'24SEP20 PM 1:22 CITY CLERK

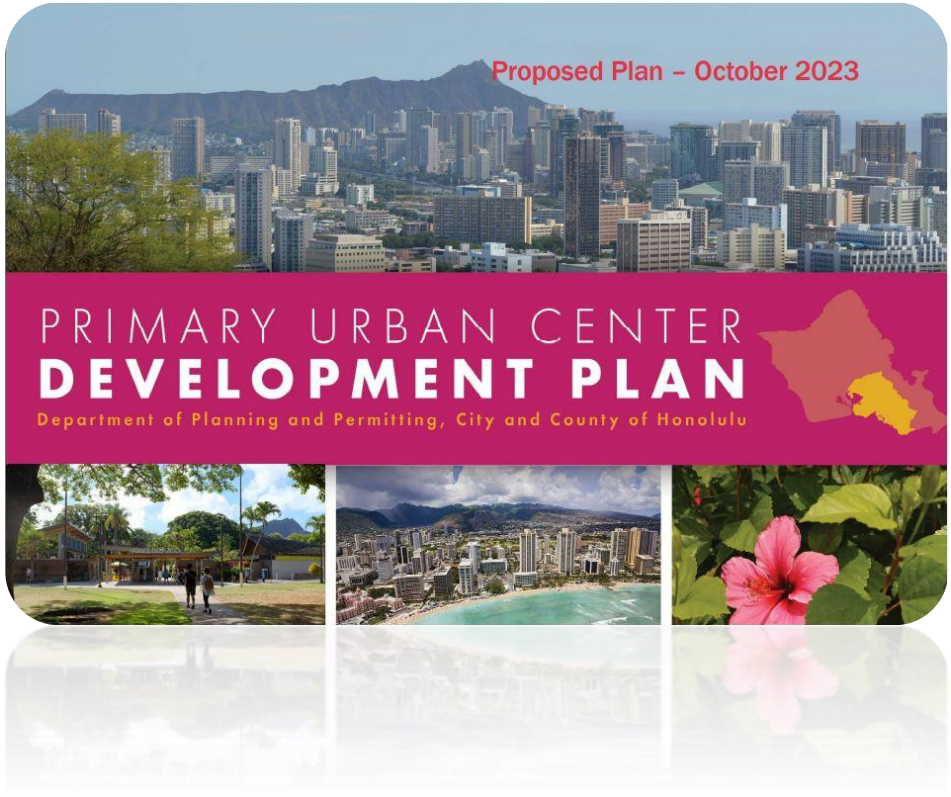
PRIMARY URBAN CENTER DEVELOPMENT PLAN

Primary Urban Center Development Plan Update

Mayor Rick Blangiardi

DEPT. COM. 682
P&E

Council District VI Briefing



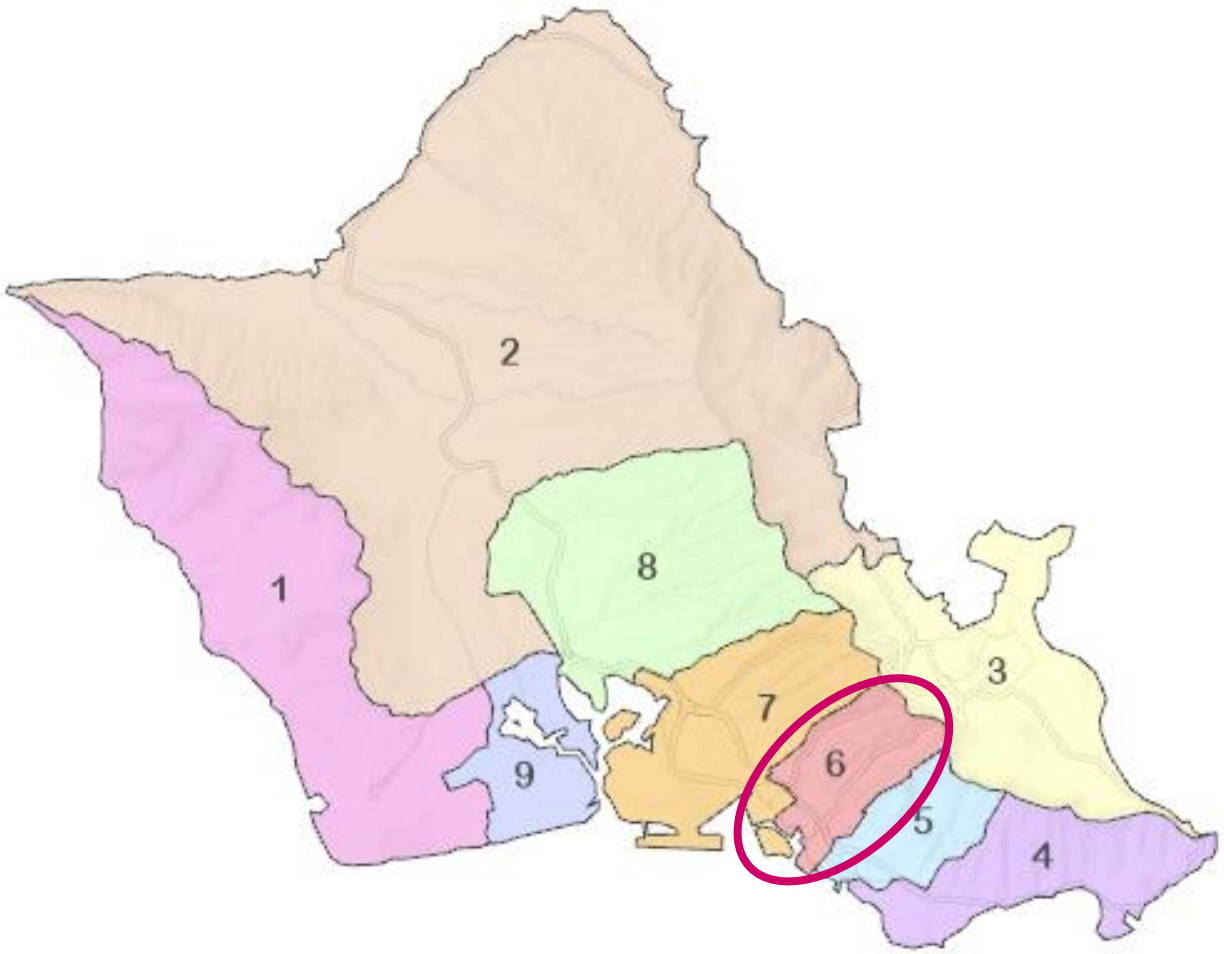
HONOLULU
Planning & Permitting

Planning & the Economy City Council Committee Briefing for :
City Council District VI, Tyler Dos Santos-Tam
Kawananakoa Middle School, September 23, 2024

Primary Urban Center: Waiʻalae-Kāhala to Pearl City



PUC DP highlights for Council District VI



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 District VI and Comparison with current Zoning**
- **Other Plan Highlights for District VI**



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







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

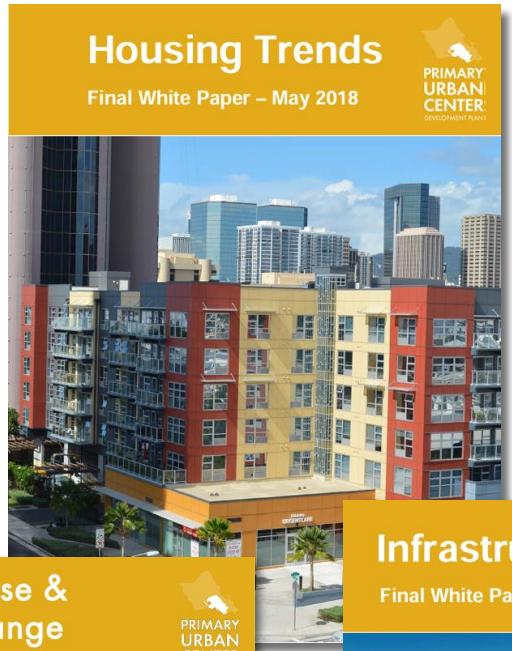
-Planning Commission Hearings 1 and 2

-Special Information Sessions

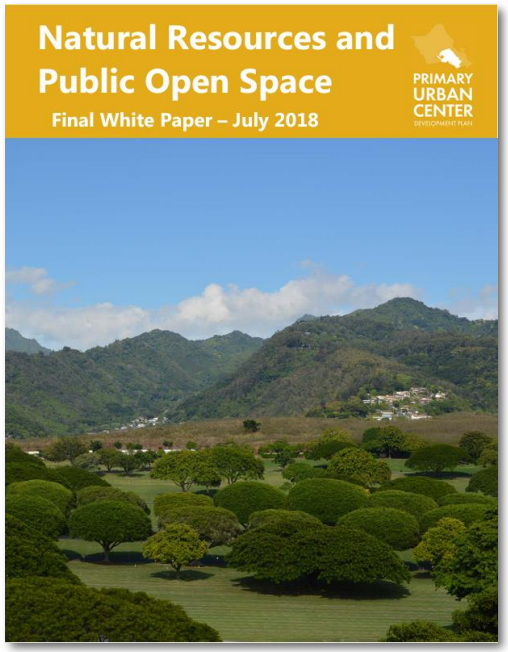
-Council Committee(s), District Briefings, and Full Council

