'24JUN27 PM 12:42 CITY CLERK

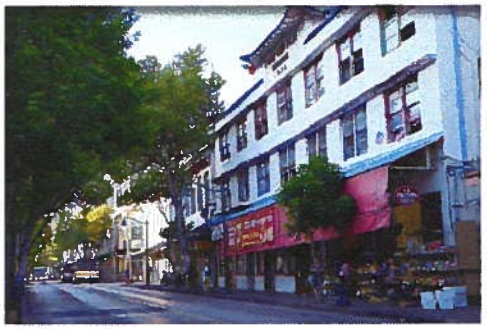
Primary Urban Center Development Plan Update



City and County of Honolulu
Department of Planning and Permitting

Planning & the Economy City Council Committee – June 27, 2024

DEPT. COM. 508
P&E


Purpose of the Development Plans:

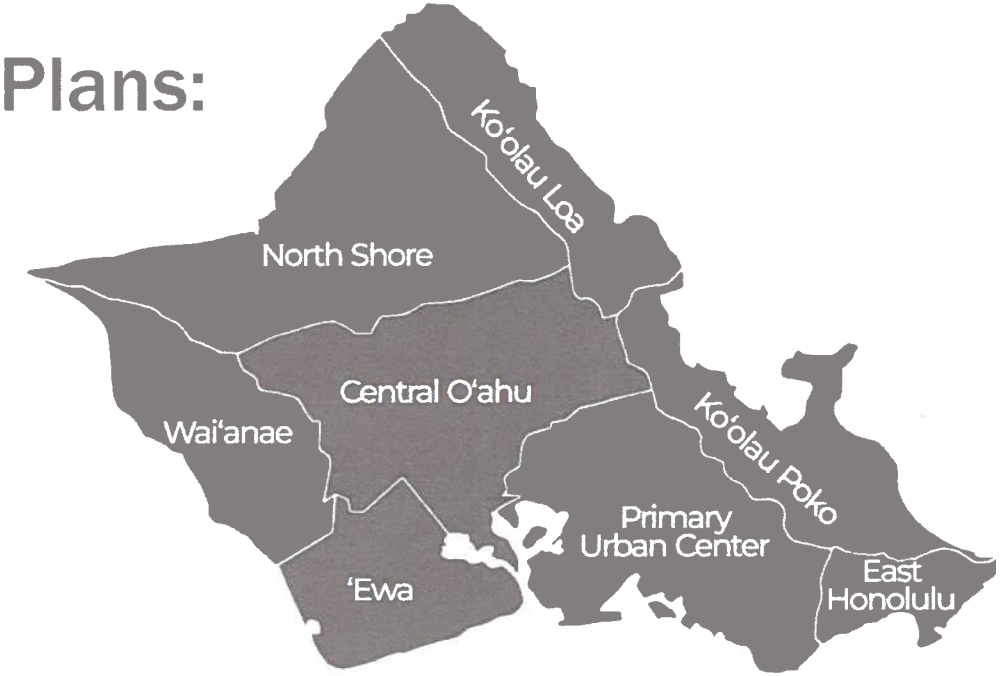
Section 6-1507. General and Development Plans

"The purposes of preparing a general plan and development plans are to recognize and anticipate the major problems and opportunities concerning the social, economic and environmental needs and future development of the city and to set forth a desired direction and patterns of future growth and development. The director shall prepare a general plan for the entire city and development plans for particular areas of the city."

Section 6-1509. Development Plans

"Development plans" shall promote the formation of smart and sustainable communities. Development plans shall consist of conceptual schemes for implementing and accomplishing the development objectives and policies of the general plan within the city... The development plans and maps...shall describe the desired urban character and the significant natural, scenic and cultural resources for the several parts of the city to a degree which is sufficient to serve as a policy guide for more detailed zoning maps and regulations and public and private sector investment decisions.

Role of the Development Plans:



General Plan

Development Plans & Sustainable Communities Plans

Special Policy Plans

Implementing Ordinances and Regulations

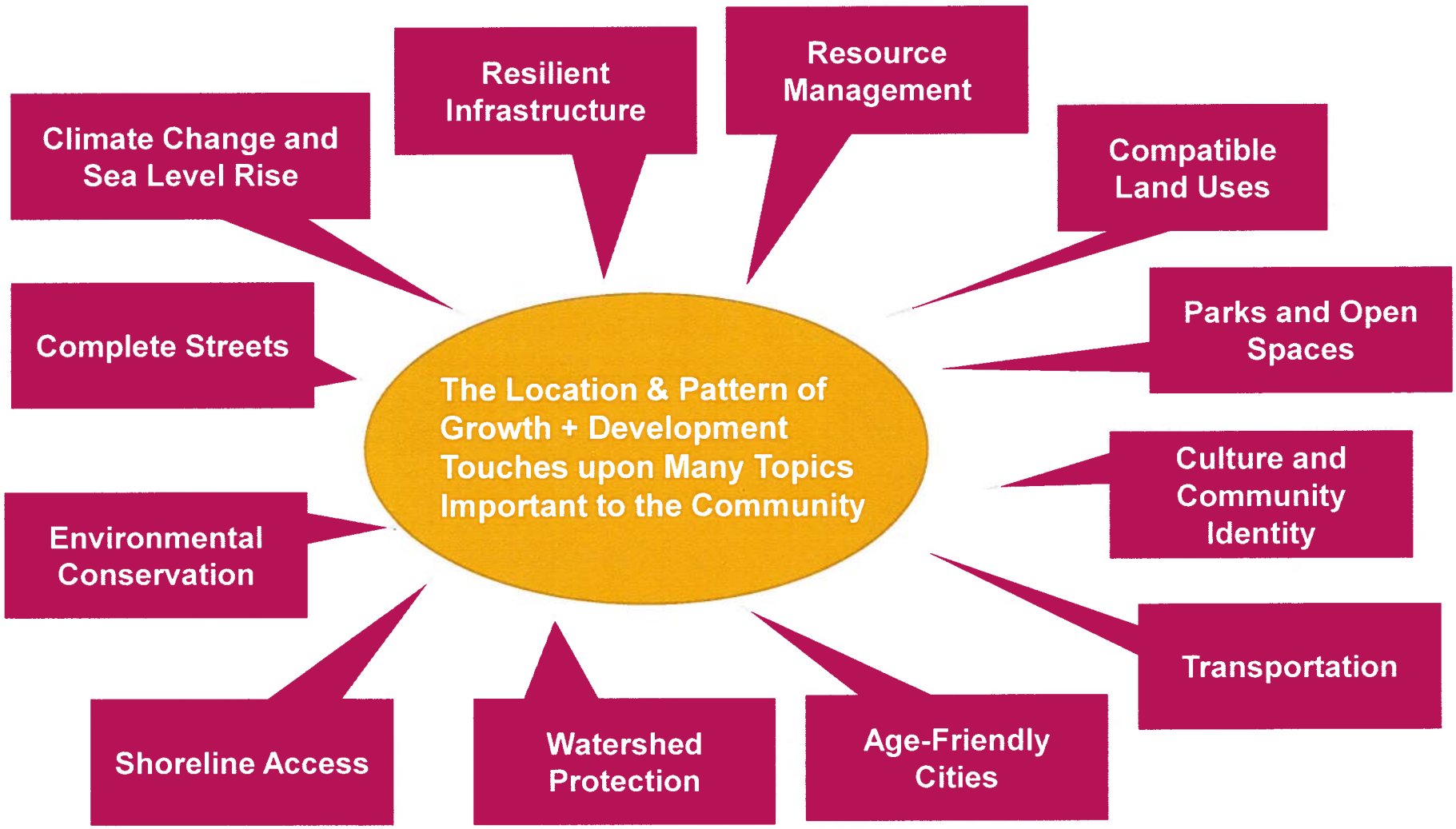
- Zoning
- Stormwater Rules
- Park Dedication
- Subdivision Ordinance, Etc.

Special Area Plans TOD Plans

Functional Plans

- WATER USE
- WASTEWATER
- TRANSPORTATION
- SOLID WASTE
- PARKS
- ETC.

