



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
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MEMORANDUM

DATE: October 17, 2024

TO: Pearlene Sotelo
Clerk, Committee on Planning and the Economy

FROM: Esther Kia'āina, Chair *ek*
Committee on Planning and the Economy

SUBJECT: Response to Council Communication 261 (2024) from
Council Chair Tommy Waters, relating to Proposed Amendments to
Bill 24 (2024), the Primary Urban Center Development Plan.

Attached for consideration by the Committee on Planning and the Economy are my proposed recommendations regarding the amendments to Bill 24 (2024), relating to the Primary Urban Center Development Plan, offered by Council Chair Tommy Waters in Council Communication 261 (2024).

Attachment:

Chair of the Committee on Planning and the Economy's Responses to Council Communication 261 (2024) from Council Chair Tommy Waters.

COUNCIL COM. 265
P&E

AMENDMENT FORM
Bill 24 (2024)
PRIMARY URBAN CENTER DEVELOPMENT PLAN

TOTAL PAGES: 5

DATE: October 16, 2024

COUNCILMEMBER: Tommy Waters

Item No.	Bill or PUC DP	ROH or PUC DP Section, Exhibit, or Figure, and Title	Page No.	Amendment Description	Amendment Text (in Ramseyer Format)	Comments or Clarification	P&E Committee Chair's Recommendation
1	PUC DP	Figure 2.3 Land Use/Place Types Map, East PUC	44	Amend the Figure 2.3 map	Amend the Figure 2.3 map to amend the place type for the parcels that compose Kāhala Mall from the Town Corridor/Center place type to the Near-Town Corridor/Center Medium place type.	Maintain the neighborhood retail character along the Wai'alaie Avenue corridor.	Accept.
2	PUC DP	Figure 2.3 Land Use/Place Types Map, East PUC	44	Amend the Figure 2.3 map	Amend the Figure 2.3 map to amend the place type for the parcels immediately across Kāhala Mall, immediately mauka of Wai'alaie Avenue (inclusive of Kāhala Towers) from the Near-Town Corridor/Center Medium place type to the Near-Town Corridor-Center Low place type.	Maintain the neighborhood retail character along the Wai'alaie Avenue corridor.	Accept.
3	PUC DP	Figure 2.3 Land Use/Place Types Map, East PUC	44	Amend the Figure 2.3 map	Amend the Figure 2.3 map to amend the place type for the Times Supermarket parcel located immediately makai of Wai'alaie Avenue from the Near-Town Corridor/Center Medium place type to the Near-Town Corridor-Center Low place type.	Maintain the neighborhood retail character along the Wai'alaie Avenue corridor.	Accept.
4	PUC DP	Figure 2.3 Land Use/Place Types Map, East PUC	44	Amend the Figure 2.3 map	Amend the Figure 2.3 map to amend the place type for the parcels mauka of Wai'alaie Avenue, east of Kilauea Street up to Malia Street from the Near-Town Corridor/Center Medium place type to the Near-Town Corridor-Center Low place type.	Maintain the neighborhood retail character along the Wai'alaie Avenue corridor.	Accept.
5	PUC DP	Figure 2.3 Land Use/Place Types Map, East PUC	44	Amend the Figure 2.3 map	Amend the Figure 2.3 map to amend the place type for the parcels along Kapahulu Avenue mauka of Date Street from the Near-Town Corridor-Center Medium place type to the Near-Town Corridor-Center Low place type.	Ensure that the portion of the Kapahulu Avenue corridor mauka of Date Street is consistent with the rest of the Kapahulu Avenue corridor makai of Date Street, and to keep Kaimukī Kaimukī.	Accept.
6	PUC DP	Figure 2.3 Land Use/Place Types Map, East PUC	44	Amend the Figure 2.3 map	Amend the Figure 2.3 map to amend the place type for the area ewa of Kapahulu Avenue, mauka of Date Street, and Diamond Head of Kaimukī High School from the Town Neighborhood Medium place type to the Town Neighborhood Low place type.	Ensure that the area ewa of the Kapahulu Avenue corridor is consistent with the area Diamond Head of the Kapahulu Avenue corridor, and to keep Kaimukī Kaimukī.	Accept.

