6' continuous planter; 4' x 4' tree well when adjacent to storefront

Curb Type Curb
Landscape Type TBD

Transportation Provision TBD

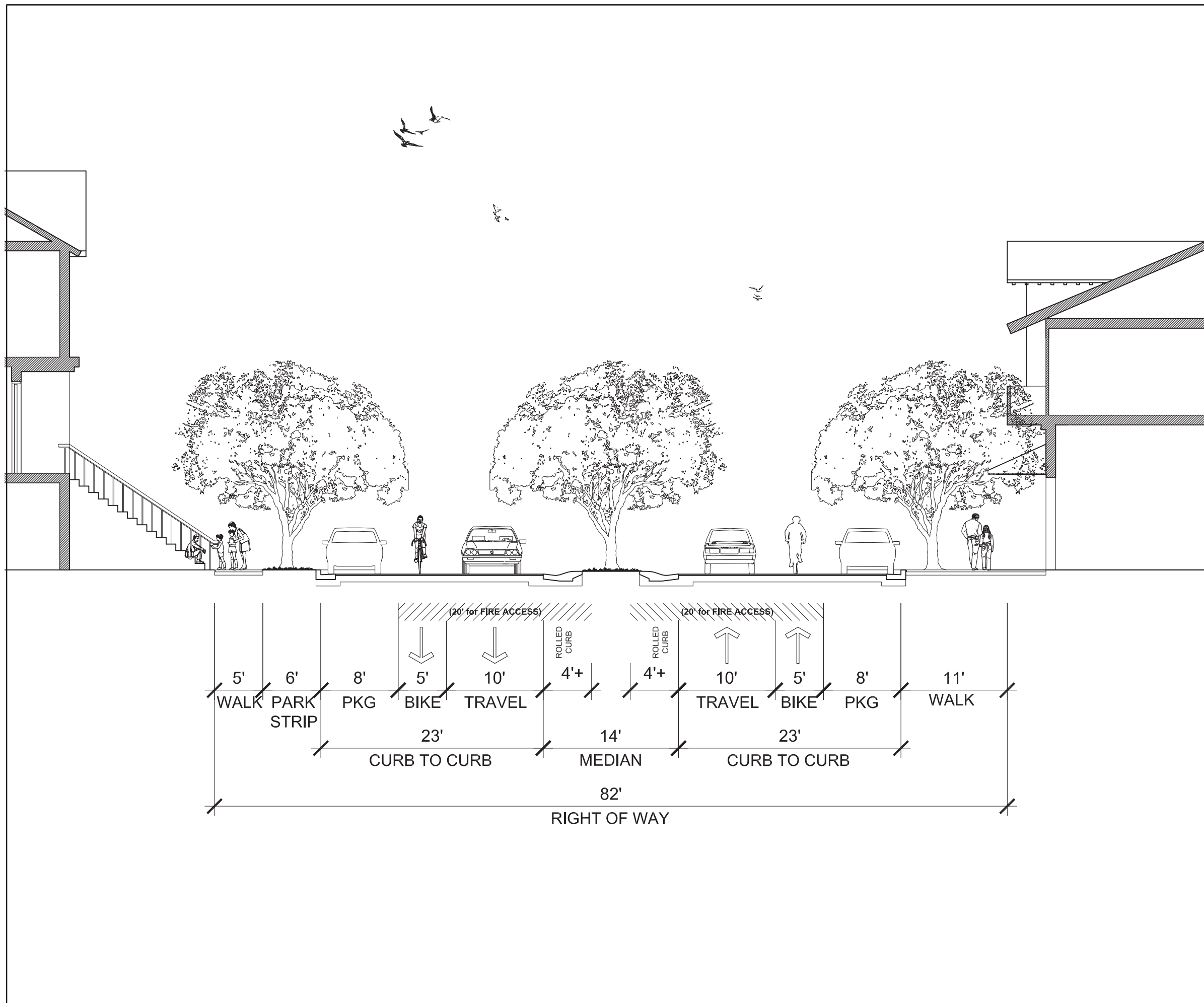
KAMAKANA VILLAGES AT KEAHUOLU
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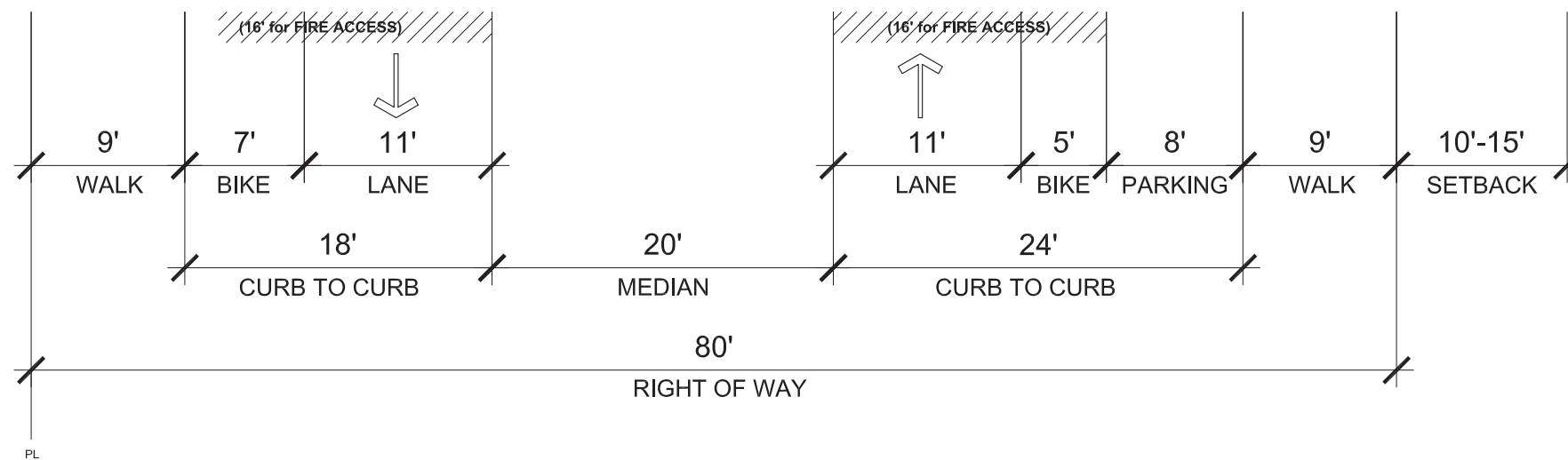
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THOROUGHFARE STANDARDS

AV-80-42

(C.1: Keanalehu Drive)



Thoroughfare Type	Avenue
Transect zone Assignment	T4
Right-of-Way Width	80'
Pavement Width	42'
Movement	Two Way
Design Speed	TBD
Pedestrian Crossing Time	TBD
Traffic Lanes	Two lanes @ 11' wide
Parking Lanes	One Side @ 8' marked
Curb Radius	TBD
Public Frontage Type	Stoop, Forecourt, Terrace, Porch & Fence
Walkway Type	9' sidewalk *
Planter Type	None
Curb Type	Curb
Landscape Type	TBD
Transportation Provision	TBD

* Sidewalk is previously designed to be adjacent to street according to County Standards.

