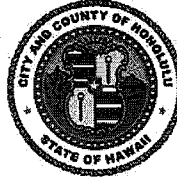


DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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October 21, 2024

The Honorable Esther Kia'āina, Chair
and Members
Committee on Planning and the Economy
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Kia'āina and Councilmembers:

SUBJECT: Bill 24 (2024) Revised Primary Urban Center Development Plan

The Department of Planning and Permitting (DPP) submits our comments and proposed amended language where applicable in response to the proposed amendments in Council Communications CC-248 (24) – Councilmember Esther Kia'āina and CC-261 (24) – Chair Tommy Waters, regarding Bill 24 (2024), the Revised Primary Urban Center Development Plan (“PUC DP” or “Plan”).

The PUC DP is one of eight development plans required by the City Charter to realize appropriate and orderly growth on O'ahu. The City Charter states in Section 6-1507 on 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 PUC DP also supports the policies of the O'ahu General Plan (OGP) and its directed growth polices in support of providing for the island's population while respecting the island's finite natural resources and sustainability goals. The OGP states:

The Honorable Esther Kia'āina, Chair
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Population, Objective B

“To establish a pattern of population distribution that will allow the people of O’ahu to live, work and play in harmony”; and

Policy 1

Facilitate the full development of the primary urban center through higher-density redevelopment and the provision of adequate infrastructure.

In addition to comments submitted in the attached tables addressing proposed changes in Council Communications CC-248 (24) – Councilmember Kia'āina, and CC-261 (24) – Chair Waters, the DPP offers the following general comments.

1. CC-248 (24) – Councilmember Kia'āina
 - a. The DPP is supportive of the proposed changes that greatly strengthen the language on individual and community preparedness, and enhanced planning functions and processes for resilience to natural and manmade disasters. The proposed language brings these issues into focus for the PUC DP at an appropriate level and scale to the rest of the document.
 - b. The DPP cautions that per the Department of Emergency Management (DEM) Acting Director (email communication in the course of business), the language regarding Resilience Hubs participating in post-disaster aid should be made broader. This is because various community initiatives and programs promoted at the City and State levels may serve in this same space and Resilience Hubs programs in this regard are not adequately defined at this time from the standpoint of DEM. The DEM Acting Director and the Director of the City's Office of Climate Change, Sustainability and Resiliency (CCSR) are copied on this communication in the event that they would like to provide further comment.
 - c. The DPP is supportive of the addition of fire safety and preparedness topics. Craig Uchimura, Assistant Fire Chief of Support Services, with the Honolulu Fire Department (HFD) is copied on this email in the event that the HFD wishes to provide further comment.

2. CC-258 (24) – Councilmember Cordero
 - a. The DPP is supportive of the proposed changes that clarify the vision for the former Kamehameha Drive-in property, the 'Aiea Sugar Mill site, and 'Aiea town.
 - b. The DPP is supportive of the proposed language that strengthens the policy support for protecting Native Hawaiian cultural, historic, and pre-contact sites and monuments.

3. CC-261 (24) – Chair Waters
 - a. The DPP is supportive of limited proposed changes, including the addition of new significant panoramic views and some language notated on the attached table.
 - b. The DPP continues to have concerns regarding proposed amendments that would effectively bring the general development patterns in the eastern portion of the PUC (i.e., Wai'ālae-Kāhala, Kapahulu, and Diamond Head) below current zoning entitlements. These amendments were initially brought to the attention of the Planning Commission (PC) in written testimony from Chair Waters, dated November 9, 2023. By request of the PC, the DPP provided its responses to these proposed amendments in its March 15, 2024 memo to the PC.

The DPP stands by its testimony to the PC, and it should be noted that the PC, in its transmittal to the City Council, recommended approval of the PUC DP with three amendments: 1) redesignate the area diamond head of Kapahulu Avenue, mauka of Brokaw Street, and makai of the H-1 from Town Neighborhood Low to Near Town Neighborhood, as recommended by the DPP; 2) add a significant panoramic public view from Maunalani Community Park within the Wilhelmina Rise neighborhood towards Diamond Head and Maunalua Bay; and 3) add a significant panoramic public view from the center of Kāhala Community Park towards Diamond Head. For ease of reference, the DPP's testimony to the PC on these proposed changes are duplicated in the attached table, and our responses to new proposed amendments are also included.

The DPP acknowledges that the currently as-built conditions of many of the subject properties referenced in CC-261 would comport with the proposed changes in CC-261. However, it should be emphasized that the existing zoning entitlements generally support the proposed Bill 24 (2024) and the directed growth guidance in the OGP. The Place Types in the PUC DP provide a general sense of building form, character, and height, and do not have a one-for-one relationship with the zoning code. They do, however, reflect the City's growth policy to facilitate the full development of the PUC, first to areas in our transit-oriented development neighborhoods, and secondly, to areas that are on existing transit-served commercial corridors at appropriate levels. The DPP does not support establishing policy that conflicts with the overarching OGP and with existing zoning that is in place in the eastern fringe of the PUC.

- c. Although the DPP respects Council's role and understands its decision making authority on the content of the Plan, the DPP does not support any consequential land use changes brought outside of the DPP's much longer public plan development process (the Plan has been in development since 2018), and that are counter to the OGP provisions and the PC's recommendations without robust justification.

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Should you have any questions, please contact me at (808) 768-8000, or
Dina Wong, Planning Division Chief, at (808) 768-8053.

Very truly yours,



Dawn Takeuchi Apuna
Director

Attachments

cc: Jennifer Walter, Acting Director, DEM
Ben Sullivan, Executive Director, CCSR
Craig Uchimura, Assistant Fire Chief of Support Services, HFD

APPROVED:



for

Michael D. Formby, Managing Director
Office of the Managing Director


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

TOTAL PAGES: 7

DATE: October 16, 2024

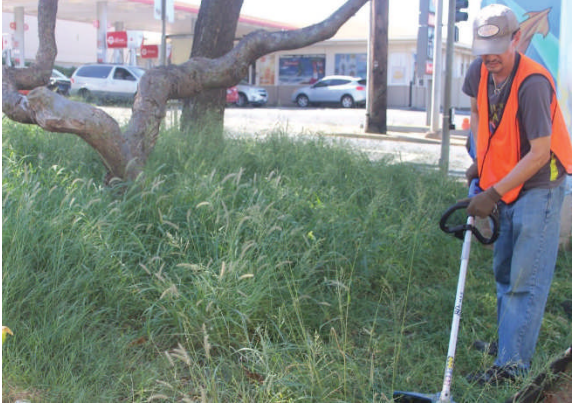

COUNCILMEMBER: Esther Kia'āina

Item No.	Bill or PUC DP	ROH or PUC DP Section, Exhibit, or Figure, and Title	Amendment Description	Amendment Text (in Ramseyer Format)	Comments or Clarification	DPP Comments
1	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 Policy HC-3.1 Pg.218	Amend Policy HC-3.1 title.	Policy HC-3.1: Improve civic engagement in the planning process [through increased] and <u>increased</u> community- focused initiatives.	Policy language broadened to accommodate moving the Priority Action supporting Resilience Hubs to this location in the plan.	Support
2	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 Policy HC-3.3 Pg.218	Amend Policy HC-3.3 title.	Policy HC-3.3 Increase [community resilience and] disaster preparedness[.] <u>in the community.</u>	Separate and highlight disaster preparedness and readiness in the community. This policy reorganizes existing, and adds new, language emphasizing planning for disaster events at the individual and neighborhood scale.	Support
3	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 New Policy HC-3.4 Pg.218	Add new Policy HC-3.4 title.	<u>Policy HC-3.4: Increase community resilience to climate-based hazards.</u>	Climate based hazards include those stemming from increased heat and drought, severe weather events, and increased flooding hazards. This policy reorganizes existing, and adds new, language emphasizing best practices for long-term resilience planning.	Support
4	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 Policy HC-3.1 Pg.235	Amend Policy HC-3.1 title.	Policy HC-3.1: Improve civic engagement in the planning process [through increased] and <u>increase</u> community- focused initiatives.	Policy language broadened to accommodate moving the Priority Action supporting Resilience Hubs to this location in the plan.	Support



