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PLANNING COMMISSION
KOMIKINA HOʻOLĀLĀ

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STEET, 7TH FLOOR • HONOLULU, HAWAIʻI 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
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RICK BLANGIARDI
MAYOR
MEIA

PANE MEATOGA, Chair *LĀLĀ*
JOY KIMURA, Vice Chair *HOPE LĀLĀ*
HILARIE ALOMAR
MELISSA MAY
KAI NANI KRAUT
RYAN J. K. KAMO
ELENA BRYANT
JASON WOO
MARK CLEMENTE

February 20, 2026

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaiʻi 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Transmittal of Proposed Amendment to Chapter 21, Revised Ordinances of Honolulu, (ROH) 2021, the Land Use Ordinance (LUO), Resolution No. 25-51, Relating to Transit-Oriented Development (TOD)

The Planning Commission held a public hearing on February 4, 2026 on the above subject matter. One public and no written testimonies were received. The public hearing was closed on February 4, 2026.

The Planning Commission voted 8:0 to recommend approval of Resolution No. 25-51, relating to Transit-Oriented Development (TOD), as recommended by the Department of Planning and Permitting (DPP).

Enclosed is the DPP's report and recommendation dated January 9, 2026.

DEPT. COM. 110(26)

Should you have any questions, please contact me at (808) 768-8007.

Sincerely,

Pane Meatoga III, Chair
Planning Commission

Enclosures

ACKNOWLEDGED:

Rick Blangiardi, Mayor

ACKNOWLEDGED:

Dawn Takeuchi Apuna, Director
Department of Planning and Permitting

Michael D. Formby, Managing Director
Managing Director's Office

Authorization Dawn Takeuchi Apuna
Director
Advertisement Jan. 23 2026
Public Hearing Feb. 4, 2026

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

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RICK BLANGIARDI
MAYOR
MEIA

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

January 9, 2026

RECEIVED
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MEMORANDUM

TO: Pane Meatoga III, Chair
and Members of the Planning Commission
Planning Commission

FROM: Dawn Takeuchi Apuna, Director
Department of Planning and Permitting (DPP)

SUBJECT: Resolution No. 25-51 (Resolution)
Proposing an Amendment to Chapter 21, Revised Ordinances of Honolulu 2021 the Land Use Ordinance (LUO)
Relating to Transit-Oriented Development (TOD).

On April 16, 2025, the City Council adopted Resolution No. 25-51, which proposes amendments to various LUO sections relating to TOD. The main change proposed in the Resolution is to add **gray water reuse systems** to the examples of community benefits that may be considered when applying for a TOD Special District (SD), Planned Development-Transit (PD-T), and Interim Planned Development – Transit (IPD-T) Permits. The other proposed changes are intended "*to clarify and make conforming amendments to provisions relating to development within the neighborhood TOD plan areas and the TOD SD.*" The DPP generally supports the proposed amendments and recommends **APPROVAL** of the Council's draft bill (see Attachment 1).

Gray Water Reuse Systems

LUO § 21-9.100(c) defines community benefits as: PD-T ***Those project elements that will mitigate impacts of greater heights, or greater density, or modifications to TOD SD development standards***. The definition goes on to list the following examples of community benefits:

- Affordable housing;
- Open space;

- Parks;
- Right-of-way improvements;
- Financial contributions to existing community amenities or public uses; and
- Facilities that enhance the pedestrian experience or multimodal transportation.

The proposed amendment would 1) Add **gray water reuse systems** to this list; 2) Define gray water as having the same meaning as defined in Hawai'i Revised Statutes (HRS) § 342D-1; and 3) Specify that any gray water reuse system would have to be in compliance with State of Hawai'i Department of Health Rules and Guidelines.

