

**HONOLULU CITY COUNCIL**  
**KE KANIHELA O KE KALANA O HONOLULU**  
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March 11, 2025

**MEMORANDUM**

TO: KIANA PASCUAL  
COMMITTEE CLERK, COMMITTEE ON PLANNING, INFRASTRUCTURE  
& TRANSPORTATION

FROM: COUNCILMEMBER TYLER DOS SANTOS-TAM

SUBJECT: **PROPOSED AMENDMENTS TO BILL 24 (2024)**  
**FOR THE APRIL 2, 2025, PI&T COMMITTEE MEETING**

25 APR 14 PM 4:15 CITY CLERK

Please find attached for consideration by the Committee on Planning, Infrastructure, and Transportation (PI&T), my proposed amendments to Bill 24 (24), adoption of the revised Primary Urban Center Development Plan for Honolulu, for the PI&T Committee meeting on April 2, 2025.

Thank you for your consideration.

Attachment: Amendment Form, Bill 24 (2024) CD1


**COUNCIL COM. 69**



DISTRICT VI - PORTIONS OF KAKA'AKO, DOWNTOWN HONOLULU, CHINATOWN, PUNCHBOWL, PAKAKOLEA, PAUOA VALLEY,  
NU'UANU, IWILEI, LILIHA, 'ALEWA HEIGHTS, KALIHI, AND KALIHI VALLEY

**AMENDMENT FORM  
Bill 24 (2024), CD1  
PRIMARY URBAN CENTER DEVELOPMENT PLAN**

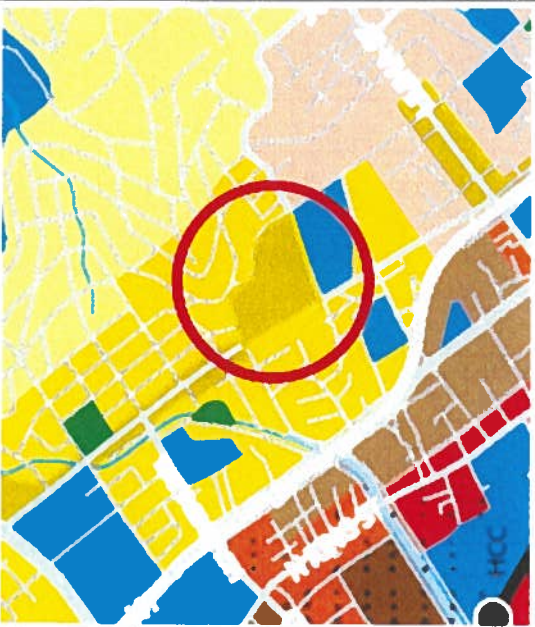
TOTAL PAGES: 9  
 DATE: 3.6.25  
 COUNCILMEMBER: Dos Santos-Tam

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
	PUC DP	Fig 1.2	17	Amend Fig. 1.2 to add the HPHA redevelopment at N School St/Lanakila Ave: <a href="https://dbedt.hawaii.gov/hhfd/c/files/2024/01/2024-0111-III.H-HPHA-School-Street-Redevelopment-Phase-1A_RHRF-Award-LOI-SECURED.pdf">https://dbedt.hawaii.gov/hhfd/c/files/2024/01/2024-0111-III.H-HPHA-School-Street-Redevelopment-Phase-1A_RHRF-Award-LOI-SECURED.pdf</a> AND <a href="https://hpha.hawaii.gov/project-portfolio/school-street">https://hpha.hawaii.gov/project-portfolio/school-street</a>		In the same style as the other blurbs, draw a line to the intersection of N School St/Lanakila Ave and write "A housing redevelopment at N School Street and Lanakila Ave. offers affordable units to kūpuna."
	PUC DP	PUC DP, Ch. 1, Policy GD-2.2	23	Amend "Priority Action" to "Revise standards such as allowable floor area ratio and height in apartment and apartment mixed-use districts, dimensional lot/site requirements, front and side setbacks, and parking standards to enable small lot redevelopment in lower-intensity residential place types and to support infill on small lots."	[Continuously-review.] Revise standards such as allowable floor area ratio and height in apartment and apartment mixed-use districts, dimensional lot/site requirements, front and side setbacks, and parking standards to enable small lot redevelopments in lower-intensity residential place types and to support infill on small lots.	
	PUC DP	PUC DP, Ch. 1, Policy GD-3.2	27	Add new bullet point under "Other Actions" that allows for the exploration of future transit technologies.	"Explore emerging and future technologies to address "first mile" and "last mile" access issues for public transit and expand existing bus route coverage in lower-density neighborhoods."	