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5	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 Policy HC-3.1 Pg.235	Amend Policy HC-3.1 description.	Communities are strengthened when residents are empowered to take action, be it formally working through Neighborhood Boards or Commissions or informally through neighborhood groups, [local] community organizations, and [religious/educational] faith-based or educational institutions. Greater civic participation in planning processes and daily [government operations] community functions creates community-driven outcomes. The City seeks to continually expand and improve modes of public outreach to empower all community members with the tools and resources necessary to work collaboratively on goals large and small that benefit the community.	Revise policy description for better consistency with additional Priority Action.	Support
6	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 Policy HC-3.1 Pg.235	Add Policy HC-3.1 Priority Action Two for Community Resilience Hubs.	Community Resilience Hubs. Support establishment of <u>Community-led Resilience Hubs defined by and for communities that can serve as trusted gathering spaces that connect residents and serve their immediate or surrounding neighborhoods. Their functions may vary depending on a community's needs while operating in a non-emergency (blue skies) capacity that can provide services and community benefits year round.</u> <u>Partners: Community Partners, CERT (Community Emergency Response Teams), Neighborhood Boards, CCSR, CSD.</u>	Priority Action supporting Resilience Hubs in Chapter 11, PS-2.2 was removed. A new Priority Action supporting Resilience Hubs is added Policy HC-3.1.	Support
7	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 Policy HC-3.1 Pg.235	Add new bullet point under "Other Actions."	<ul style="list-style-type: none"> Encourage engagement and civic participation through the <u>Neighborhood Board system.</u> 	Include mention of the NB system to increase participation in civic engagement and the planning process, consistent with the policy description.	Support
8	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 Policy HC-3.1 Pg.235	Delete existing photo and caption, and add new photo and caption.	Add new photo. Caption: <u>Volunteers lend a hand at a canal clean up (Source: DFM)</u>	Replace one of two photos of city-led public engagement with a photo of community action to better reflect revised policy language.	Support Suggested image: 
9	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 Policy HC-3.3 Pg.237	Amend Policy HC-3.3 title.	Policy HC-3.3 Increase [community resilience and] disaster preparedness[.] <u>in the community.</u>		Support

Item No.	Bill or PUC DP	ROH or PUC DP Section, Exhibit, or Figure, and Title	Amendment Description	Amendment Text (in Ramseyer Format)	Comments or Clarification	DPP Comments
10	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 Policy HC-3.3 Pg.237	Amend Policy HC-3.3 description	Awareness and preparedness for <u>major</u> disaster events from [infrequent natural] disasters such as <u>wildfires</u> , hurricanes [or] , tsunamis [to] , and more common, <u>but still potentially dangerous</u> episodic events such as storm- driven flooding or heat waves, is a key component [to] <u>in being</u> a resilient island community. [With global climate change driving well-documented sea level rise and a host of new weather patterns, turning new attention to where we build, how we build, and what actions we take to improve safety and minimize damaging losses is only growing more urgent.] This policy supports [a closer link between preparedness planning and land use planning, as well as] <u>boosting community education and available resources</u> [for the community to become better prepared for disaster events. One way community members can engage with local preparedness is through training programs such the Community Emergency Response Team (CERT) program offered through the Department of Emergency Management or other offerings from expert non-profit groups. Other ways to engage include raising preparedness as a topic through the Neighborhood Board system, neighborhood watch groups, civic clubs, or by providing input through the Citizen Advisory Commission on Emergency Management. Neighborhood groups may wish to pursue working with the City’s Resilience Office to establish local Resilience Hubs to meet specific community goals and needs.	Amend Policy HC-3.3 descriptor text to focus on community-based preparedness. Stricken text is moved to Policy PS-2.1 in Chapter 11.	Support
11	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 Policy HC-3.3 Pg.237	Move Policy HC-3.3 Priority Action Three to Priority Action One and amend text.	[Funding for climate adaptation/mitigation. Work with all levels of government to fund development and implementation of area adaptation plans and infrastructure specific climate adaptation and mitigation plans.] Empower residents with tools and resources for preparedness. As an island community, it is especially important to emphasize preparedness at the local level through <u>education materials, outreach, resources, training, and support for individuals and community based organizations to strengthen preparedness and disaster response.</u> <u>Partners: Community groups, CERT (Community Emergency Response Teams), Neighborhood Boards, DEM, HFD, OCCSR</u>	Moved Priority Action three to the top; Moved and modified descriptor text from Policy PS-2.2 (Chapter 11).	Support

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12	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 Policy HC-3.3 Pg.237	Replace Policy HC-3.3 Priority Action Two with a new Priority Action Two.	<p>[Integrate hazards and disaster planning more closely with other planning functions. Collaborate across agencies to include or strengthen pre and post disaster planning best practices into community-level planning documents.]</p> <p>Establish Resilience Hubs. Support establishment of Resilience Hubs defined by and for local communities that can support local resident needs and coordinate resource distribution and services during disaster response and recovery. Resilience hubs can also provide other services and community benefits year-round.</p> <p>Partners: Community groups, CERT (Community Emergency Response Teams), Neighborhood Boards, OCCSR, DEM, EMS, HFD, HESD</p>	New Priority HC-3.3 Priority Action two was moved from Policy PS-2.2 (Chapter 11), and stricken language was moved to Chapter 11.	<p>Comments:</p> <p>The DPP is supportive of the goal of community-based disaster response functions. However, the DPP would like to raise the concerns of the Department of Emergency Management's position that the Resilience Hubs concept/program as it currently exists lacks sufficient detail and may overlap or conflict with other efforts at the City and State level for on the ground disaster response. The DPP is sharing the proposed text with the DEM in case they would like to comment in testimony. The DPP encourages resolution of the preferred text with DEM to support its core agency functions, along the lines of the following or as mutually agreed:</p> <p><u>Increase Partnerships with Community Organizations.</u> <u>Building the capacity of established service providers to deliver preparedness programs and cultivate local resilience networks in the communities they already serve will expand and diversify the reach of existing programs, particularly to vulnerable populations.</u> <u>Increasing collaboration with community organizations on preparedness efforts will result in strong partnerships that can also be leveraged during disaster response to help identify local resident needs and coordinate resources during response and recovery.</u></p>
13	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 Policy HC-3.3 Pg.237	Former Priority Action Three was moved to Priority Action One. Add new Policy HC-3.3 Priority Action Three.	<p>[Empower residents with tools and resources for preparedness. Work to implement pilot community resilience hubs and increase available preparedness programs, tools, and resources.]</p> <p>Increase community fire preparedness and fire risk mitigation. Support programs and initiatives that create a culture of wildfire awareness including weather risk monitoring, evacuation planning, creating defensible space around structures (clearing dry brush and vegetation), and looking out for one's neighbors.</p> <p>Partners: Community groups, CERT (Community Emergency Response Teams), Neighborhood Boards, HFD, DEM, OCCSR</p>	Old language was modified and moved to Priority Action One. New Priority Action Three is new content that addresses fire mitigation and preparedness.	Support

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14	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 Policy HC-3.3 Pg.237	Add new photo and caption.	Add photo of person wearing a safety vest and clearing overgrowth. Caption: <u>Clearing overgrowth is a best practice to manage fire risk and to reduce debris in the stormdrain system. (Source: DFM).</u>	Removed photo was retained on the following page for new HC-3.4 policy	<p style="text-align: center;">Support</p> <p>Suggested image:</p> 
15	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 Policy HC-3.3 Pg.237	Add new photo and caption.	Add photo of a fire truck. Caption: <u>A Honolulu Fire Department truck. (Source: HFD)</u>	Removed photo was retained on the following page for new HC-3.4 policy	<p style="text-align: center;">Support</p> <p>Suggested image:</p> 

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16	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 Policy HC-3.3 Pg.237	Delete Other Actions provisions.	[Other Actions: • Plan for upgrades to 'last resort' emergency shelters. • Create and regularly update a dedicated Multi-Hazard Pre-Disaster Mitigation Plan.]	Content topics covered in Chapter 11 PS-2.2.	Support
17	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 New Policy HC-3.4 Pg.238	Add a new page 238 to add a new Policy HC-3.4 title.	Policy [HC-3.3] HC-3.4 Increase community resilience [and disaster preparedness.] <u>to climate-based hazards.</u>	Revised (split) old Policy HC-3.3 into new Policy HC-3.3 and new Policy HC-3.4.	Support
18	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 New Policy HC-3.4 Pg.238	Add new Policy HC-3.4 description.	<u>Climate-based hazards include those stemming from increased heat and drought, severe weather events, and increased flooding hazards from both storm events and sea level rise. While heat waves, storm flooding, and fires may be familiar dangers, the severity and frequency of such hazards is increasing with climate change.</u> <u>Fortunately, the community has worked with the City's Office of Climate Change, Sustainability and Resiliency to prepare both a Climate Action Plan and the Climate Ready O'ahu Climate Adaptation Strategy. These Plans are consistent with and complementary to the O'ahu General Plan and the City's Development Plans and Sustainable Communities Plans with a dual focus on increasing resilience for our island community and addressing climate change at the root through practical steps.</u>	This policy has been simplified to support adequate funding for climate-based hazards and implementing the City's Climate Action Plan and Climate Ready O'ahu Climate Adaptation Plan.	Support
19	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 New Policy HC-3.4 Pg.238	Add new Policy HC-3.4 Priority Action One.	<u>Implement the community-led Climate Ready O'ahu Resilience Adaptation Strategy (CRO).</u> <u>Collaborate to address the key climate-based hazards identified by the CRO: increasing temperatures, rising sea levels, increasing precipitation, drought and wildfires, and hurricanes. Actions particularly relevant to the PUC include those related to heat abatement and managing flooding of all causes.</u> <u>Partners: Community groups, OCCSR, DPP, DEM, DTS, DFM, ENV, BWS, Other City and State partners</u>		Support