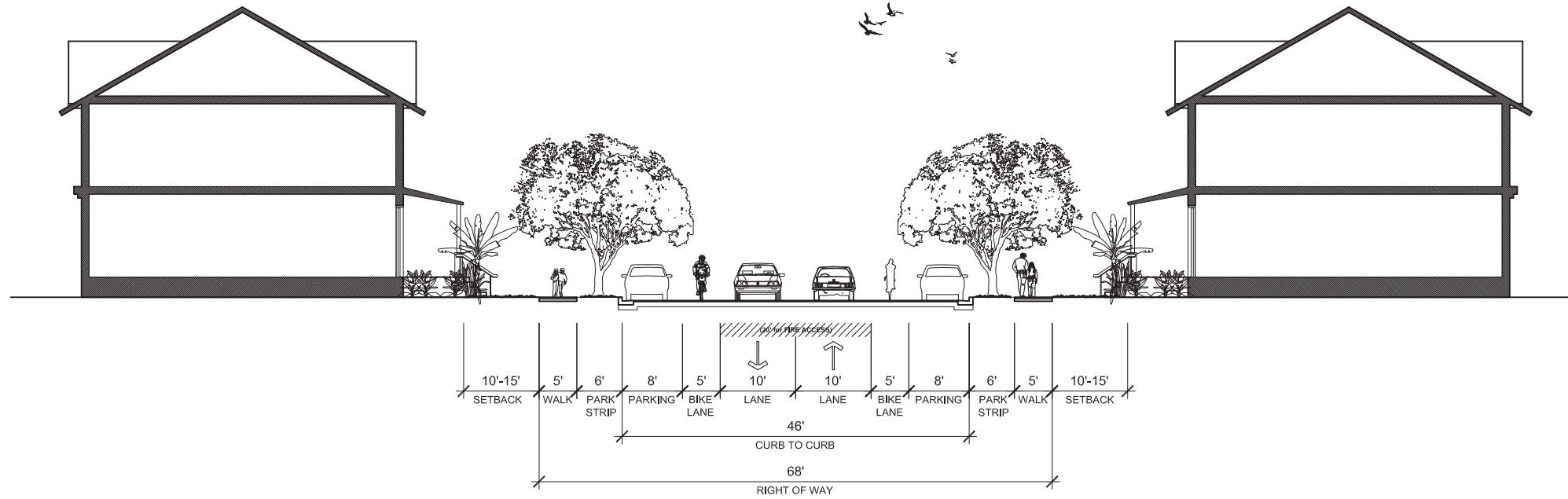
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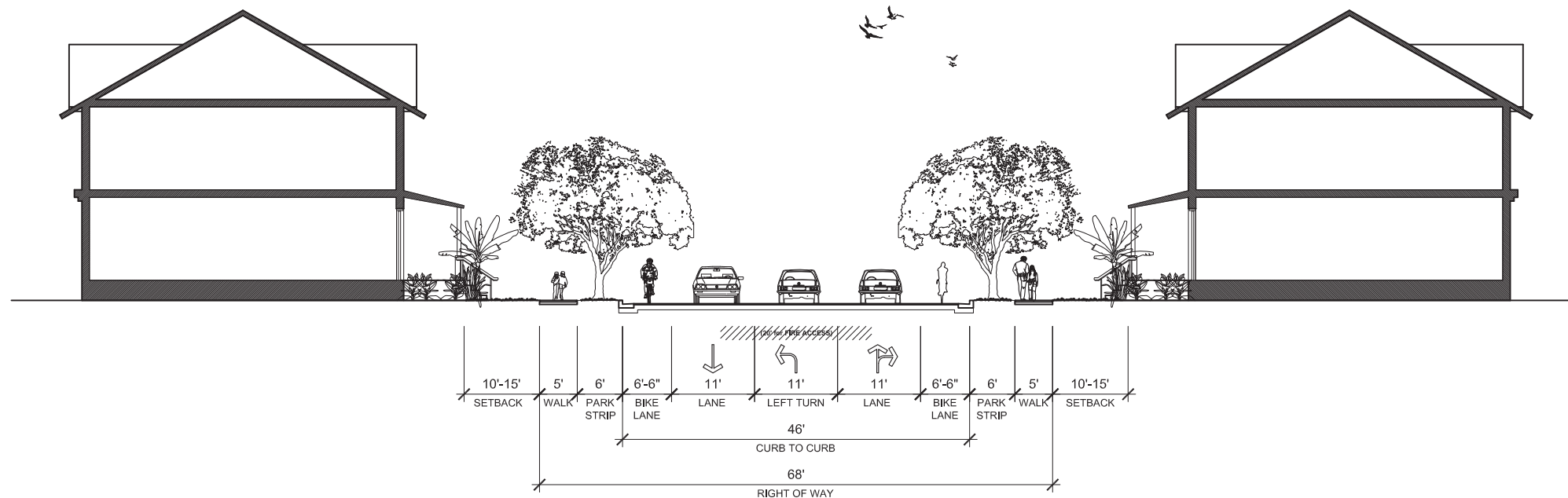


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Manawalea Street at Mid-block



Manawalea Street at Intersection



THOROUGHFARE STANDARDS

AV-68-46

(C.2: Manawalea Street)

Thoroughfare Type	Avenue & Commercial Street
Transect zone Assignment	T4, T5
Right-of-Way Width	68'
Pavement Width	46'
Movement	Two Way
Design Speed	TBD
Pedestrian Crossing Time	TBD
Traffic Lanes	Two lanes @ 10' wide
Parking Lanes	Both Sides @ 8' marked
Curb Radius	TBD
Public Frontage Type	Shopfront/Awning, Stoop, Forecourt, Terrace, Porch & Fence
Walkway Type	5' sidewalk; 11' when adjacent to storefront
Planter Type	6' continuous planter; 4' x 4' tree well when adjacent to storefront
Curb Type	Curb
Landscape Type	TBD
Transportation Provision	TBD