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7	PUC DP	Figure 2.3 Land Use/Place Types Map, East PUC	44	Amend the Figure 2.3 map	Amend the Figure 2.3 map to amend the place type for the area Diamond Head of Kapahulu Avenue, Mauka of Brokaw Street, and makai of the H-1 from the Town Neighborhood Low place type to the Near Town Neighborhood place type.	Recommended by the DPP and the Planning Commission in response to written testimony to the Planning Commission from Neighborhood Board No. 5 (Diamond Head/Kapahulu/St. Louis Heights).	Accept.
8	PUC DP	Figure 2.3 Land Use/Place Types Map, East PUC	44	Amend the Figure 2.3 map	Amend the Figure 2.3 map to amend the place type for the area mauka of Wai'alaie Avenue and the H-1 Freeway (at the base of Palolo Valley) from 11th Avenue to Kapahulu Avenue, from the Town Neighborhood-Medium place type to the Near Town Corridor/Center Medium place type.	Ensure that the area mauka of Wai'alaie Avenue and the H-1 Freeway (at the base of Palolo Valley) from 11th Avenue to Kapahulu Avenue is consistent with place type of the surrounding area.	Accept.
9	PUC DP	Figure 2.3 Land Use/Place Types Map, East PUC	44	Amend the Figure 2.3 map	Amend the Figure 2.3 map to redesignate the zoning lots with street frontage immediately mauka of Kūhiō Avenue, from Kuamo'o Street to Paoakalani Avenue, as the Resort District (instead of urban corridor/center).	There are several nonconforming use hotels and condominiums with transient vacation units immediately mauka of Kūhiō Avenue that are appropriate for a Resort designation, and would allow for upzoning to the Resort Mixed Use Precinct of the Waikiki Special District.	Accept.
10	PUC DP	Significant Public Views legend that appears next to Figure 2.4.	74	Amend the Significant Public Views legend	In the Significant Public Views legend, under Panoramic Views: Preserve through height limits, bulk/envelope restrictions, dimensional standards – Add "21. from Maunalani Community Park toward Diamond Head and Maunalua Bay."	Add a significant panoramic view to preserve key views toward the ocean and the iconic Diamond Head. Recommended by the DPP and the Planning Commission in response to my written testimony to the Planning Commission.	Accept.
11	PUC DP	Significant Public Views legend that appears next to Figure 2.4.	74	Amend the Significant Public Views legend	In the Significant Public Views legend, under Panoramic Views: Preserve through height limits, bulk/envelope restrictions, dimensional standards – Add "22. from Kāhala Community Park toward Diamond Head."	Add a significant panoramic view to preserve key views toward the iconic Diamond Head. Recommended by the DPP and the Planning Commission in response to my written testimony to the Planning Commission.	Accept.

