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PRIMARY URBAN CENTER DEVELOPMENT PLAN

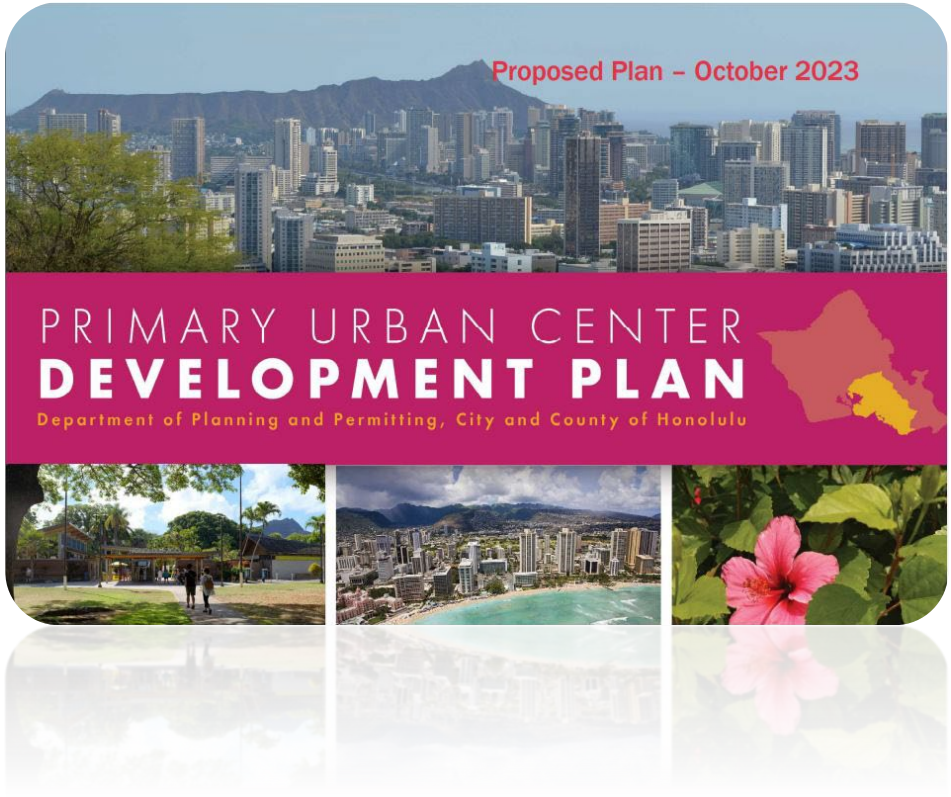
Primary Urban Center Development Plan Update

Mayor Rick Blangiardi

Submitted by the Department of Planning and Permitting at the August 12, 2024 Committee on Planning and the Economy Special Meeting For Bill 24 (2024) Districts IV and V

DEPT. COM. 599
P&E

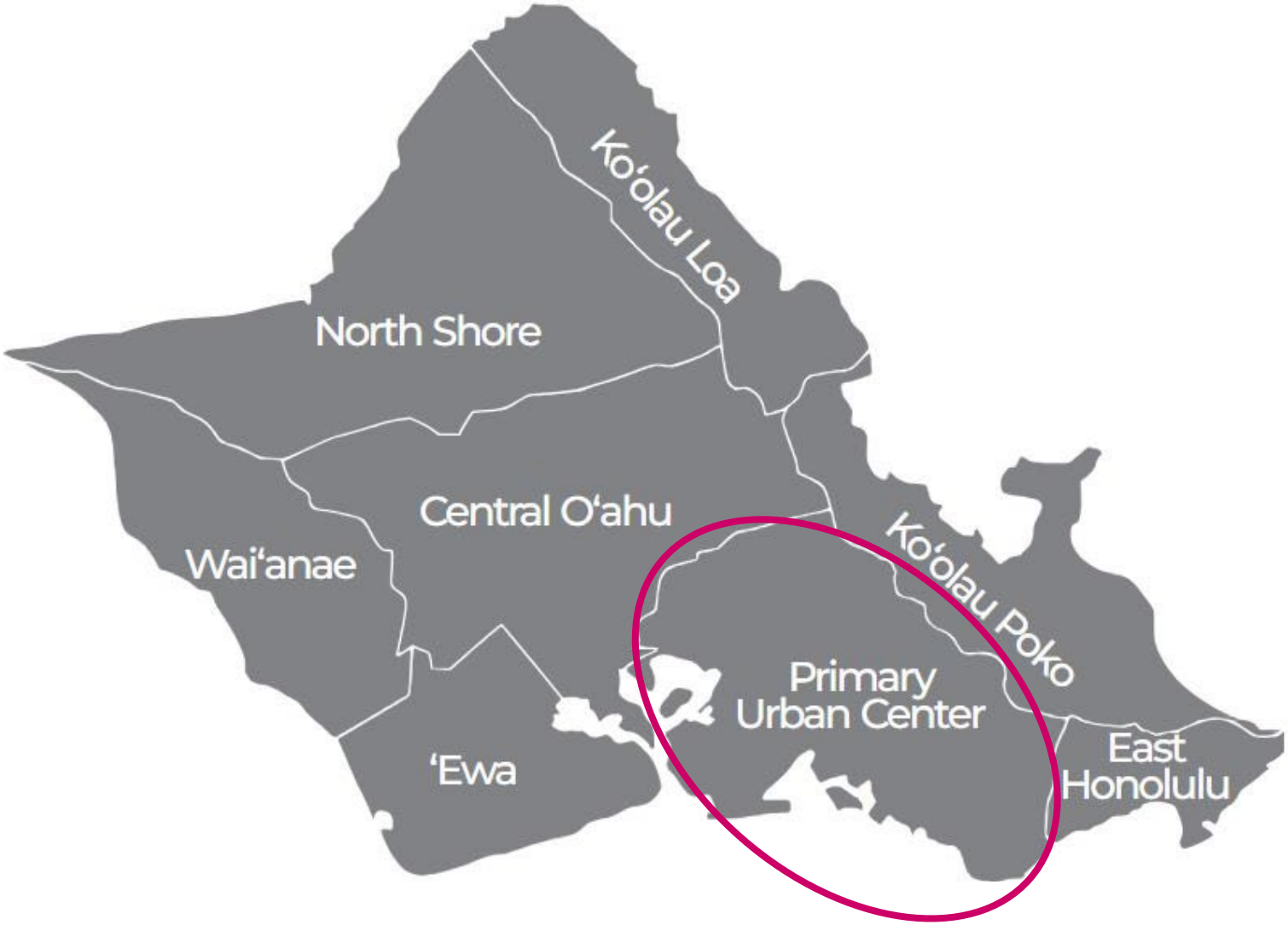
Council Districts IV and V Briefing



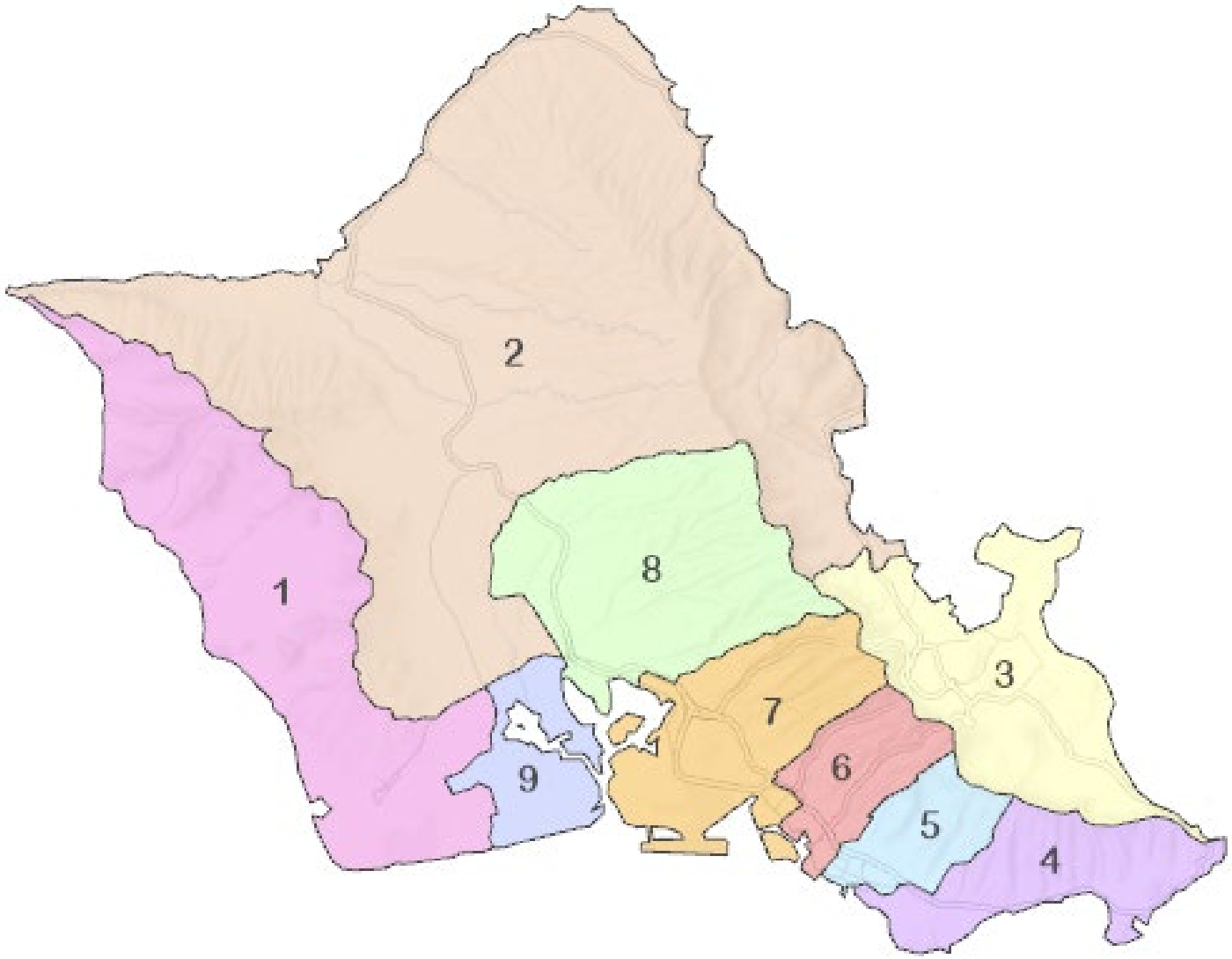
HONOLULU
Planning & Permitting

Planning & the Economy City Council Committee Briefing for :
City Council Districts IV and V , Tommy Waters and Calvin Say
Kaimuki High School, August 12, 2024