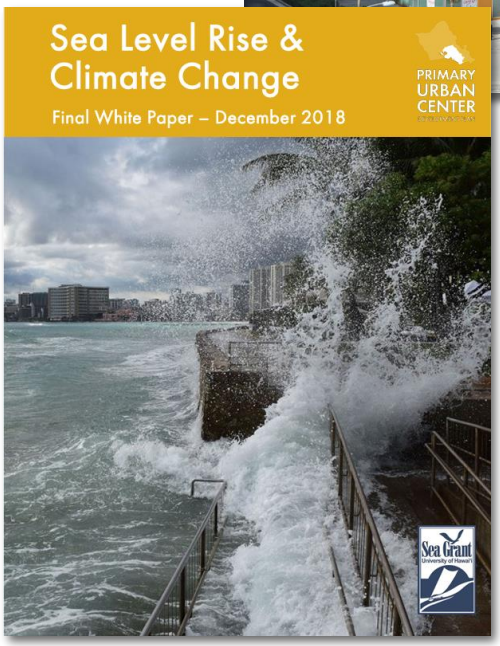
Adoption anticipated in 2024 (TBD)

Research Phase:





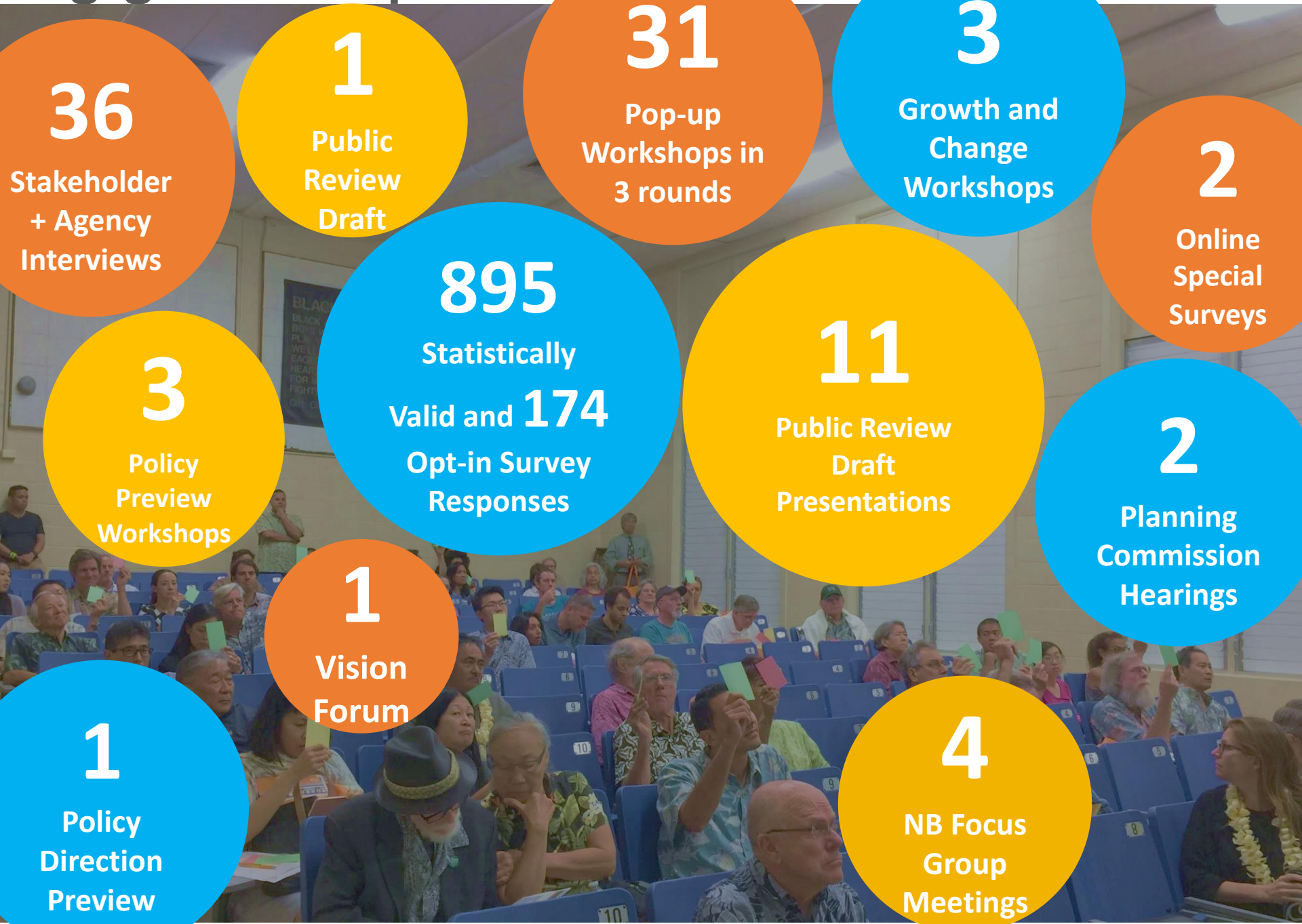








Engagement Snapshot:



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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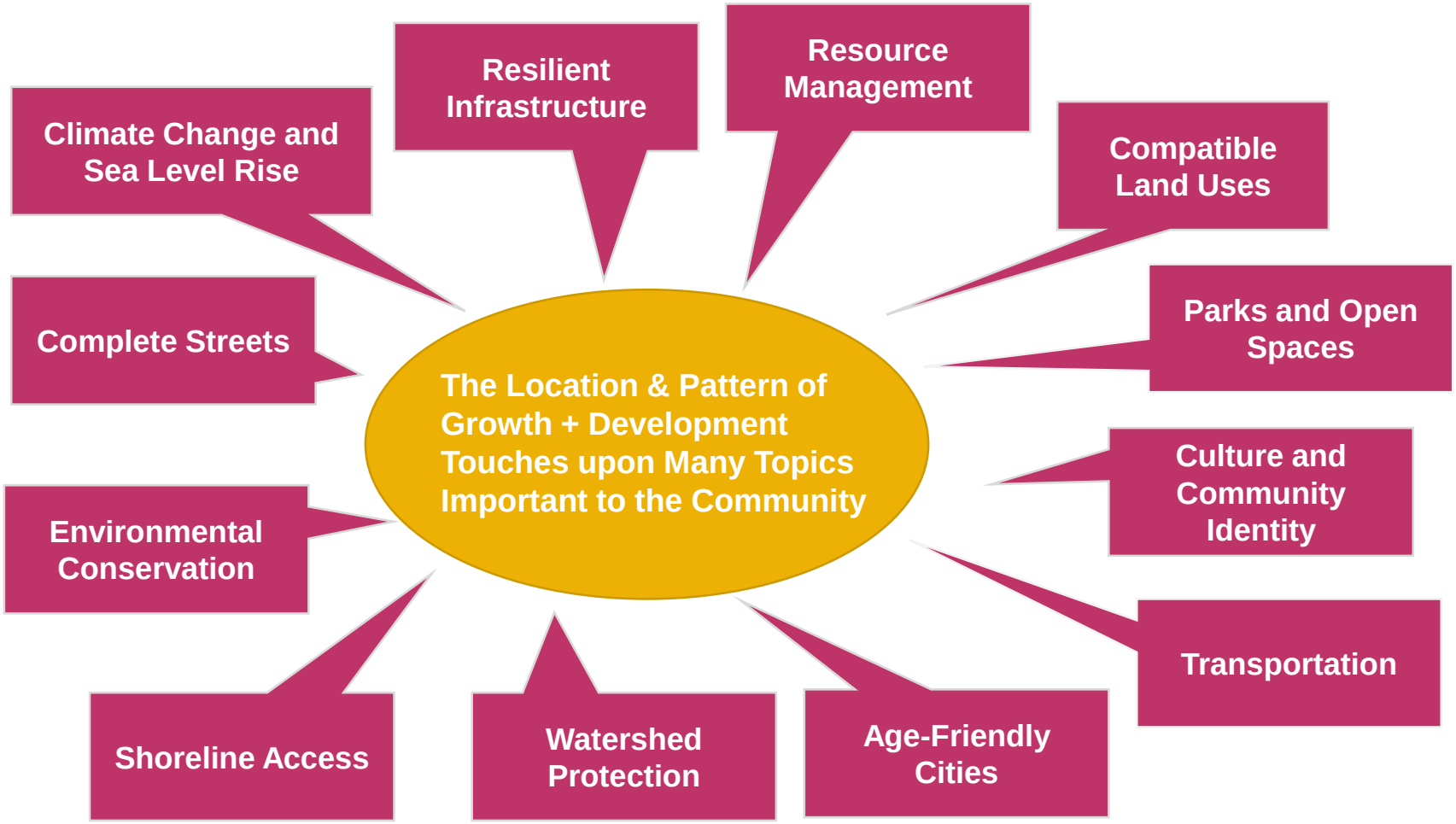
The PUC DP's Role in Growth:



- **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

Some Growth 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**

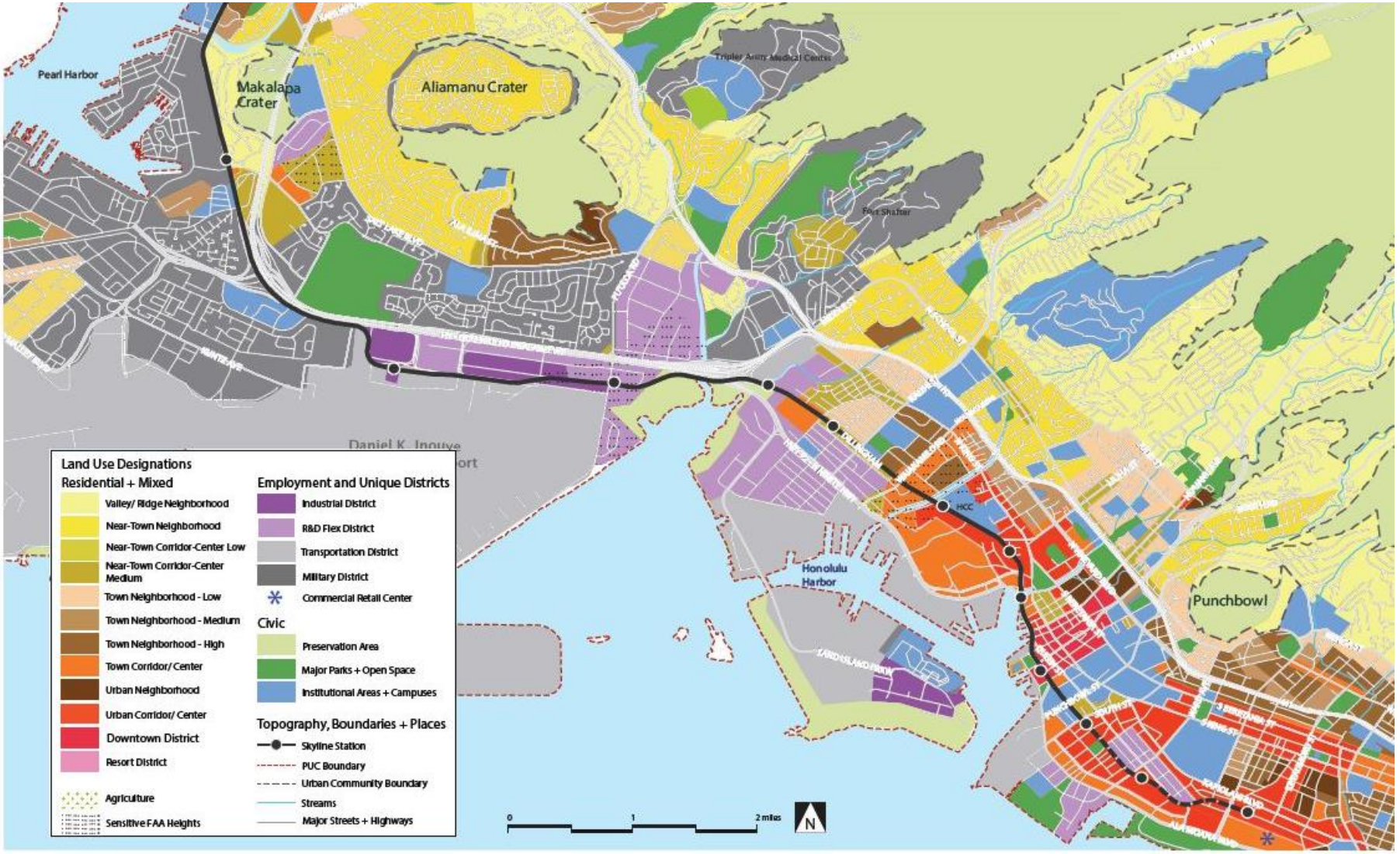

Climate Change and Sea Level Rise
Resilient Infrastructure
Resource Management
Compatible Land Uses
Complete Streets
Parks and Open Spaces
The Location & Pattern of Growth + Development Touches upon Many Topics Important to the Community
Environmental Conservation
Culture and Community Identity
Transportation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

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:



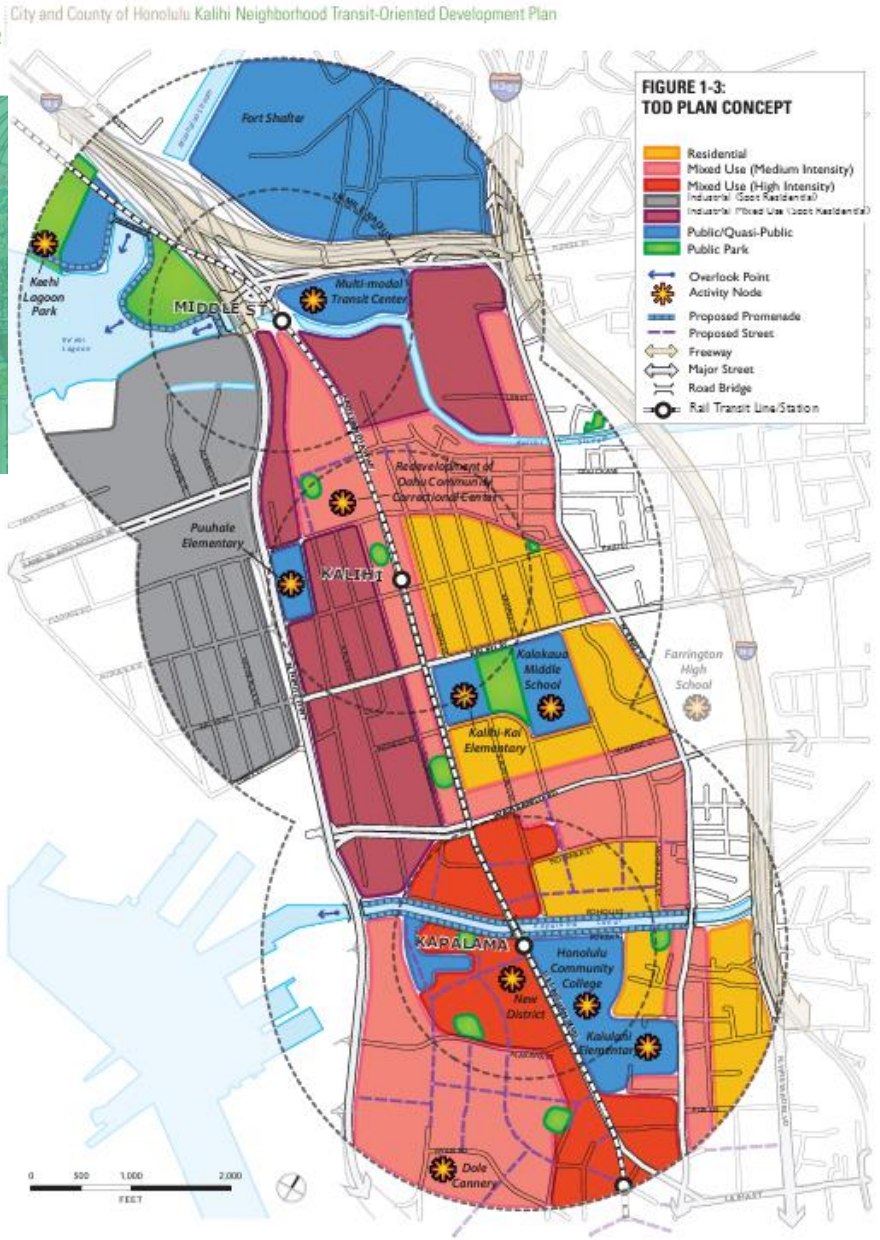
Rail Alignment Timeline:



District VI TOD Plans:



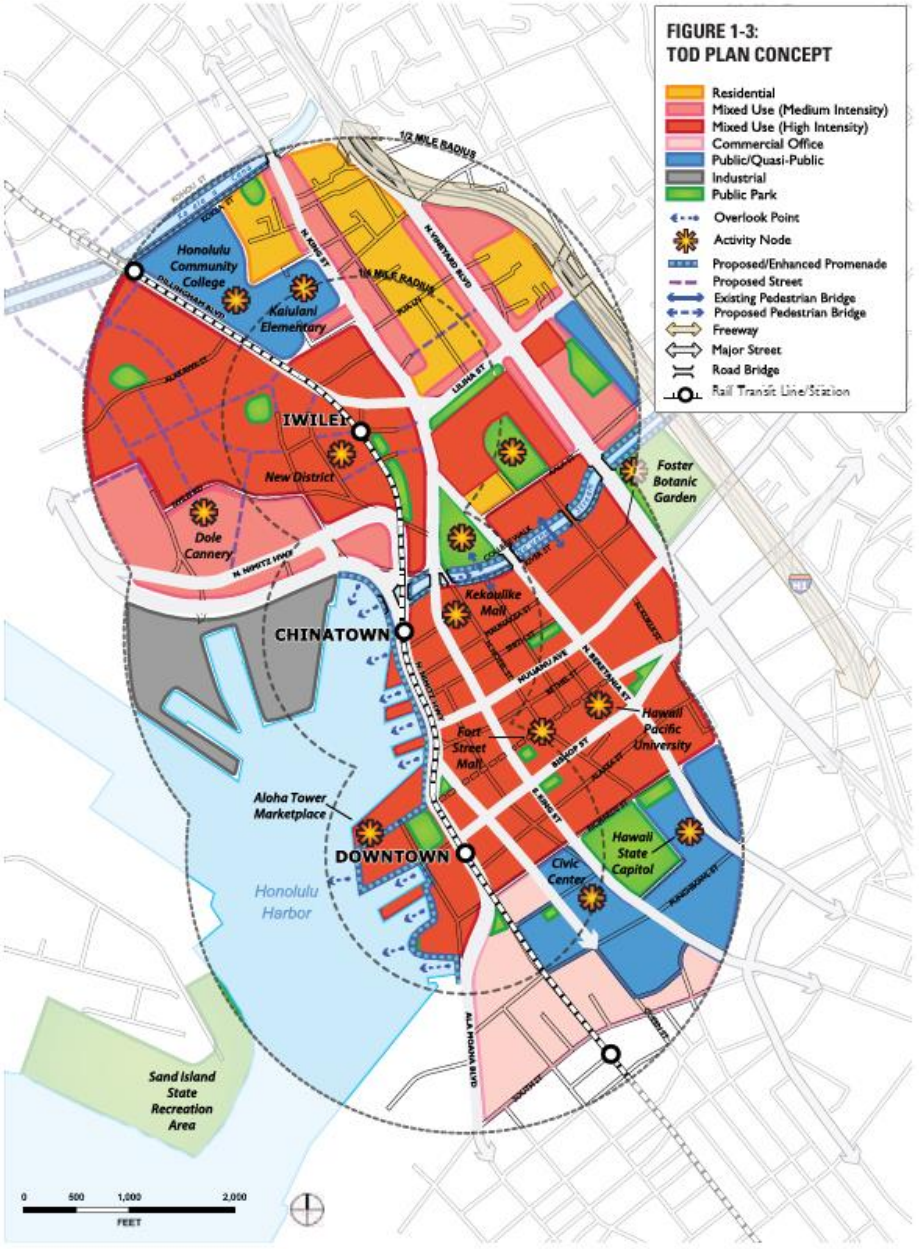
- **Kahauiki (Middle Street) Station Area**
- **Mokauea (Kalihi) Station Area**
- **Niuhelewai (Kapālama) Station Area**



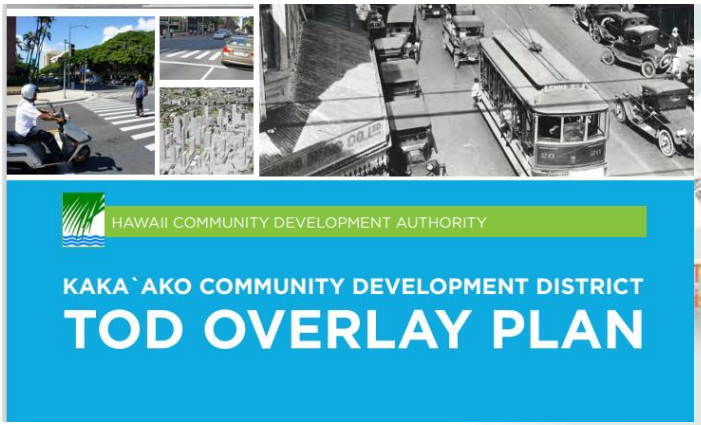
District VI TOD Plans:



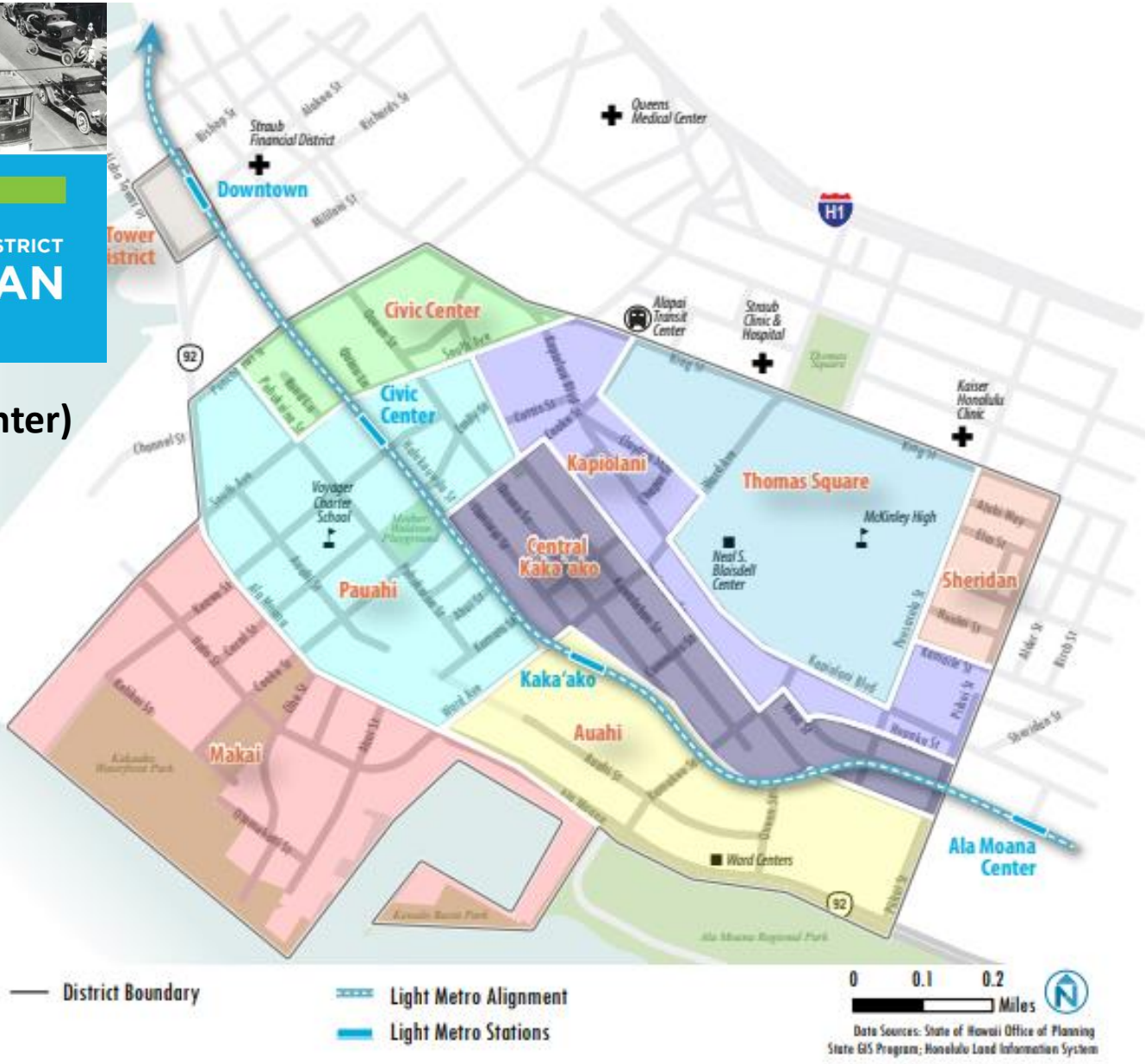
- **Kūwili (Iwilei) Station Area**
- **Hōlau (Chinatown) Station Area**
- **Kololoia (Kapālama) Station Area**



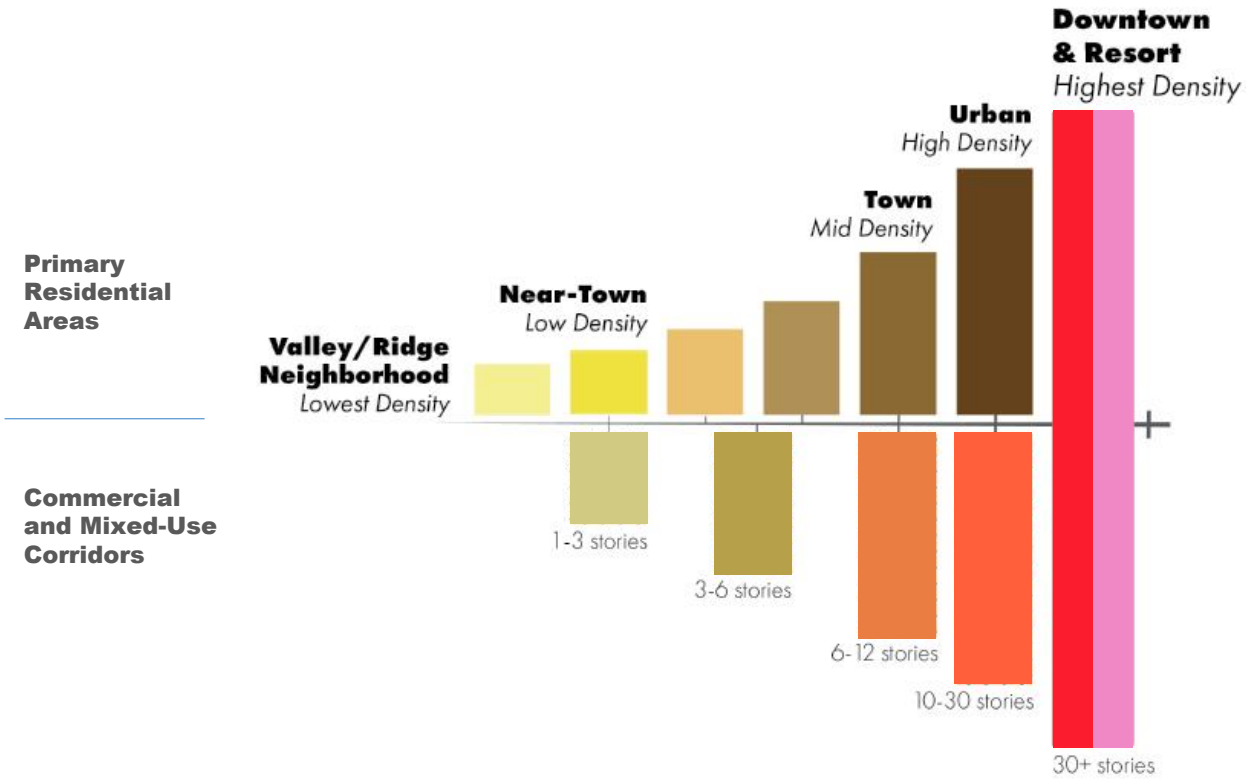
District VI TOD Plans:



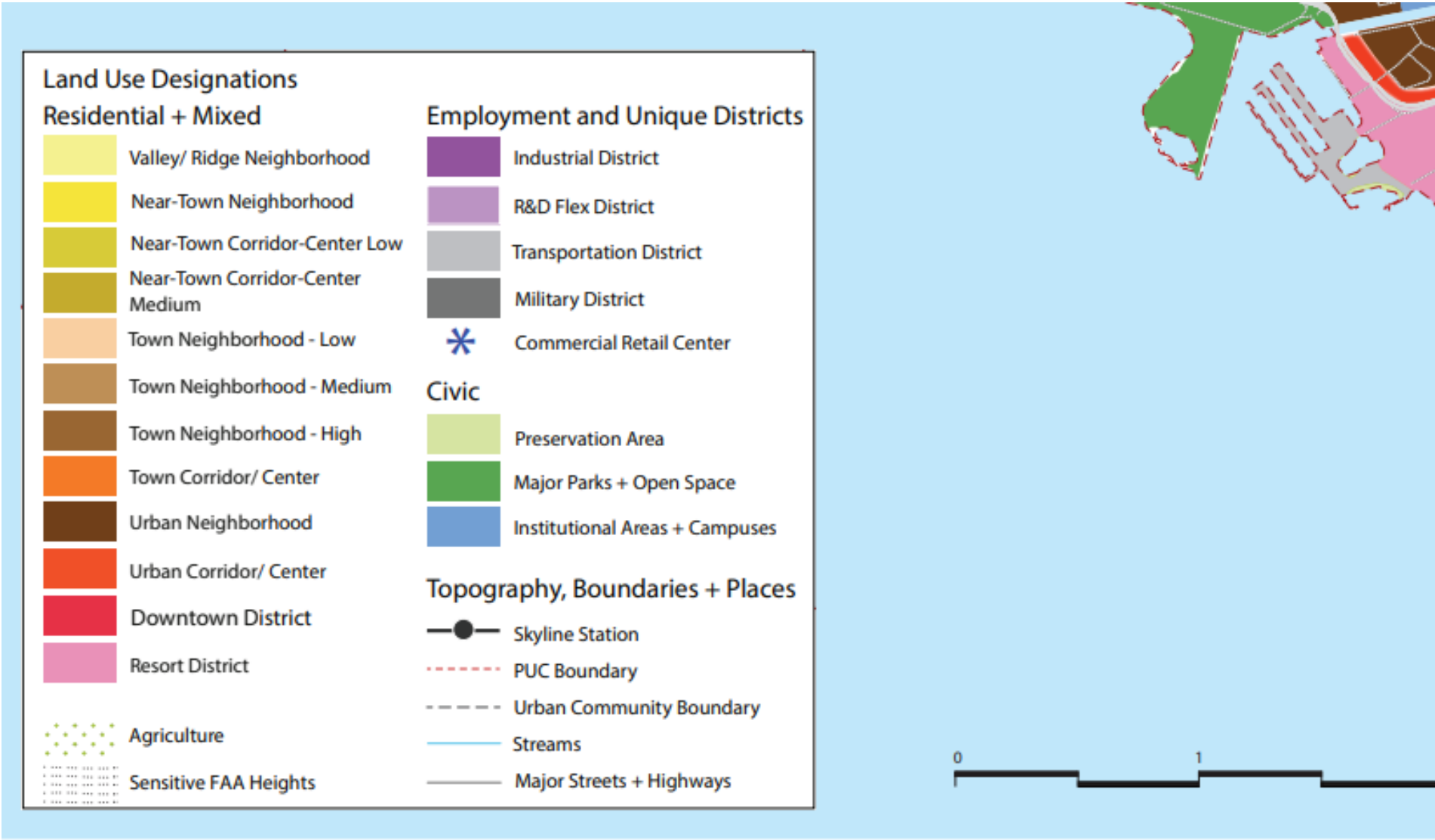
- **Ka‘ākaukukui (Civic Center) Station Area**
- **Kūkuluae‘o (Kaka‘ako) Station Area**



PUC Place Types Scale:



Place Type Maps:



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 :

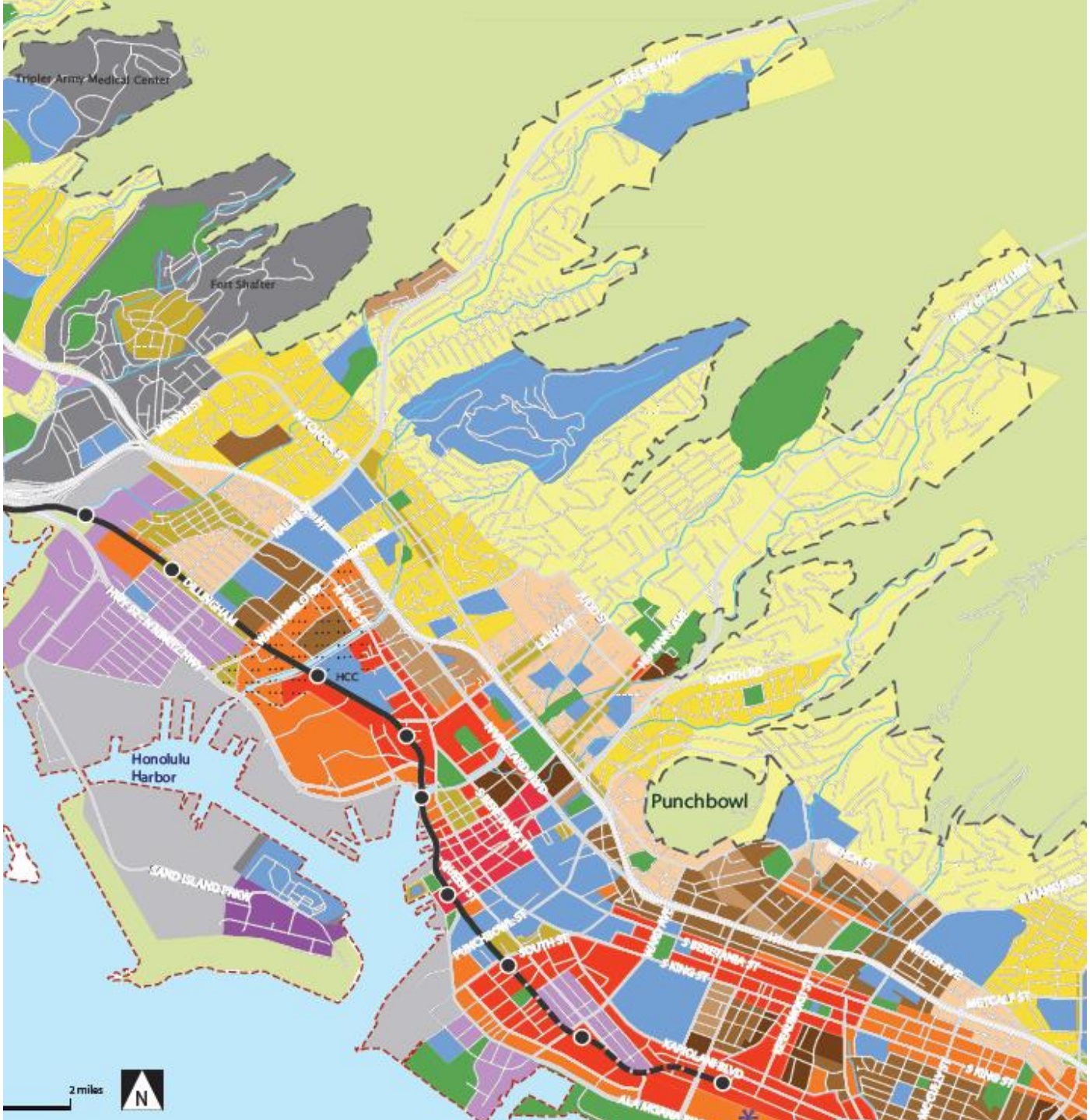
Place Type	Near-Town Corridor-Center Medium	Town Neighborhood - Low	Town Neighborhood -Medium
			