CIP Projects


Climate Change and Sea Level Rise
Resilient Infrastructure
Resource Management
Compatible Land Uses
Complete Streets
Parks and Open Spaces
The Location & Pattern of Growth + Development Touches upon Many Topics Important to the Community
Culture and Community Identity
Environmental Conservation
Transportation
Shoreline Access
Watershed Protection
Age-Friendly Cities

Plan Themes:



Housing affordability, types and conditions



Mobility improvements including rail, bus, bicycle, pedestrian, and roadway facilities



Setting priorities for major infrastructure improvements



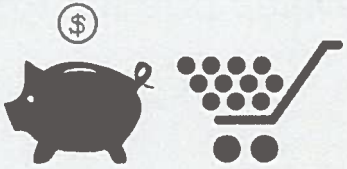
Creating livable, "age-friendly" communities



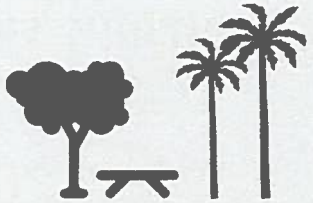
The location, amount and type of new development



Planning for climate change and sea level rise



Creating a diverse and prosperous economy



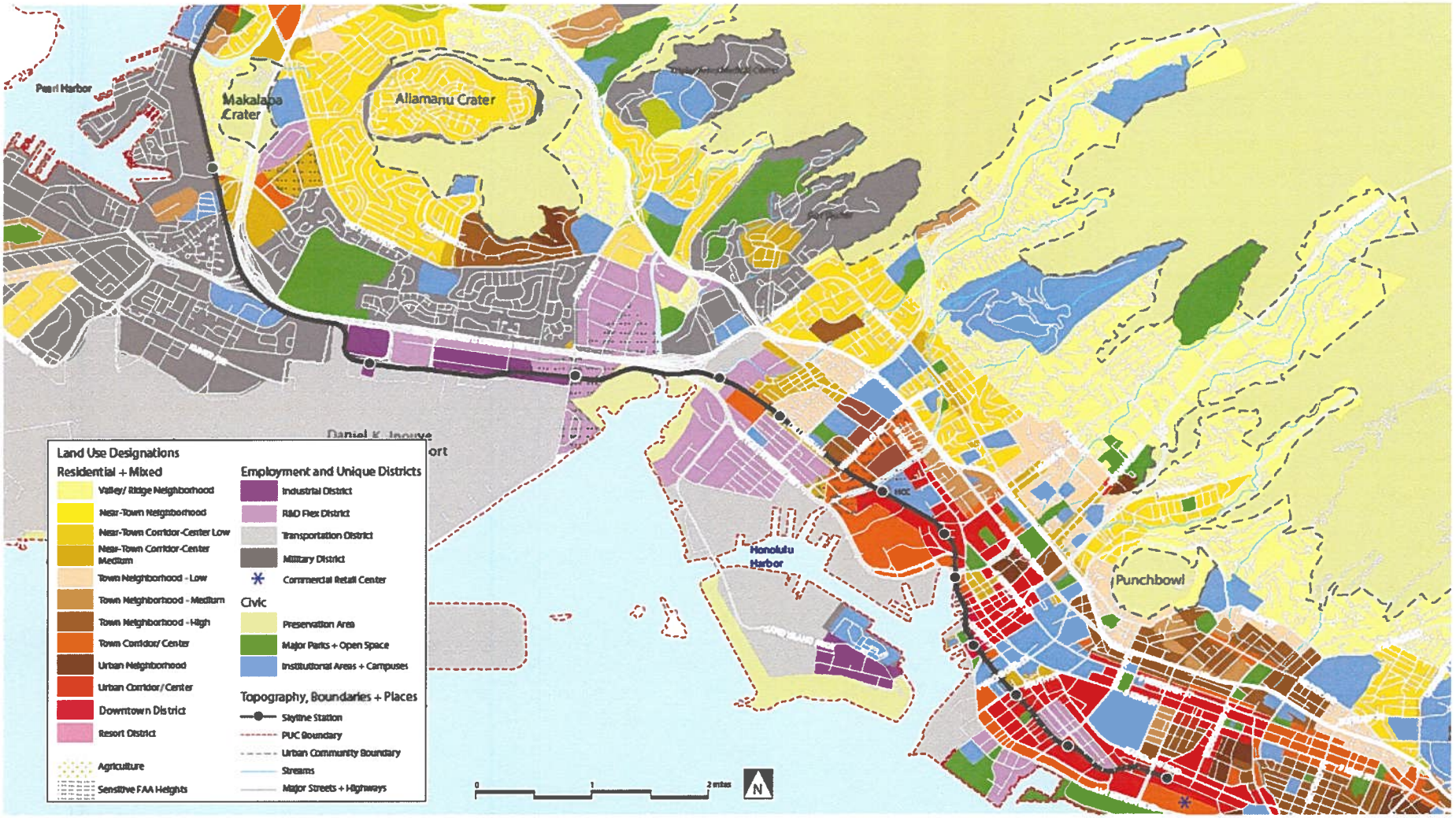
Preserving and enhancing parks, open spaces and natural features

PUC DP Approach to Growth:

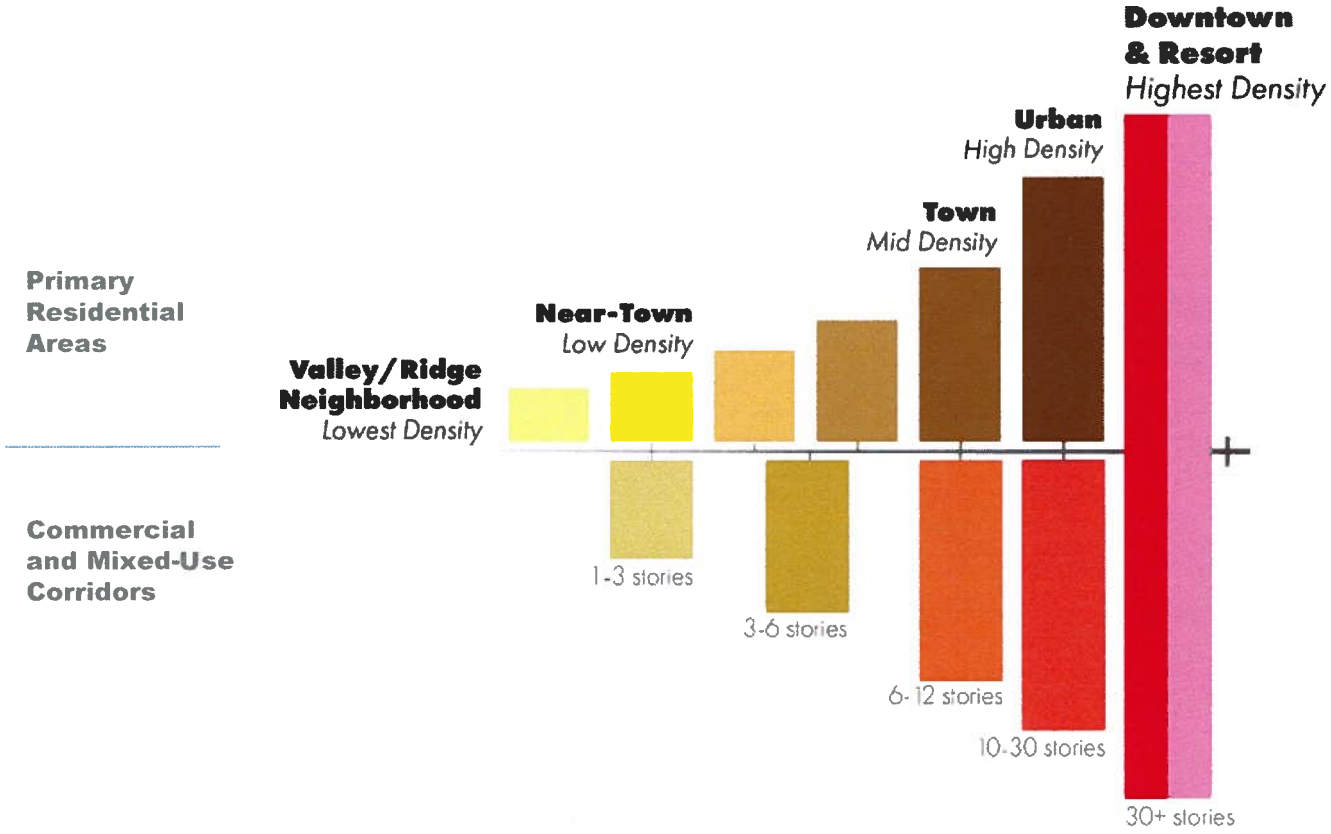


- ❑ Focus the majority of future growth near transit and daily services, with the highest densities along the rail corridor, following planning in the TOD Neighborhood Plans
- ❑ Invest in bus transit-supportive corridors and adjacent mixed-density neighborhoods
- ❑ Grow sustainably by avoiding environmentally-constrained areas and by maintaining the Urban Growth Boundary
- ❑ Aligning infrastructure expansion with priority growth areas, manage growth and investment for the benefit of all residents
- ❑ Support a walkable, well-designed, & well-connected PUC
- ❑ Promote sustainable development practices well suited to Honolulu's climate

Place Type Maps:



Place Types Scale:



Place Types Guidance:

Urban Corridor/Center



An intensely urban, highly walkable district or corridor anchored by high-capacity transit with a mix of building forms including mid-rise and high-rise buildings. A robust public realm enables multi-modal access to transit for residents of the district and those in adjacent neighborhoods. It is a vertically mixed-use place comprised of primarily-attached multi-story buildings and high-rises. Likely anchored by a destination that attracts people from across the city and includes a mix of uses that activate the district beyond traditional working hours.

Vibrant mixed-use corridor or center

Mid-rise and high-rise commercial blocks

~10 to 30 stories with occasional taller buildings at key intersections

Transit Oriented

Mix of retail and other active uses fronting sidewalks with residential and office above or behind

Kapi'olani Boulevard

URBAN CORRIDOR/CENTER

High-intensity mixed-use. The highest intensity mixed-use character in the PUC, outside of Downtown, is directed to these places. Supports the ongoing transformation of key urban TOD corridors.