Primary Urban Center: Waiʻalae-Kāhala to Pearl City



Council Districts

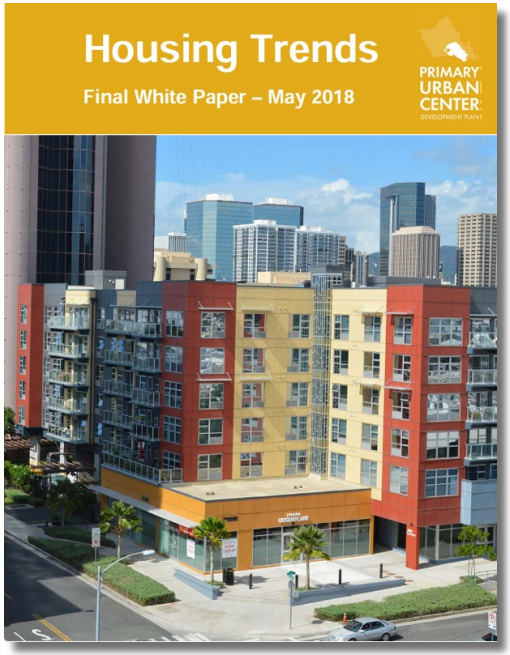


What this presentation will cover:

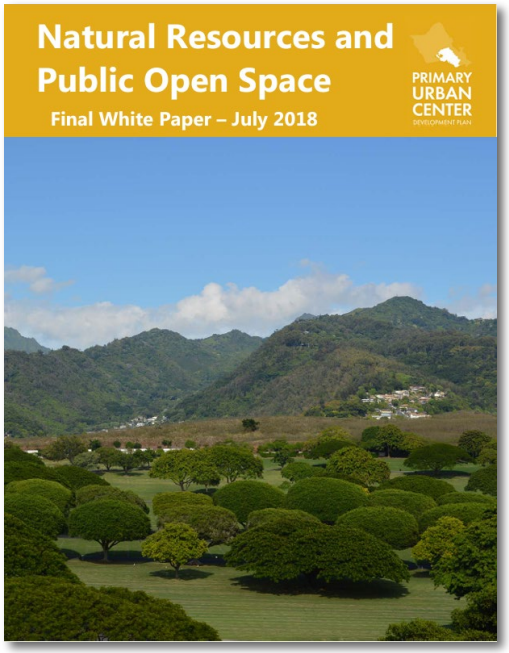
- **Proposed Plan and Background Documents**
- **PUC DP Approach to growth**
- **Defining Place Types (Land Use Categories)**
- **Land Use Map for Districts IV and V**
- **Comparison with current Zoning**
- **Other Plan Highlights for Districts IV and V**

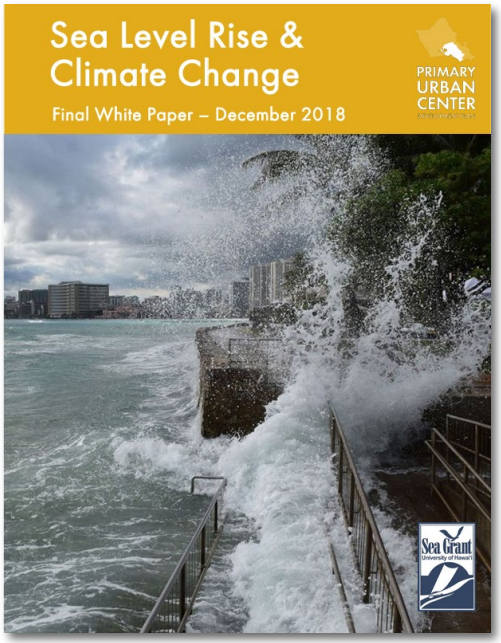


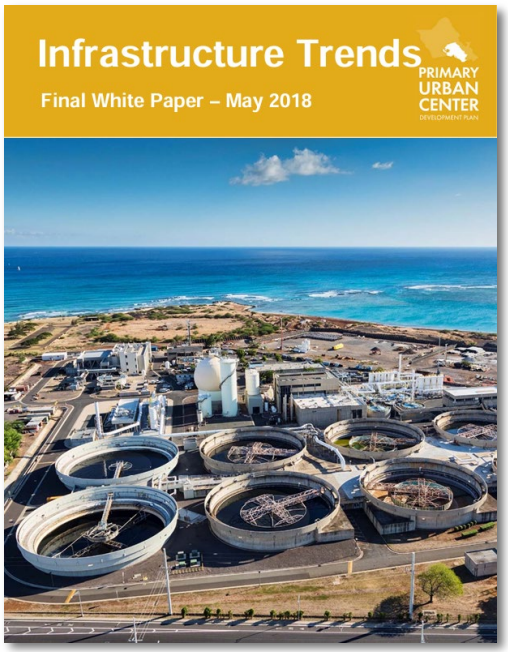
https://www.honolulu.gov/dpp/planning/planning-documents/primary-urban-center.html


Housing Trends
Final White Paper – May 2018
PRIMARY URBAN CENTER


Economic Development
Final White Paper – May 2018
PRIMARY URBAN CENTER
bloomingdales

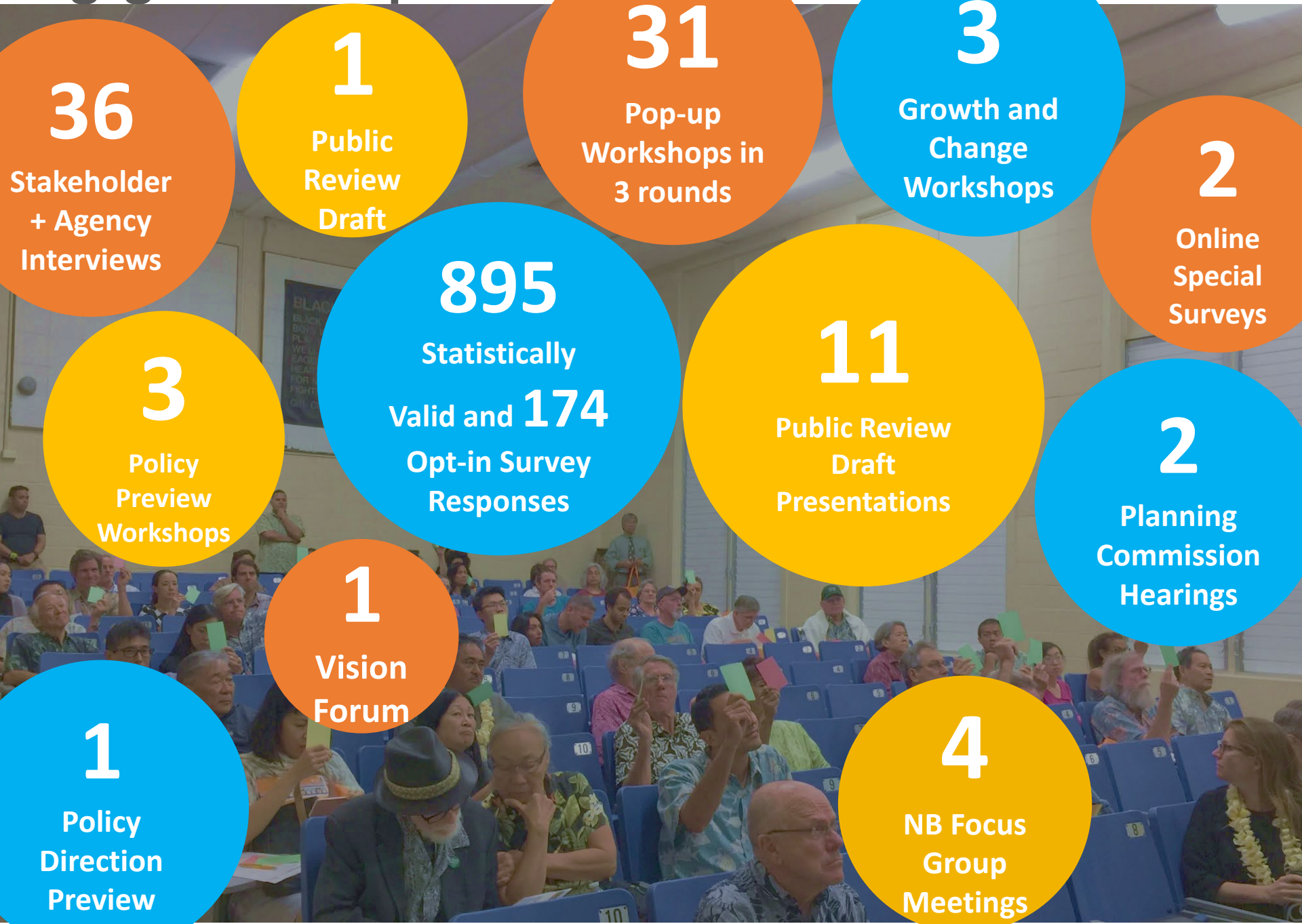

Natural Resources and Public Open Space
Final White Paper – July 2018
PRIMARY URBAN CENTER