Per HRS § 342D-1:

> *"Gray water" means any untreated wastewater that has not come into contact with toilet waste. Gray water includes used water from bathtubs, showers, and bathroom wash basins and water from clothes washers and laundry tubs; provided that the water is not contaminated with any household hazardous waste as defined in § 342G-1, hazardous waste as defined in § 342J-2, or any contaminant the [State Department of Health] deems inappropriate. Gray water excludes wastewater from food preparation sinks or dishwashers.*

According to HRS § 342D-70, the gray water recycling program is limited to the use of gray water for the purpose of irrigating lawns and gardens. The City Council provided justification for this proposal in the Resolution. In short, they stated:

- Fresh water is a valuable resource, and recent trends have raised concerns about O'ahu's long-term fresh water security.
- Gray water reuse will alleviate pressures on the fresh drinking water supply and promote water conservation.
- A Department of Health (DOH) report, "Guidelines for the Reuse of Gray Water" (DOH Guidelines), dated June 22, 2009, says gray water may be reused to meet part of the fresh water demand for landscaping.
- The DOH Guidelines further state that although gray water contains detergents, soaps, and solvents, certain constituents of those cleaning agents, like phosphorus, nitrogen and potassium, are considered fertilizer for plants.

- HRS § 342D-70 encourages the counties to promote widespread use of gray water for the purpose of irrigating lawns and gardens.

Given all this, the Resolution concluded that facilitating the use of gray water for irrigation purposes benefits the community at large, so gray water reuse systems should be included as recognized examples of community benefits with respect to TOD SD Permit applications.

In general, the DPP supports this. Today, gray water reuse systems are not required and their design and implementation may be costly. Incentivizing them as a community benefit may encourage landowners and developers to incorporate them, thus reducing the impact of the additional density on water infrastructure and resources. Gray water reuse systems could be considered a community benefit today, but adding it to the list will remove any ambiguity for purposes of reviewing TOD SD Permits. Furthermore, the TOD SD, IPD-T, and PD-T Permit processes will allow the DPP to evaluate each specific site to determine the commensurate value of the gray water reuse system. For example, a project seeking high density and height bonuses with very little landscaping, as is typical of TOD design, will need a broad package of community benefits; a gray water reuse system alone would not be commensurate with the height and density typically sought.

The Board of Water Supply (BWS) also submitted testimony to the City Council in support of the Resolution. The BWS letter states, "Gray water reuse conserves limited water supply capacity to support a larger amount of affordable housing and mitigates the possibility of water shortages if summer demand exceeds supply." See Attachment 2. Given these factors, the DPP agrees that reuse of gray water is a benefit for the community at large.

Conforming Amendments

The City Council also included grammatical changes and other amendments for clarity and consistency. The main proposed changes are as follows:

- On page six of the draft bill, Section 21-9.100-10(b)(1)(D) is added to the PD-T standards for review for hotel projects and community benefits. This reflects the same language that applies to IPD-T projects on page three of the draft bill [Section 21-9.100-5(g)(3)], so it is being added to the PD-T standards for review for consistency.

- Similarly, on pages seven and eight of the draft bill, Sections 21-9.100-10(b)(3) and (c)(5) are added to reference required conclusions and community benefits for PD-T Permits. This same kind of language is included for IPD-T Permits in LUO Sections 21-9.100-5(c)(2) and (g)(2), respectively, so the additions create consistency across these permit types.
- Finally, on page 10 of the draft bill, Sections 21-9.100-10(d)(12) adds requirements for dollar amount estimates to be included in PD-T Permit applications. Similar language is already included for IPD-T Permit applications, in LUO Section 21-9.100-5(h)(10).

The DPP supports these changes for consistency and finds the other proposed grammatical changes are acceptable.

In summary, the DPP recommends **APPROVAL** of the City Council's proposed draft bill, attached herein as Attachment 1.

Attachments

Attachment 1

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-51

RESOLUTION

PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 2021 (THE LAND USE ORDINANCE), RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

WHEREAS, fresh water is one of Hawai'i's most valuable resources; and

WHEREAS, however, recent trends, including reduced rainfall, lower rates of aquifer recharge, increased runoff, and greater drinking water demand, have raised concerns about O'ahu's long-term fresh water security; and

WHEREAS, increasing water reuse will alleviate pressure on the fresh drinking water supply of the City and County of Honolulu ("City"); and

WHEREAS, the reuse of gray water is a means of promoting water conservation by lessening the demand for potable water, thereby increasing the City's water supply; and

WHEREAS, Section 342D-1, Hawaii Revised Statutes ("HRS"), defines "gray water" to mean any untreated wastewater that has not come into contact with toilet waste, including used water from bathtubs, showers, and bathroom wash basins and water from clothes washers and laundry tubs; provided that the water is not contaminated with any household hazardous waste, other hazardous waste, or any contaminant; and