Description	• Neighborhood commercial and mixed-use corresponds to B, BMX and AMX categories • type max range: 3-6 stories, up to 8 at key intersections	• Walkable mixed lower density multifamily residential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

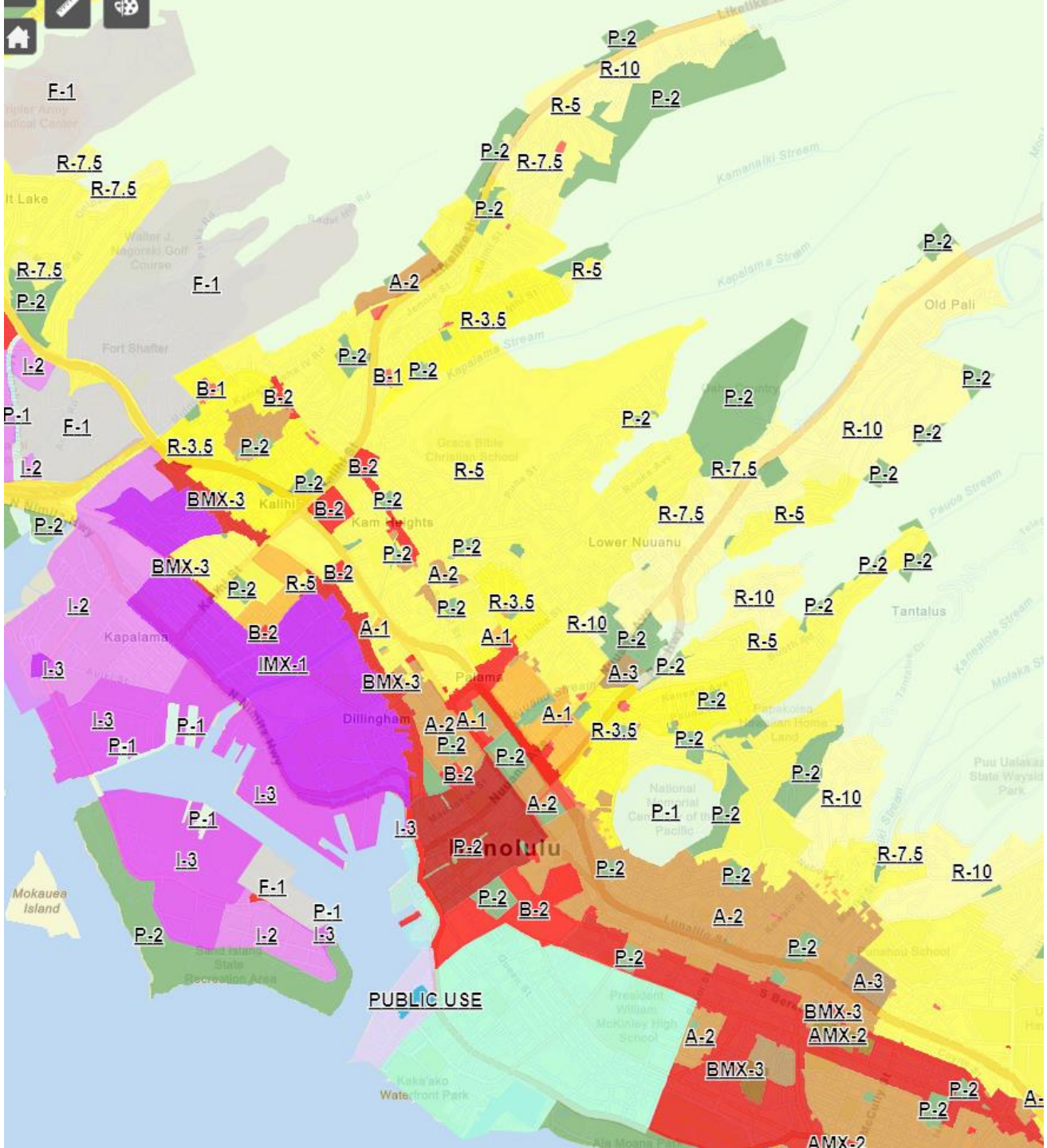
Mid to High Density PUC Place Types :

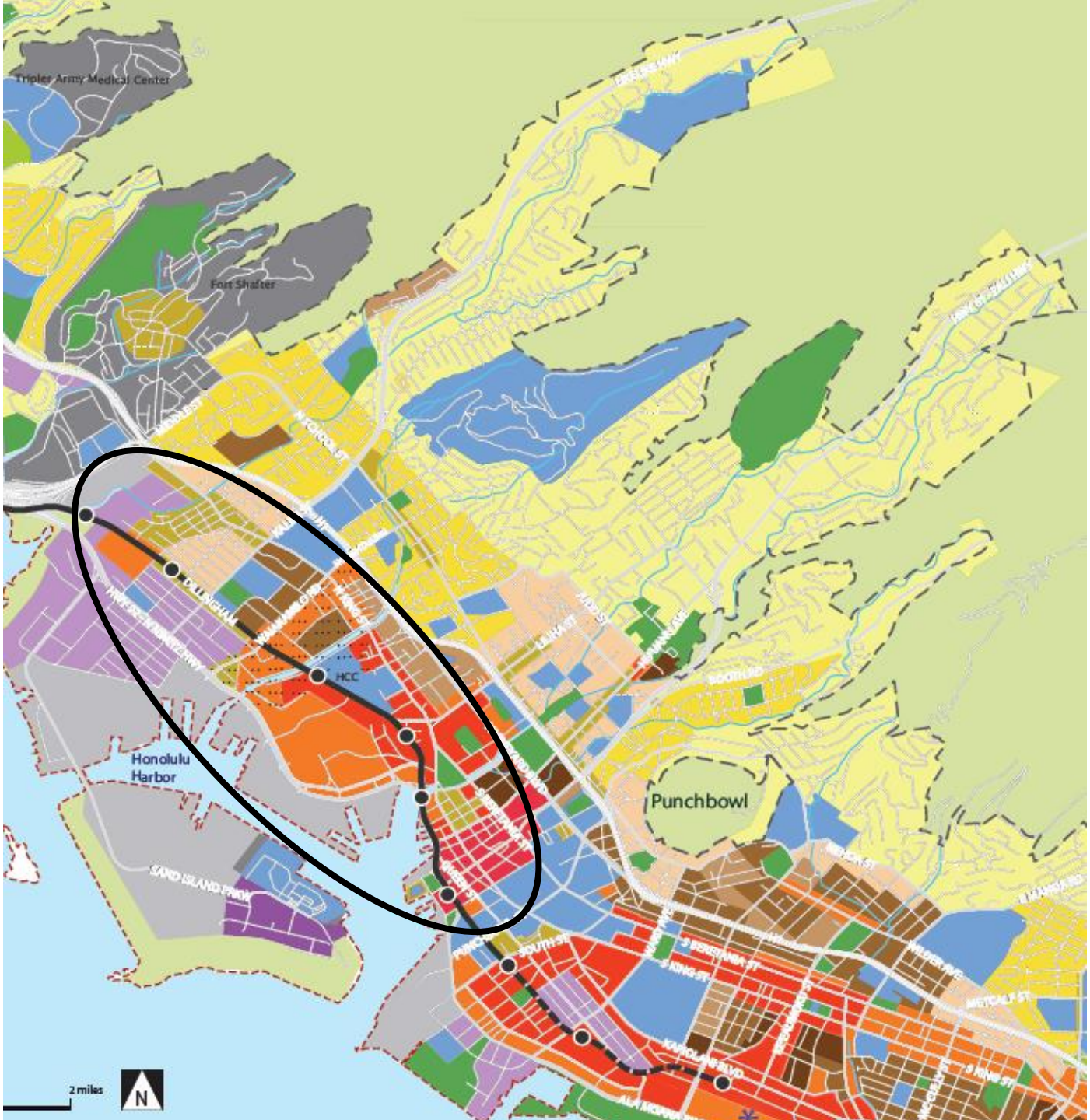
Place Type	Town Neighborhood - High	Town Corridor/Center	Urban Neighborhood
			
Description	• Mixed density midrise up to limited highrise residential • corresponds to A (apartment) zoning • type max range: up to 12 stories, up to 15 at key intersections	• Walkable mixed use and multifamily residential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