Sea Level Rise & Climate Change
Final White Paper – December 2018
PRIMARY URBAN CENTER
Sea Grant


Infrastructure Trends
Final White Paper – May 2018
PRIMARY URBAN CENTER


Public Health Trends
Final White Paper – June 2019
PRIMARY URBAN CENTER

Engagement Snapshot:



36 Stakeholder + Agency Interviews

1 Public Review Draft

31 Pop-up Workshops in 3 rounds

3 Growth and Change Workshops

2 Online Special Surveys

3 Policy Preview Workshops

895 Statistically Valid and **174** Opt-in Survey Responses

11 Public Review Draft Presentations

2 Planning Commission Hearings

1 Vision Forum

1 Policy Direction Preview

4 NB Focus Group Meetings

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

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The PUC DP's Role in Growth:



- **Implement the General Plan Policies**
  - Population Distribution across Plan Areas (OGP projection for PUC to 2040: 43%)
  - I. Population, Objective B, Policy 1: "Facilitate the full development of the primary urban center through higher-density redevelopment and the provision of adequate infrastructure." (O'ahu General Plan, November 2021)
- **Reflect the recent Transit Oriented Development Planning**
- **Identify Areas of Environmental Constraint**
- **Indicate appropriate locations for growth over the plan horizon (20-25 years)**
- **Align with Statewide Policies and Guidance as applicable**
  - Relevant recent legislation: Senate Bill 3202 , now Act 39, will be effective in 2027

Population Projections:
DPP Annual Report on the Status of Land Use on Oʻahu FY2022

TABLE I-3: POPULATION DISTRIBUTIONS

DEVELOPMENT PLAN AREA	PERCENT OF ACTUAL POPULATION TOTAL					PERCENT OF PROJECTED POPULATION TOTAL			GENERAL PLAN PERCENTAGE FOR 2040
	1980	1990	2000	2010	2020	2030	2040	2045	
Primary Urban Center	55%	52%	48%	46%	45%	44%	44%	43%	43%
ʻEwa	5%	5%	8%	11%	13%	16%	17%	17%	16%
Central Oʻahu	13%	16%	17%	18%	17%	15%	16%	16%	18%
East Honolulu	6%	5%	5%	5%	5%	6%	6%	6%	5%
Koʻolau Poko	14%	14%	13%	12%	12%	11%	11%	11%	10%
Koʻolau Loa	1%	2%	2%	2%	2%	2%	2%	2%	1%
North Shore	2%	2%	2%	2%	2%	2%	2%	2%	2%
Waiʻanae	4%	4%	5%	5%	5%	5%	5%	5%	5%
OʻAHU TOTAL	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
	ACTUAL POPULATION					PROJECTED POPULATION			
Primary Urban Center	417,240	432,023	419,333	435,118	452,739	461,000	464,900	464,400	
ʻEwa	35,523	42,931	68,696	101,397	127,480	168,700	178,000	180,300	
Central Oʻahu	101,685	130,526	148,208	168,643	176,662	161,300	166,700	170,300	
East Honolulu	43,213	45,654	46,735	49,914	50,922	58,300	59,900	59,500	
Koʻolau Poko	109,373	117,694	117,999	115,164	121,275	112,300	112,600	112,800	
Koʻolau Loa	10,983	14,263	14,546	16,732	16,593	17,200	16,900	16,900	
North Shore	13,061	15,729	18,380	17,720	18,872	17,200	17,200	17,200	
Waiʻanae	31,487	37,411	42,259	48,519	51,965	53,600	52,400	51,800	
OʻAHU TOTAL	**762,565**	**836,231**	**876,156**	**953,207**	**1,016,508**	**1,049,500**	**1,068,700**	**1,073,300**	

NOTE: Parts may not sum to totals because of rounding.
SOURCE: U.S. Census; Department of Planning and Permitting

Housing Demand Projections: DPP FY2022 Annual Report

TABLE II-1: UNITS NEEDED TO HOUSE PROJECTED POPULATION (2020 – 2045)

YEAR	POPULATION	HOUSING UNITS	NEW NET UNITS
2020	1,016,500	370,700	0
2025	1,032,700	384,600	13,900
2030	1,050,100	398,900	28,200
2035	1,062,100	408,000	37,400
2040	1,069,300	415,100	44,400
2045	1,073,800	420,600	50,000

Growth Projections: Demand Related Factors

Latent Housing Demand	**Population Projections**	**Market Projections**	**Known Pipeline Projects and Other Catalysts**
Infrastructure Planning/ Availability	**Environmental Constraints**	**Individual Decisions**	**Structure Age and Condition**

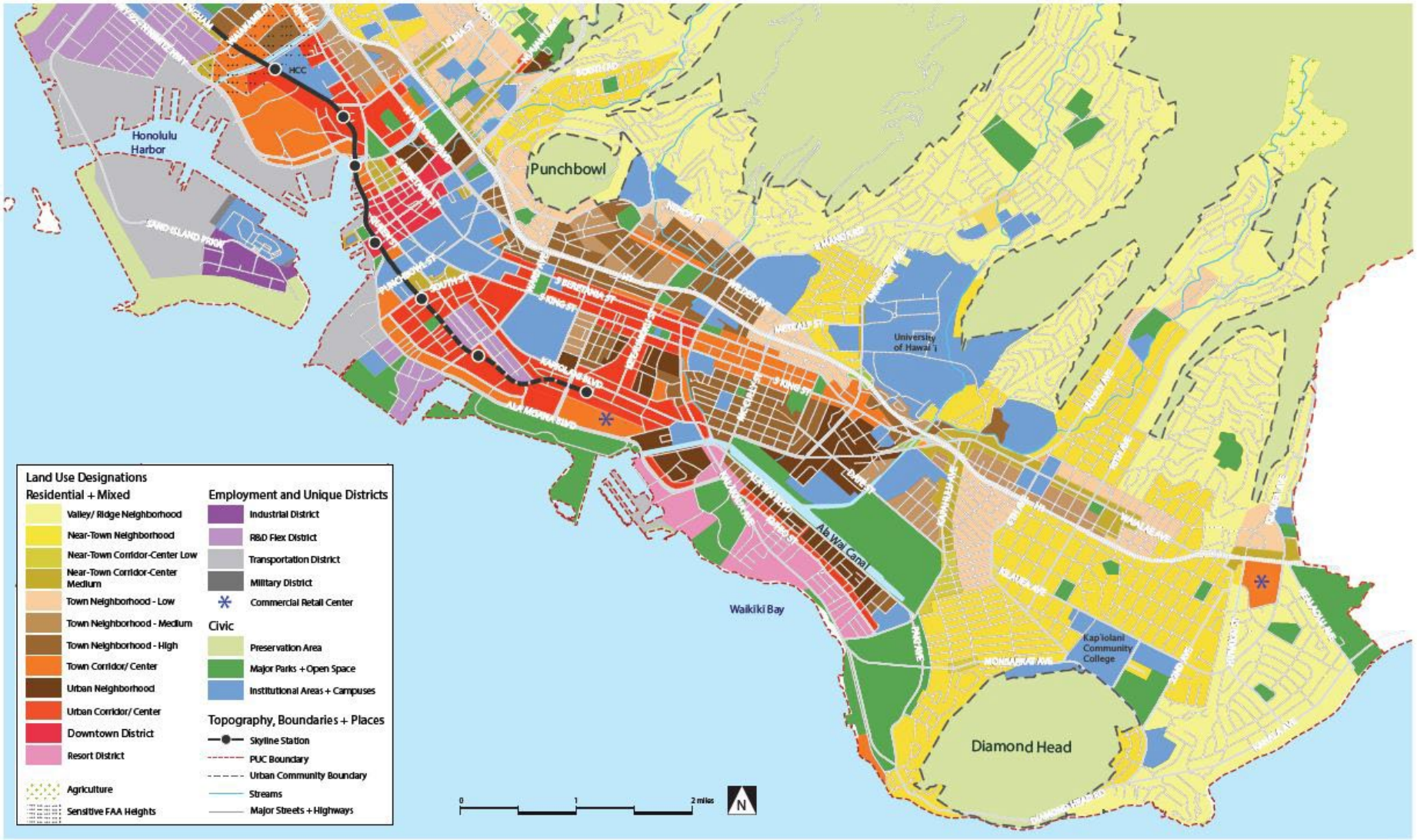
PUC DP Approach to Growth:



- ❑ **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
- ❑ **Align infrastructure expansion with priority growth areas**, manage growth and investment for the benefit of all residents
- ❑ **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**
- ❑ Support a **walkable, well-designed**, & well-connected PUC
- ❑ **Encourage context-sensitive redevelopment and infill**

Place Type Maps:

Fig. 2.3: Land Use/Place Types Map, East PUC

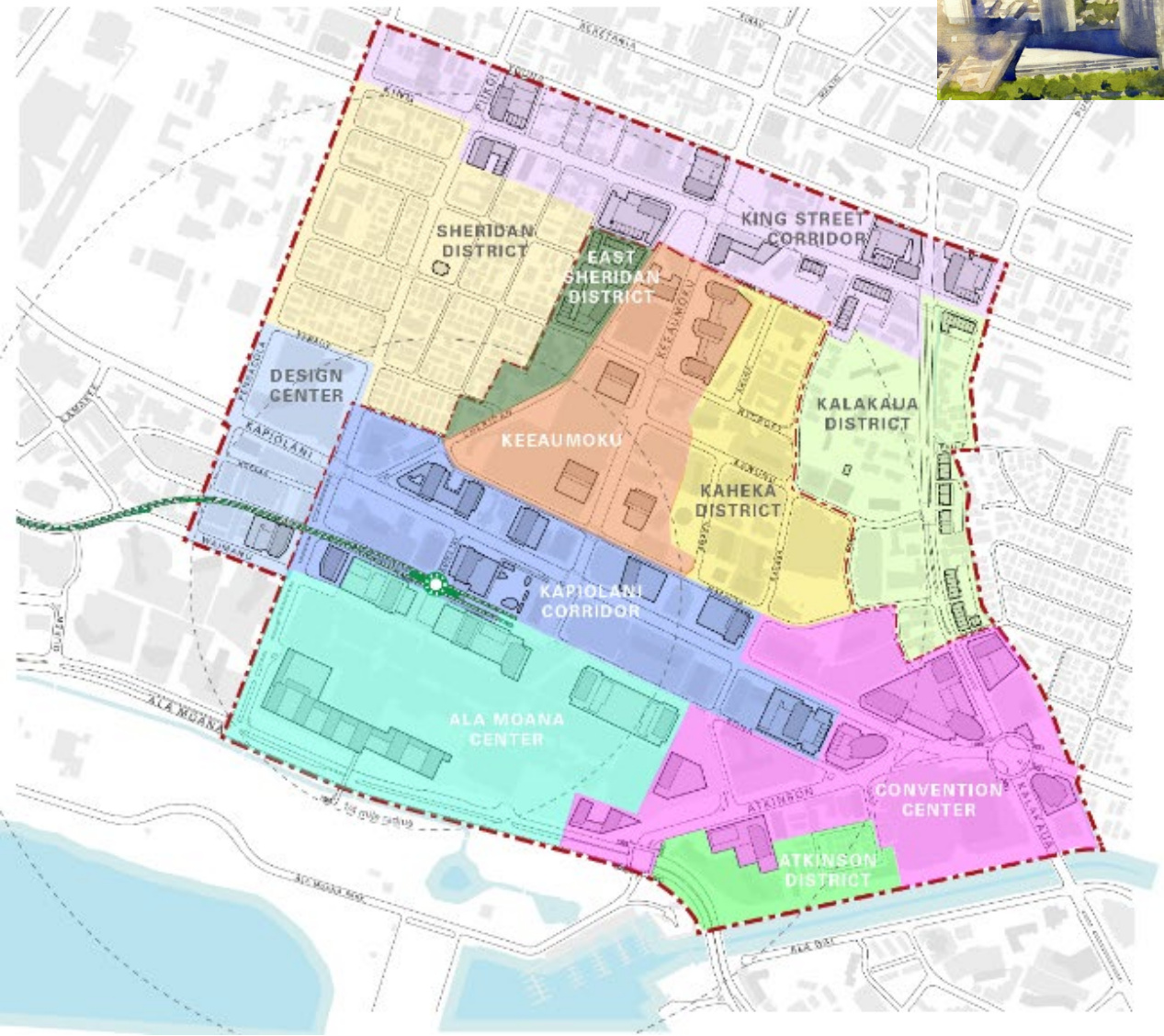


Rail Alignment Timeline:



District V TOD Plans:





LEGEND

TOD PRECINCT

- Ala Moana Center
- Kapiolani Corridor
- Convention Center
- Keeaumoku
- Kaheka District
- Atkinson District
- East Sheridan District

TIZ PRECINCT

- Design Center
- King Street Corridor
- Kalakaua District
- Sheridan District

- Planning Area
- TOD Precinct /TIZ Precinct Boundary
- Ala Moana Center Rail Station
- Fixed Guideway

District V TOD Plans:



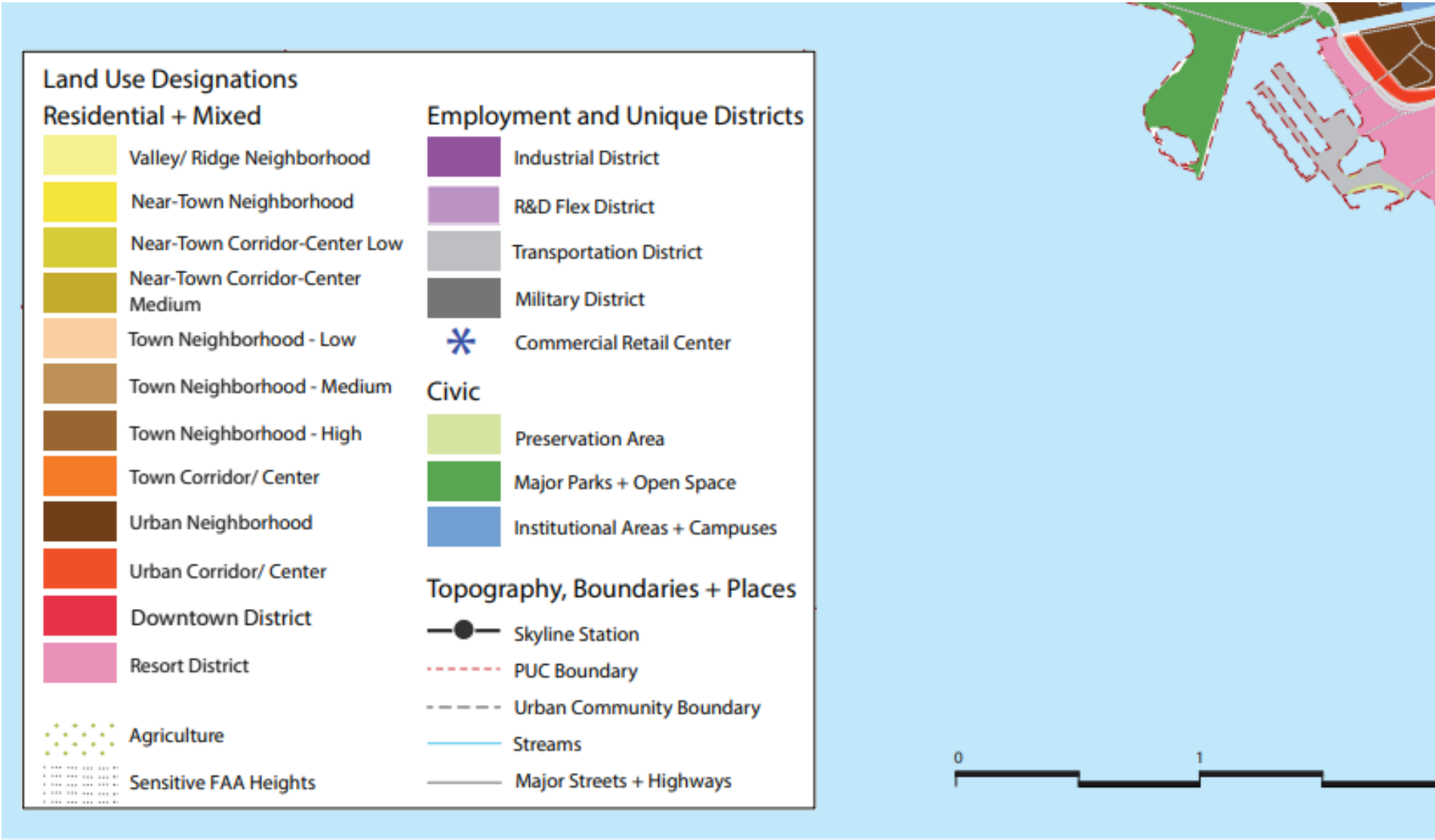
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

KAKA`AKO COMMUNITY DEVELOPMENT DISTRICT

TOD OVERLAY PLAN



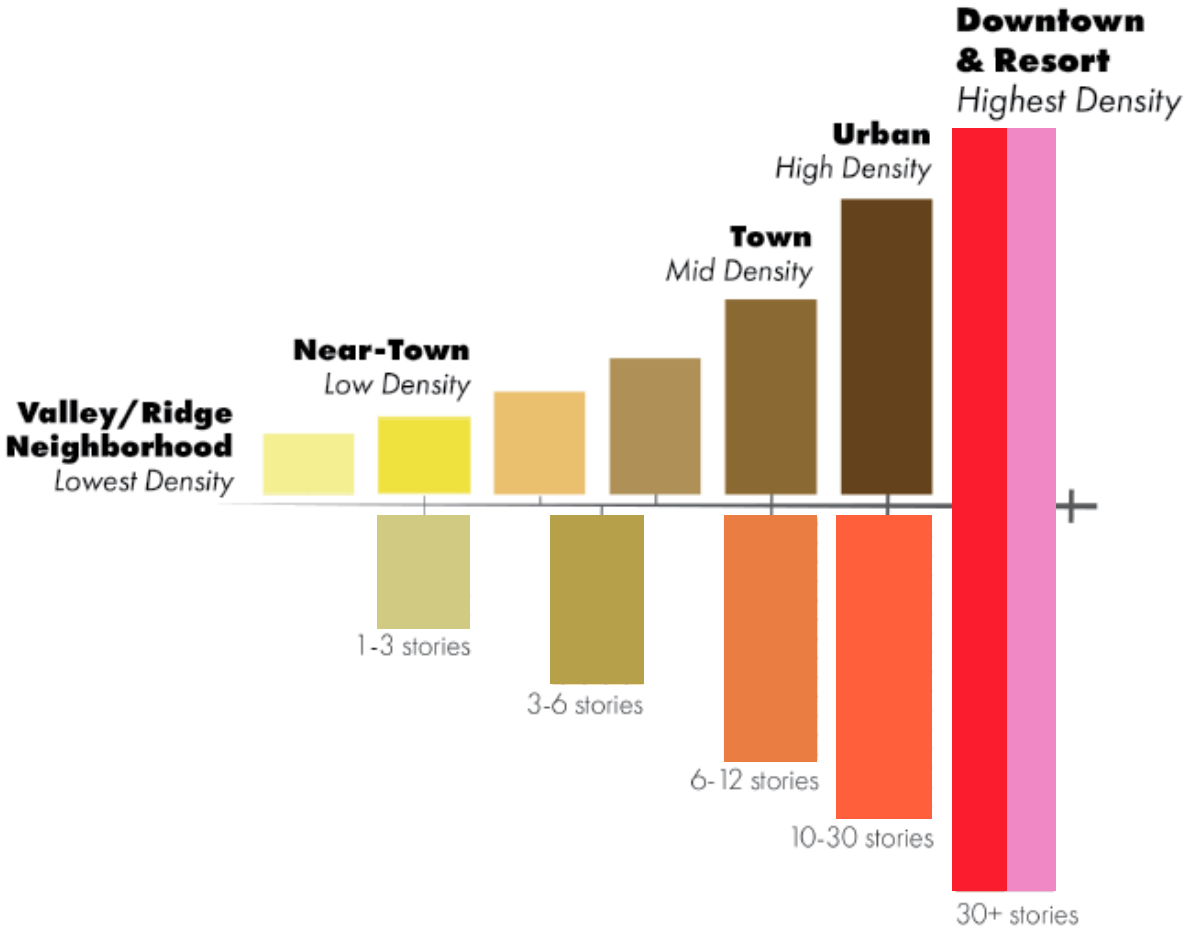
Place Type Maps:



PUC Place Types Scale:

Primary Residential Areas

Commercial and Mixed-Use Areas



Lowest Density PUC Place Types :

Place Type	Valley/Ridge Neighborhood	Near-Town Neighborhood	Near-Town Corridor-Center Low
			
Description	• single family and accessory residential • corresponds to: R (residential) zoning categories • type max range: 1 -3 stories	• single family and low density residential • corresponds to R (residential) zoning categories • type max range: 1-3 stories	• low density neighborhood-serving commercial • corresponds to Conditional use R and B (business) zoning categories • type max range: 1-3 stories

Low to Mid Density PUC Place Types :

Place Type	Near-Town Corridor-Center Medium	Town Neighborhood - Low	Town Neighborhood -Medium
			
Description	• Neighborhood commercial and mixed-use corresponds to B, BMX and AMX categories • type max range: 3-6 stories, up to 8 at key intersections	• Walkable mixed lower density multifamily residential • corresponds to R (residential) and A (apartment) zoning • type max range: 2-3 stories	• Up to mid-density apartment buildings corresponds to A (apartment) zoning • type max range: 2-6 stories

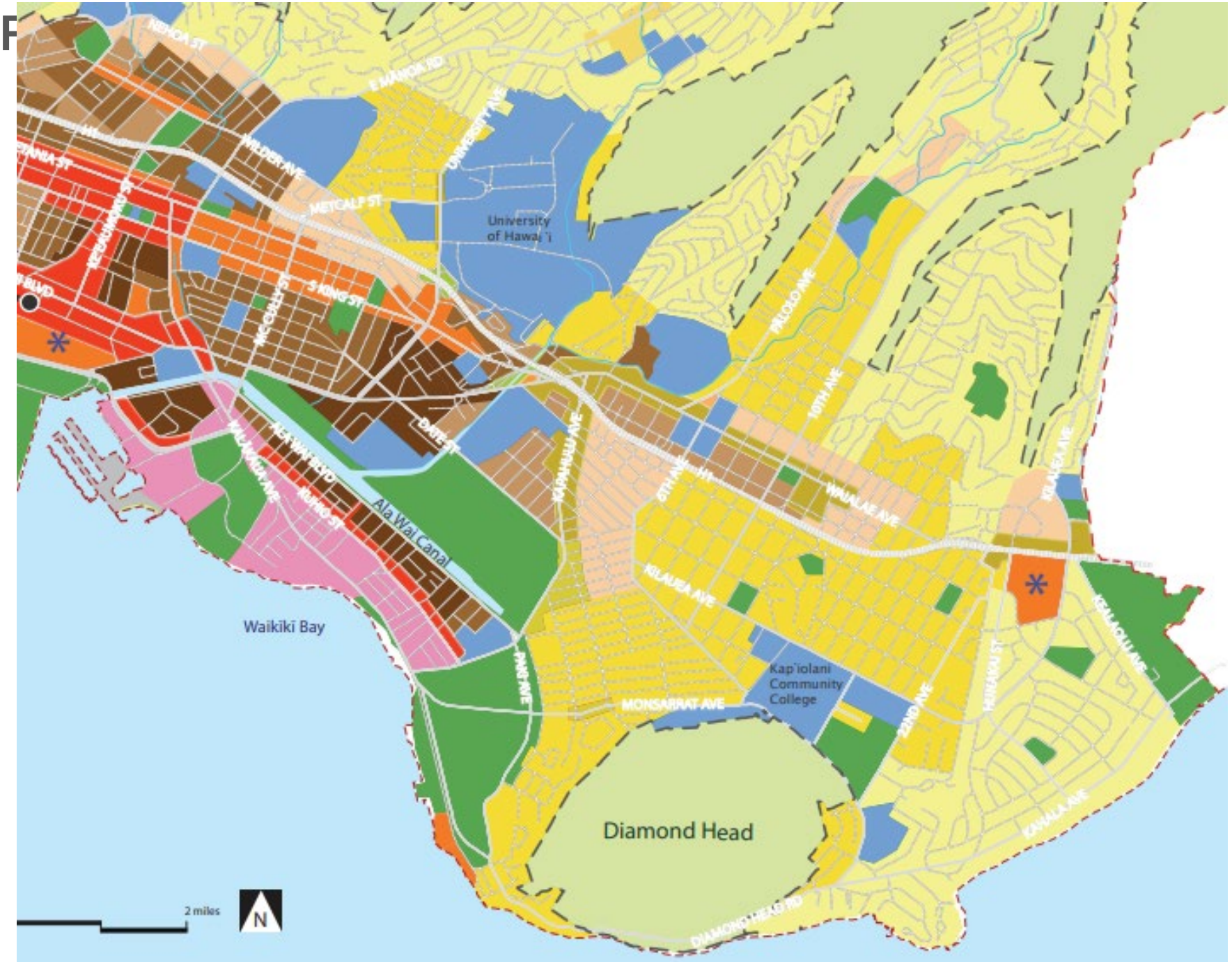
Mid to High Density PUC Place Types :

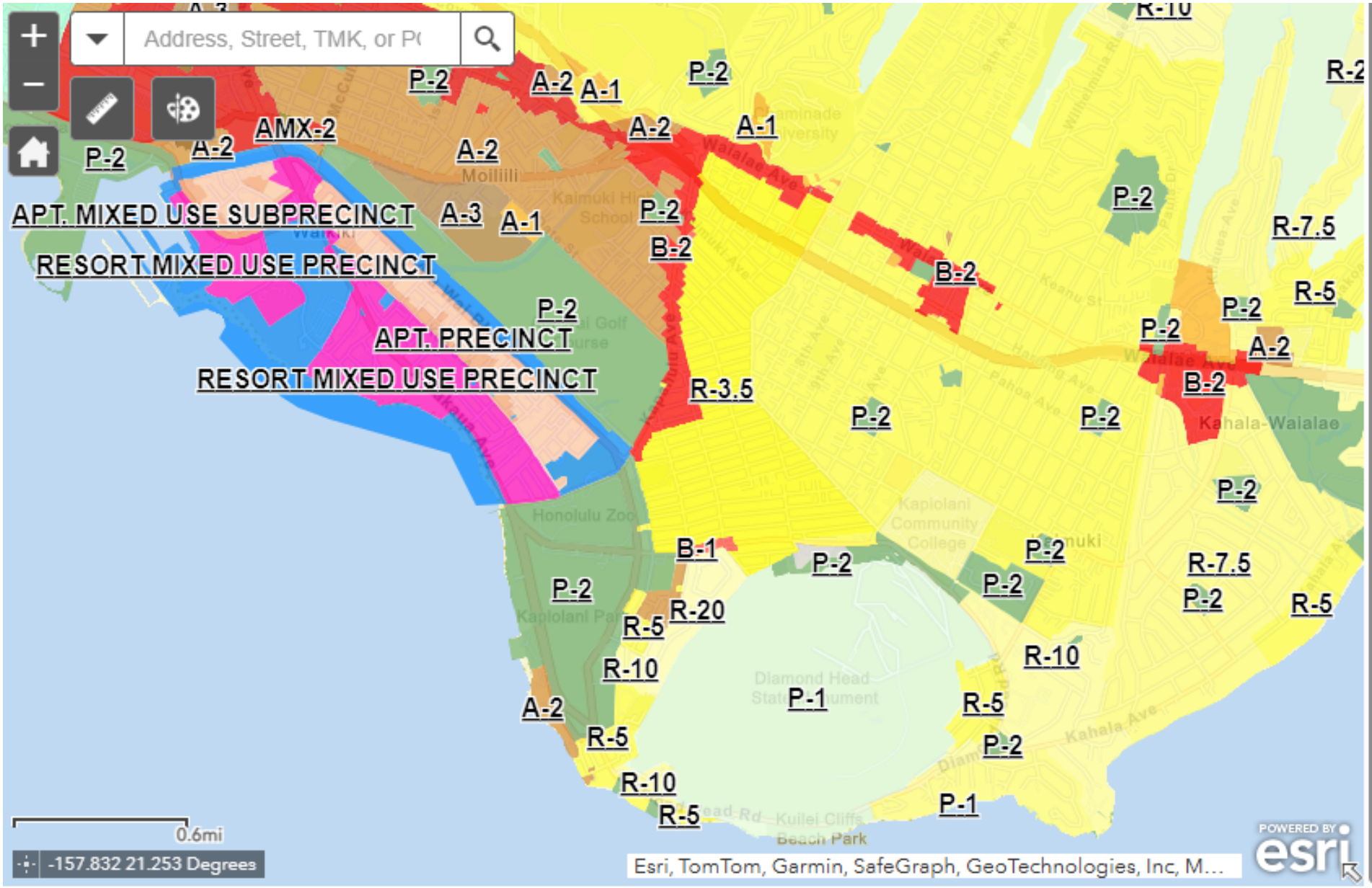
Place Type	Town Neighborhood - High	Town Corridor/Center	Urban Neighborhood
			