KAMAKANA VILLAGES AT KEAHUOLU
Kailua-Kona, Hawaii

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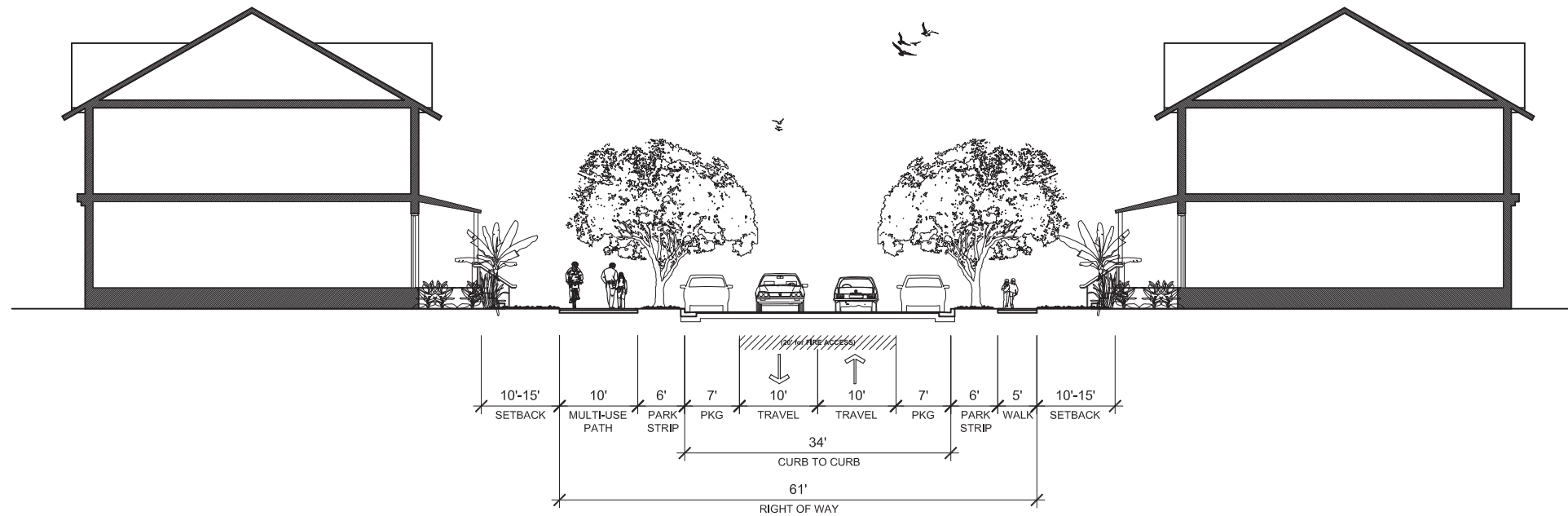
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THOROUGHFARE STANDARDS

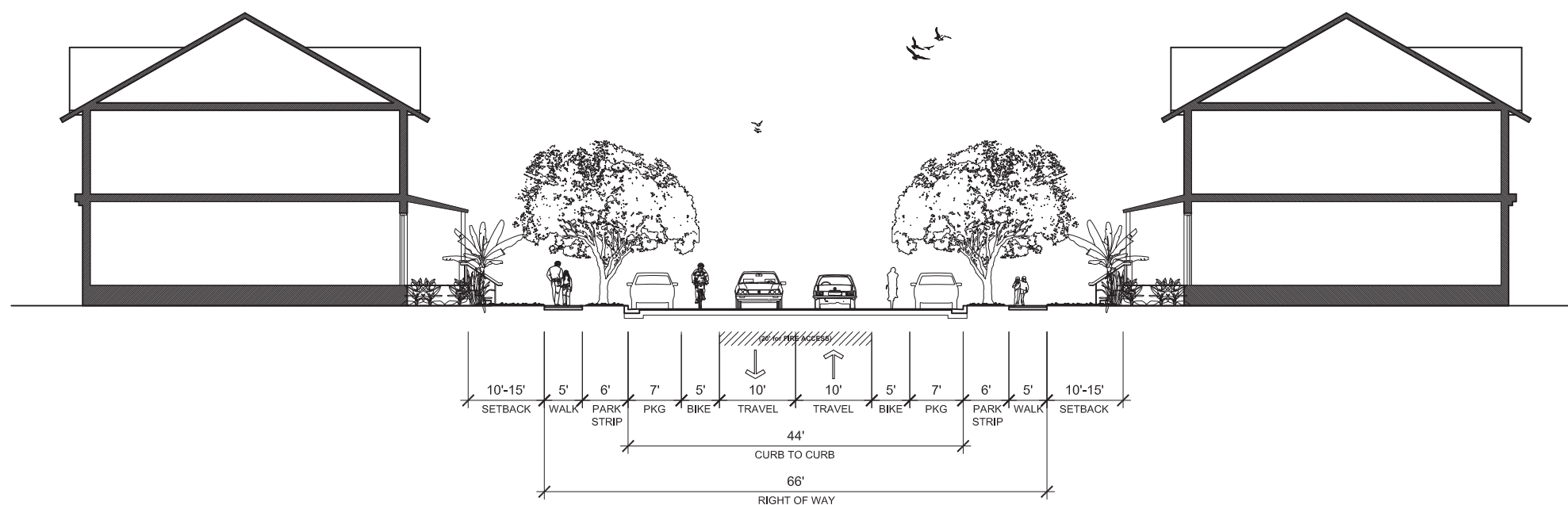
AV-61-34

(C.3: School Street)

Proposed Section



Potential Variation
(measurements not reflected in sidebar)



Thoroughfare Type	Avenue & Commercial Street
Transect zone Assignment	T4, T5
Right-of-Way Width	61'
Pavement Width	34'
Movement	TBD
Design Speed	TBD
Pedestrian Crossing Time	TBD

Traffic Lanes (T4)	Two lanes @ 10' wide
Parking Lanes (T4)	Both Sides @ 7' marked
Traffic Lanes (T5)	Two lanes @ 9' wide
Parking Lanes (T5)	Both Sides @ 8' marked
Curb Radius	TBD

Public Frontage Type Shopfront/Awning, Stoop, Forecourt, Terrace, Porch & Fence

Walkway Type 5' sidewalk & 10' multi-use path; 11' sidewalk & 6' sidewalk with 10' multi-use path when adjacent to storefront

Planter Type 6' continuous planter; 4' x 4' tree well when adjacent to storefront