WHEREAS, a Hawai'i State Department of Health report, "Guidelines for the Reuse of Gray Water" ("DOH Guidelines"), dated June 22, 2009, states that gray water from sinks, tub and shower drains, and clothes washers is estimated to comprise 50 to 80 percent of the total residential wastewater generated in the State of Hawai'i and that gray water generated from the foregoing sources may be reused to meet part of the fresh water demand for landscaping; and

WHEREAS, the DOH Guidelines further state that although gray water from sinks, tub and shower drains, and clothes washers contains detergents, soaps, and solvents, certain constituents of such cleaning agents, including phosphorus, nitrogen, and potassium, are considered fertilizer for plants; and

WHEREAS, HRS Section 342D-70 provides that the counties are encouraged to promote widespread use of gray water for the purpose of irrigating lawns and gardens; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-51

RESOLUTION

WHEREAS, Section 21-9.100-9(e), Revised Ordinances of Honolulu 2021 ("ROH"), provides that for projects proposed in the Transit-Oriented Development ("TOD") special district, community benefits must be proposed in the project's TOD special district permit application to justify height and density bonuses or to mitigate the impacts related to the applicant's desired modification of TOD special district development standards; and

WHEREAS, ROH Section 21-9.100(c) provides that examples of community benefits include affordable housing, open space, parks, right-of-way improvements, financial contributions to existing community or public uses, and facilities that enhance the pedestrian experience or promote the use of multimodal transportation options; and

WHEREAS, the City Council ("Council") believes that facilitating the use of gray water for irrigation purposes benefits the community at large and that gray water reuse systems should be included as recognized examples of community benefits with respect to TOD special district permit applications; and

WHEREAS, the Council also wishes to clarify and make conforming amendments to provisions relating to development within the neighborhood TOD plan areas and the TOD special district; and

WHEREAS, Section 6-1513, Revised Charter of the City and County of Honolulu 1973 (Amended 2017 Edition), as amended ("Charter"), provides that "[a]ny revision of or amendment to the zoning ordinances may be proposed by the [C]ouncil and shall be processed in the same manner as if proposed by the [D]irector [of Planning and Permitting]"; and

WHEREAS, the term "zoning ordinances," as used in Charter Section 6-1513, includes both amendments to the Land Use Ordinance ("LUO") and to ordinances designating particular parcels of property in terms of the LUO; and

WHEREAS, ROH Chapter 2, Article 24, Part A, establishes procedures and deadlines for the processing of Council proposals to revise or amend the general plan, the development plans, the zoning ordinances, and the subdivision ordinance, and clarifies the responsibility of the Director of Planning and Permitting to assist the Council in adequately preparing its proposals for processing; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the Director of Planning and Permitting and the Planning Commission are directed, pursuant to Charter Section 6-1513 and ROH Chapter 2, Article 24, Part A, to process

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-51

RESOLUTION

the proposed amendment to ROH Chapter 21 (the "Land Use Ordinance"), attached hereto as Exhibit A, in the same manner as if the proposal had been proposed by the Director; and

BE IT FURTHER RESOLVED that the Director of Planning and Permitting is directed to inform the Council upon the transmittal of the Director's report and the proposed Land Use Ordinance amendment to the Planning Commission; and

BE IT FINALLY RESOLVED that, pursuant to ROH Chapter 2, Article 24, Part A, the City Clerk shall transmit copies of this resolution and the Exhibit A attached hereto to the Director of Planning and Permitting and the Planning Commission of the City and County of Honolulu, and shall advise them in writing of the date by which the Director's report and accompanying proposed ordinance are required to be submitted to the Planning Commission.

INTRODUCED BY:

DATE OF INTRODUCTION:

FEB 6 2025

Honolulu, Hawai'i

Councilmembers

EXHIBIT A

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose. The purpose of this ordinance is to address transit-oriented development.

SECTION 2. Section 21-9.100, Revised Ordinances of Honolulu 2021 ("Transit-oriented development (TOD) special district"), is amended by amending subsection (c) to read as follows:

"(c) For the purposes of this section, the following definitions apply unless the context clearly indicates or requires a different meaning.

Active Ground Floor Activities. Those uses and activities that will encourage pedestrian movement and activate the ground floor of buildings, including retail establishments, restaurants, personal service establishments, offices, financial institutions, lobbies for hotels or multifamily dwelling uses, galleries, theaters, and other similar uses and activities.