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	PUC DP	PUC DP, Policy GD-3.2	27	Amend introductory paragraph to include at the end, <u>"The City should endeavor to ensure that all residents of the Primary Urban Center have reasonable access to public transit options in their neighborhoods."</u>	Places where walking and biking are safe, efficient, and convenient methods of moving between destinations are attractive to residents. Policies and improvements that promote walkability and bikeability can also be applied to lower intensity mixed-use corridors. A combination of infrastructure improvements and amenities can foster an environment where walking is safer and more comfortable, and in doing so, support commercial activity with increased foot traffic. Additionally, all residential neighborhoods can benefit from well-planned traffic calming and safety measures to encourage walking and other forms of non-vehicular travel. Special priority should be given to school crossings and other higher-traffic uses. The City should endeavor to ensure that all residents of the Primary Urban Center have reasonable access to public transit options in their neighborhoods.	
	PUC DP	PUC DP, Chapter 1, Goal GD-3, Policy GD-3.3	28	Amend Priority Action to change "consider allowing" to "allow."	<b>Addressing house-form multi-family.</b> Where conditions permit, [eeneider allowwng] allow up to four-plexes that can meet lower-intensity development standards and provide on-site parking. ...	
	PUC DP	(Figs 2.2 and 2.3)	43-44	Amend map to properly reflect locations of DPR parks, except Mini Parks, otherwise missing from the map: 'Alewa Neighborhood Park; 'Auwalilimu Neighborhood Park; DeCorte Neighborhood Park; Fern Community Park; Kalihi Uka Community Park; Kamehameha Community Park; Kawānanakoa Neighborhood Park; Kunawai Neighborhood Park and Kunawai Springs Urban Park; Lanakila District Park; Nu'uuanu Valley Park; Pu'unui Community Park; and Smith-Beretania Park		

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	PUC DP	(Figs 2.2 and 2.3)	43-44	Amend map to properly reflect locations of public schools missing from the map: Fern ES, Kalihi Waena ES, Kalihi Uka ES, Kalihi ES, Lanakila ES, Maemae ES, Nuuanu ES, and Pauoa ES		
	PUC DP	(Figs 2.2 and 2.3)	43-44	Amend map to properly reflect Urban Neighborhood designation, rather than "open space" designation, where the existing 15 Craigside and 2101 Nuuanu Ave towers are located.		



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		(Figs 2.2 and 2.3)	43-44	Amend map to reflect HPHA's plans, which are likely to take place in the next 20 years, to redevelop their School St site. This would also extend DPP's proposed Near-Town Corridor-Center Medium designation for both sides of N School St from Kokea St to Lanakila St, which also better reflects the existing land use on the makai side of N School St.		
PUC DP	PUC DP, Chapter 2; Place Type Guidelines; Downtown District; Employment core and transitional uses	58	Amend "Employment core and transitional uses" section to remove unnecessary language about office conversions.	Encourage new office development, as well as mixed office/commercial or residential development (on separate floors) and office conversions. <del>[as-feasible, safe, and appropriate.]</del>		
PUC DP	PUC DP, Chapter 2; Goal PL-1; Policy PL-1.4	63	Amend Priority Actions: Regulator Protections to ensure evaluation of current Special District regulations.	Regulatory Protections. Enforce preservation and zoning restrictions in Special Districts and consider visual impacts from adjacent/nearby development on cultural and other significant PUC resources. Continue to evaluate the need for additional Special Districts[,] and effectiveness of current Special District regulations.		
PUC DP	PUC DP, Chapter 2; Goal PL-1; Policy PL-1.6	65	Amend "Key Mauka-Makai View Corridors" box to correct the name of Liliha Street.	Liliha [Avenue] Street (mauka)		