Curb Type Curb
Landscape Type TBD

Transportation Provision TBD

KAMAKANA VILLAGES AT KEAHUOLU
Kailua-Kona, Hawaii

November 9, 2009

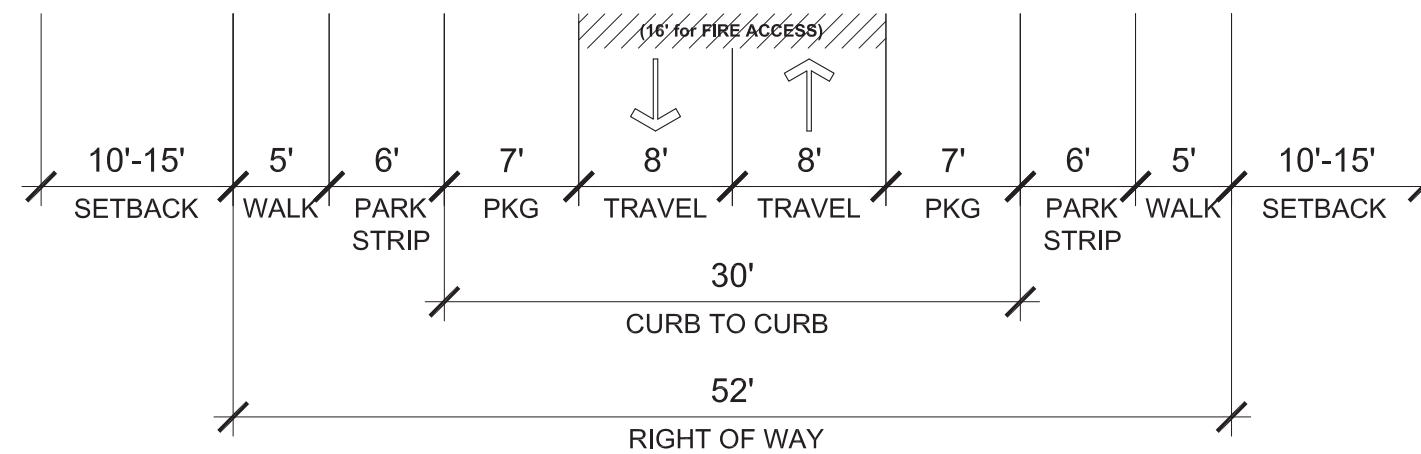


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THOROUGHFARE STANDARDS

ST-52-30

(D.1: Standard Local Street)



Thoroughfare Type	Street
Transect zone Assignment	T4, T5
Right-of-Way Width (T4)	52'
Pavement Width (T4)	30'
Right-of-Way Width (T5)	56'
Pavement Width (T5)	34'
Movement	Two Way
Design Speed	TBD
Pedestrian Crossing Time	TBD
Traffic Lanes (T4)	Two lanes @ 8' wide
Parking Lanes (T4)	Both Sides @ 7' marked
Traffic Lanes (T5)	Two lanes @ 9' wide
Parking Lanes (T5)	Both Sides @ 8' marked
Curb Radius	TBD
Public Frontage Type	Stoop, Forecourt, Terrace, Porch & Fence
Walkway Type	5' sidewalk
Planter Type	6' continuous planter
Curb Type	Curb
Landscape Type	TBD
Transportation Provision	TBD

KAMAKANA VILLAGES AT KEAHUOLU
Kailua-Kona, Hawaii

November 9, 2009

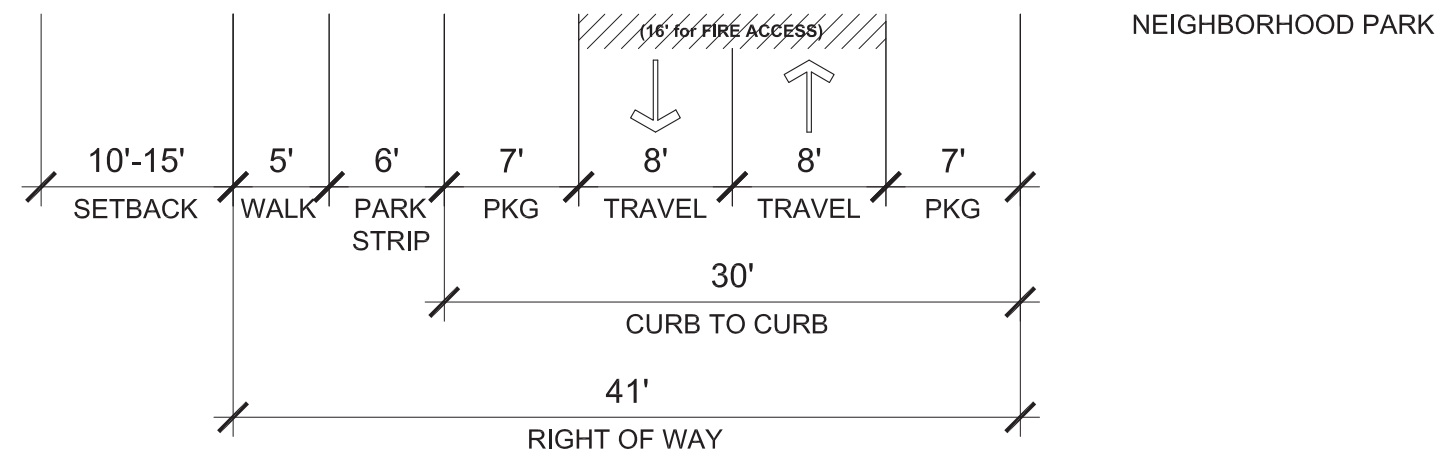


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THOROUGHFARE STANDARDS

ST-41-30

(D.2: Local Street at Park)



Thoroughfare Type	Street
Transect zone Assignment	T4, T5
Right-of-Way Width (T4)	41'
Pavement Width (T4)	30'
Right-of-Way Width (T5)	45'
Pavement Width (T5)	34'
Movement	Two Way
Design Speed	TBD
Pedestrian Crossing Time	TBD
Traffic Lanes (T4)	Two lanes @ 8' wide
Parking Lanes (T4)	Both Sides @ 7' marked
Traffic Lanes (T5)	Two lanes @ 9' wide
Parking Lanes (T5)	Both Sides @ 8' marked
Curb Radius	TBD
Public Frontage Type	Stoop, Forecourt, Terrace, Porch & Fence
Walkway Type	5' sidewalk
Planter Type	6' continuous planter
Curb Type	Curb
Landscape Type	TBD
Transportation Provision	TBD