Bike-Walk Greenway. Shared-use paths or trails for pedestrians, cyclists, and other users of non-motorized transportation modes within or adjacent to a TOD special district. Certain development standards will apply only to those zoning lots that abut the bike-walk greenway. Bike-walk greenways are identified on the exhibits set forth at the end of this article.

Community Benefits. Those project elements that will mitigate impacts of greater heights, or greater density, or modifications to TOD special district development standards. Examples of community benefits include affordable housing, open space, parks, right-of-way improvements, financial contributions to existing community amenities or public uses, gray water reuse systems, and facilities that enhance the pedestrian experience or improve multimodal transportation.

Gray Water. Has the same meaning as defined in HRS § 342D-1.

IPD-T. An interim planned development-transit project pursuant to § 21-9.100-5.

Key Streets. Streets within a TOD special district that are most vital to facilitating a walkable, vibrant, economically active neighborhood in the direct vicinity of a rail station. Certain development standards will apply only to those zoning lots fronting a designated key street. The key streets are identified on the exhibits set forth at the end of this article.

Nonconforming Site Development. A zoning lot with structures or uses that comply with underlying zoning district standards, but are not in conformance with all of the standards of the TOD special district, including but not limited to building location, yard and setback requirements, street facades, building orientation and entrances, parking lot design and location, and bicycle parking.

PD-T. A planned development-transit project pursuant to § 21-9.100-10.

Rail Station. An existing or planned rail station identified in the Honolulu Rail Transit Project Environmental Impact Statement, accepted by the Governor of the State of Hawaii on December 16, 2010.

Setback. The distance from the property line to the front facade of a building.

Street Tree Plan. A street tree planting plan approved in accordance with the city "Standards and Procedures for the Planting of Street Trees."

TOD. Transit-oriented development.

TOD Development Regulations. The regulations establishing the permitted uses and structures and development standards within a TOD special district, which will be established by the council by ordinance, pursuant to this section. TOD development regulations may include provisions specific to certain rail station areas.

TOD Special District. That area surrounding rail stations along the rail alignment and designated in § 21-9.100-12. Lands within a TOD special district are subject to TOD development regulations.

TOD Station Area *or* ***Station Area.*** The parcels of land around a rail station subject to the TOD development regulations. Generally, the TOD station area will consist of that land within approximately 0.5 miles of the related rail station, which is roughly the distance of a 5- to 10- minute walk from the station, as identified on the exhibits set forth at the end of this article."

A BILL FOR AN ORDINANCE

SECTION 3. Section 21-9.100-5, Revised Ordinances of Honolulu 2021 ("Interim planned development-transit (IPD-T) projects"), is amended by amending subsection (g) to read as follows:

"(g) *Community benefits.*

(1) Community benefits must be proposed in the IPD-T project application to justify height and density bonuses, or to mitigate the impacts related to the modification of TOD special district development standards.

(2) [~~Where~~] When a proposed community [~~benefits are proposed, they~~] benefit is included among the types of community benefits listed in § 21-9.100-9(e), it must meet the standards set forth [~~in § 21-9.100-9(e).~~] therein.

(3) For projects that include a hotel component, the community benefits proposed in the IPD-T project application must include one or both of the following:

(A) Affordable housing provided in addition to any affordable housing requirements applicable to the project under Chapter 29. The affordable housing proposed as community benefits must meet the following minimum requirements:

(i) For-sale affordable dwelling units must be sold to households earning 120 percent [~~and~~] or below of the AMI. At least one-half of those units must be sold to households earning 100 percent [~~and~~] or below of the AMI;

(ii) For-rental affordable dwelling units must be rented to households earning 80 percent [~~and~~] or below of the AMI;

(iii) The affordable dwelling units must remain affordable for a minimum period of [~~at least~~] 30 years;

(iv) The affordable dwelling units must be marketed as provided in § 29-1.6 for affordable units required by Chapter 29; and

(v) Application of the department's rules to implement the city's affordable housing [~~requirement rules,~~] requirements,

including the room factor calculation, is required. If, after applying the room factor, additional affordable dwelling units are required, the additional required affordable dwelling units may not be created by dividing previously proposed affordable dwelling units into more dwelling units; or

(B) City multimodal transportation system improvements.