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20	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 New Policy HC-3.4 Pg.238	Add new Policy HC-3.4 Priority Action Two.	<u>Funding for climate-based hazards planning and new processes.</u> <u>Work with all levels of government to fund and include planning for climate-based hazards across city programs and agencies. Include robust community input on the benefits and trade-offs of adaptation strategies into the planning process for new initiatives. Invest in adaptation measures equitably for the benefit of the whole community.</u> <u>Partners: All City agencies</u>		Support
21	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 New Policy HC-3.4 Pg.238	Add new photo and caption.	Add photo. Caption: <u>A 2019 assessment on O’ahu showed elevated temperatures in many urban areas.</u>		<p style="text-align: center;">Support</p> <p>Existing plan image relocated:</p> 
22	PUC DP	Chapter 7 – Healthy Communities Goal HC-3 New Policy HC-3.4 Pg.238	Add new photo and caption.	Add photo depicting a flooding event in the Primary Urban Center. Caption: <u>"Blue sky" tidal flooding in Kalihi Kai. (Source: UH Sea Grant King Tides Project)</u>	Add one new photo that better illustrates policy and retained one photo from the previous page 237 (heat map of the PUC).	<p style="text-align: center;">Support</p> <p>Suggested image:</p>  <p>Comment: fix typo in caption <u>"Blue sky" tidal flooding in Kalihi Kai. (Source: UH Sea Grant King Tides Project)</u></p>

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23	PUC DP		Renumbering of pages.	With addition of a new page 238, subsequent pages are renumbered.		Support
24	PUC DP	Chapter 7 – Healthy Communities Links for More Information Pg.240	Add HFD contact information.	Honolulu Fire Department http://fire.honolulu.gov	Add the HFD website as a new resource to the "for more information see..." page at the end of the chapter.	Support
25	PUC DP		Delete blank page	[This page intentionally left blank]	With addition of one new page, previous "blank page" 240 no longer needed for chapter pagination.	Support
26	PUC DP	Chapter 11 – Civic Facilities + Services Goal PS-2 Policy PS-2.2 Pg.322	Amend Policy PS-2.2 title.	Policy PS-2.2: Strengthen [community disaster preparedness.] <u>pre- and post-disaster planning.</u>	The existing policy language on community disaster preparedness was moved to Chapter 7. Chapter 11 retains and supplements content on the City's emergency management plans.	Support
27	PUC DP	Chapter 11 – Civic Facilities + Services Goal PS-2 Policy PS-2.1 Pg.327	Amend Policy PS-2.1 to focus on agency-led actions.	Policy PS-2.1: Increase resilience to disruptive hazard events through coordinated effort.	No change to policy, but changes are proposed below for the Priority Actions. Divided Chapter 7 and Chapter 11 hazard mitigation and emergency management content into two broad categories. Mostly community-led actions (Chapter 7), Mostly City agency-led actions (Chapter 11). With the reorganization, Policy PS-21 will benefit from minor edits that emphasize its theme of integrated planning for hazards.	Support

28	PUC DP	Chapter 11 – Civic Facilities + Services Goal PS-2 Policy PS-2.1 Pg.327	Amend Policy PS-2.1 description.	Identification and holistic assessment of the PUC's hazard-vulnerable infrastructure will allow for better long-range planning and allocation of resources. Regular holistic assessments will also allow for coordinated planning efforts across city and state agencies to effectively manage and adapt infrastructure that is essential for the PUC's daily functioning. [Focusing on strong disaster preparedness at the community scale to protect lives and property, and improving] improving the resilience of infrastructure[,] can help to reduce impacts of and aid recovery from a disruptive hazard event.		Support
29	PUC DP	Chapter 11 – Civic Facilities + Services Goal PS-2 Policy PS-2.1 Pg.327	Amend Policy PS-2.1 Priority Action One.	[Improve pre-disaster planning and resilience.] <u>Practice integrated land use planning for hazard mitigation.</u> Improve holistic and watershed-based resilience planning for hazard-vulnerable coastal areas in the PUC, including Waikīkī [and] , the PUC's South Shore[,], and floodable inland areas. Coordinate across city and state agencies to effectively assess and respond to hazards vulnerabilities. Partners: DPP, OCCSR, BWS, DTS, ENV, DFM, State partners		Support
30	PUC DP	Chapter 11 – Civic Facilities + Services Goal PS-2 Policy PS-2.1 Pg.327	Amend Policy PS-2.1 Priority Action Three.	<u>Implement [a] the City's Climate Adaptation [Strategy.] Plans.</u> Incorporate priority actions from the City's [Climate Adaptation Strategy (CAS) into future updates to the City's Pre-Disaster Multi-Hazard Mitigation Plan for ongoing hazard mitigation planning that identifies and addresses] adaptation plans that identify and address top climate change hazards and their impacts[.] <u>on physical assets and infrastructure into long range capital improvement planning.</u> Partners: All City agencies		Support
31	PUC DP	Chapter 11 – Civic Facilities + Services Goal PS-2 Policy PS-2.2 Pg.328	Amend Policy PS-2.2 title.	Policy PS-2.2: Strengthen [community disaster preparedness.] <u>pre- and post-disaster planning.</u>	The existing policy language on community disaster preparedness was moved to Chapter 7. Chapter 11 retains and supplements content on the City's emergency management plans.	Support













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32	PUC DP	Chapter 11 – Civic Facilities + Services Goal PS-2 Policy PS-2.1 Pg.328	Amend Policy PS-2.2 description.	[Encouraging and supporting communities to build capacity for self-reliance in times of disaster is vital to recovery efforts for the PUC and beyond. As an island community that may be subject to disrupted supply chains or impassable roads in the event of an emergency, it is especially important to emphasize preparedness at the local level. Fostering communities that have the ability to build networks that can both prepare for and organize in the aftermath of disruptive hazards is critical for relief and recovery. Community resilience and preparedness in the PUC can be supported through initiatives that share information about natural hazards and critical resources at the neighborhood level.] <u>Citywide emergency management plans are developed by the Honolulu Department of Emergency Management (DEM) that coordinates critical response between city, state, and federal agencies for the public health and safety of the City during times of emergency and disaster. The DEM is further supported by the Office of Climate Change, Sustainability, and Resiliency (OCCSR) which works to coordinate citywide planning for resiliency in the face of climate change hazards through the development of policies and programs that support resilient infrastructure and communities, and through the planning participation of other infrastructure and public safety agencies. The DEM conforms to the local preparedness standards of FEMA in performing awareness, prevention, mitigation, preparedness, coordinated response and recovery and planning activities.</u>	This description revised to emphasize pre and post-disaster planning. Community preparedness topics were consolidated in Chapter 7, Healthy Communities. New policy descriptor was moved from the call out box.	Support
33	PUC DP	Chapter 11 – Civic Facilities + Services Goal PS-2 Policy PS-2.1 Pg.328	Delete Policy PS-2.2 Priority Action One.	[Resilience Hubs. Support establishment of Resilience Hubs defined by and for individual communities that can support local resident needs and coordinate resource distribution and services during disaster response and recovery. Resilience Hubs can also provide other services and community benefits year-round. Some hubs provides basic food and emergency medical supplies, while others serve as a physical gathering place and centralized location for coordinating aid and distributing essential goods and critical services to a larger area.]		Support
34	PUC DP	Chapter 11 – Civic Facilities + Services Goal PS-2 Policy PS-2.1 Pg.328	Add new Policy PS-2.2 Priority Action One.	<u>Integrate hazards and disaster planning more closely with other planning functions. Collaborate across agencies to include or strengthen pre-and post-disaster planning best practices into community-level planning documents. Look to the long-term when establishing guidelines for rebuilding damaged property and for identifying areas of future growth and change. Avoid or comprehensively address adaptation or mitigation in areas that are, or are projected to be, experiencing the greatest impacts. Put in place processes and procedures for rebuilding more resiliently after a catastrophic event.</u> Partners: OCCSR, DEM, EMS, HFD, HESC, <u>HPD</u> , Community partners		Support