Description	• Mixed density midrise up to limited highrise residential • corresponds to A (apartment) zoning • type max range: up to 12 stories, up to 15 at key intersections	• Walkable mixed use and multifamily residential • corresponds to B (business), BMX and AMX zoning • type max range: 6-12 stories up, to 15 at key intersections	• Highrise and midrise mixed residential • corresponds to A (apartment) AMX and BMX zoning • type max range: 10-30 stories

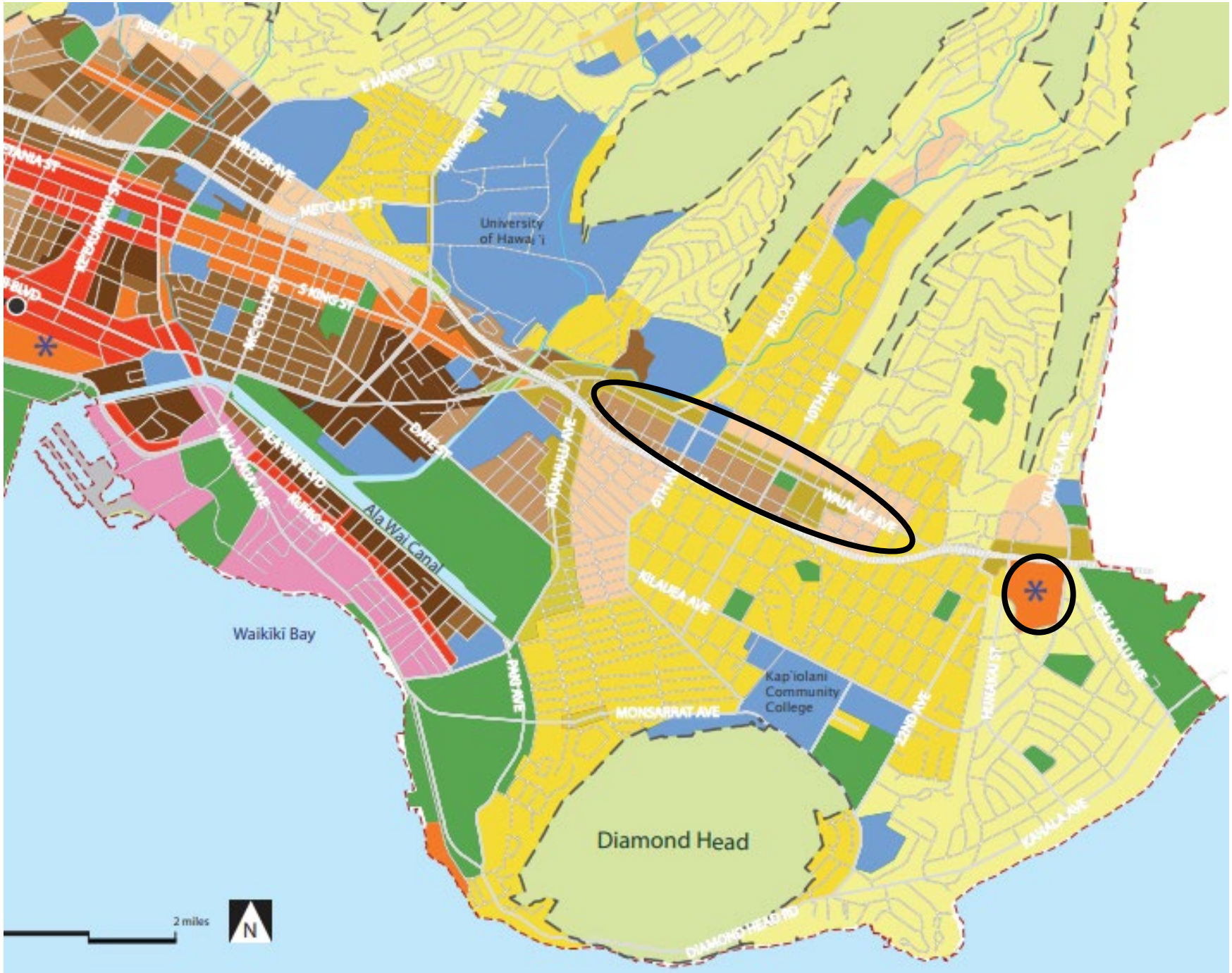
Highest Density PUC Place Types :

Placetype	Urban Corridor/Center	Downtown	Resort District
			
Description	• High density mixed-use transit corridor • corresponds to AMX and BMX zoning • type max range: 10-30 (TOD for the higher range) stories	• Transit rich commercial core with increased residential presence • corresponds to B, AMX and BMX zoning • type max range: up to 40 stories	• Hotel and resort • corresponds to Resort precinct (Waikiki) • type max range: up to 40 stories

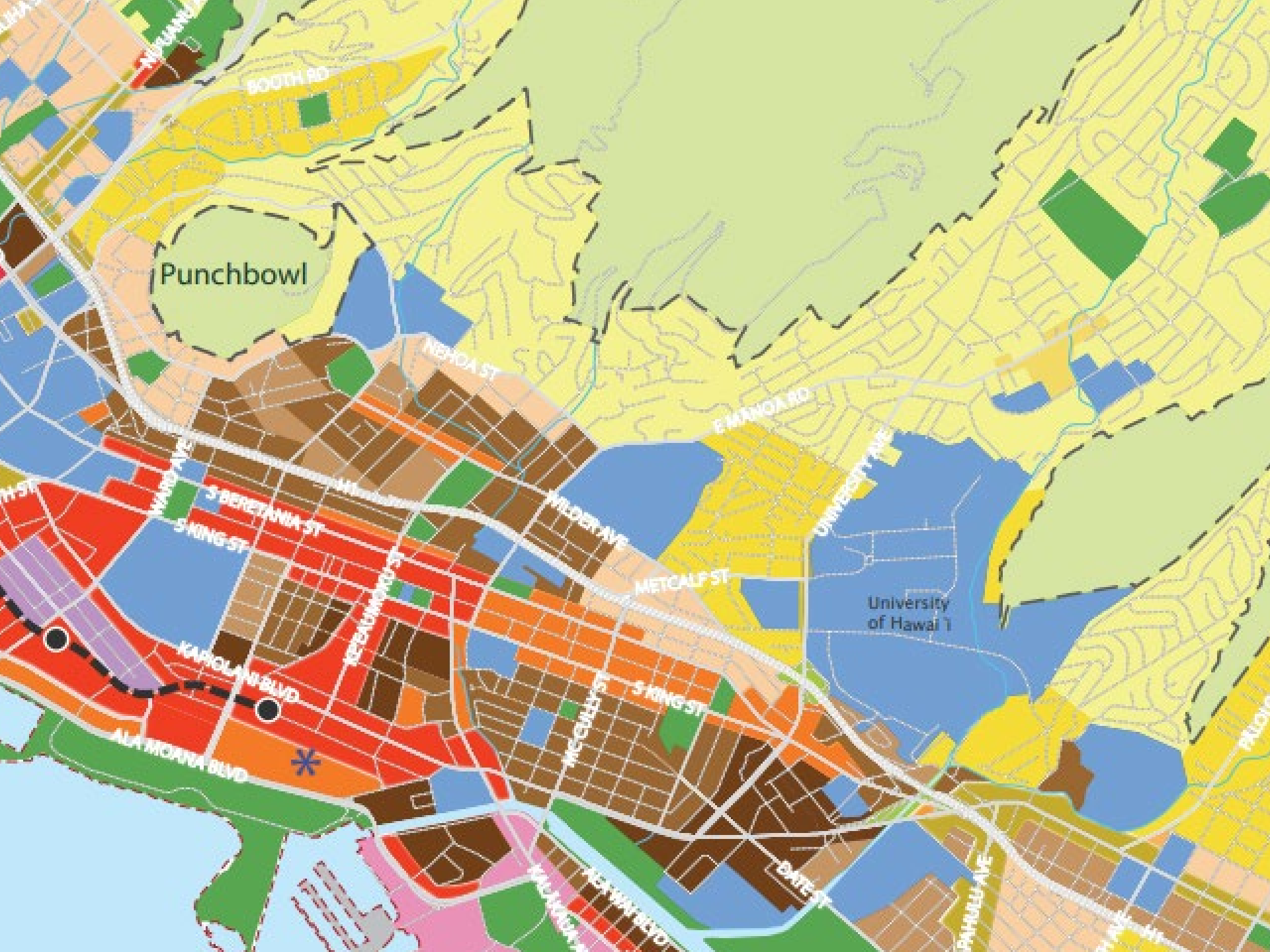
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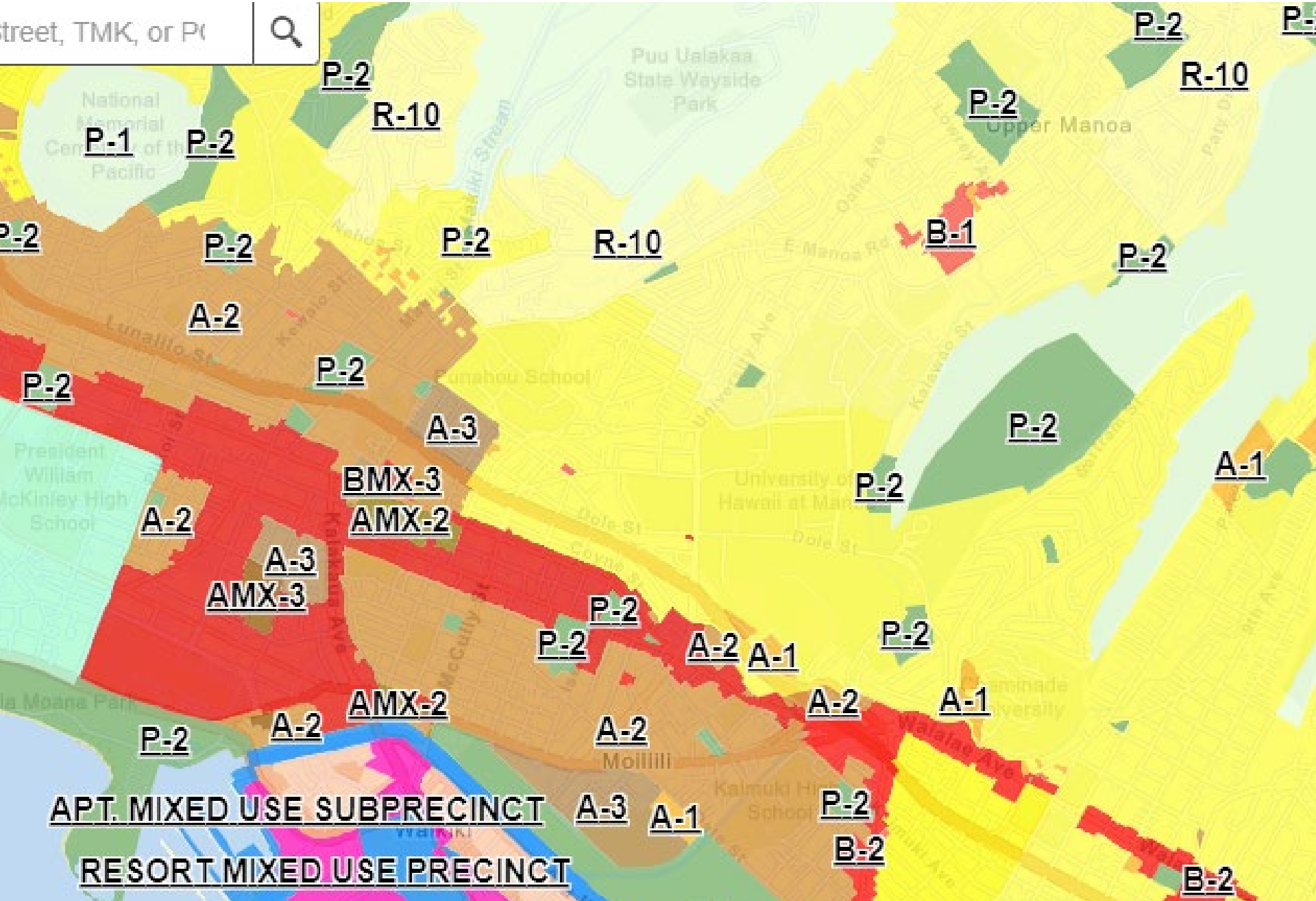