For purposes of this subdivision:

AMI. Has the same as meaning defined in § 29-1.2;

Hotel. Has the same meaning as defined in § 21-10.1, and includes condo-hotels owned under a condominium property regime; and

City Multimodal Transportation System Improvements. Improvements associated with the Honolulu rail transit system, the city bus transit system, or the city special transit services. Improvements may include but are not limited to easements on, over, and across private property; construction or maintenance of rail transit stations or bus stations or stops; provision of informational or directional signage; and monetary contributions to fund the cost of such improvements."

SECTION 4. Section 21-9.100-9, Revised Ordinances of Honolulu 2021 ("TOD special district permits"), is amended by amending subsection (e) to read as follows:

"(e) Community benefits must be proposed in the TOD special district permit application to justify height and density bonuses, or to mitigate the impacts related to the modification of TOD special district development standards. Where community benefits are proposed, they must meet the following standards:

(1) Where open space is provided as a community benefit for a TOD special district permit, it must meet the following minimum qualifications:

(A) The area dedicated to open space must be at least 2,000 contiguous square-feet, or an area equal to at least 5 percent of the maximum permitted floor area on the zoning lot, not including floor area bonuses being sought, whichever is greater;

(B) The land dedicated to open space may include required yards; provided that all open space must have a minimum average width and depth of 20 feet and a slope no greater than 10 percent across the open space;

(C) Quality open space will involve publicly accessible, highly usable parks and gathering spaces. These spaces should be pedestrian-oriented and provide public accommodations, including but not limited to benches and seating, shaded areas, restrooms, trash and recycling receptacles, facilities for recharging electronic devices, telecommunications facilities, and bicycle facilities. Open space must be surfaced with a combination of trees, landscaped groundcover, and hardscape materials. It must include benches or other seating, shade structures, drinking fountains, water features, public art, trash receptacles, information kiosks, performance areas, or other similar amenities; and

(D) The open space may be provided onsite, [~~off-site~~] offsite within the same [~~special district,~~] neighborhood TOD plan area, or through a combination of both;

(2) Where affordable housing is provided as a community benefit for a TOD special district permit, the affordable housing must be in addition to the affordable housing requirements of Chapter 29; [~~and~~]

(3) Where streetscape improvements are provided as a community benefit for a TOD special district permit, the improvements must be in compliance with any adopted complete streets guide, manual, or ordinance[~~.~~]; and

(4) Where gray water reuse systems are provided as a community benefit for a TOD special district permit, the gray water reuse systems must be in compliance with State of Hawaii department of health rules and guidelines pertaining to such gray water reuse systems, as they may be amended."

SECTION 5. Section 21-9.100-10, Revised Ordinances of Honolulu 2021 ("Planned development-transit (PD-T) projects"), is amended by amending subsections (b), (c), and (d) to read as follows:

"(b) *Standards for review.*

(1) All of the development standards of a TOD special district will apply to PD-T projects, except as otherwise provided in this section.

(A) Greater height and density bonuses are available to PD-T projects and the development standards may be modified in any way that would normally be allowed through a special district permit.

(B) The degree of flexibility sought through the PD-T process must be commensurate [~~to~~] with the community benefits provided.

(C) The highest degree of flexibility may be authorized by this permit for those projects that demonstrate those standards enumerated in § 21-9.100-8(a)(1)(E) and described in § 21-9.100-9(b).

(D) For projects that include a hotel component, the community benefits proposed in the PD-T project application must include one or both of the following:

(i) Affordable housing provided in addition to any affordable housing requirements applicable to the project under Chapter 29. The affordable housing proposed as a community benefit must meet the following minimum requirements:

(aa) For-sale affordable dwelling units must be sold to households earning 120 percent or below of the AMI. At least one-half of those units must be sold to households earning 100 percent or below of the AMI;

(bb) For-rental affordable dwelling units must be rented to households earning 80 percent or below of the AMI;

(cc) The affordable dwelling units must remain affordable for a minimum period of 30 years;

(dd) The affordable dwelling units must be marketed as provided in § 29-1.6 for affordable units required by Chapter 29; and

(ee) Application of the department's rules to implement the city's affordable housing requirements, including the room factor calculation, is required. If, after applying the room factor, additional affordable dwelling units are required, the additional required affordable dwelling units may not be created by dividing previously proposed affordable dwelling units into more dwelling units; or

(ii) City multimodal transportation system improvements.