Item No.	Bill or PUC DP	ROH or PUC DP Section, Exhibit, or Figure, and Title	Amendment Description	Amendment Text (in Ramseyer Format)	Comments or Clarification	DPP Comments
35	PUC DP	Chapter 11 – Civic Facilities + Services Goal PS-2 Policy PS-2.1 Pg.328	Amend Policy PS-2.2 Priority Action Two.	<i>Improve emergency management infrastructure.] and building codes.</i> Improve warning and alert systems[,] and physical shelters[– and regularly]. Regularly adopt progressive building codes to adequately prepare [new infrastructure] for natural disasters. Partners: DEM, OCCSR, DDC, DPP, State agencies		Support
36	PUC DP	Chapter 11 – Civic Facilities + Services Goal PS-2 Policy PS-2.1 Pg.328	Add new call out box text.	<u>Wildland Fires</u> <u>The devastating effects of the August 2023 wildfire on Maui that swept through Lahaina town has been a painful collective loss for Hawai'i. It has also been a collective shock that has mobilised action and increased awareness of the wildfire dangers throughout the state, exacerbated by increasing heat, drought, and extreme weather patterns. While wildfire risk may not be the first thing one thinks of in an urbanized area like the PUC, there are many regional neighborhoods that border upon vegetated natural areas in our ridges and in our valleys. In addition, in a densely urban area, fires of any cause may quickly spread from structure to structure given the right conditions. That is why it is important that the City's emergency management agencies, elected officials, community groups, and concerned citizens join together to take steps in increasing fire safety by raising awareness, training, and preparedness. In August 2023, Honolulu's Mayor Blangiardi ordered a review of O'ahu's fire risk, assets and capabilities, and needs for the ongoing task of fire preparedness.</u>	Add lessons learned from Lahaina, Maui. Previous call out box text was revised and moved to the Policy description.	Support, and suggested changes <u>Wildland Fires</u> <u>The devastating effects of the August 2023 wildfire on Maui that swept through Lahaina town has been a painful collective loss for Hawai'i. It has also been a collective shock that has mobilised action and increased awareness of the wildfire dangers throughout the state, exacerbated by increasing heat, drought, and extreme weather patterns. While wildfire risk may not be the first thing one thinks of in an urbanized area like the PUC, there are many regional neighborhoods that border upon vegetated natural areas in our ridges and in our valleys. In addition, in a densely urban area, fires of any cause may quickly spread from structure to structure given the right conditions. That is why it is important that the City's emergency management agencies, elected officials, community groups, and concerned citizens join together to take steps in increasing fire safety by raising awareness, training, and preparedness.</u> <u>In August 2023, Honolulu's Mayor Blangiardi ordered a review of O'ahu's fire risk, assets and capabilities, and needs for the ongoing task of fire preparedness.</u> <u>The Honolulu Fire Department is updating risk status for wildland fires on O'ahu and will be using these findings in future Community Wildfire Protection Plans. This effort will include assessments from other agencies and community partners as well such as issues faced by HECO, and working with the BWS on infrastructure needs in the wildland-urban interface.</u> Comment: This suggested change adds more detail to what the City is doing to increase preparedness planning.

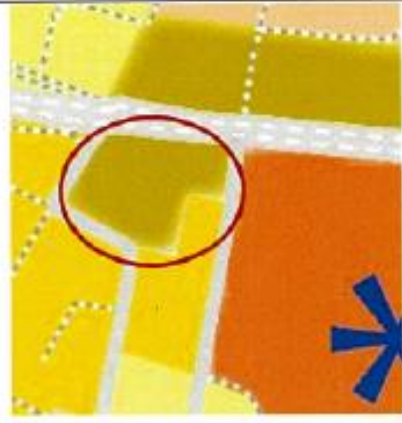



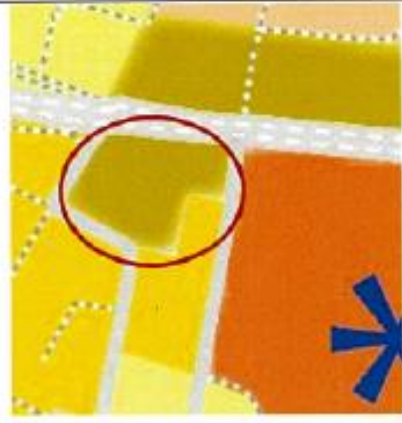



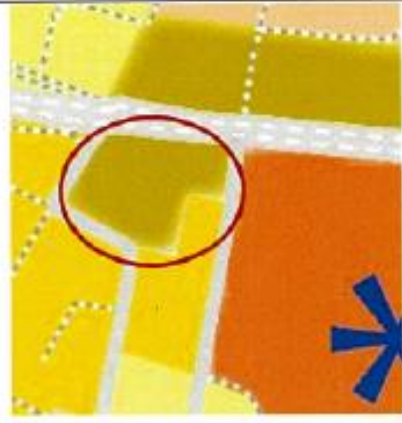



**ATTACHMENT 1
AMENDMENT
FORM Bill 24
(2024)
PRIMARY URBAN CENTER DEVELOPMENT
PLAN**

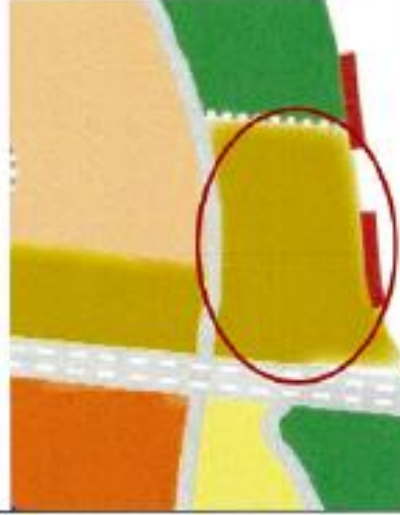



DATE: October 16, 2024













COUNCILMEMBER: Tommy Waters













Item No.	ROH or PUC DP Section, Exhibit, or Figure, and Title	Amendment Description	Amendment Text (in Ramseyer Format)	Chair Waters and DPP Comments or Clarification									
1	Figure 2.3 Land Use/Place Types Map, East PUC P.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.	<p>Chair Waters: Maintain the neighborhood retail character along the Wai'alaie Avenue corridor.</p> <p>DPP Response: Support Near-Town Corridor/Center Medium aligns to the existing pattern and (conservatively) to zoning.</p> <table border="1" data-bbox="1690 828 2909 1568"> <thead> <tr> <th data-bbox="1690 828 2101 973">Proposed Plan</th> <th data-bbox="2101 828 2511 973">Requested Change (Council Chair Testimony)</th> <th data-bbox="2511 828 2909 973">Zoning</th> </tr> </thead> <tbody> <tr> <td data-bbox="1690 973 2101 1151">Town Corridor/Center (Generally 6-12 stories)</td> <td data-bbox="2101 973 2511 1151"></td> <td data-bbox="2511 973 2909 1151">Predominately B-2 Business zoning at 60 feet heights (Generally 4-6 stories)</td> </tr> <tr> <td data-bbox="1690 1151 2101 1568">  </td> <td data-bbox="2101 1151 2511 1568"> <p>From: Town Corridor/Center (Generally 6-12 stories)</p>  <p>To: Near-Town Corridor/Center Medium (Generally 3-6 stories)</p>  </td> <td data-bbox="2511 1151 2909 1568">  </td> </tr> </tbody> </table>	Proposed Plan	Requested Change (Council Chair Testimony)	Zoning	Town Corridor/Center (Generally 6-12 stories)		Predominately B-2 Business zoning at 60 feet heights (Generally 4-6 stories)		<p>From: Town Corridor/Center (Generally 6-12 stories)</p>  <p>To: Near-Town Corridor/Center Medium (Generally 3-6 stories)</p> 	
Proposed Plan	Requested Change (Council Chair Testimony)	Zoning											
Town Corridor/Center (Generally 6-12 stories)		Predominately B-2 Business zoning at 60 feet heights (Generally 4-6 stories)											
	<p>From: Town Corridor/Center (Generally 6-12 stories)</p>  <p>To: Near-Town Corridor/Center Medium (Generally 3-6 stories)</p> 												