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	PUC DP	PUC DP, Chapter 2, Goal PL-3; Policy PL-3.2	70	Amend Priority Actions ("Updated Corridor Standards") to prioritize re-evaluation of relevant development standards.	Continue to reduce minimum lot sizes and dimensions for AMX and BMX Districts and re-evaluate other applicable development standards such as floor area ratio and parking.	
	PUC DP	Fig. 3.2	81	Add arrow to map. The map shows the Rail line ending in Ala Moana. We should add an arrow to the last marker in Ala Moana, facing towards Waikiki and/or UH Manoa, to indicate that we hope the Rail line continues past Ala Moana in the future.		
	PUC DP	PUC DP, Chapter 3, Ala Moana & Kakaako, Guidance, Land Uses and Development	90	Amend "Preserve some low-intensity and low rise uses" to make room for future infrastructure and pedestrian improvements.	<b>Preserve some low-intensity and low-rise uses.</b> Discourage tall tower redevelopment in the Sheridan neighborhood, and preserve affordability. Preserve low-rise industrial uses in the Kawaiaha'o industrial district even as infrastructure and pedestrian improvements are introduced to the area. Encourage rehabilitation and adaptive reuse of existing building elements as feasible, and assets with historic character in the Ala Moana-Kaka'ako area.	
	PUC DP	PUC DP, Chapter 3, Downtown, Guidance, Land Uses and Development	118	Amend "Maintain Downtown as the PUC's leading office employment district, with a lively mix of other uses" section to make room for adaptive reuse conversions.	<b>Maintain Downtown as the PUC's leading office employment district, with a lively mix of other uses.</b> Encourage new office development tailored to market needs, as well as infill mixed-use development. Encourage dining, entertainment, and arts uses for the area's residents and to maintain neighborhood activity after offices close. Facilitate office-to-residential conversion proposals to increase the resident population in Downtown.	Page 116 calls for increasing the resident population in Downtown, and so correspondingly, the recommendations on Page 118 should reflect this and provide a pathway to carry this out.
	PUC DP	PUC DP, Chapter 3, Upper Nu'uuanu Avenue and Liliha Street, Vision	124	Amend "Vision" 2nd paragraph, 3rd sentence, 3rd word to fix typo: "additional" missing an "r"	...[additena] additional...	
	PUC DP	PUC DP, Chapter 4, Goal H-1, Policy H-1.1	158	Amend Policy H-1.1 to call for both enabling and incentivizing.	Enable [e] and incentivize residential infill development in transit-accessible planned growth areas.	Say "Enable and incentivize"
	PUC DP	PUC DP, Chapter 4, Key Outcomes	159	Amend Key Outcomes to fix typos.	Quality housing options at affordable price points [e] are vitally important to the PUC's residents. However, the availability of such housing remains a [e] largely unmet need for many.	

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	PUC DP	PUC DP, Chapter 4, Goal H-1, Policy H-1.3	166	Amend Priority Action to include more enforceable language aimed at our housing goals.	Support Missing Middle Housing. Allow duplexes to fourplexes, courtyard apartments, townhomes, and small apartments in low-density areas near commercial centers and transit, and subject to infrastructure adequacy. Consider expanding allowable residential density up to fourplex in other areas, subject to infrastructure adequacy. [Address regulatory considerations such as] Adopt policies addressing development standards such as allowable floor area ratio and height in apartment and apartment mixed-use districts, dimensional lot/site requirements, front and side setbacks, and parking standards.	More specificity on what needs to be changed/addressed will assist DPP and future Councilmembers in making the bold decisions necessary to facilitate more housing in urban infill areas.
	PUC DP	PUC DP, Chapter 4, Goal H-2, Policy H-2.1	168	Amend Priority Action to fix typo in "whil."	Increased Funding for Affordable Housing ... creation of income-restricted affordable housing [whil] while also...	
	PUC DP	PUC DP, Chapter 4, Goal H-2, Policy H-2.1	168	Amend Priority Action to call for data collection on top of monitoring.	<b>Affordable Housing Program Monitoring and Evaluation.</b> Monitor and collect data on number of units produced at different income levels, location, and other affordability characteristics. ...	Say "Monitor and collect data on"
	PUC DP	PUC DP, Chapter 4, Goal H-2, Policy H-2.3	170	Amend Priority Action to cover both programs and incentives.	<b>Monitoring and Evaluation.</b> Monitor and evaluate program effectiveness of pilot programs [ef] and incentives targeting the maintenance and rehabilitation of aging multi-family housing, including number of units produced/preserved, location, size of units, and affordability of units, as well as overall cost of grants, exemptions, and fee waivers.	Change "or" to "and"
	PUC DP	PUC DP, Chapter 5, Goal PPOS-2, Policy PPOS-2.3	191	Amend Priority Action to eliminate less enforceable language.	Provide frequent Beach access per City standards. ... and [seek-te] provide new access points where this distance is exceeded.	
	PUC DP	PUC DP, Chapter 5, Goal PPOS-3, Policy PPOS-3.3	194	Amend Priority Action to fix typos.	Increase Park Programming Funding. Apply for grants and other funding opportunities that support park [programming] programming to keep parks safe and active. Use this funding to increase [programming] programming and events to keep parks active with groups of residents and staff.	