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12	PUC DP	Figure 2.5 Significant Public Views, East	75	Amend the Figure 2.5 map	Add significant panoramic public views from the Maunalani Community Park toward Diamond Head and Maunalua Bay by: 1. Adding Maunalani Community park to the Figure 2.5 views map; 2. Adding a view cone from Maunalani Community Park with a sweep from Diamond Head to Maunalua Bay to the Figure 2.5 views map; 3. Label Maunalua Bay on the Figure 2.5 views map; and	Add a significant panoramic view to preserve key views toward the ocean and the iconic Diamond Head. Recommended by the DPP and the Planning Commission in response to my written testimony to the Planning Commission.	Accept.
13	PUC DP	Figure 2.5 Significant Public Views, East	75	Amend the Figure 2.5 map	Add significant panoramic public views from Kāhala Community Park toward Diamond Head by adding a view cone from the center of Kāhala Community Park with a sweep across Diamond Head.	Add a significant panoramic view to preserve key views toward the iconic Diamond Head. Recommended by the DPP and the Planning Commission in response to my written testimony to the Planning Commission.	Accept.
14	PUC DP	Focus Areas: East PUC: Waikīkī	82	Amend vision text for Waikīkī focus area.	Waikīkī balances two contrasting but mutually supportive uses. The resort area is a major economic center of the PUC, providing employment, industry, and a constant influx of street-level activity. The apartment residential area (generally mauka of Kūhiō Avenue[]), <u>except for the area with street frontage immediately mauka of Kūhiō Avenue, from Kuamo'o Street to Paoakalani Avenue</u> , is a lively residential neighborhood, home to many long-time and new residents. The edges where these two places meet and complement one another are the urban corridors of Ala Moana Boulevard and Kūhiō Avenue; Both <u>both</u> corridors offer services, entertainment, dining, and retail uses that cater to residents and visitors. Waikīkī remains a primary economic engine for the City and State and accordingly continues to attract new development and redevelopment, even as the area must adapt to the effects of climate change. Over time, the area's resort area will continue to evolve – redeveloping older buildings, reinforcing infrastructure and adapting structures with resilient design measures, improving pedestrian orientation, and maintaining high levels of street-frontage activity and interest. The <u>apartment</u> residential neighborhood [mauka of Kūhiō Avenue] is expected to continue a transition to mid-and-higher density redevelopment, while still retaining some smaller low-rise and walk-up buildings that lend the residential neighborhood its character. Neighborhood serving commercial uses on the mauka side of Kūhiō Avenue should be considered for Seaside Avenue. The street already has commercial uses at the intersection with Kūhiō Avenue, is about one-quarter mile in length, and is located in the approximate center of the high-density Apartment Precinct, placing it within convenient walking distance for many residents of this area. Extension of limited commercial uses further along the street would not only put services within closer reach of residents, but also help create a more relaxed neighborhood-focused "center" for Waikīkī.	To be consistent with the place type amendments in the Waikīkī focus area.	Accept.
15	PUC DP	Focus Areas: East PUC: Waikīkī	83	Amend inset close-up of Figure 2.3.	Amend inset close-up of Figure 2.3 (Land Uses/Place Type map, East PUC) to redesignate the zoning lots with street frontage immediately mauka of Kūhiō Avenue, from Kuamo'o Street to Paoakalani Avenue, as the Resort District (instead of urban corridor/center).	To be consistent with the place type amendments in the Waikīkī focus area.	Accept.
16	PUC DP	Focus Areas: East PUC: Waikīkī	83	Amend the resort key place type for the Waikiki focus area.	Resort (High-intensity resort and retail, generally makai of Kūhiō Avenue[→] <u>and zoning lots with street frontage immediately mauka of Kūhiō Avenue, from Kuamo'o Street to Paoakalani Avenue.</u>)	To be consistent with the place type amendments in the Waikīkī focus area.	Accept.