Item No.	ROH or PUC DP Section, Exhibit, or Figure, and Title	Amendment Description	Amendment Text (in Ramseyer Format)	Chair Waters and DPP Comments or Clarification									
2	Figure 2.3 Land Use/Place Types Map, East PUC P.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.	<p>Chair Waters: Maintain the neighborhood retail character along the Wai'alaie Avenue corridor.</p> <p>DPP Response: Oppose Near-Town Corridor/Center Low does not align with existing zoning entitlements for the B2-zoned property. DPP's proposed Near-Town Corridor/Center Medium accommodates this and shows the existing non-conforming apartment use at a lower intensity.</p> <table border="1" data-bbox="1684 499 2893 1312"> <thead> <tr> <th data-bbox="1684 499 2088 641">Proposed Plan</th> <th data-bbox="2088 499 2492 641">Requested Change (Council Chair Testimony)</th> <th data-bbox="2492 499 2893 641">Zoning</th> </tr> </thead> <tbody> <tr> <td data-bbox="1684 641 2088 862">Near-Town Corridor/Center Medium (Generally 3-6 stories)</td> <td data-bbox="2088 641 2492 862"></td> <td data-bbox="2492 641 2893 862">B-2 Business zoning (60 feet height limit), A-1 Apartment zoning (30 feet limit)</td> </tr> <tr> <td data-bbox="1684 862 2088 1312">  </td> <td data-bbox="2088 862 2492 1312"> From: Near-Town Corridor/Center Medium (Generally 3-6 stories)  To: Near-Town Corridor/Center Low (Generally 1-3 stories)  </td> <td data-bbox="2492 862 2893 1312">  </td> </tr> </tbody> </table>	Proposed Plan	Requested Change (Council Chair Testimony)	Zoning	Near-Town Corridor/Center Medium (Generally 3-6 stories)		B-2 Business zoning (60 feet height limit), A-1 Apartment zoning (30 feet limit)		From: Near-Town Corridor/Center Medium (Generally 3-6 stories)  To: Near-Town Corridor/Center Low (Generally 1-3 stories) 	
Proposed Plan	Requested Change (Council Chair Testimony)	Zoning											
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	From: Near-Town Corridor/Center Medium (Generally 3-6 stories)  To: Near-Town Corridor/Center Low (Generally 1-3 stories) 												
3	Figure 2.3 Land Use/Place Types Map, East PUC P.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.	<p>Chair Waters: Maintain the neighborhood retail character along the Wai'alaie Avenue corridor.</p> <p>DPP Response: Oppose Near-Town Corridor/Center Low does not align with existing zoning entitlements for the B2-zoned property.</p>									

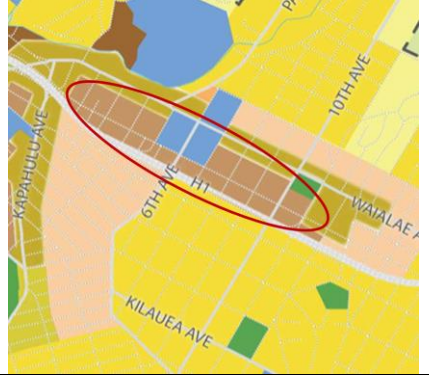



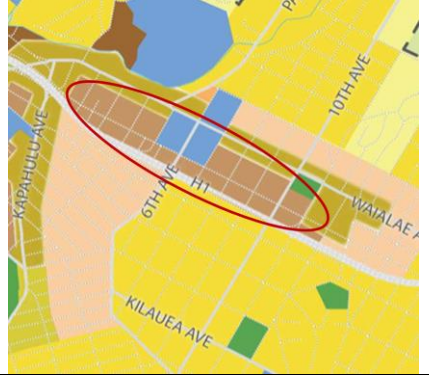



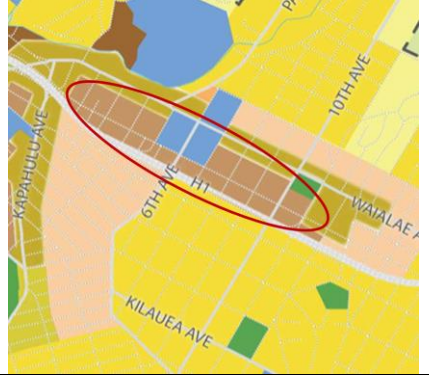



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Proposed Plan	Requested Change (Council Chair Testimony)	Zoning											
Near-Town Corridor/Center Medium (Generally 3-6 stories)		B-2 Business zoning (60 feet height limit) (Generally 4-6 stories)											
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4	Figure 2.3 Land Use/Place Types Map, East PUC P.44	Amend the Figure 2.3 map	Amend the Figure 2.3 map to amend the place type for the parcels mauka of Wai'ala'e 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.	<p>Chair Waters: Maintain the neighborhood retail character along the Wai'ala'e Avenue corridor.</p> <p>DPP Response: Oppose</p> <p>Comments: The intensity shown in the Proposed Plan is generally consistent with the existing entitlements in this B-2 zone (60 feet limit) if or when redeveloped, and continued mixed-use activity in the subject R-7.5 area, (e.g., existing church and YMCA). This area is also adjacent to the Star of the Sea campus which is located on property zoned A-2 with a 150 feet height limit.</p>									




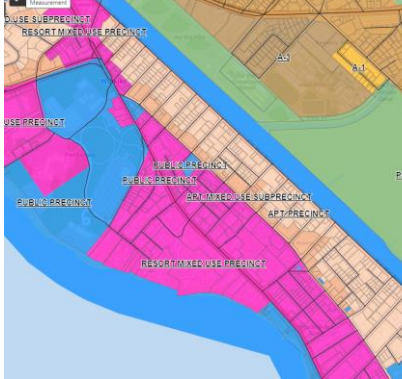



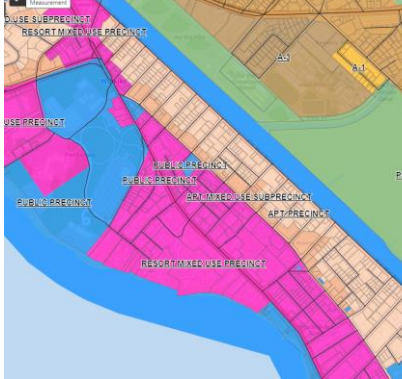



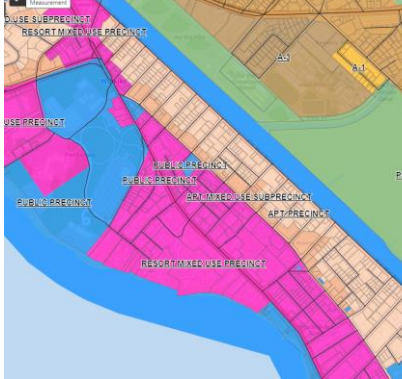
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				<p>Near-Town Corridor/Center Medium (Generally 3-6 stories)</p>		<p>B-2 Business zoning (60 feet height limit), R-7.5 Residential zoning (max height 30 feet)(Adjacent A-2 zoning is 150 feet)</p>
					<p>From: Near-Town Corridor/Center Medium (Generally 3-6 stories)</p>  <p>To: Near-Town Corridor/Center Low (Generally 1-3 stories)</p> 	