Community improvements. Require development improvements to the surrounding public realm, open space, and mobility in these areas.

Tower height. Employ towers as modern landmarks through careful design, massing and siting. Ensure towers have distinct bottom, middles, and tops.

Preserve public views. Projects in high-intensity areas should employ view studies, tower spacing, setbacks, and orientation to preserve significant public views.

Ground floor use. Some amount of public commercial use (retail, restaurant/dining, entertainment, medical/small office) is expected of residential projects. Façades with high window volumes (shopfronts, forecourts, galleries) are encouraged.

On-site public open space. Encourage publicly accessible open spaces (plazas, courtyards, pathways, greenways) in higher density residential and mixed-use projects. Carefully and deliberately integrate these spaces into project design.

Ensure pedestrian-oriented design. Maximum length of individual new buildings or building masses along public street frontage should be limited without major massing breaks. Utilitarian building elements should be located on side streets or alleys/rear streets. Driveways should be screened, hidden, or otherwise reduced in impact.

High-quality structured parking. Parking should be located in structured facilities or screened with decorative screening green walls/landscaping, murals, and/or retail façades.







Place Type Topics:

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New Chapter Topics:

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PUC DP Revision Process Timeline:

POLICY PREVIEW
Winter 2020

Research and Initial Outreach Phase: 2017-2019

-Stakeholder Interviews
-Project Kick-off
-Statistical Survey
-Public Outreach & Events
-Research and Reports

PUBLIC REVIEW DRAFT
May 2022

Plan Drafting Phase: 2020-2023

-Policy Workshops
-Public Review Draft (PRD) Outreach
-PRD Comments and Responses
-NB Group Meetings
-Plan Revisions

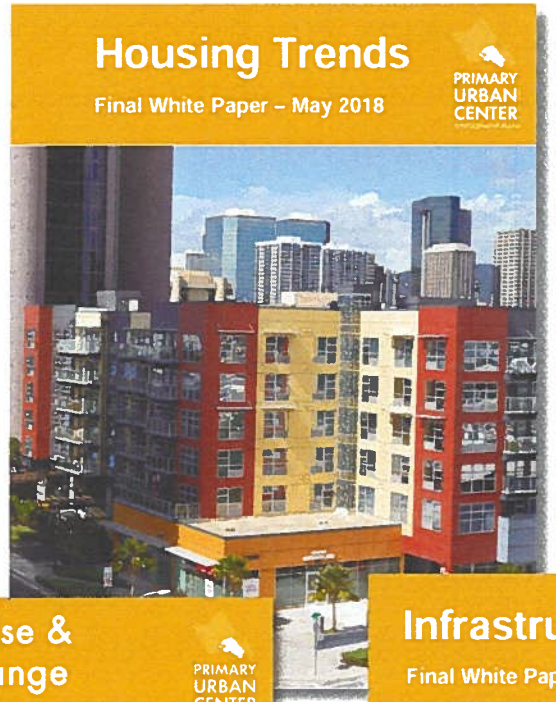
PROPOSED PLAN
October 2023

Adoption Process Phase: 2023-2024

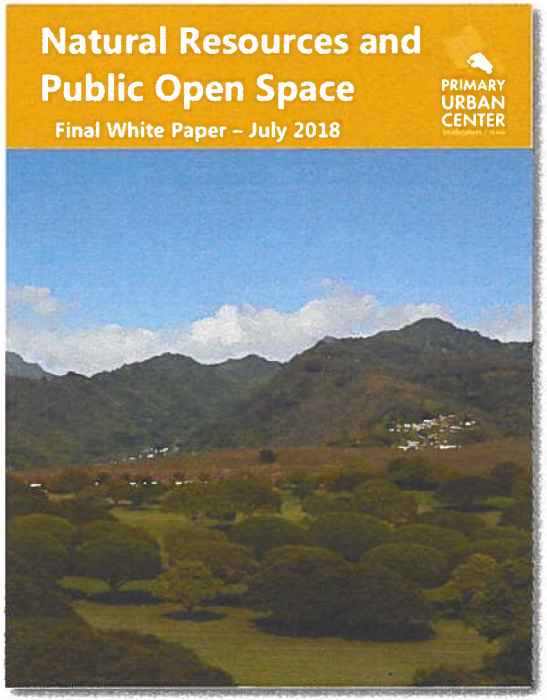
-Planning Commission Hearings 1 and 2
-Special Information Sessions
-Council Committee(s) and Full Council

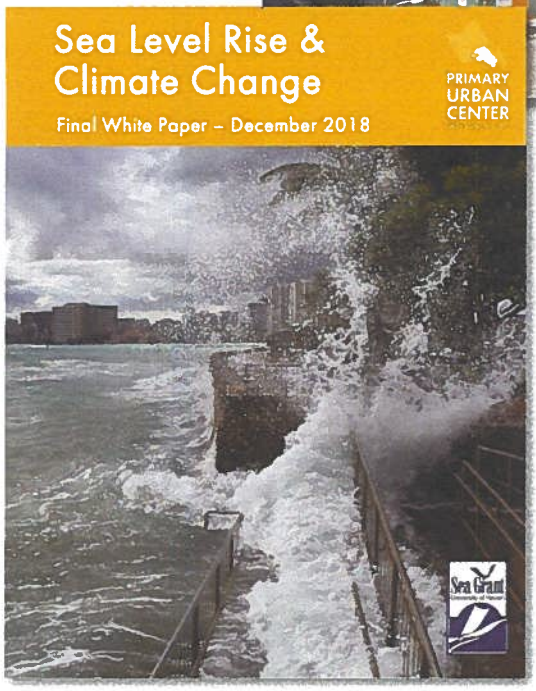
Adoption anticipated in 2024 (TBD)

Research Phase:













Community Engagement Program:

- Gather meaningful input and feedback from stakeholders and the community at a variety of events and platforms, including notifying NBs of all events and activities
- Increase participation by "meeting people where they are" with expanded outreach and programming. Achieve broad representation, including from community members who do not usually participate in civic projects by:
  - Holding open houses, policy workshops, and a public forum
  - Presenting special topics and promoting plan awareness at pop-up booths and community events
  - Soliciting feedback online through a project website and surveys
  - Direct feedback on plan content through the Public Review Draft Process