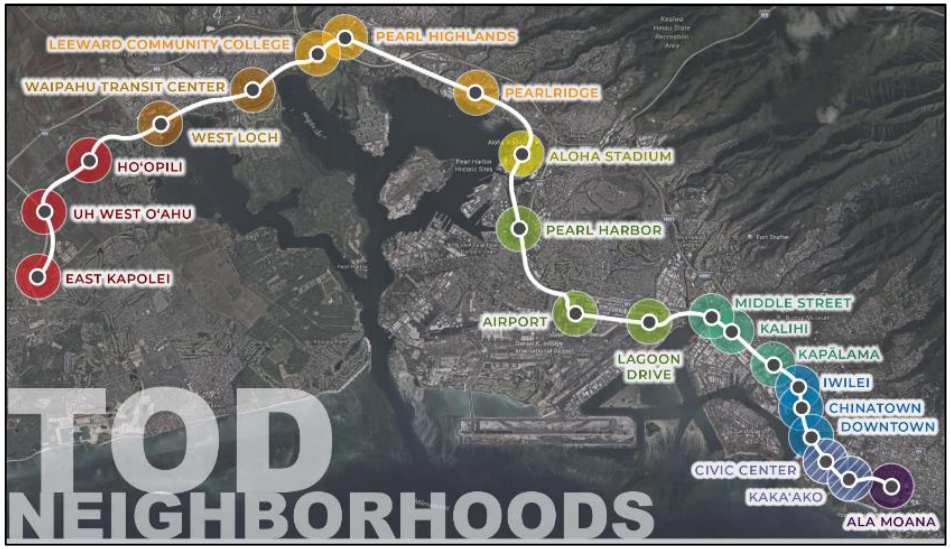
Placetype	Urban Corridor/Center	Downtown	Resort District
			
Description	• High density mixed-use transit corridor • corresponds to AMX and BMX zoning • type max range: 10-30 (TOD for the higher range) stories	• Transit rich commercial core with increased residential presence • corresponds to B, AMX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

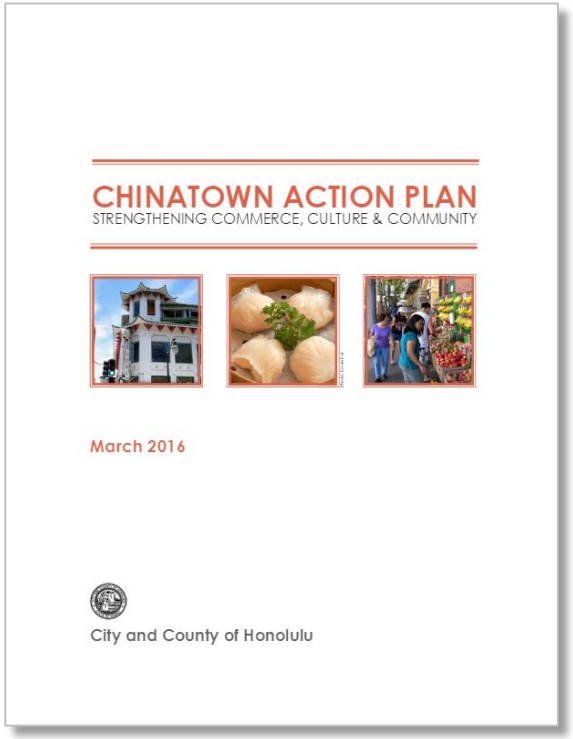

Tripler Army Medical Center
Fort Shafter
HCC
Honolulu Harbor
Punchbowl
2 miles
N

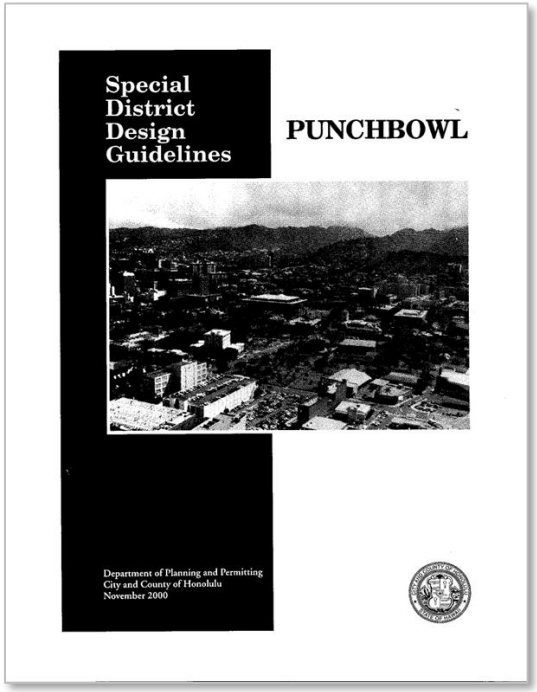

P-2
R-10
F-1
R-5
P-2
R-7.5
R-7.5
P-2
R-7.5
F-1
A-2
R-5
R-3.5
P-2
B-1
P-2
B-1
B-2
P-1
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R-5
I-2
B-2
BMX-3
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P-2
P-2
BMX-3
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IMX-1
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P-2
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F-1
P-1
P-2
I-2
I-3
PUBLIC USE
P-2
R-10
P-2
R-7.5
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BMX-3
AMX-2
A-2
BMX-3
P-2
P-2
AMX-2


Tripler Army Medical Center
Fort Shafter
HCC
Honolulu Harbor
Punchbowl
2 miles
N

Neighborhood Guidance:









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

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.

Thomas Square Academy of Arts Special District (por., Land Use Ordinance): Protects the historic Thomas Square Park and Honolulu Museum of Art district with open sightlines and other design controls.

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.***

Kalihi-Pālama Action Plan (DPP 2004): Envisions improving O’ahu’s “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.***

Place Type Topics:

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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



Improve day-to-evening uses for Downtown residents

Council District VI

Councilmember: Tyler Dos Santos-Tam

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Focus Area Themes in the Proposed Plan:

- 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



Halewai`olu Senior Residences will help to revitalize River Street
Image: WRNS Studio

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:

- 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



Iwilei will experience significant redevelopment centered on rail transit

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:

- 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



"Missing Middle" housing is no more than four stories

New Chapter Topics:

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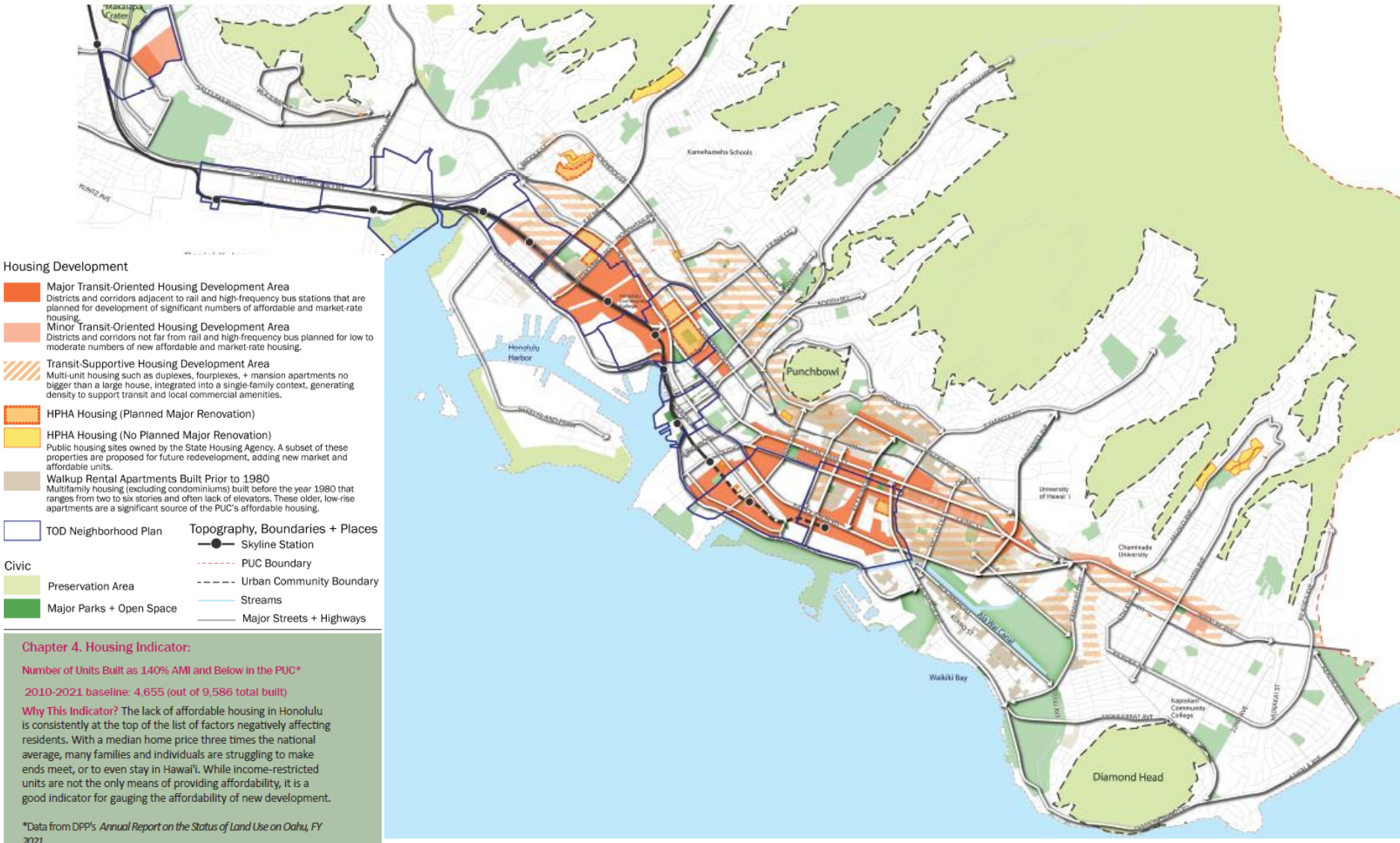
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Proposed Plan Highlight: Housing Framework, East