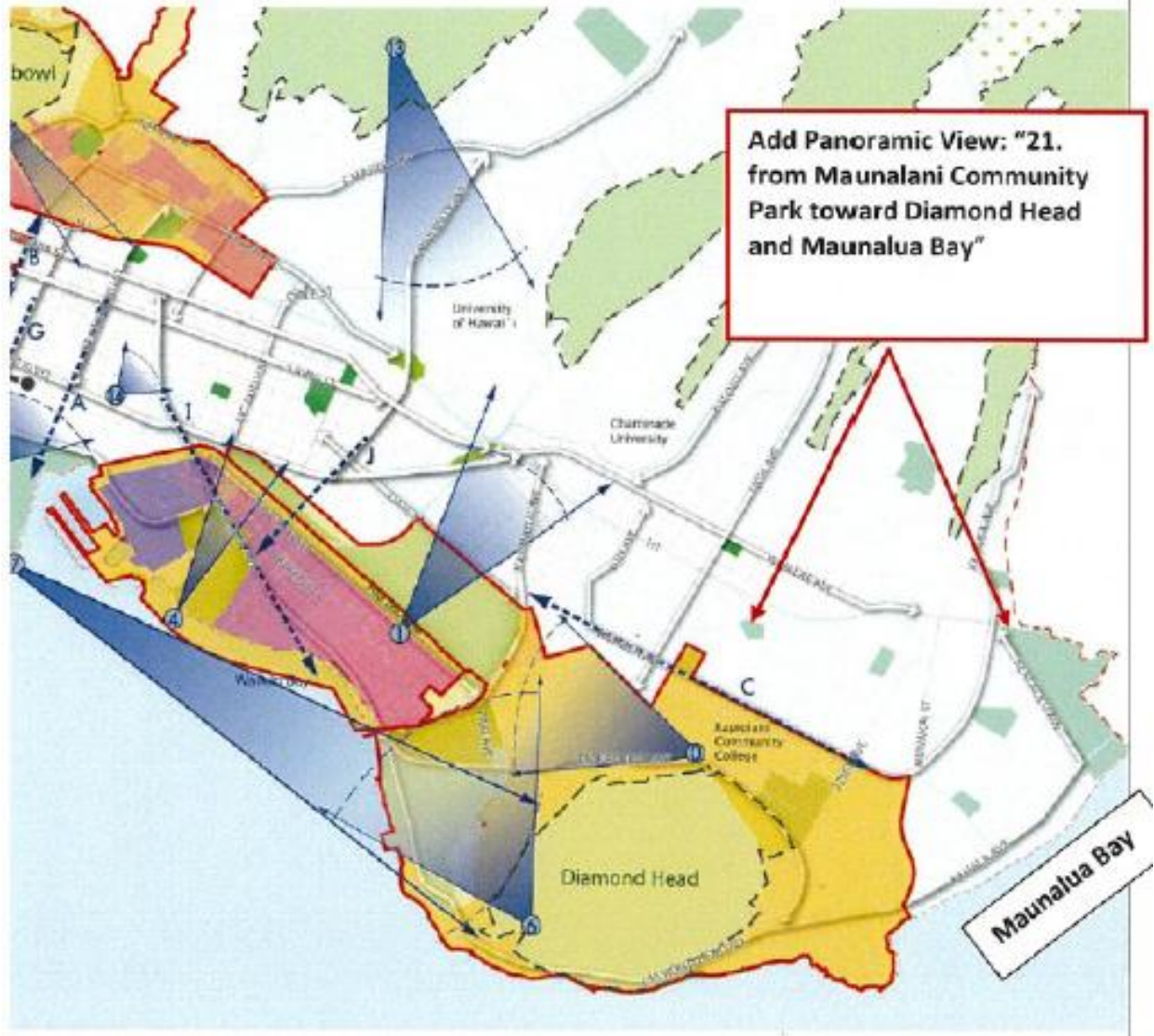
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5	Figure 2.3 Land Use/Place Types Map, East PUC P.44	Amend the Figure 2.3 map	Amend the Figure 2.3 map to amend the place type for the parcels along Kapahulu Avenue mauka of Date Street from the Near-Town Corridor-Center Medium place type to the Near-Town Corridor-Center Low place type.	<p>Chair Waters: 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.</p> <p>DPP Response: Oppose The change is not consistent with current zoning entitlements. The B-2 portion of Kapahulu below Date Street has a 40 foot height limit due to its inclusion in the Diamond Head Special District. The remaining portion of Kapahulu (above Date Street) is B-2 with a 60 foot height limit.</p> <table border="1" data-bbox="1687 530 2915 1463"> <thead> <tr> <th data-bbox="1687 530 2097 677">Proposed Plan</th> <th data-bbox="2097 530 2508 677">Requested Change (Council Chair Testimony)</th> <th data-bbox="2508 530 2915 677">Zoning</th> </tr> </thead> <tbody> <tr> <td data-bbox="1687 677 2097 862">Near-Town Corridor/Center Medium (Generally 3-6 stories)</td> <td data-bbox="2097 677 2508 862"></td> <td data-bbox="2508 677 2915 862">B-2 Business zoning (60 feet height limit) (Generally 4-6 stories)</td> </tr> <tr> <td data-bbox="1687 862 2097 1463">  </td> <td data-bbox="2097 862 2508 1463"> <p>From: Near-Town Corridor/Center Medium (Generally 3-6 stories)</p>  <p>To: Near-Town Corridor/Center Low (Generally 1-3 stories)</p>  <p>(for consistency with the portion makai of Date Street)</p> </td> <td data-bbox="2508 862 2915 1463">  </td> </tr> </tbody> </table>	Proposed Plan	Requested Change (Council Chair Testimony)	Zoning	Near-Town Corridor/Center Medium (Generally 3-6 stories)		B-2 Business zoning (60 feet height limit) (Generally 4-6 stories)		<p>From: Near-Town Corridor/Center Medium (Generally 3-6 stories)</p>  <p>To: Near-Town Corridor/Center Low (Generally 1-3 stories)</p>  <p>(for consistency with the portion makai of Date Street)</p>	
Proposed Plan	Requested Change (Council Chair Testimony)	Zoning											
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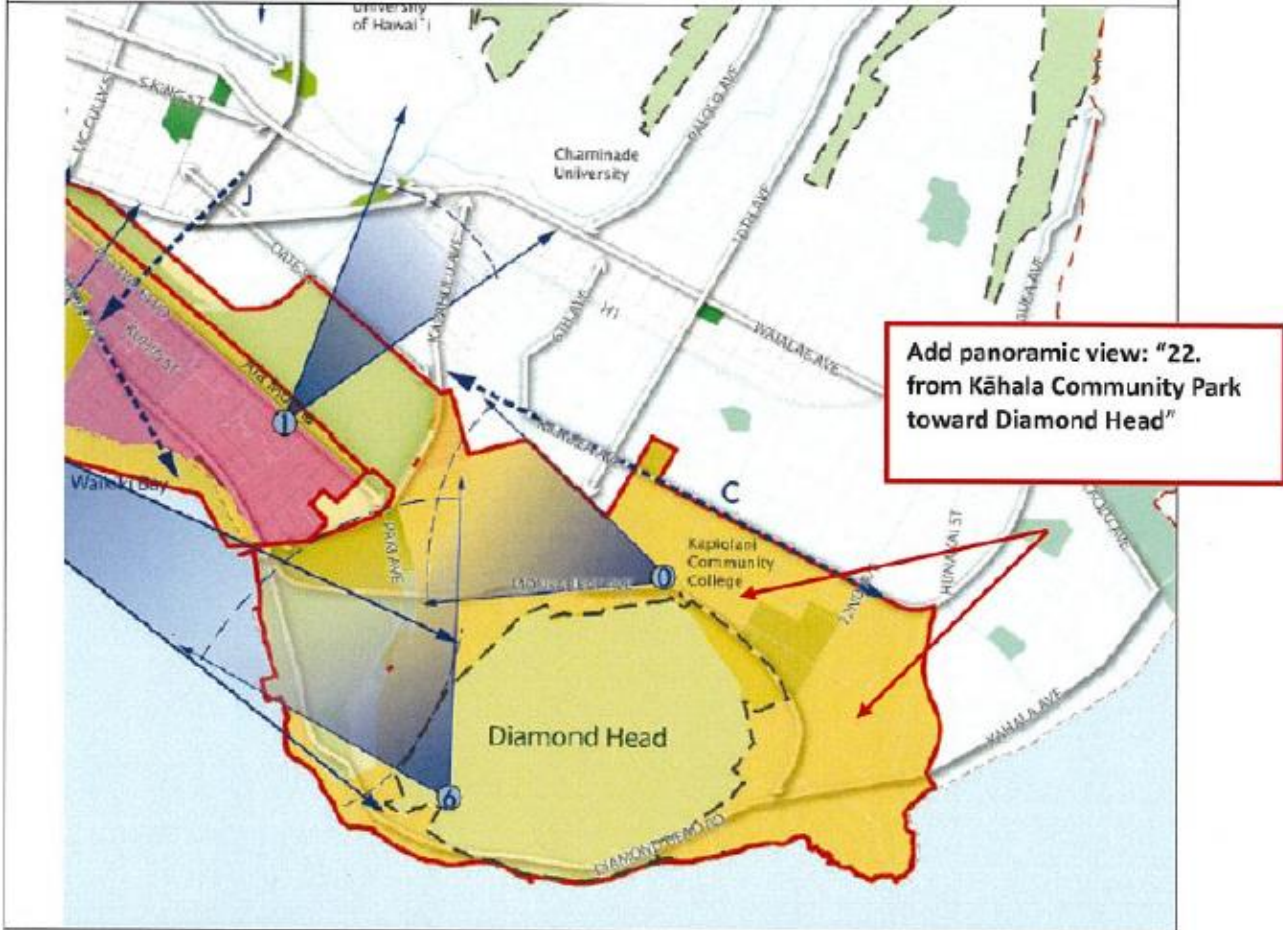
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6	Figure 2.3 Land Use/Place Types Map, East PUC P.44	Amend the Figure 2.3 map	Amend the Figure 2.3 map to amend the place type for the area ewa of Kapahulu Avenue, mauka of Date Street, and Diamond Head of Kaimukī High School from the Town Neighborhood Medium place type to the Town Neighborhood Low place type.	<p>Chair Waters: 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.</p> <p>DPP Response: Oppose The designation of Town Neighborhood Medium in the Proposed Plan is already on the low end and below existing entitlements, shown in such a way to reinforce protection of significant public views. The current height limit is 150 feet, or 10+ stories. The suggested change to show the A-2 apartment properties at the same intensity as the single-family homes on the other side of Kapahulu is not consistent with either existing entitlements or the current as-built conditions.</p> <table border="1" data-bbox="1681 616 2909 1534"> <thead> <tr> <th data-bbox="1690 622 2094 788">Proposed Plan</th> <th data-bbox="2094 622 2508 788">Requested Change (Council Chair Testimony)</th> <th data-bbox="2508 622 2899 788">Zoning</th> </tr> </thead> <tbody> <tr> <td data-bbox="1690 788 2094 975">Town Neighborhood Medium (Generally 2-6 stories)</td> <td data-bbox="2094 788 2508 975"></td> <td data-bbox="2508 788 2899 975">A-2 Apartment (150 feet height limit per zoning map)</td> </tr> <tr> <td data-bbox="1690 975 2094 1528">  </td> <td data-bbox="2094 975 2508 1528"> <p>From: Town Neighborhood Medium (Generally 2-6 stories)</p>  <p>To: Town Neighborhood Low (Generally 2-4 stories)</p>  <p>(for consistency on both sides of Kapahulu Ave)</p> </td> <td data-bbox="2508 975 2899 1528">  </td> </tr> </tbody> </table>	Proposed Plan	Requested Change (Council Chair Testimony)	Zoning	Town Neighborhood Medium (Generally 2-6 stories)		A-2 Apartment (150 feet height limit per zoning map)		<p>From: Town Neighborhood Medium (Generally 2-6 stories)</p>  <p>To: Town Neighborhood Low (Generally 2-4 stories)</p>  <p>(for consistency on both sides of Kapahulu Ave)</p>	
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7	Figure 2.3 Land Use/Place Types Map, East PUC P.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.	<p>Chair Waters: 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).</p> <p>DPP Response: Support Near-Town neighborhood most closely mirrors the current zoning, while supporting affordability, and multi-generational family and low-density multi-family units.</p> <table border="1" data-bbox="1681 552 2915 1399"> <thead> <tr> <th data-bbox="1681 552 2094 606">Proposed Plan</th> <th data-bbox="2094 552 2508 606">DPP Proposed Change</th> <th data-bbox="2508 552 2915 606">Zoning</th> </tr> </thead> <tbody> <tr> <td data-bbox="1681 606 2094 883">Town Neighborhood Low (Generally 2-4 stories)</td> <td data-bbox="2094 606 2508 883"></td> <td data-bbox="2508 606 2915 883">R-3.5 (Generally 1-2 stories)</td> </tr> <tr> <td data-bbox="1681 883 2094 1399">  </td> <td data-bbox="2094 883 2508 1399"> <p>From: Town Neighborhood Low (Generally 2-4 stories)</p>  <p>To: Near Town Neighborhood (Generally 1-3 stories)</p>  </td> <td data-bbox="2508 883 2915 1399">  </td> </tr> </tbody> </table>	Proposed Plan	DPP Proposed Change	Zoning	Town Neighborhood Low (Generally 2-4 stories)		R-3.5 (Generally 1-2 stories)		<p>From: Town Neighborhood Low (Generally 2-4 stories)</p>  <p>To: Near Town Neighborhood (Generally 1-3 stories)</p> 	
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8	Figure 2.3 Land Use/Place Types Map, East PUC P.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 Pālolo Valley) from 11th Avenue to Kapahulu Avenue, from the Town Neighborhood-Medium place type to the Near Town Corridor/Center Medium place type.	<p>Chair Waters: Ensure that the area mauka of Wai'alaie Avenue and the H-1 Freeway (at the base of Pālolo Valley) from 11th Avenue to Kapahulu Avenue is consistent with place type of the surrounding area.</p> <p>DPP Response: Support Assume this request is to amend the place type for the area mauka makai of Wai'alaie Avenue and mauka of the H-1 Freeway (at the base of Pālolo Valley) from 11th Avenue to Kapahulu Avenue. The Town Neighborhood-Medium place type is appropriate for this segment of Wai'alaie Avenue as it calls for a building form of attached and detached low-rise buildings in a walkable neighborhood-scale 'main street' format. It also includes a building height of generally 3-6 stories and recognizes that structures could be higher at key intersections.</p> <table border="1" data-bbox="1681 536 2927 1014"> <thead> <tr> <th data-bbox="1681 536 2107 566">Proposed Plan</th> <th data-bbox="2107 536 2526 566">DPP Proposed Change</th> <th data-bbox="2526 536 2927 566">Zoning</th> </tr> </thead> <tbody> <tr> <td data-bbox="1681 566 2107 657">Town Neighborhood-Medium (Generally 2 to 6 stories)</td> <td data-bbox="2107 566 2526 657"></td> <td data-bbox="2526 566 2927 657">R-3.5 and R-5</td> </tr> <tr> <td data-bbox="1681 657 2107 1014">  </td> <td data-bbox="2107 657 2526 1014"> <p>From: Town Neighborhood-Medium (Generally 2 to 6 stories)</p>  <p>To: Near Town Corridor/Center Medium (Generally 3-6 stories)</p>  </td> <td data-bbox="2526 657 2927 1014">  </td> </tr> </tbody> </table>	Proposed Plan	DPP Proposed Change	Zoning	Town Neighborhood-Medium (Generally 2 to 6 stories)		R-3.5 and R-5		<p>From: Town Neighborhood-Medium (Generally 2 to 6 stories)</p>  <p>To: Near Town Corridor/Center Medium (Generally 3-6 stories)</p> 	
Proposed Plan	DPP Proposed Change	Zoning											
Town Neighborhood-Medium (Generally 2 to 6 stories)		R-3.5 and R-5											
	<p>From: Town Neighborhood-Medium (Generally 2 to 6 stories)</p>  <p>To: Near Town Corridor/Center Medium (Generally 3-6 stories)</p> 												