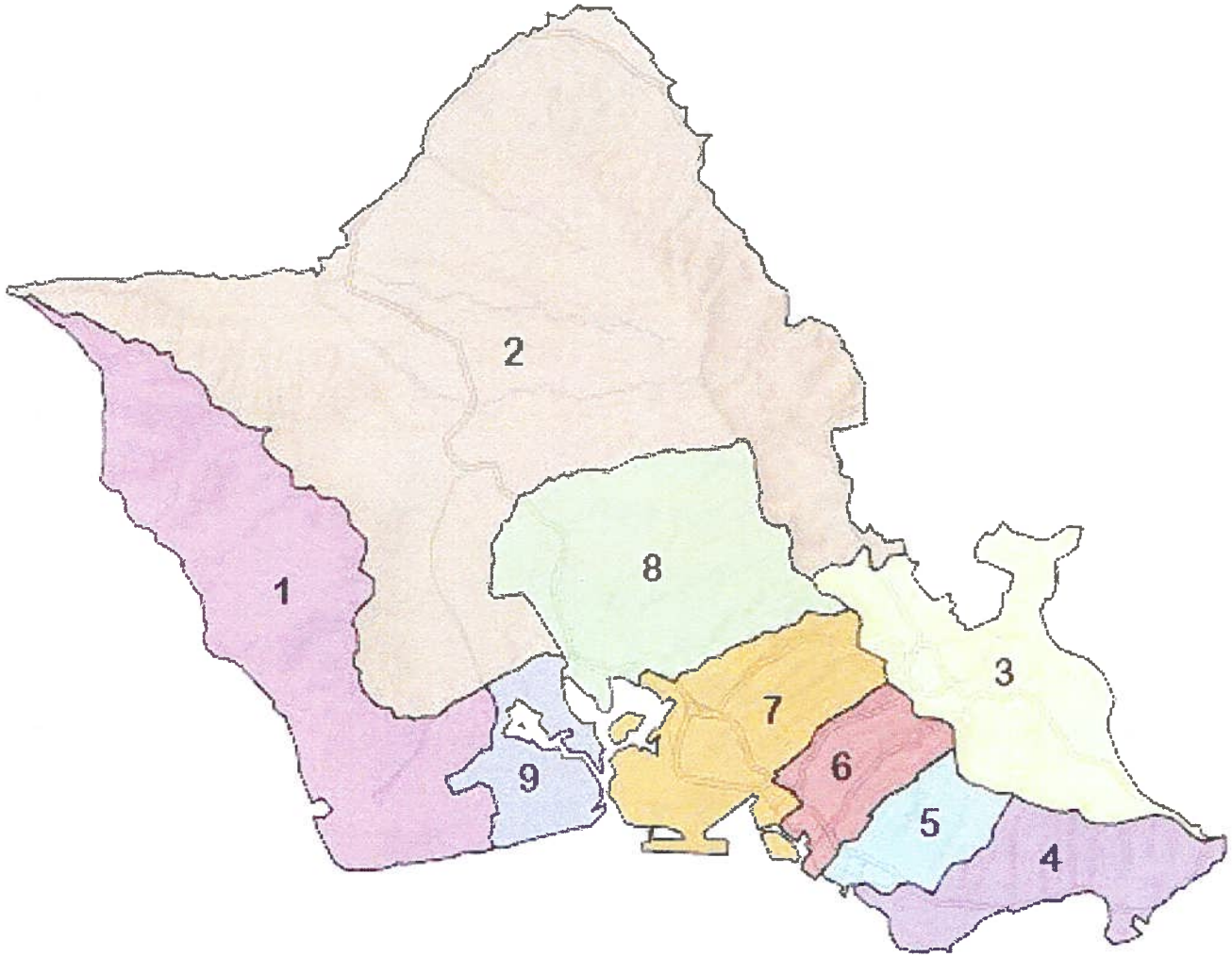




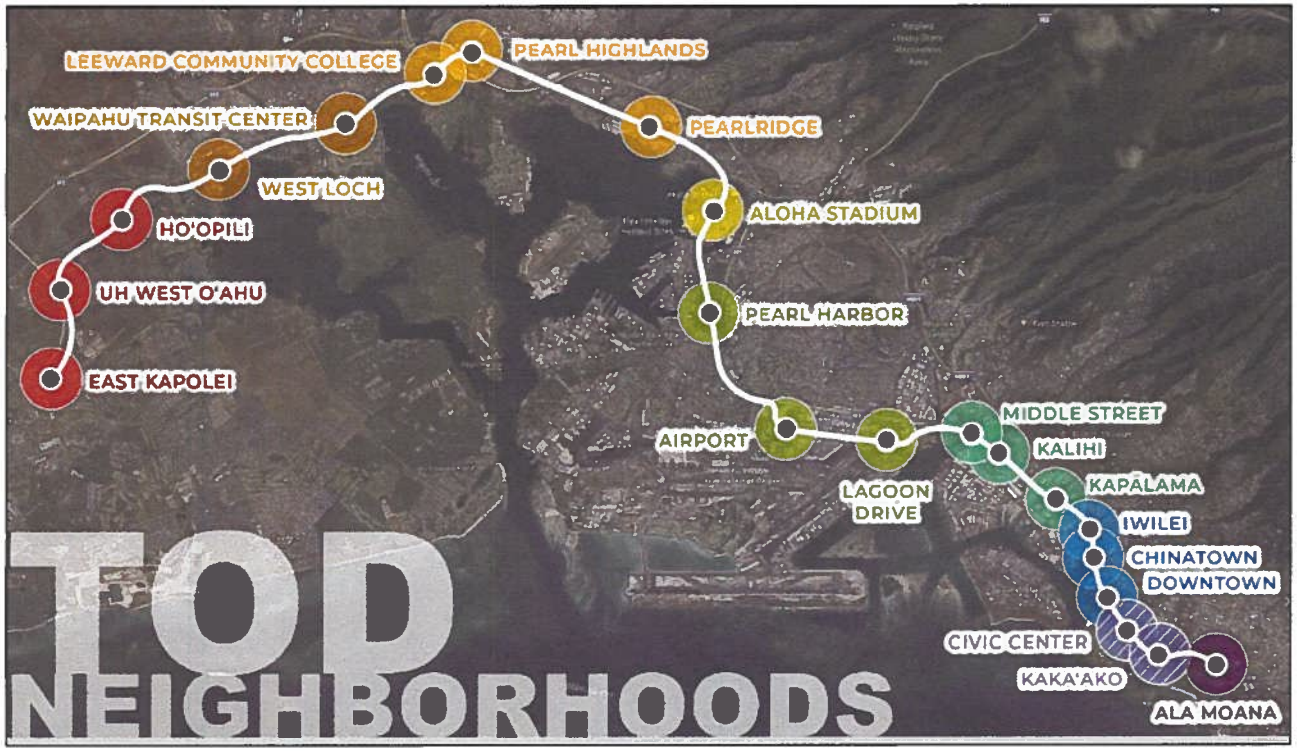
Engagement Snapshot:

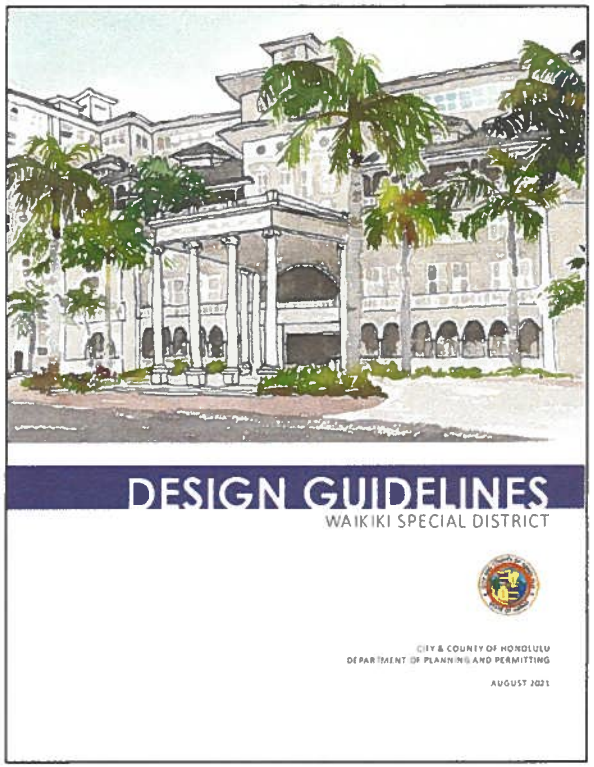


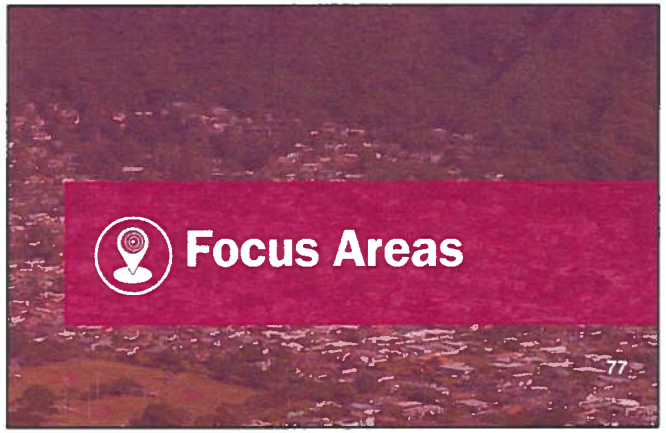
PUC DP highlights for Council Districts IV, V, VI, VII & VIII



Neighborhood Guidance:







Council District IV (por.)

Councilmember: Council Chair Tommy Waters

PUC Neighborhoods: Kāhala, Wilhelmina Rise, Kaimukī, Kapahulu, Diamond Head and Waikīkī



Special Districts/Special Area Plans :

Diamond Head Special District (Land Use Ordinance): Protects sightlines to and panoramic views of the Diamond Head State Monument through height restrictions and design standards.

Waikīkī Special Design District (Land Use Ordinance), Design Guidelines for the Waikīkī Special District (DPP, 2021): Provides consistent design principles for residential and commercial structures for a cohesive, safe, and attractive Waikīkī.

Selected Legacy Plans/Reports:

Kaimukī- "The Top of the Hill Town" (DPP 1993): Urban design strategies for the Kaimukī business district. ***Core principles carried over: Pedestrian oriented "Main Street" with historic character and small "mom and pop" businesses.***

Kapahulu Community Plan (Department of Design and Construction, 2001): Identifies desired Capital Improvement projects and recommends design guidelines for the Kapahulu neighborhood. ***Core principles carried over: Community for residents and local-serving businesses in need of traffic calming and pedestrian/ façade improvements.***

Council District IV (por.)

Councilmember: Council Chair Tommy Waters

PUC Neighborhoods: Kāhala, Wilhelmina Rise, Kaimukī, Kapahulu, Diamond Head and Waikīkī

Focus Area Themes in the Proposed Plan:

- Waiʻalae Avenue (Main Street): Predominant Place Type: Near Town Corridor/Center Medium
  - Preserve design compatibility between corridor buildings and adjacent smaller scale residential
  - Invest in streetscape and maintain "Main Street" character
  - Gradually infill attached multi-story buildings at appropriate scale on the corridor

- Kapahulu (Main Street): Predominant Place Type: Near Town Corridor/Center Medium
  - Buffer pedestrians and cyclists from fast moving traffic
  - Gradually infill with attached multi-story buildings at key nodes and preserve views to the adjacent Diamond Head Special District
  - Encourage 'rounded corner' architecture at wide intersections to reinforce community character