Chapter 4. Housing Indicator:

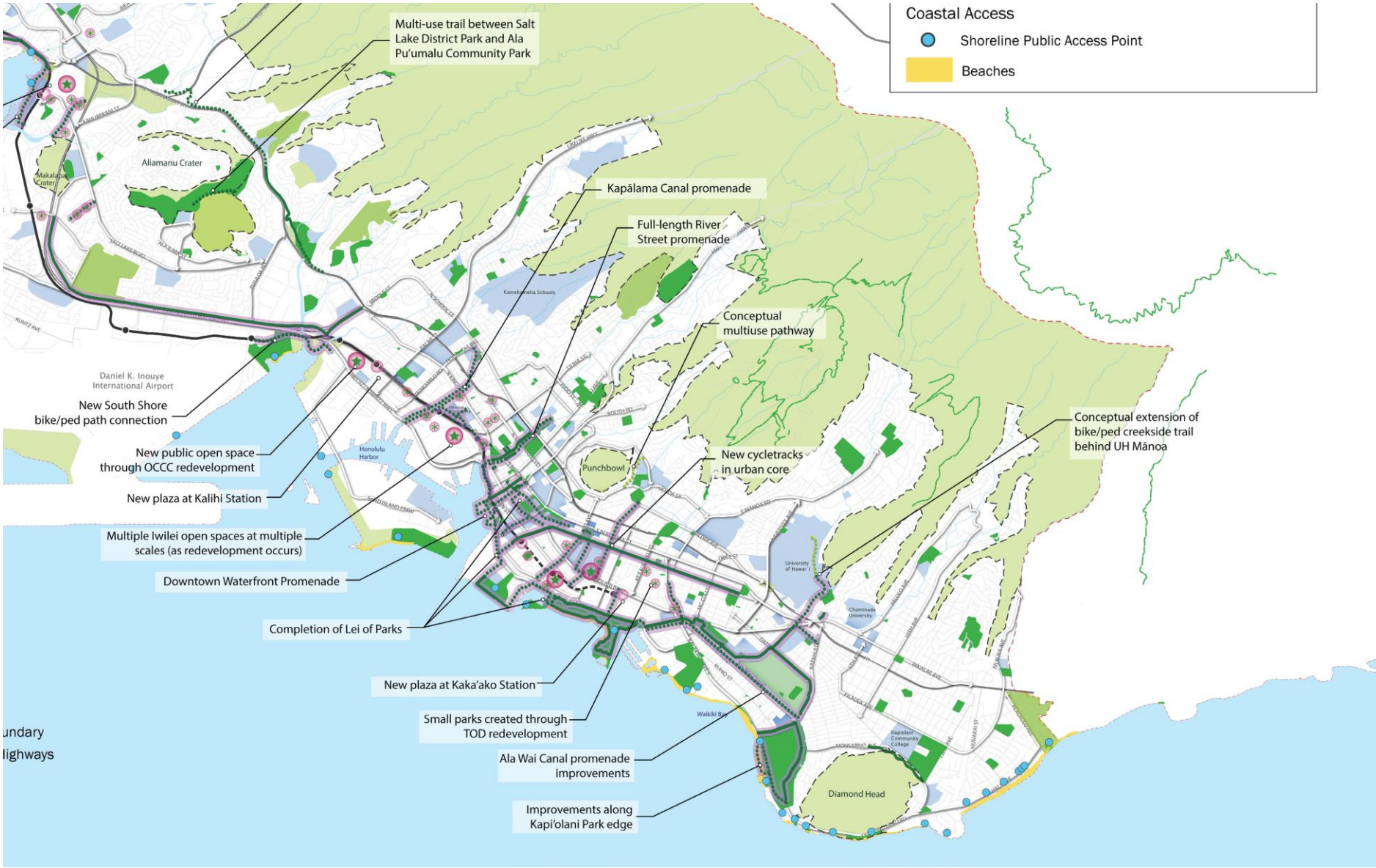
Number of Units Built as 140% AMI and Below in the PUC*

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: Parks + Open Space, East



New Chapter Topics:

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Figure 5.2: Parks + Open Space Network, East 181

Figure 6.1: Mobility Framework, West 206

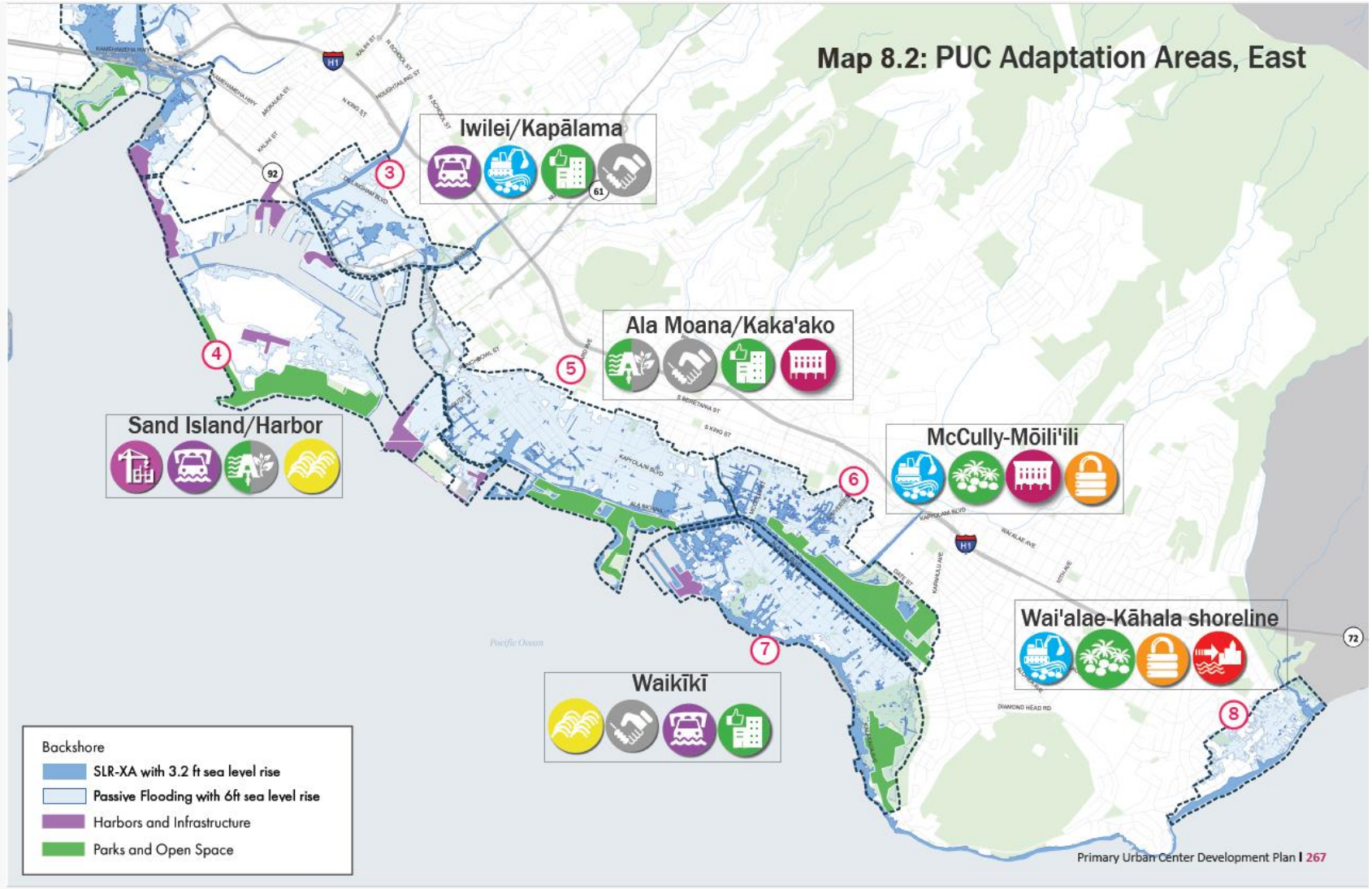
Figure 6.2: Mobility Framework, East 207

Figure 7.1: Composite Social Determinants of Health Map, West 226

Figure 7.2: Composite Social Determinants of Health Map, East 227

Figure 7.3: SDH Map with Sea Level Rise Overlay 238

Proposed Plan Highlight: Adaptation Areas, East



PRIMARY URBAN CENTER DEVELOPMENT PLAN

Primary Urban Center Development Plan Update

Mahalo

HONOLULU Planning & Permitting

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



Special Districts/Special Area Plans :

Also:

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

Hawaiʻi 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 Nuʻuanu Stream Corridors and Improve Sun Yat-sen and Aʻala parks.***