KAMAKANA VILLAGES AT KEAHUOLU
Kailua-Kona, Hawaii

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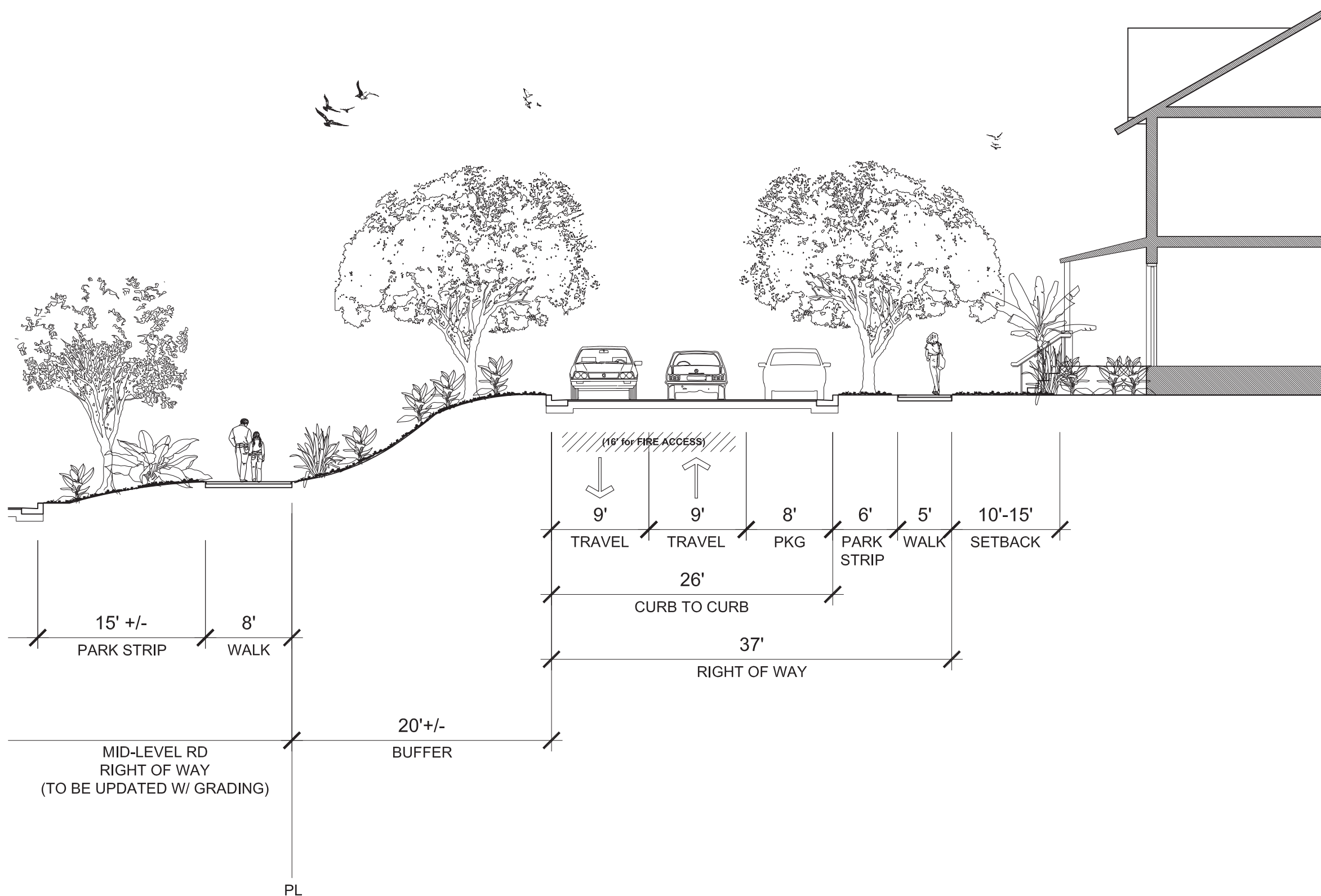


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THOROUGHFARE STANDARDS

ST-37-26

(D.3: Frontage Road)



Thoroughfare Type	Street
Transect zone Assignment	T5
Right-of-Way Width	37'
Pavement Width	26'
Movement	Two Way
Design Speed	TBD
Pedestrian Crossing Time	TBD
Traffic Lanes	Two lanes @ 9' wide
Parking Lanes	One Side @ 8' marked
Curb Radius	TBD
Public Frontage Type	Stoop, Forecourt, Terrace, Porch & Fence
Walkway Type	5' sidewalk
Planter Type	6' continuous planter
Curb Type	Curb
Landscape Type	TBD
Transportation Provision	TBD