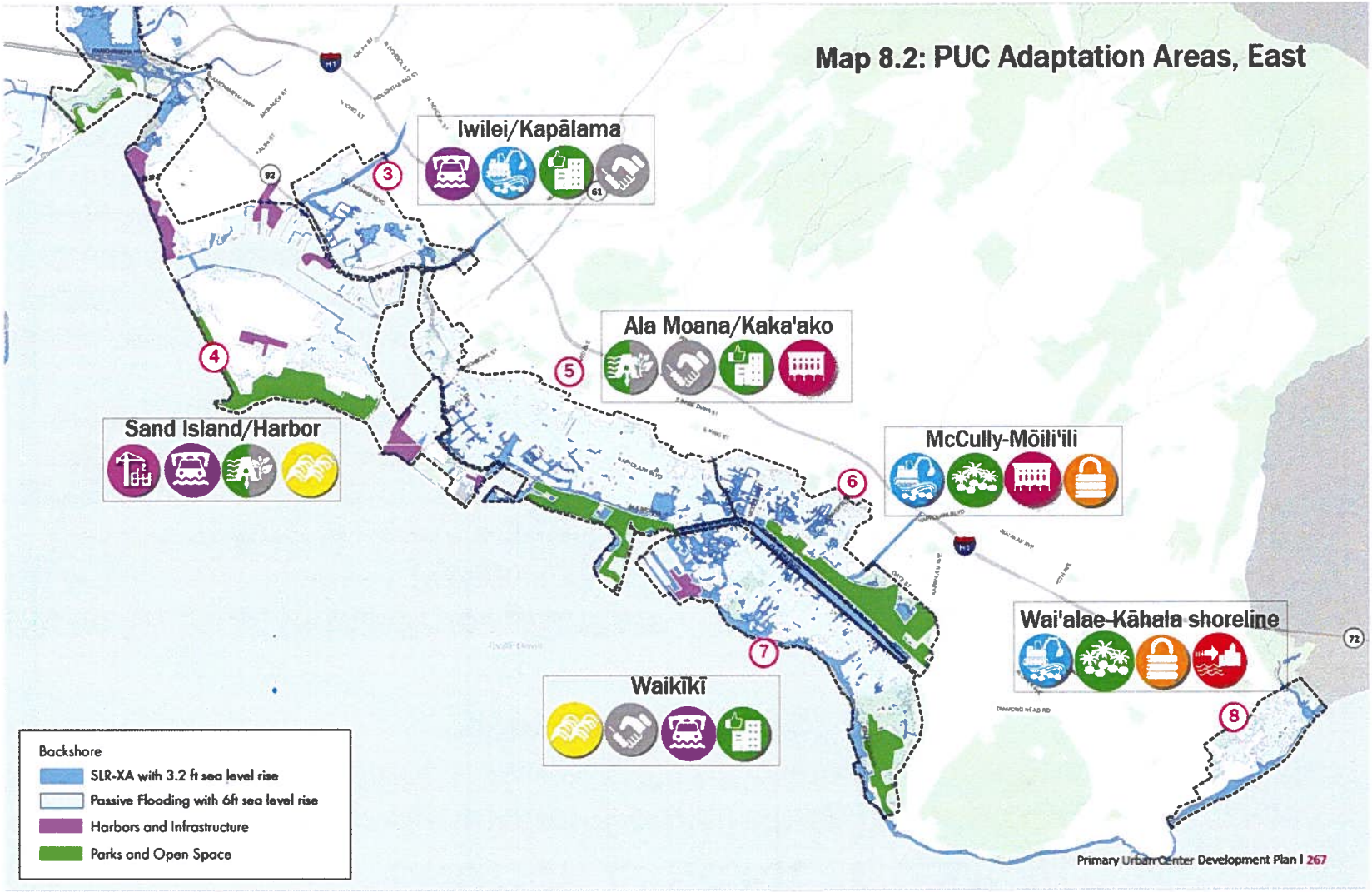
- Waikīkī (Urban/Resort): Predominant Place Types: Resort, Urban Neighborhood
  - Enable revitalization of the resort area and maintain a strong full-time residential population in Waikīkī.
  - Encourage a mix of neighborhood-serving uses on Kuhio and at a smaller scale on Seaside Ave
  - Prepare Waikīkī for rising sea levels by conducting special area resilience planning
  - Improve connections to adjacent districts

Council District IV (por.)

Councilmember: Council Chair Tommy Waters

PUC Neighborhoods: Kāhala, Wilhelmina Rise, Kaimukī, Kapahulu, Diamond Head and Waikīkī

Proposed Plan Highlight: Adaptation Areas, East



Council District IV

Councilmember: Calvin Say

PUC Neighborhoods: Pālolo Valley, St. Louis Heights, Mānoa, Mōʻiliʻili, McCully, Ala Moana, Makiki, por. Kakaʻako



Special Districts/Special Area Plans :

Thomas Square Honolulu Academy of Arts Special District (por.) (Land Use Ordinance): Creates setbacks and opens views within the Special District that includes two state and national historic register properties, Thomas Square Park and the Honolulu Museum of Art.

Ala Moana TOD Neighborhood Plan (DPP TOD, 2021): Promotes a diverse mix of residential and commercial development at higher densities in proximity to the planned Kalia (Ala Moana) rail station. Emphasis on intermodal connectivity and a mix of large and small commercial uses. Prioritizes usable open space.

State Kakaʻako District Plans (various, HCDA): Ongoing master planning effort nearing completion to transform Kakaʻako from a largely industrial area to a compact, mixed-use urban neighborhood.

Selected Legacy Plans/Reports:

4-M: Makiki-Tantalus, Mānoa, McCully-Mōʻiliʻili Inventory Phase Report (DPP 2003): Urban design strategies for the Kaimukī business district. ***Core findings carried over: supports need for a more consistent development pattern in Makiki with better transitions, proposed bus rapid transit on King and Beretania St. corridors, Mānoa has few apartment uses and less development potential than the other districts.***

Council District V

Councilmember: Calvin Say

PUC Neighborhoods: Pālolo Valley, St. Louis Heights, Mānoa, Mōʻiliʻili, McCully, Ala Moana, Makiki, por. Kakaʻako

Focus Area Themes in the Proposed Plan:

- Mōʻiliʻili/ McCully/ Date (Mixed- Intensity Neighborhood): Predominant Place Type: Town Corridor/Center, Town-Medium
  - Address drainage and flooding concerns, improve streets
  - Encourage neighborly frontages and decrease front loaded vehicle parking
  - Maintain housing affordability and promote missing middle housing

- S. King / Beretania (Urban Growth District): Predominant Place Types: Urban Corridor/Center, Town Corridor/Center, Town-Medium
  - Infill medium-density residential over commercial and retain affordability
  - Improve bus frequency and bus-rapid transit options
  - Create engaging streetscapes to counteract high-traffic corridor

- Makiki /Wilder Ave (Mixed- Intensity Neighborhood) Predominant Place Types: Town Corridor/Center, Town-Medium, Town High
  - Evolve Wilder Street into a neighborhood spine with more neighborhood serving commercial uses
  - Infill to create more consistent urban fabric and better transitions between buildings
  - Improve tree canopy and shaded sidewalks

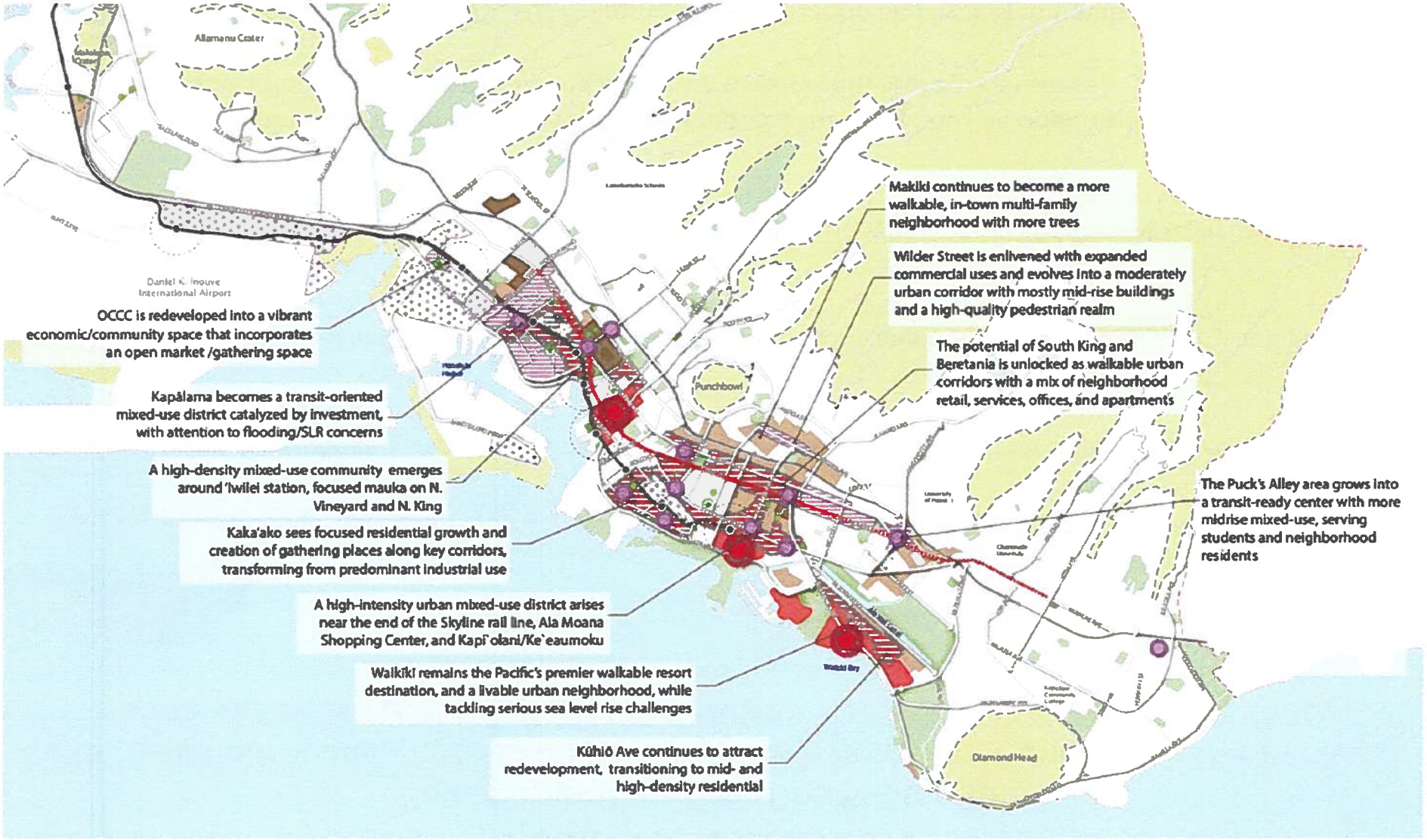
- Ala Moana/Kakaʻako (Urban Growth District): Predominant Place Types: Urban Corridor/Center, Urban Neighborhood
  - Area of high density mixed-use growth
  - Preserve light industrial uses centered on Kawaiahaʻo Street and smaller-scale housing in the Sheridan neighborhood
  - Improve street crossings to break up mega-blocks