For purposes of this paragraph:

AMI. Has the same meaning as defined in § 29-1.2;

Hotel. Has the same meaning as defined in § 21-10.1, and includes condo-hotels owned under a condominium property regime; and

City Multimodal Transportation System Improvements. Improvements associated with the Honolulu rail transit system, the city bus transit system, or the city special transit services. Improvements may include but are not limited to easements on, over, and across private property; construction or maintenance of rail transit stations or bus stations or stops; provision of informational or directional signage; and monetary contributions to fund the cost of such improvements.

(2) PD-T projects must be generally consistent with the approved neighborhood TOD plan for the area.

(3) When an applicant seeks to exceed the base height or density through a PD-T permit, the conclusions set forth in § 21-9.100-8(a)(1)(F) must be reached.

(c) *Site development and design standards.* The standards set forth by this subsection are general requirements for PD-T projects. When applicants seek the modification of TOD special district standards, the modification must be for the purpose of accomplishing the goals and objectives of the TOD special

district. Also, the modification must be commensurate with the community benefits provided in the project plan, and the project must be generally consistent with the neighborhood TOD plan for the area.

(1) [~~*Density.*~~] The maximum allowable density is specified in § 21-9.100-8(a)(1)(A) by zoning district.

(2) The maximum height must not exceed the bonus height limit shown as the parenthetical number on the zoning maps.

(3) Transitional height or height setbacks may be modified if adjacent uses and street character will not be adversely affected.

(4) PD-T projects must satisfy the applicable affordable housing requirements of Chapter 29[~~. Affordable housing that is provided as a community benefit must be in addition to the affordable housing requirements of Chapter 29~~], which are based on a percentage of the total number of dwelling units in the principal project, and include higher percentages for IPD-T, PD-T, and TOD special district projects seeking bonus height or density, or both.

(5) When a proposed community benefit is included among the types of community benefits listed in § 21-9.100-9(e), it must meet the standards set forth therein.

(d) *Application requirements.* An application for approval of a PD-T project must contain:

(1) A project name;

(2) A location map;

(3) A site plan showing property lines, the locations of buildings and other major structures on the same and adjacent zoning lots[~~,~~]; building access and activity zones[~~,~~]; the proposed open space and landscaping system[~~,~~]; access and circulation for [~~vehicles,~~] bicycles, other vehicles, and pedestrians[~~,~~]; bus or trolley stops[~~,~~]; and other major activities;

(4) A narrative description of [~~the~~];

(A) The overall development and urban design concept; [~~the building~~]

(B) Building height and density; [~~the~~]

(C) The basic form and number of structures; [~~the~~]

(D) The relationship of buildings to each other and the streets[~~; the~~], and how it is used to create active public space;

(E) The general mix of uses; [~~the~~]

(F) The estimated number of proposed dwelling or lodging units[~~;~~], affordability restrictions to be observed, and the proposed mix of housing types; [~~the ways~~]

(G) How the project positively contributes to TOD; [~~the~~]

(H) The ways the project is consistent with the applicable neighborhood TOD plan; [~~the~~]

(I) Plans for usable, publicly-accessible space [~~and landscape plans; how~~], accommodations, and landscaping;

(J) How the project supports walking, bicycling, and active living; [~~proposals~~]

(K) Proposals to enhance multimodal circulation and access; [~~the proposed~~]

(L) Proposed off-street parking and loading; and [~~the possible~~]

(M) Possible impacts on security, public health and safety, infrastructure, and public utilities;

(5) Details of the project, including calculations of proposed floor area, FAR, height limits, open spaces, landscaped areas, areas dedicated to parking, and any other significant calculations;

(6) A narrative description of the proposed public amenities and community benefits the project will provide. The narrative must describe how the amenities and benefits are commensurate with the design flexibility being requested, and how they will benefit the TOD special district and the neighborhood;

(7) An open space plan, showing the reservation of land for public, semi-public, and private open space, including parks, plazas, and playgrounds, and an integrated circulation system plan, showing the proposed movement of vehicles, goods, pedestrians, and bicyclists within the project area and adjacent areas, including streets and driveways, sidewalks and pedestrian ways, bicycle lanes, bicycle tracks, and multi-use paths, off-street parking, and loading areas;

(8) A discussion of any impacts to any cultural or historic resources, as well as to any public view protected by law or ordinance;