9	Figure 2.3 Land Use/Place Types Map, East PUC P.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).	<p>Chair Waters: 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 Waikīkī Special District.</p> <p>DPP Response: Oppose This proposed amendment would provide policy support for eliminating nearly all of the Apartment Mixed Use (AMX) Subprecinct along almost the entire length of Kūhiō Avenue. This subprecinct serves as a transition zone between resort and residential uses, makai and mauka of Kūhiō Avenue, respectively. The Urban Corridor/Center is the appropriate place type for this area, as it is well served by transit for residents of Waikīkī and those in adjacent neighborhoods, and includes a mix of building forms and uses.</p> <p>Upzoning to the Resort Mixed Use Precinct is not needed for nonconforming use hotels which, pursuant to 2021 ROH § 21-9.80-4 (e), may be replaced by a new structure, subject to certain limitations and approval of a Special District Permit. In essence, these non-conforming hotels are not subject to the typical clauses intended to limit repairs, modifications, or reconstructions of non-conforming uses.</p> <p>The proposed amendment is inconsistent with Objective C of the Waikīkī Special District (2021 ROH § 21-9.80-1) which reads: "Support the retention of a residential sector in order to provide stability to the neighborhoods of Waikīkī." If the proposed policy were followed through with changes to the zoning map, new hotels could be developed in this area.</p> <p>This proposed amendment is also inconsistent with the O'ahu General Plan policies that call for providing for a high-quality, livable, and safe environment for visitors and residents, and concentrating on the quality of the visitor experience in Waikīkī, rather than on development densities.</p> <p>This proposed amendment was not considered during the PUC DP update process, and a revision of this magnitude deserves transparency, analyses, and community input from various stakeholders.</p> <table border="1" data-bbox="1681 1030 2927 1518"> <thead> <tr> <th data-bbox="1681 1030 2122 1064">Proposed Plan</th> <th data-bbox="2122 1030 2526 1064">DPP Proposed Change</th> <th data-bbox="2526 1030 2927 1064">Zoning</th> </tr> </thead> <tbody> <tr> <td data-bbox="1681 1064 2122 1151">Urban corridor/center</td> <td data-bbox="2122 1064 2526 1151"></td> <td data-bbox="2526 1064 2927 1151">Apartment Mixed Use Subprecinct Apartment Precinct</td> </tr> <tr> <td data-bbox="1681 1151 2122 1518">  </td> <td data-bbox="2122 1151 2526 1518"> From: Urban Corridor/Center  (10 to 30 stories) To: Resort District  (Up to 40 stories) </td> <td data-bbox="2526 1151 2927 1518">  </td> </tr> </tbody> </table>	Proposed Plan	DPP Proposed Change	Zoning	Urban corridor/center		Apartment Mixed Use Subprecinct Apartment Precinct		From: Urban Corridor/Center  (10 to 30 stories) To: Resort District  (Up to 40 stories)	
Proposed Plan	DPP Proposed Change	Zoning											
Urban corridor/center		Apartment Mixed Use Subprecinct Apartment Precinct											
	From: Urban Corridor/Center  (10 to 30 stories) To: Resort District  (Up to 40 stories)												