Council District V

Councilmember: Calvin Say

PUC Neighborhoods: Pālolo Valley, St. Louis Heights, Mānoa, Mōʻiliʻili, McCully, Ala Moana, Makiki, por. Kakaʻako

Proposed Plan Highlight: Vision Map, Growth and Development East



Council District VI

Councilmember: Tyler Dos Santos-Tam

PUC Neighborhoods: por. Kakaʻako, Downtown Honolulu, Punchbowl, Papakolea, Pauoa Valley, Nuʻuanu, Iwilei, Liliha, ʻĀlwea Heights, Kalihi and Kalihi Valley



Also:

- **Thomas Square Honolulu Academy of Arts Special District (por.)** (Land Use Ordinance): see last slide
- **State Kakaʻako District Plans** (various, HCDA): see last slide
- *Kalihi-Pālama Action Plan (DPP 2004): see District VII slide set*

Special Districts/Special Area Plans :

Hawai'i Capitol Special District (Land Use Ordinance): Preserves the historic character and open spaces in the heart of the Downtown's Capitol district.

Chinatown Special District (Land Use Ordinance): Preserves the historic architectural feel, walkability and pedestrian prioritization of Chinatown.

Punchbowl Special District (Land Use Ordinance): Protects the Punchbowl National Monument from obstruction and overdevelopment through height restrictions.

Downtown TOD Neighborhood Plan (DPP TOD, 2020) Promotes expanding housing opportunities in the Downtown, enhancing the connection to the waterfront, and balancing density with more green space.

Kalihi TOD Neighborhood Plan (DPP TOD, 2017) Promotes revitalization and livable community principles, improving public spaces, and convenient access to transportation.

Selected Legacy Plans/Reports:

Chinatown Action Plan (DPP 2016): Urban design strategies for the Chinatown neighborhood. ***Core principles carried over: Revitalize River Street and the Nu'uanu Stream Corridors and Improve Sun Yat-sen and A'ala parks.***

Council District VI

Councilmember: Tyler Dos Santos-Tam

PUC Neighborhoods: por. Kakaʻako, Downtown Honolulu, Punchbowl, Papakolea, Pauoa Valley, Nuʻuanu, Iwilei, Liliha, ʻĀlwea Heights, Kalihi and Kalihi Valley

Focus Area Themes in the Proposed Plan:

- Downtown (Core District): Predominant Place Type: **Downtown**
  - Encourage day-to-night uses for Downtown's residents
  - Improve connections to the waterfront
  - Prioritize pedestrians on all sides of buildings

- Chinatown (Core District): Predominant Place Types: **Urban Corridor/Center**, **Urban Neighborhood**, Near Town Corridor/Center Medium
  - Enhance safety of public spaces
  - Maintain design controls in the historic heart of the neighborhood
  - Refresh River Street & Nuʻuanu Stream Corridor promenades

- Iwilei (TOD Transformation District): Predominant Place Types: **Urban Corridor/Center**, **Urban Neighborhood**, Town Corridor/Center, **Town-Medium**
  - This neighborhood will see more dramatic change than most with transformational TOD development
  - Area adaptation actions are needed for climate related hazards
  - Create new physical and visual connections through the area that break up superblocks

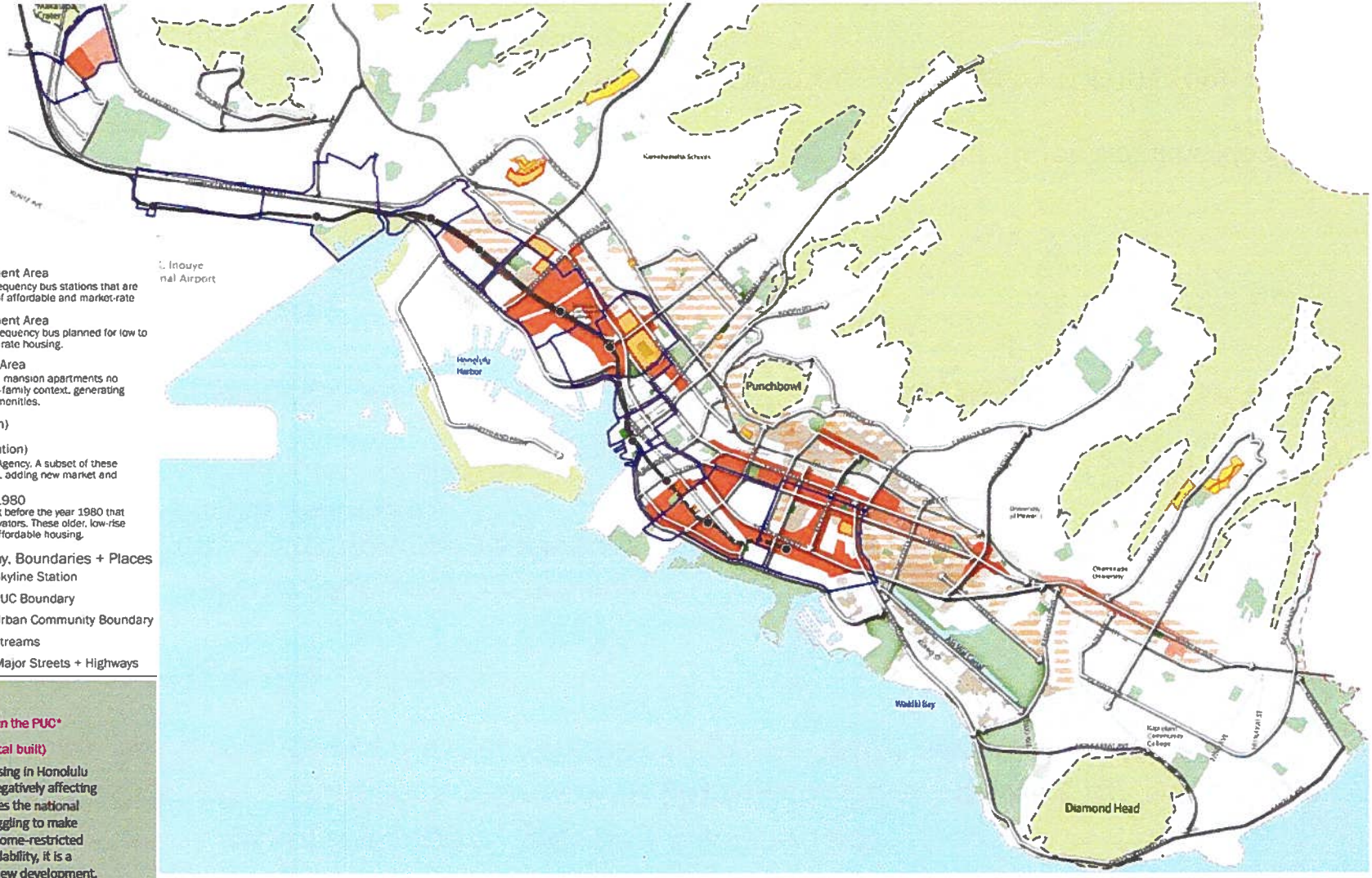
- Upper Nu'uanu & Liliha Streets (Mid-Town Corridors): Predominant Place Types: **Urban Neighborhood**, Near Town Corridor/Center Medium, Town Low
  - Liliha: Support neighborhood-serving retail and commercial uses facing the street
  - Encourage missing middle housing
  - Prioritize Complete Streets improvements that improve safety and sidewalks