(9) A parking and loading management plan [~~or~~], a transportation demand management plan, or both;

(10) A wind and shadow study to analyze the effects of mid-rise and high-rise structures, particularly anticipated effects at the ground level. [~~Where~~] If adverse effects are anticipated, mitigative measures must be included in the proposal;

(11) If applicable, a discussion of how the proposed project will satisfy the affordable housing requirements of Chapter 29; [~~and~~]

(12) A dollar amount estimate of:

(A) The value of requested height bonuses;

(B) The value of requested density bonuses; and

(C) The cost to the developer for each category of proposed community benefits;

accompanied by an explanation of how the estimated values and costs were calculated; and

[~~(12)~~](13) Any other information deemed necessary by the director to ascertain whether the project meets the requirements of this section."

SECTION 6. Ordinance material to be repealed is bracketed and stricken. New ordinance material is underscored. When revising, compiling, or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the Revisor of Ordinances need not include the brackets, the material that has been bracketed and stricken, or the underscoring.

A BILL FOR AN ORDINANCE

SECTION 7. This ordinance takes effect upon its approval.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers

APPROVED AS TO FORM AND LEGALITY:

_____

Deputy Corporation Counsel

APPROVED this _____day of _____, 20 ___.

_____

RICK BLANGIARDI, Mayor
City and County of Honolulu

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 25-51

Introduced:	02/06/25	By:	MATT WEYER VAL OKIMOTO	Committee:	PLANNING, INFRASTRUCTURE & TRANSPORTATION (PI&T)

Title: PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 2021 (THE LAND USE ORDINANCE), RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

Voting Legend: * = Aye w/Reservations

02/06/25	INTRO	Introduced.
04/02/25	PI&T	Reported out for adoption. CR-120 4 AYES: CORDERO, OKIMOTO, TUPOLA, WEYER 1 ABSENT: DOS SANTOS-TAM
04/16/25	CCL	Committee report and Resolution were adopted. 7 AYES: CORDERO, DOS SANTOS-TAM, NISHIMOTO, OKIMOTO, TULBA, WATERS, WEYER 2 ABSENT: KIA'ĀINA, TUPOLA

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.

GLEN I. TAKAHASHI, CITY CLERK

TOMMY WATERS, CHAIR AND PRESIDING OFFICER

Attachment 2

'25APR01 AM 9:04 CITY CLERK

BOARD OF WATER SUPPLY
KA 'OIHANA WAI
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET • HONOLULU, HAWAI'I 96843
Phone: (808) 748-5000 • www.boardofwatersupply.com

RICK BLANGIARDI
MAYOR
MEIA

ERNEST Y. W. LAU, P.E.
MANAGER AND CHIEF ENGINEER
MANAKIA A ME KAHU WILIKĪ

ERWIN KAWATA
DEPUTY MANAGER
HOPE MANAKIA

NĀ'ĀLEHU ANTHONY, Chair
JONATHAN KANESHIRO, Vice Chair
BRYAN P. ANDAYA
LANCE WILHELM
KĒHAULANI PU'U
EDWIN H. SNIFFEN, Ex-Officio
GENE C. ALBANO, P.E., Ex-Officio

April 2, 2025

The Honorable Radiant Cordero, Chair
and Members
Committee on Planning, Infrastructure and
Transportation
Honolulu City Council
530 S. King Street
Honolulu, Hawai'i 96813

Dear Chair Cordero and Members:

Subject: Resolution 25-51, Land Use Ordinance Amendment
Relating to Transit-Oriented Development, Gray Water Reuse

The Honolulu Board of Water Supply (BWS) supports the proposed resolution adding gray water reuse as a potential community benefit for a Transit Oriented Development (TOD), special district permit to mitigate impacts of greater building heights and density.

Gray water reuse conserves limited water supply capacity to support a larger amount of affordable housing and mitigates the possibility of water shortages if summer demand exceeds supply. BWS is supportive of gray water reuse and is developing a custom Water Sensible rebate program that could further incentivize gray water reuse, rain catchments and water efficient plumbing fixtures in redevelopments. Incorporating on-site reuse strategies has a greater level of feasibility in redevelopments than retrofitting existing buildings.

Thank you for the opportunity to testify in support of Resolution 25-51.

Very truly yours,

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

DEPT. COM. 248
PI&T