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ALA WAI BLVD
KUHIO ST
Ala Wai Canal
KILAUEA AVE
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PARK AVE
MONSARRAT AVE
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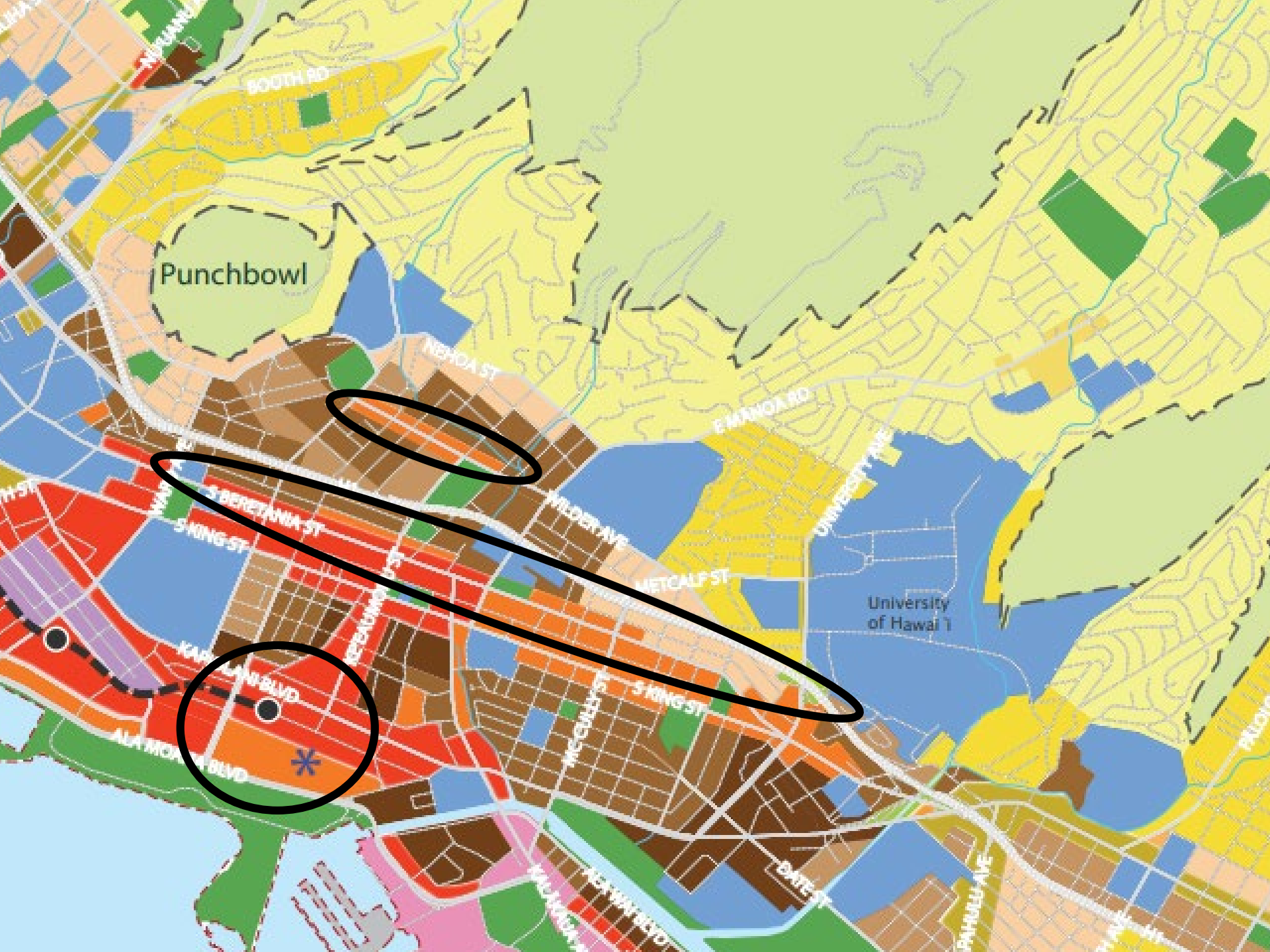

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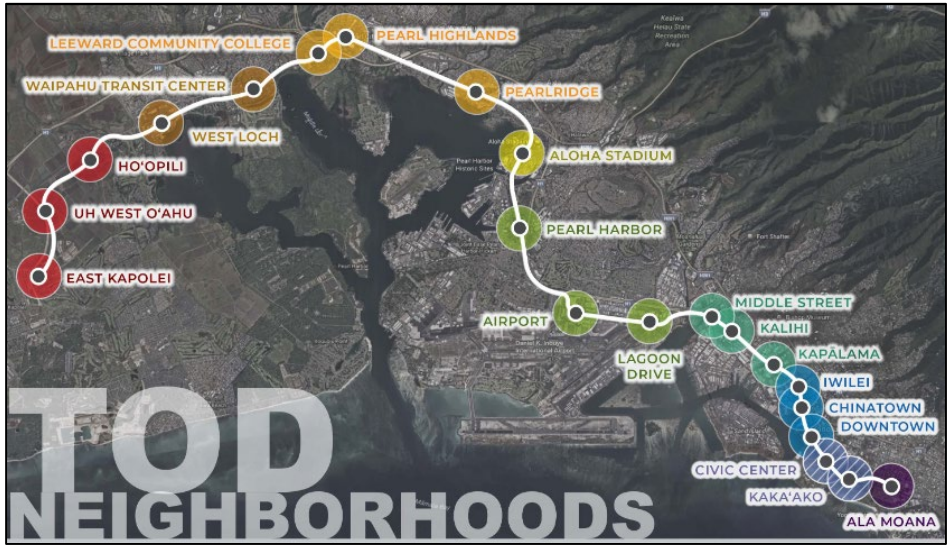

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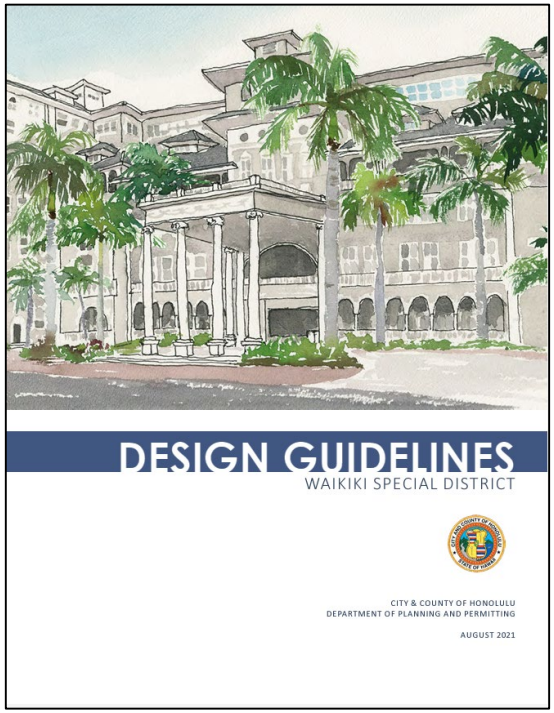

Punchbowl
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WILDER AVE
METCALF ST
University of Hawai`i
KAPIOLANI BLVD
ALA MOANA BLVD
KING ST
KEEAUMOKU ST
MCCULLY ST
DATE ST
PAHOLO AVE
PUNCHBOWL ST


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DATE ST
PAHOLO AVE
University of Hawai`i

Neighborhood Guidance:







Council District IV (por.)