Council District VI

Councilmember: Tyler Dos Santos-Tam

PUC Neighborhoods: por. Kakaʻako, Downtown Honolulu, Punchbowl, Papakolea, Pauoa Valley, Nuʻuanu, Iwilei, Liliha, ʻĀlwea Heights, Kalihi and Kalihi Valley

Proposed Plan Highlight: Housing Framework, East



Housing Development

- Major Transit-Oriented Housing Development Area
  Districts and corridors adjacent to rail and high-frequency bus stations that are planned for development of significant numbers of affordable and market-rate housing.
- Minor Transit-Oriented Housing Development Area
  Districts and corridors not far from rail and high-frequency bus planned for low to moderate numbers of new affordable and market rate housing.
- Transit-Supportive Housing Development Area
  Multi-unit housing such as duplexes, fourplexes, + mansion apartments no bigger than a large house, integrated into a single-family context, generating density to support transit and local commercial amenities.
- HPHA Housing (Planned Major Renovation)
- HPHA Housing (No Planned Major Renovation)
  Public housing sites owned by the State Housing Agency. A subset of these properties are proposed for future redevelopment, adding new market and affordable units.
- Walkup Rental Apartments Built Prior to 1980
  Multifamily housing (excluding condominiums) built before the year 1980 that ranges from two to six stories and often lack of elevators. These older, low-rise apartments are a significant source of the PUC's affordable housing.
- TOD Neighborhood Plan

Civic

- Preservation Area
- Major Parks + Open Space

Topography, Boundaries + Places

- Skyline Station
- PUC Boundary
- Urban Community Boundary
- Streams
- Major Streets + Highways

Chapter 4. Housing Indicator:

Number of Units Built as 140% AMI and Below in the PUC*

2010-2021 baseline: 4,655 (out of 9,586 total built)

Why This Indicator? The lack of affordable housing in Honolulu is consistently at the top of the list of factors negatively affecting residents. With a median home price three times the national average, many families and individuals are struggling to make ends meet, or to even stay in Hawai'i. While income-restricted units are not the only means of providing affordability, it is a good indicator for gauging the affordability of new development.

*Data from DPP's *Annual Report on the Status of Land Use on Oahu, FY 2021*

Council District VII

Councilmember: Floor Leader Radiant Cordero

PUC Neighborhoods: Kalihi Kai, Māpunapuna, Fort Shafter, Moanalua, Salt Lake, Hickam, Āliamanu, Foster Village, Pearl Harbor, Hālawa, ʻAiea, Pearlridge, Mokuʻumeʻume, and Sand Island



Also:

- **ʻAiea- Pearl City TOD Neighborhood Plan (por.)**
- *ʻAiea- Pearl City Livable Communities Plan*
- (see District VIII slide set)

Special Districts/Special Area Plans :

Airport TOD Neighborhood Plan (DPP TOD, 2022): Promotes the area as a job hub/employment center, an improved gateway from Honolulu Airport, and infill development near the rail station.

Hālawa TOD Neighborhood Plan (DPP TOD, 2020) Envisions increased housing and retail options near to the rail, the Pearl Harbor Historic Trail, and a revitalized Aloha Stadium district.

Selected Legacy Plans/Reports:

Pearl Harbor Historic Trail Master Plan (DPP 2001): A plan that honors the history of the OR&L Railway, and promotes seamless recreational connectivity betweem ʻAiea and Nanakuli. ***Core principles carried over: Improving recreational bike access to the shoreline and activity centers via the Pearl Harbor Historic Trail.***

Kalihi-Pālama Action Plan (DPP 2004): Envisions improving Oʻahuʻs "crossroads" with improved infrastructure, in a community that is "visually, economically, and socially inviting." ***Core principles carried over: reverse infrastructure neglect in Kalihi and increase opportunities for businesses and public gathering places for community connection.***

Council District VII

Councilmember: Floor Leader Radiant Cordero

PUC Neighborhoods: Kalihi Kai, Māpunapuna, Fort Shafter, Moanalua, Salt Lake, Hickam, Āliamanu, Foster Village, Pearl Harbor, Hālawa, ʻAiea, Pearlridge, Mokuʻumeʻume, and Sand Island

Focus Area Themes in the Proposed Plan:

- Kapālama (TOD Transformation District): Predominant Place Types: Urban Corridor/Center, Town Corridor/Center, Town High, Flex (Light Industrial)
  - This area will see more transformation than most. Dramatic redevelopment of vacant and underutilized land to support a new TOD neighborhood
  - Area adaptation actions are needed for climate related hazards
  - Leverage new development to create a vibrant public realm

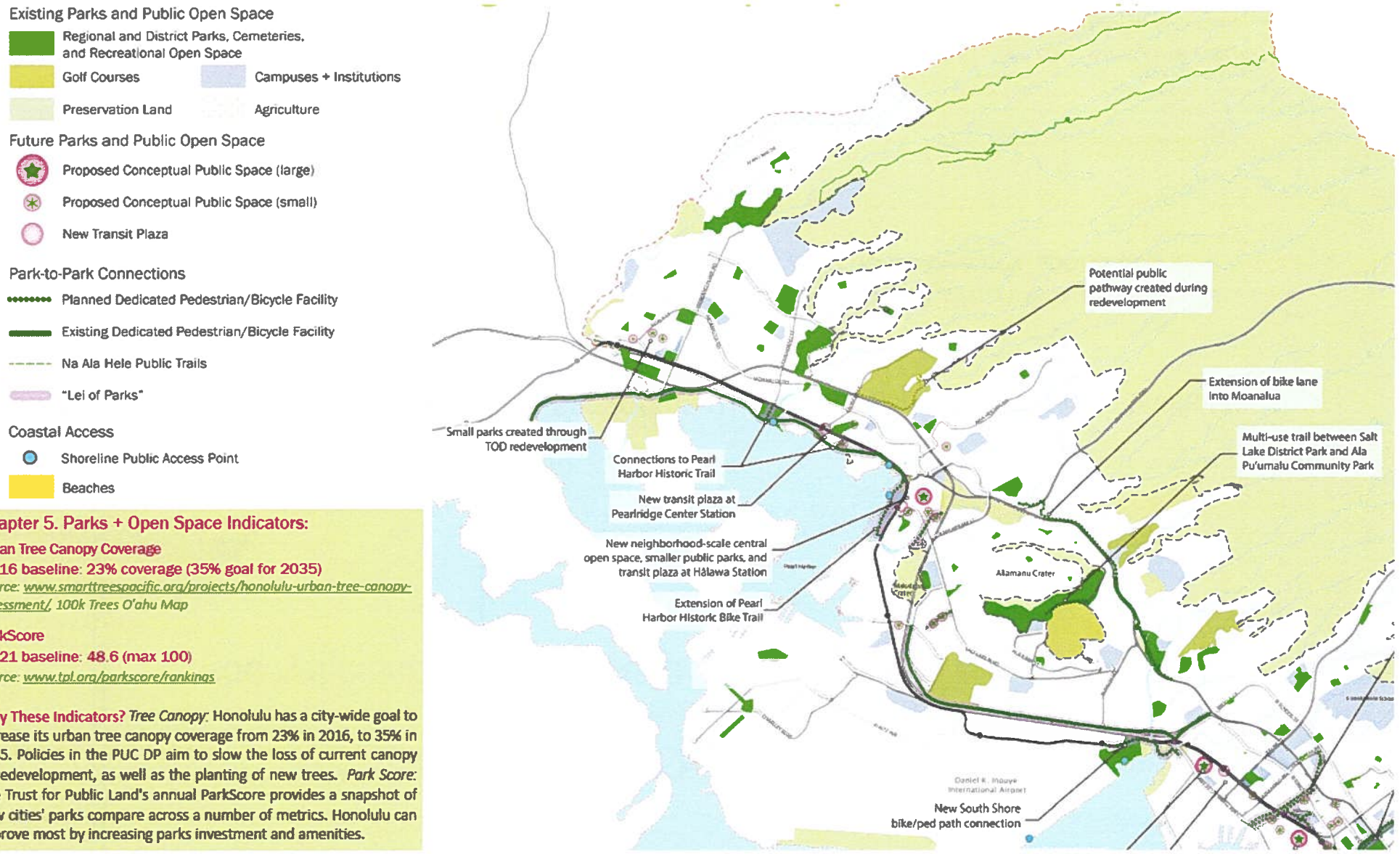
- North King/North School Streets (Mid-Town Corridors): Predominant Place Types: Near Town Corridor/Center Medium, Town Corridor/Center, Town High, Town Low, Near Town Neighborhood
  - Buffer pedestrians and cyclists from fast moving traffic
  - Preserve historic landmark buildings, established businesses and affordability
  - Stimulate limited infill with improvements to area infrastructure and streets/sidewalks

- Hālawa (TOD Transformation District): Predominant Place Types: Urban Corridor/Center, Town Corridor/Center, Town-Medium, Near Town Corridor/Center Medium, Near Town Neighborhood
  - This area is envisioned to become a new mixed-use neighborhood anchored by a redeveloped Aloha Stadium and rail
  - Prioritize multi-modalism in the design of the new district
  - Extend the Pearl Harbor Historic Trail to the rail station area

Council District VII

Councilmember: Floor Leader Radiant Cordero

PUC Neighborhoods: Kalihi Kai, Māpunapuna, Fort Shafter, Moanalua, Salt Lake, Hickam, Āliamanu, Foster Village, Pearl Harbor, Hālawa, ʻAiea, Pearlridge, Mokuʻumeʻume, and Sand Island



Chapter 5. Parks + Open Space Indicators:

Urban Tree Canopy Coverage

2016 baseline: 23% coverage (35% goal for 2035)

Source: www.smarttreespacific.org/projects/honolulu-urban-tree-canopy-assessment/ 100k Trees O'ahu Map

ParkScore

2021 baseline: 48.6 (max 100)

Source: www.tpl.org/parkscore/rankings

Why These Indicators? *Tree Canopy:* Honolulu has a city-wide goal to increase its urban tree canopy coverage from 23% in 2016, to 35% in 2035. Policies in the PUC DP aim to slow the loss of current canopy to redevelopment, as well as the planting of new trees. *Park Score:* The Trust for Public Land's annual ParkScore provides a snapshot of how cities' parks compare across a number of metrics. Honolulu can improve most by increasing parks investment and amenities.