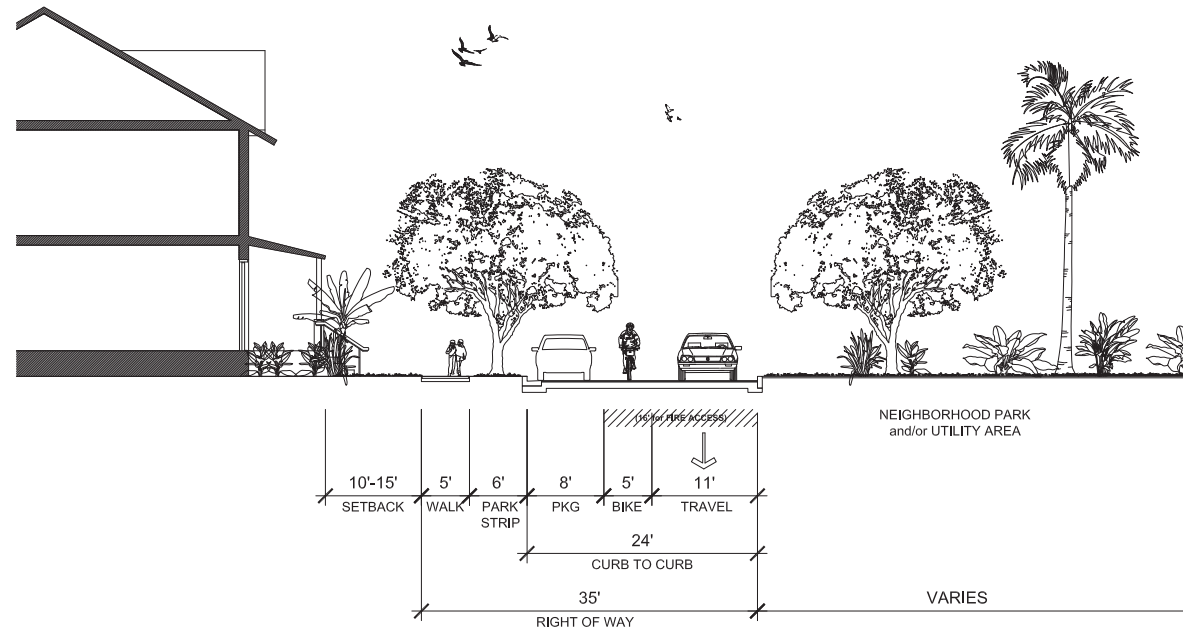
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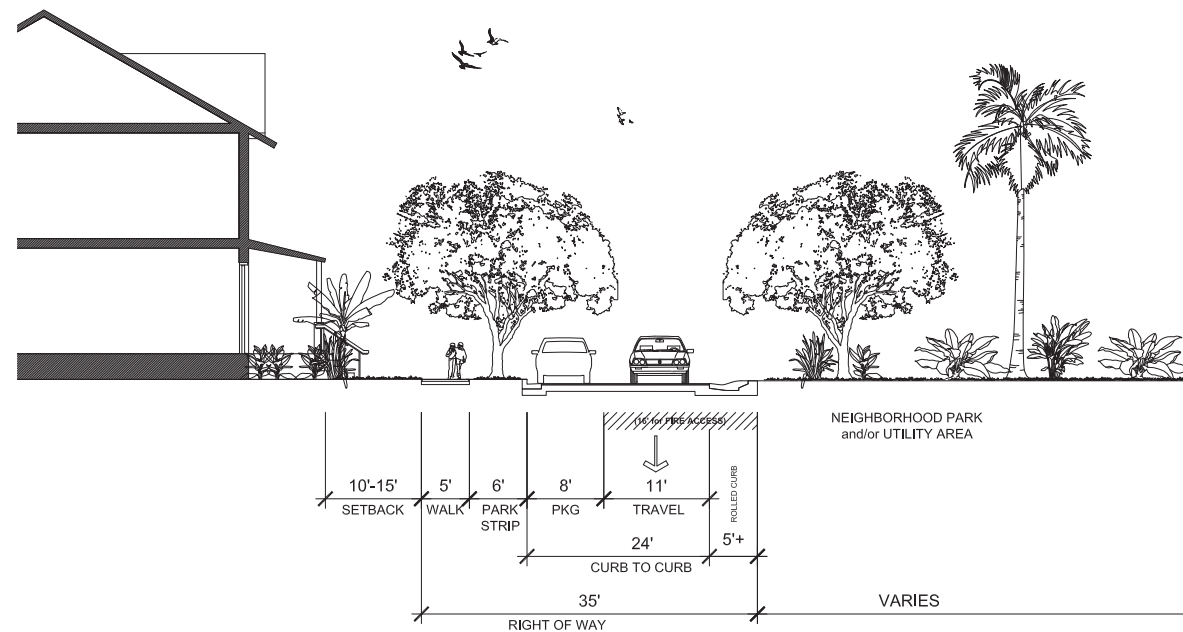


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One Way Street with Bike Lane



One Way Street without Bike Lane



THOROUGHFARE STANDARDS

ST-35-24

(E.1: One Way at Park & Utility Area)

Thoroughfare Type	Street
Transect zone Assignment	T4, T5
Right-of-Way Width	35'
Pavement Width	24'
Movement	One Way
Design Speed	TBD
Pedestrian Crossing Time	TBD
Traffic Lanes	One lane @ 11' wide
Parking Lanes	One Side @ 8' marked
Curb Radius	TBD
Public Frontage Type	Stoop, Forecourt, Terrace, Porch & Fence
Walkway Type	5' sidewalk
Planter Type	6' continuous planter
Curb Type	Curb
Landscape Type	TBD
Transportation Provision	TBD

KAMAKANA VILLAGES AT KEAHUOLU
Kailua-Kona, Hawaii

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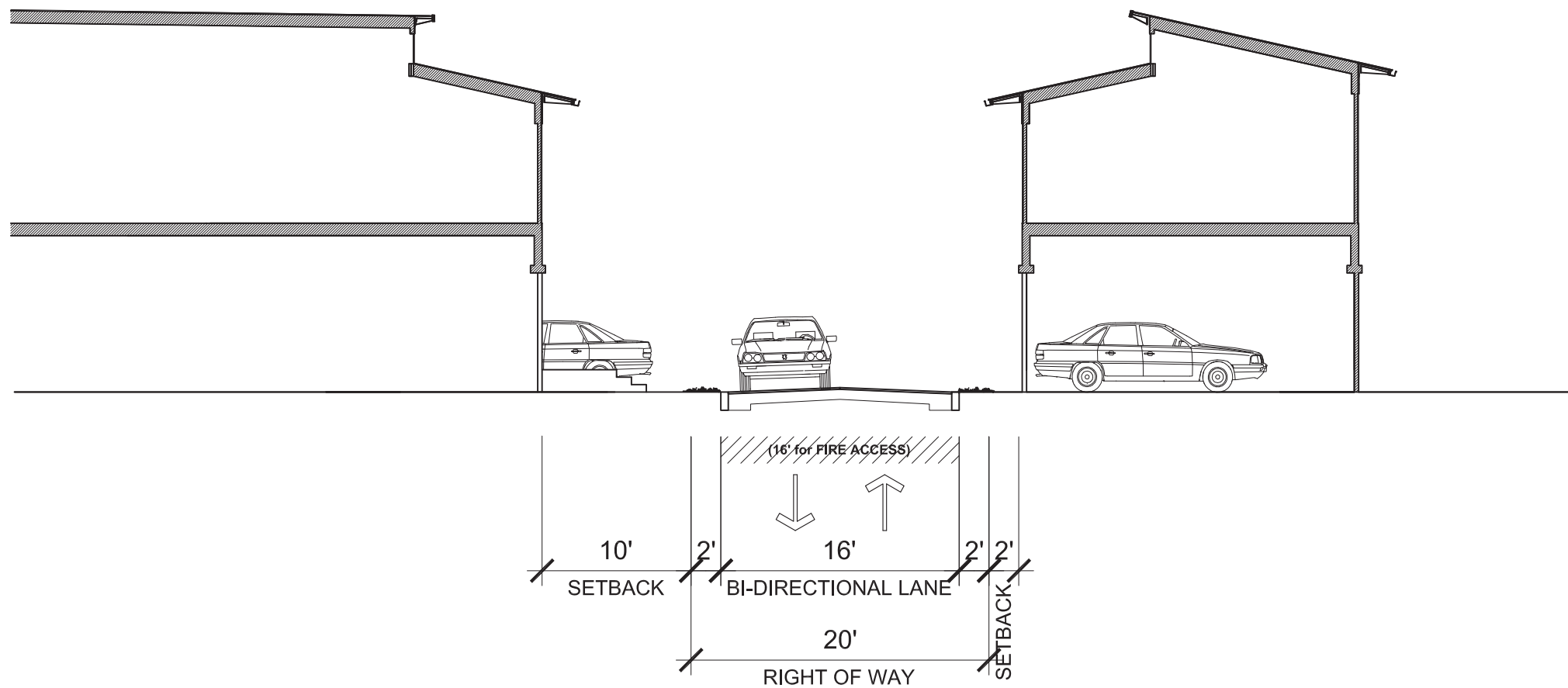


