



Completion Date
Project Type
Client

2009
Affordable Flats / Duplex / Single-family Residential
Kukui'Ula Development



Kukui'ula Employee Housing

Kukui'ula, Kauai, Hawaii

The Kukui'ula Employee Housing is owner-occupied employee housing that supports the new 1,500 private residential community of Kuikui'ula. Seventy-five housing units shall be sold or rented to employees of Kukui'ula Development. A collector road will separate the 9.442 acre site into North and South Parcels. All buildings express the same Old Plantation style as the larger Kukui'ula community, keeping a low two-story profile to accentuate the site's natural features.

The North Parcel has six 6-plex buildings surrounding a central park area. Units range from 1 bedroom/1 bath (800 square feet) to 2 bedroom/ 2.5 bath units (990 square feet) and include single-car garages for each unit. Garage doors are hidden from view within motor courts. The South Parcel offers buyers four unit types, ranging from 3 bedroom/2.5 baths (1,200 square feet) to 4 bedroom/3 bath units (1,600 square feet). Approximately two-thirds of the units are single-family residences, with the remaining being duplex units. Each residence has a two-car garage many of which are side-entry to minimize views of garage doors from the street. All the homes face open green spaces or overlook the Waikomo Stream along the eastern edge of the property.