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	PUC DP	PUC DP, Chapter 6, "Setting the Stage", "Transportation and Mobility in the PUC"	200	Amend "Transportation and Mobility in the PUC" to make room for future technologies.	The transportation network in the PUC touches all aspects of daily life, providing mobility to residents, workers, and visitors traveling throughout the region and beyond. Major City and State transportation infrastructure components in the PUC include roads and highways, airports, harbors, and the Skyline rail transit line. Transportation infrastructure in the PUC accommodates vehicles as well as a network of public transit, pedestrian, and bicycle facilities, and includes supporting infrastructure such as baseyards, parking facilities, and electrical vehicle charging stations. Major components of the City's public transportation system are its fleet of buses (TheBus), accessible vans (TheHandi-Van), and the first operating segment of the Skyline rail. Future and emerging technologies may also be incorporated into the City's transportation network to address "first mile" and "last mile" access issues and expand transit access to neighborhoods where traditional public transportation options have not otherwise been feasible. In addition to maintaining municipal streets, roads, bicycle facilities, and the operations and maintenance of the Skyline, Honolulu is converting the City's entire fleet of vehicles to 100% renewable energy by 2035.	Future and emerging transportation technologies should be mentioned in this long range plan to give DPP, DTS, and other agencies flexibility and direction in adopting such technologies in the future.
	PUC DP	PUC DP, Chapter 6, Goal MC-1, Policy MC-1.4	211	Amend Priority Action to eliminate less enforceable language.	Improve connectivity and safety in high pedestrian activity areas. <del>(Seek opportunities to improve)</del> Improve connections and flow between sidewalks and areas of activity, transit stops, and public open space. ...	
	PUC DP	PUC DP, Chapter 6, Goal MC-2, Policy MC-2.1	212	Amend Priority Action to fix typo.	Modify parking regulations. ... <del>(Monitor)</del> Monitor parking pricing and availability...	
	PUC DP	PUC DP, Chapter 6, Goal MC-2, Policy MC-2.1	212	Amend Priority Action to make room for future technologies.	<b>Transportation demand management.</b> Support a wide variety of strategies to reduce single-occupancy travel, including carpool, vanpool, flexible schedules, remote work, transit passes. <del>(or similar)</del> and other transportation technologies that may arise in the future.	
	PUC DP	PUC DP, Chapter 8, Goal SLR-1, Policy SLR-1.1	248	Amend Priority Action to fix typo.	<b>SLR-XA site screening.</b> Use the SLR-XA as a hazard <del>(indicator)</del> indicator. ...	
	PUC DP	PUC DP, Chapter 10, Goal ED-3, Policy ED-3.2	325	Change references to EMS to Dept of Ocean Safety with regard to lifeguards		



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	PUC DP	PUC DP, Chapter 11, Goal PS-2, Policy PS-2.2	328	Amend Priority Action to fix typo.	<b>Resilience Hubs. ... Some hubs [providee] provide basic food...</b>	Remove "s" in "provides"