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THOROUGHFARE STANDARDS

RL-20-16

(F.1: Alley)



Thoroughfare Type	Rear Lane
Transect zone Assignment	T4, T5
Right-of-Way Width	20'
Pavement Width	16'
Movement	Two Way
Design Speed	TBD
Pedestrian Crossing Time	TBD
Traffic Lanes	One Bi-Directional lane @ 16' wide
Parking Lanes	None
Curb Radius	TBD
Public Frontage Type	None
Walkway Type	None
Planter Type	None
Curb Type	None
Landscape Type	TBD
Transportation Provision	N/A

KAMAKANA VILLAGES AT KEAHUOLU
Kailua-Kona, Hawaii

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5. KONA CDP VILLAGE DESIGN GUIDELINES

Compliance with allocation of remanants of the site outside the Pedestrian Sheds as set forth in Section 3.1.8.

Transect Zones outside ped shed: none

Compliance with Pedestrian Shed requirements as set forth in Section 3.2.1.

Transect Zones inside ped shed: T4, T5

Compliance with Transect Zone Allocation requirements as set forth in Table 11a.

Kamakana SmartCode Requirements

T1 = No Minimum

T2 = Prohibited

T3 = 30 % maximum

T4 = 30 - 60 %

T5 = 10 - 40 %

Neighborhood 1						
T1	T3	T4	T5	Civic Green	SD	Total
0	0	22.12	19.31	10.69	0	52.12
0%	0%	42%	37%	21%	0%	100%

Neighborhood 2						
T1	T3	T4	T5	Civic Green	SD	Total
0	0	32.93	12.87	20.42	0	66.22
0%	0%	50%	19%	31%	0%	100%

Neighborhood 3						
T1	T3	T4	T5	Civic Green	SD	Total
7.12	0	23.93	8.15	9.35	6.8	55.35
13%	0%	43%	15%	17%	12%	100%

Neighborhood 4						
T1	T3	T4	T5	Civic Green	SD	Total
2.63	0	32.98	8.79	10.88	0	55.28
5%	0%	60%	16%	20%	0%	100%

Neighborhood 5						
T1	T3	T4	T5	Civic Green	SD	Total
0.06	0	25.78	8.58	8.88	0	43.3
0%	0%	60%	20%	21%	0%	100%

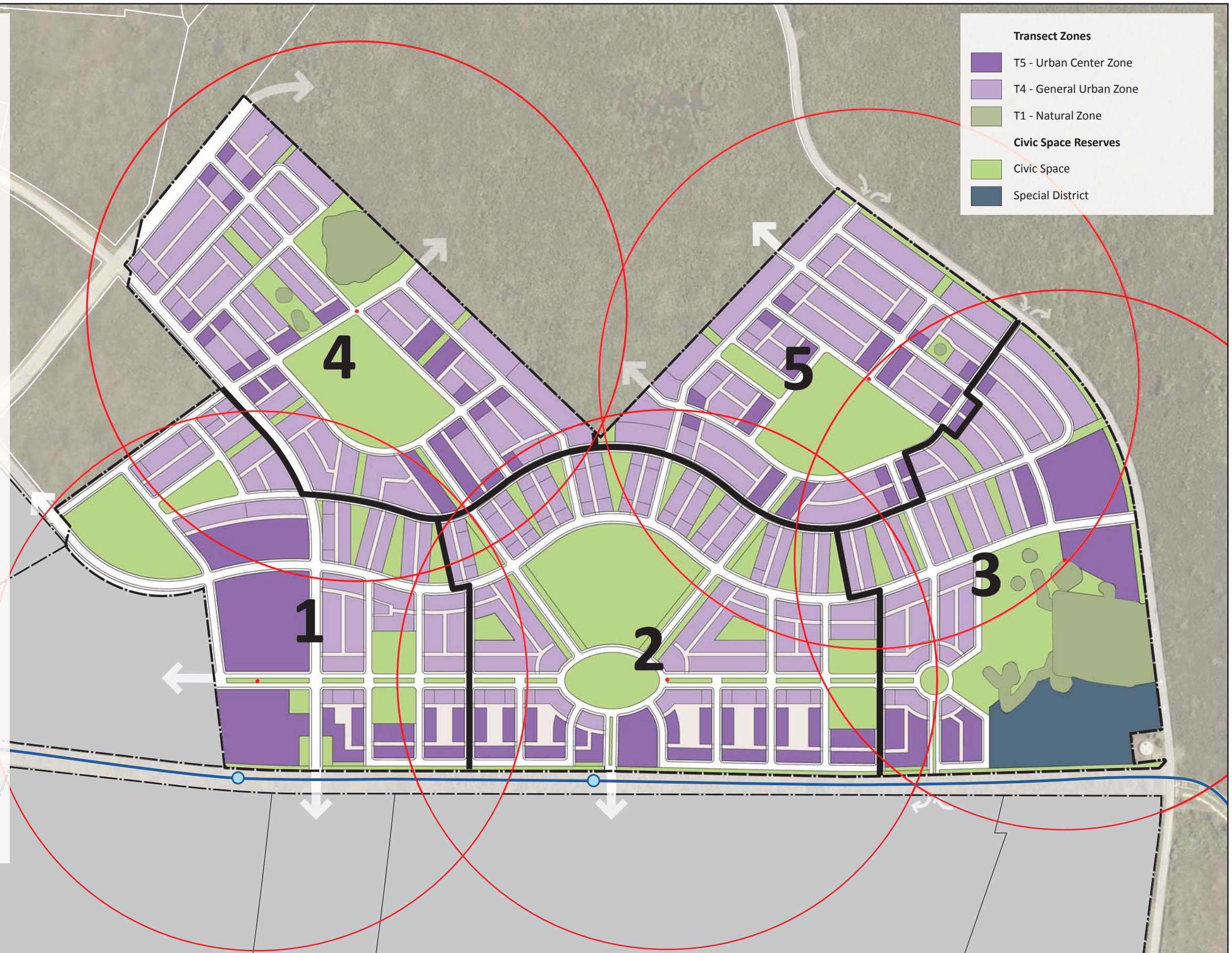
Total						
T1	T3	T4	T5	Civic Green	SD	Total
9.81	0	137.74	57.7	60.22	6.8	272.27
4%	0%	51%	21%	22%	2%	100%

Transect Zones

- T5 - Urban Center Zone
- T4 - General Urban Zone
- T1 - Natural Zone

Civic Space Reserves

- Civic Space
- Special District



SMARTCODE: TRANSECT ZONE ALLOCATION

KAMAKANA VILLAGES AT KEAHUOLU Kailua-Kona, Hawaii

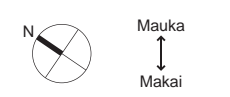
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Compliance with Gross Equivalent Density requirements as set forth in Section 3.7 and Table 11b.