Councilmember: Council Chair Tommy Waters
PUC Neighborhoods: Kāhala, Wilhelmina Rise, Kaimukī, Kapahulu, Diamond Head and Waikīkī



Focus Area Themes :

- 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



Civil Beat Plaza, Image: Nordic PCL

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:

- 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



Image: Queen Kapiʻolani Hotel

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



Affordable housing in McCully, Image: G70

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:

- 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



Mixed development on Ala Moana Blvd

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:

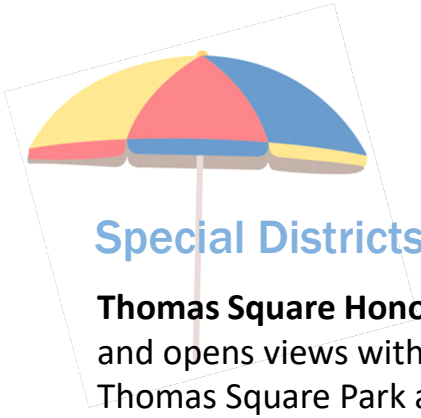
Kaimukī- "The Top of the Hill Town" (DPP 1993): Urban design strategies for the Kaimukī business district. ***Core principles carried over: Pedestrian oriented "Main Street" with historic character and small "mom and pop" businesses.***

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 V

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.***

Other Plan Highlights for Districts IV and V:

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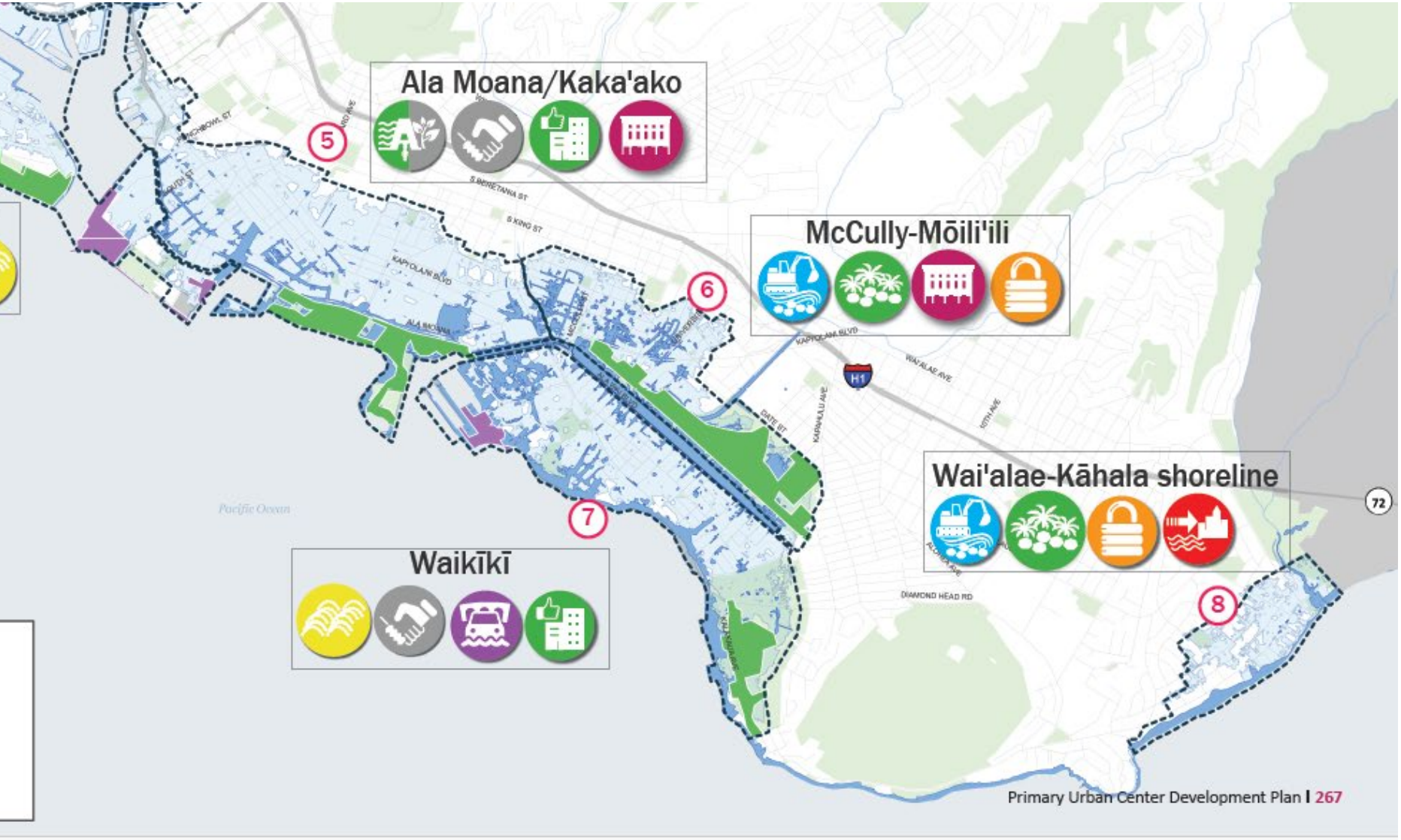
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Proposed Plan Highlight: Adaptation Areas



Proposed Plan Highlight: Housing Framework

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*



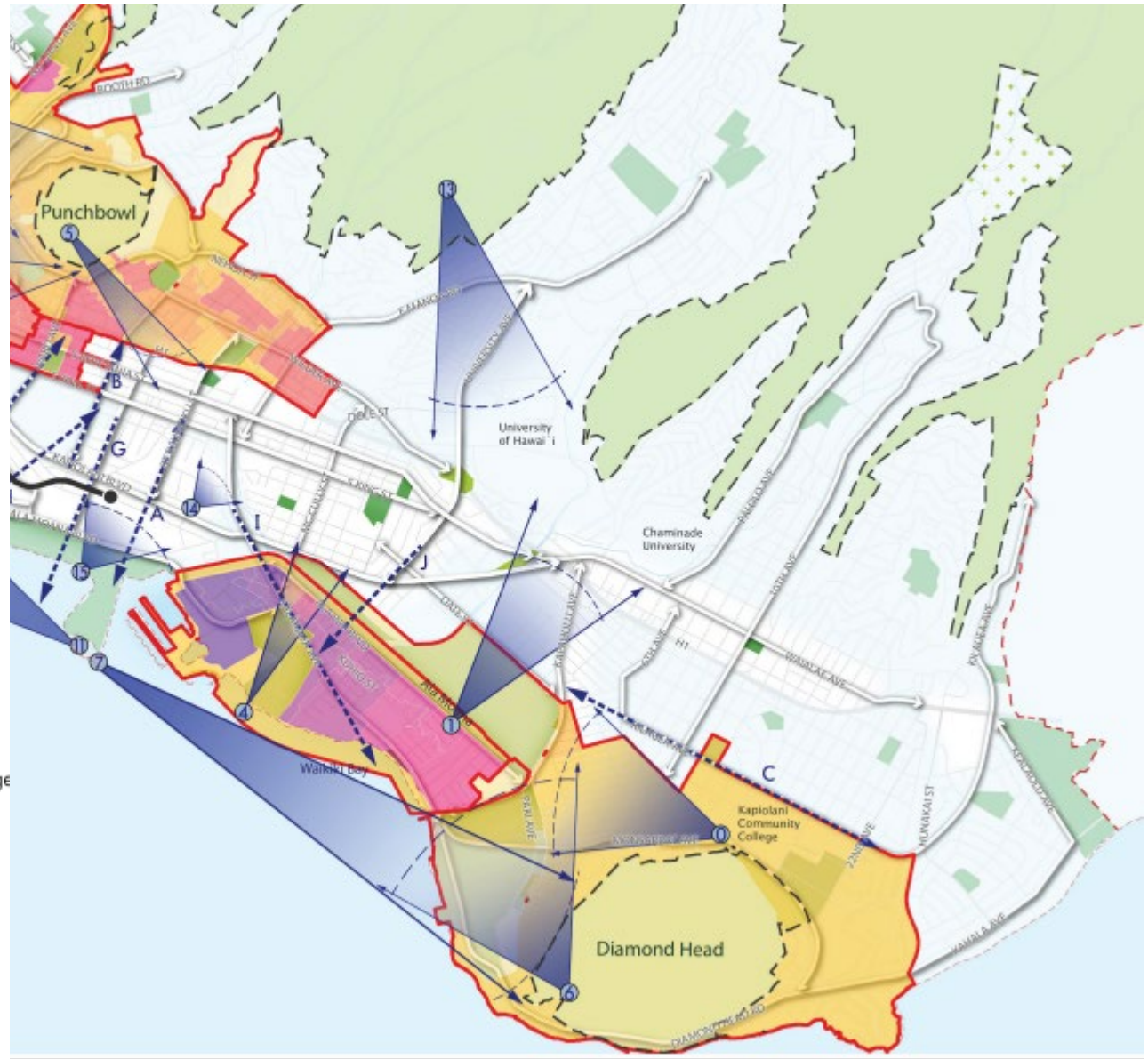
Proposed Plan Highlight: Significant Public Views

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



PRIMARY URBAN CENTER DEVELOPMENT PLAN

Primary Urban Center Development Plan Update

Mahalo

HONOLULU Planning & Permitting