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17	PUC DP	Focus Areas: East PUC: Main Streets Wai'alaie Avenue	100	Amend the vision for the Wai'alaie Avenue focus area.	Wai'alaie will be enhanced as a neighborhood-scale, mixed-use main street, characterized by community-serving retail and services. Active storefronts located at or near the sidewalk ensure pedestrian activity and support multifamily residential nearby. The areas along Wai'alaie Avenue should gradually infill with primarily-attached <u>low</u> multi-story [mid-rise] buildings and some house-form buildings. Neighborhoods immediately adjacent to the corridor may add context-appropriate "missing middle" housing types. [Mid-rise] <u>Low-rise</u> residential and commercial uses will increase intensity moderately along commercial portions of Wai'alaie Avenue approaching Kapi'olani Boulevard. On the opposite end of Wai'alaie Avenue, Kāhala Mall and surrounding commercial properties may evolve over a long period of time to incorporate a mix of [medium-scaled] <u>low-scaled</u> uses. Overall, this business district and the corridor itself should remain as a mixed-use shopping, dining, and services hub surrounded by residential areas where neighbors can walk to stores and daily errands, interacting with others frequently.	To be consistent with the place type amendments in the Wai'alaie Avenue focus area.	Accept.
18		Focus Areas: East PUC: Main Streets Wai'alaie Avenue	101	Amend the Key Place Types for Wai'alaie Avenue.	Near Town Corridor/Center-Medium (Medium intensity mix <u>mauka of Wai'alaie Avenue and the H-1 Freeway at the base of Palolo Valley from 11th Avenue to Kapahulu Avenue; and at Kāhala Mall, not shown on map.</u>) Near Town Corridor/Center-Low (Low intensity parcels across from Kāhala Mall, immediately mauka of Wai'alaie Avenue; the Times Supermarket parcel located immediately makai of Wai'alaie Avenue; and mauka of Wai'alaie Avenue, east of Kilauea Street, up to Malia Street, not shown on map.) Town Neighborhood- Low (low multi-story residential on Diamond Head side of Wai'alaie Avenue. Town Neighborhood-Medium (mid-intensity residential in areas of corridor approaching Kapi'olani Boulevard.) Near Town Neighborhood (lower-density residential neighborhood.)	To be consistent with the place type amendments in the Wai'alaie Avenue focus area.	Accept.
19		Focus Areas: East PUC: Main Streets Wai'alaie Avenue	101	Amend inset close-up of Figure 2.3.	Amend inset close-up of Figure 2.3 (Land Uses/Place Type map, East PUC) to reflect Near Town Corridor/Center Low (instead of Near-Town Corridor/Center Medium) along the Kapahulu Avenue corridor mauka of Date Street, and Town Neighborhood Low (instead of Town Neighborhood Medium) in the area ewa of Kapahulu Avenue, mauka of Date Street, and Diamond Head of Kaimukī High School. Also to reflect Near Town Corridor/Center Medium (instead of Town Neighborhood-Medium) mauka of Wai'alaie Avenue and the H-1 Freeway (at the base of Palolo Valley) from 11th Avenue to Kapahulu Avenue.	To be consistent with the place type amendments in the Wai'alaie Avenue focus area.	Accept.
20		Focus Areas: East PUC: Main Streets Kapahulu Avenue	104	Amend the vision for the Kapahulu Avenue focus area.	Kapahulu Avenue will continue to be improved as a neighborhood-scale, commercial corridor with neighborhood-serving retail and services and active storefronts located at or near the sidewalk. The short-term focus should be on buffering the spaces between buildings and cars, creating a more welcoming space for public strolling and socializing, and curbing fast moving traffic. Gradually over the long-term, the corridor and supporting residential blocks will evolve, growing up to [six] <u>three stories and occasionally four stories</u> at key nodes, with attached low multi-story buildings and some house-form buildings. Blocks immediately on either side of Kapahulu Avenue will redevelop to more mixed-density residential over time, however, further distanced blocks will continue to be made up of both single-unit and multi-unit house-sized buildings.	To be consistent with the place type amendments in the Kapahulu Avenue focus area.	Accept.
21		Focus Areas: East PUC: Main Streets Kapahulu Avenue	105	Amend the Key Place Types for Kapahulu Avenue.	Near Town [Corridor/Center-Medium] Corridor/Center-Low (low multi-story mixed use fronting on Kapahulu [Ave.->] Avenue.) [Town Neighborhood-Medium] (mid-intensity residential and other missing middle types in neighborhoods adjacent to Kapahulu Avenue.->) Town Neighborhood-Low (lower-density and missing middle residential[>-]) <u>in neighborhoods adjacent to Kapahulu Avenue.</u> Near Town Neighborhood (lower-density residential neighborhood.)	To be consistent with the place type amendments in the Kapahulu Avenue focus area.	Accept.

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22		Focus Areas: East PUC: Main Streets Kapahulu Avenue	105	Amend inset close-up of Figure 2.3	Amend inset close-up of Figure 2.3 (Land Uses/Place Type map, East PUC) to reflect Near-Town Corridor/Center Low (instead of Near-Town Corridor/Center Medium) along the Kapahulu Avenue corridor mauka of Date Street, and Town Neighborhood Low (instead of Town Neighborhood Medium) in the area ewa of Kapahulu Avenue, mauka of Date Street, and Diamond Head of Kaimukī High School.	To be consistent with the place type amendments in the Kapahulu Avenue focus area.	Accept.