Neighborhood 1	T1	T3	T4	T5
Area	0	0	22 ac	19 ac
Max. Density	n/a	6 ehu/ac	12 ehu/ac	30 ehu/ac
Max. Unit #	n/a	0 ehu	265 ehu	579 ehu
Neighborhood 2	T1	T3	T4	T5
Area	0	0	33 ac	13 ac
Max. Density	n/a	6 ehu/ac	12 ehu/ac	30 ehu/ac
Max. Unit #	n/a	0 ehu	395 ehu	386 ehu
Neighborhood 3	T1	T3	T4	T5
Area	7.12	0	24 ac	8 ac
Max. Density	n/a	6 ehu/ac	12 ehu/ac	30 ehu/ac
Max. Unit #	n/a	0 ehu	287 ehu	245 ehu
Neighborhood 4	T1	T3	T4	T5
Area	2.63	0	33 ac	9 ac
Max. Density	n/a	6 ehu/ac	12 ehu/ac	30 ehu/ac
Max. Unit #	n/a	0 ehu	396 ehu	264 ehu
Neighborhood 5	T1	T3	T4	T5
Area	0.06	0	26 ac	9 ac
Max. Density	n/a	6 ehu/ac	12 ehu/ac	30 ehu/ac
Max. Unit #	n/a	0 ehu	309 ehu	257 ehu
Total	T1	T3	T4	T5
Area	9.81	0	138 ac	58 ac
Max. Density	n/a	6 ehu/ac	12 ehu/ac	30 ehu/ac
Max. Unit #	n/a	0 ehu	1653 ehu	1731 ehu

Variance requested to allow a maximum density of 31 units / ac. gross in T5 zones.

Transect Zones

- T5 - Urban Center Zone
- T4 - General Urban Zone
- T1 - Natural Zone

Civic Space Reserves

- Civic Space
- Special District



SMARTCODE: GROSS EQUIVALENT DENSITIES

KAMAKAN VILLAGES AT KEAHUOLU Kailua-Kona, Hawaii

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

Compliance with Civic Function Allocation as set forth in Section 3.4.2a.

- Neighborhood 1: 21 % of developable land
- Neighborhood 2: 31 % of developable land
- Neighborhood 3: 17 % of developable land
- Neighborhood 4: 20 % of developable land
- Neighborhood 5: 21 % of developable land

Compliance with Civic Function Allocation as set forth in Section 3.4.3e.

- 4.26 acres / 52.12 acres = 8.17 % of Ped Shed 1
- 8.15 acres / 66.22 acres = 12.31 % of Ped Shed 2

Civic Zones

-  Civic Space
-  Civic Building Site (known)



SMARTCODE: CIVIC ZONES

KAMAKANA VILLAGES AT KEAHUOLU Kailua-Kona, Hawaii

November 9, 2009

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Mauka
↑
Makai

Compliance with Civic Function Allocation as set forth in Section 3.4.2e.

Ten [10] playgrounds

Civic Function

- Playground
- 800' Pedestrian Shed



SMARTCODE: PLAYGROUNDS

KAMAKANA VILLAGES AT KEAHUOLU Kailua-Kona, Hawaii

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Mauka
↑
Makai

KAMAKANA VILLAGES

VILLAGE DESIGN GUIDELINES – DEVIATION SUMMARY

Dated November 19, 2009
Prepared by Calthorpe Associates (for Forest City Hawaii Kona, LLC)

Through preliminary review of the Kamakana Villages Plan against the Kona Village Design Guidelinesⁱ (VDG), it has been determined that the plan conforms to all guidance set forth in the VDG, **except** as indicated below:

I. General Standards

Block Size and Placement Requirements
[Compliance with Maximum Block Size requirements as set forth in Table 11c.]
[Compliance with Elementary School Lot Size requirements as set forth in Section 3.4.3b.]

- School blocks exceed the 2400 feet maximum (per Section 3.6.1e).
- The elementary school sites will be sized through negotiation with DOE.
- Playing fields will be sited within the pedestrian shed.

Required % of Lots Enfronting Thoroughfares
[Compliance with Required % of Lots Enfronting Thoroughfare as set forth in Section 3.6.1g.]

- Up to 25% of lots in a T4 zone may enfront a thoroughfare.

Density Requirements
[Compliance with Density requirements as set forth in Section 3.7.]
[Compliance with Residential Density Maximums as set forth in Table 11b.]

- Densities are expected to reach 31-32 units / ac. gross in T5 zones.

II. Street Standards

Transportation Corridor Standards
[Compliance with Public Frontage Type standards as set forth in Tables 3A-B.]
[Compliance with Transportation Corridor standards as set forth in Table 11d.]

- Planter widths range from 6-12 feet in T4 zones.
- Rear Lanes may be utilized in T5 zones.
- Bicycle Lane may be utilized in T5 zones where necessary to meet fire-lane standards.

III. Building Standards

Lot Occupation

[Compliance with Lot Occupation standards as set forth in Table 11f.]

- Lot widths in a T4 zone may range from 15 feet to 96 feet.
- Lot widths in a T5 zone may range from 15 feet to 180 feet.
- Special considerations may be necessary to allow lot width maximums to be exceeded in T4 and T5 zones.

Setbacks – Principal Building

[Compliance with Lot Occupation standards as set forth in Table 11g.]

- Minimum front setback (secondary) may be reduced to 5 feet in a T4 zones.

Building Disposition

[Compliance with Building Disposition standards as set forth in Table 11i.]

- Courtyard typologies may be permitted in T4 zones.

Private Frontages

[Compliance with Private Frontage standards as set forth in Table 11j.]

- Lanai & Fences may be used in T5 zones.
- Minimum lanai depth may be reduced to 6 feet.

ⁱ This analysis was completed using the Kona Community Development Plan’s VDG, approved and adopted on September 25th, 2008. The analysis occurred simultaneously with the “calibration” processes, led by Placemakers in October/November of 2009. Because of the nature of the calibration process, the Kamakana Villages analysis was based on the pre-calibrated VDG text and exhibits, as well as an interim version of the calibrated Table 11, provided by Placemakers.