Council District VIII

Councilmember: Val Okimoto

PUC Neighborhoods: por. 'Aiea, Waimalu, Newtown, Pearl City



Special Districts/Special Area Plans :

'Aiea- Pearl City TOD Neighborhood Plan (DPP TOD, 2021): Protects sightlines to the water, promotes workforce housing, promotes enhanced open space.

New Aloha Stadium Entertainment District (NASED) planning (var. State HCDA): A new planned mixed-use neighborhood at the former Aloha Stadium property, anchored by a new sports and entertainment venue.

Related Legacy Plans:

'Aiea-Pearl City Livable Communities Plan (DPP, 2004): Design recommendations for the 'Aiea and Pearl City Town Districts. Many of the recommendations relate to new and improved transportation planning projects. ***Core principles carried over: The area is a transportation hub for the island with several regional attractors such as Aloha Stadium and Pearl Harbor. Reinforce true mixed-use town centers for 'Aiea and Pearl City.***

Council District VIII

Councilmember: Val Okimoto

PUC Neighborhoods: por. ʻAiea, Waimalu, Newtown, Pearl City

Focus Area Themes in the Proposed Plan:

- Pearl Ridge and Pearl Highlands Station Areas (TOD Transformation Districts): Predominant Place Types: Near Town Corridor/Center Medium, Town Corridor/Center, Urban Corridor/Center
  - Regional mall environs transform into livable mixed-use areas with moderate to higher density residential
  - Create permanent open space at key locations and open up sightlines to the water
  - Transform existing commercial centers into regional destinations with a greater mix of uses

- Aiea Town Center and Kaʻahumanu Street (Suburban Town Centers): Predominant Place Type: Near Town Corridor/Center Medium
  - Infill gradually over time with appropriate low-intensity mixed uses
  - Invest in streetscape and mobility improvements
  - Preserve lower-intensity, neighborhood serving character

- Upper Lehua/ Lower Waimano Home Road (Suburban Town Centers): Predominant Place Types: Near Town Corridor/Center Medium, Town Corridor/Center, Town-Medium, Town Low
  - Gradually transform this stretch into a true walkable “Main Street”
  - Emphasize lively ground floor uses and extending tree canopy

Council District VIII

Councilmember: Val Okimoto

PUC Neighborhoods: por. ʻAiea, Waimalu, Newtown, Pearl City

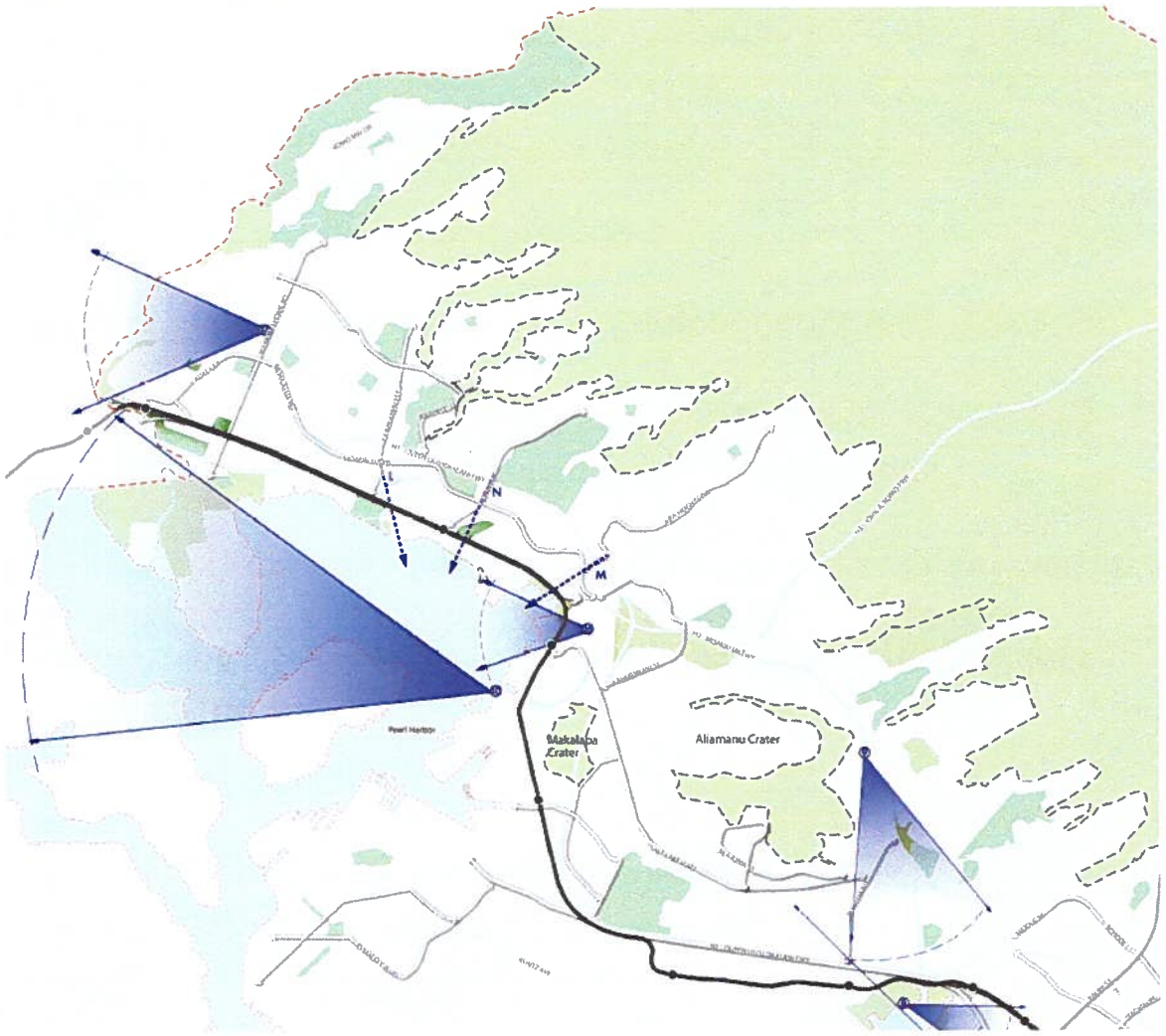
Proposed Plan Highlight: Significant Public Views, West

Corridor Views – Preserve by employing appropriate landscaping and tower setbacks for key streets:

A. Ke'eaumoku mauka & makai
B. Pensacola Street mauka
C. from KCC (Kilauea Avenue) both ways
D. Bishop Street mauka
E. Cooke Street mauka
F. Ward Avenue mauka & makai
G. Pi'ikoi Street mauka & makai
H. Kamakee Street mauka
I. Kalākaua Avenue makai
J. University Avenue makai
K. Liliha Street mauka & makai
L. Ka'ahumanu Street makai
M. 'Aiea Heights Drive makai
N. Kaonohi Street makai

Panoramic Views: Preserve through height limits, bulk/envelope restrictions, dimensional standards

0. Kap'iolani Community College towards Waikiki
1. from Ala Wai Canal Promenade toward Ko'olau Range
2. from H1/Liliha towards Punchbowl
3. from Kaka'ako Waterfront Park toward Ko'olau Range
4. Fort DeRussy towards Ko'olau Range
5. from Punchbowl Lookout toward Diamond Head
6. from Diamond Head rest stop to Tantalus/Punchbowl
7. from Magic Island to Diamond Head
8. from Ke'ehi Lagoon Park toward Punchbowl
9. H1 towards Ke'ehi/Mapunapuna
10. from Pearl Harbor Visitor Center toward Wai'anae Range
11. from Magic Island toward Wai'anae Range
12. from Sand Island to Punchbowl
13. from Tantalus to Diamond Head
14. Kaheka Street toward Ko'olau Range
15. from Ala Moana Regional Park toward Ko'olau Range
16. from future Aloha Stadium (Hālawa)
17. from Waimano Home Road toward Wai'anae Range
18. Punchbowl Street towards Punchbowl
19. Fort Street Mall towards Aloha Tower
20. Alakea Street towards Punchbowl



Mahalo

City and County of Honolulu
Department of Planning and Permitting