10	Significant Public Views legend that appears next to Figure 2.4. P.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."	<p>Chair Waters: 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.</p> <p>DPP Response: Support Proposed Primary Urban Center Development Plan Continued Planning Commission Hearing, March 20, 2024.</p> 
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Item No.	ROH or PUC DP Section, Exhibit, or Figure, and Title	Amendment Description	Amendment Text (in Ramseyer Format)	Chair Waters and DPP Comments or Clarification
11	Significant Public Views legend that appears next to Figure 2.4. P.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."	<p>Chair Waters: 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.</p> <p>DPP Response: Support</p> 
12	Figure 2.5 Significant Public Views, East P.75	Amend the Figure 2.5 map	<p>Add significant panoramic public views from the Maunalani Community Park toward Diamond Head and Maunalua Bay by:</p> <ol style="list-style-type: none"> 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 	<p>Chair Waters: 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.</p> <p>DPP Response: Support See Item #10.</p>

Item No.	ROH or PUC DP Section, Exhibit, or Figure, and Title	Amendment Description	Amendment Text (in Ramseyer Format)	Chair Waters and DPP Comments or Clarification
13	Figure 2.5 Significant Public Views, East P.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.	<p>Chair Waters: 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.</p> <p>DPP Response: Support See Item #11.</p>
14	Focus Areas: East PUC: Waikīkī P.82	Amend vision text for Waikīkī focus area.	<p>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; <u>[Both] both</u> corridors offer services, entertainment, dining, and retail uses that cater to residents and visitors.</p> <p>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 residential neighborhood [mauka of Kūhiō Avenue]</u> 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.</p>	<p>Chair Waters: To be consistent with the place type amendments in the Waikīkī focus area.</p> <p>DPP Response: Oppose The DPP opposes the place type amendment, and thus opposes all proposed language changes except for the yellow highlight: <u>[Beth] both</u></p>
15	Focus Areas: East PUC: Waikīkī P.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).	<p>Chair Waters: To be consistent with the place type amendments in the Waikīkī focus area.</p> <p>DPP Response: Oppose See Item #9.</p>
16	Focus Areas: East PUC: Waikīkī P.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>	<p>Chair Waters: To be consistent with the place type amendments in the Waikīkī focus area.</p> <p>DPP Response: Oppose See Item #9</p>

Item No.	ROH or PUC DP Section, Exhibit, or Figure, and Title	Amendment Description	Amendment Text (in Ramseyer Format)	Chair Waters and DPP Comments or Clarification
17	Focus Areas: East PUC: Main Streets Wai'alaе Avenue P.100	Amend the vision for the Wai'alaе Avenue focus area.	Wai'alaе 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'alaе Avenue should gradually infill with primarily-attached <u>low</u> multi-story <u>and</u> mid-rise buildings and some house-form buildings. Neighborhoods immediately adjacent to the corridor may add context-appropriate "missing middle" housing types. <u>Low-and mid-rise</u> residential and commercial uses will increase intensity moderately along commercial portions of Wai'alaе Avenue approaching Kapi'olani Boulevard. On the opposite end of Wai'alaе Avenue, Kāhala Mall and surrounding commercial properties may evolve over a long period of time to incorporate a mix of [medium-scaled] <u>low-and mid-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.	<p>Chair Waters: To be consistent with the place type amendments in the Wai'alaе Avenue focus area.</p> <p>DPP Response: Support Amended language is consistent with DPP's position on Item #8.</p>
18	Focus Areas: East PUC: Main Streets Wai'alaе Avenue P.101	Amend the Key Place Types for Wai'alaе Avenue.	<p>Near Town Corridor/Center-Medium (Medium intensity mix <u>mauka of Wai'alaе Avenue and the H-1 Freeway at the base of Pālolo Valley from 11th Avenue to Kapahulu Avenue; and at Kāhala Mall, not shown on map.</u>)</p> <p>Near Town Corridor/Center-Low (Low intensity parcels across from Kāhala Mall, <u>immediately mauka of Wai'alaе Avenue; the Times Supermarket parcel located immediately makai of Wai'alaе Avenue; and mauka of Wai'alaе Avenue, east of Kilauea Street, up to Malia Street, not shown on map.</u>)</p> <p>Town Neighborhood- Low (low multi-story residential on Diamond Head side of Wai'alaе Avenue.)</p> <p>Town Neighborhood-Medium (mid-intensity residential in areas of corridor approaching Kapi'olani Boulevard.)</p> <p>Near Town Neighborhood (lower-density residential neighborhood.)</p>	<p>Chair Waters: To be consistent with the place type amendments in the Wai'alaе Avenue focus area.</p> <p>DPP Response: Mixed Near Town Corridor/Center-Medium: Support, see also Item #8. Near Town Corridor/Center-Low: Oppose, see Items #2, 3, and 4.</p>
19	Focus Areas: East PUC: Main Streets Wai'alaе Avenue P.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'alaе Avenue and the H-1 Freeway (at the base of Pālolo Valley) from 11th Avenue to Kapahulu Avenue.	<p>Chair Waters: To be consistent with the place type amendments in the Wai'alaе Avenue focus area.</p> <p>DPP Response: Mixed Oppose the place type amendments along the Kapahulu Avenue corridor and the area ewa of Kapahulu Avenue, mauka of Date Street, and Diamond Head of Kaimukī High School. See Items #5 and #6</p> <p>Support the place type amendment for the area mauka of Wai'alaе Avenue and the H-1 Freeway (at the base of Pālolo Valley) from 11th Avenue to Kapahulu Avenue. See also Item #8.</p>

Item No.	ROH or PUC DP Section, Exhibit, or Figure, and Title	Amendment Description	Amendment Text (in Ramseyer Format)	Chair Waters and DPP Comments or Clarification
20	Focus Areas: East PUC: Main Streets Kapahulu Avenue P.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.	<p>Chair Waters: To be consistent with the place type amendments in the Kapahulu Avenue focus area.</p> <p>DPP Response: See Item #5. We offer the following amended language:</p> <p>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 <u>with generally three- and four-story buildings and possibly higher at key nodes, growing up to six stories at key nodes,</u> 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.</p>
21	Focus Areas: East PUC: Main Streets Kapahulu Avenue P.105	Amend the Key Place Types for Kapahulu Avenue.	<p>Near Town [Corridor/Center-Medium] Corridor/Center-Low (low multi-story mixed use fronting on Kapahulu [Ave.] Avenue.)</p> <p>[Town Neighborhood-Medium (mid-intensity residential and other missing-middle types in neighborhoods adjacent to Kapahulu Avenue.)</p> <p>Town Neighborhood-Low (lower-density and missing middle residential[.]) <u>in neighborhoods adjacent to Kapahulu Avenue.</u></p> <p>Near Town Neighborhood (lower-density residential neighborhood.)</p>	<p>Chair Waters: To be consistent with the place type amendments in the Kapahulu Avenue focus area.</p> <p>DPP Response: Mixed</p> <p>Near Town [Corridor/Center-Medium] Corridor/Center-Low: Oppose, except for yellow highlight. See also Item #5.</p> <p>[Town Neighborhood-Medium: Oppose, see Item #6.</p> <p>Town Neighborhood-Low: Oppose, the amended language is not consistent with Item #7 which changed the place type to Near Town Neighborhood.</p>
22	Focus Areas: East PUC: Main Streets Kapahulu Avenue P.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.	<p>Chair Waters: To be consistent with the place type amendments in the Kapahulu Avenue focus area.</p> <p>DPP Response: Oppose See Item #6.</p>