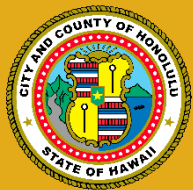




# Primary Urban Center Development Plan (PUC DP) PUBLIC REVIEW DRAFT Informational Presentation to the Honolulu Climate Commission



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December 16, 2022



# O`ahu's Eight Planning Regions





# Purpose of the Development (DP) & Sustainable Communities Plans (SCP)

- Implement O‘ahu’s General Plan
- Establish policies and guidelines for land use & development based on a robust public process
- Reflect the unique conditions & environment of each planning region
- Reflect preferences and concerns of area residents
- Identify priority investments
- Set the stage for regulations and topic-specific plans (eg, the LUO)
- Guide City land use approvals
- Set goals and evaluation strategies to document implementation progress



# PUC DP Big Themes and Issues

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Housing affordability,  
types and conditions



Mobility improvements  
including rail, bus, bicycle,  
pedestrian, and roadway  
facilities



Setting priorities for  
major infrastructure  
improvements



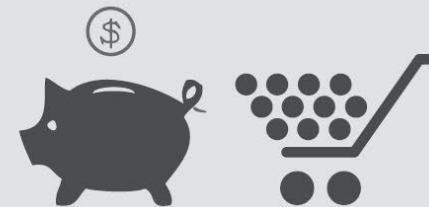
Creating livable, “age-  
friendly” communities



The location, amount and  
type of new development



Planning for climate  
change and sea level rise

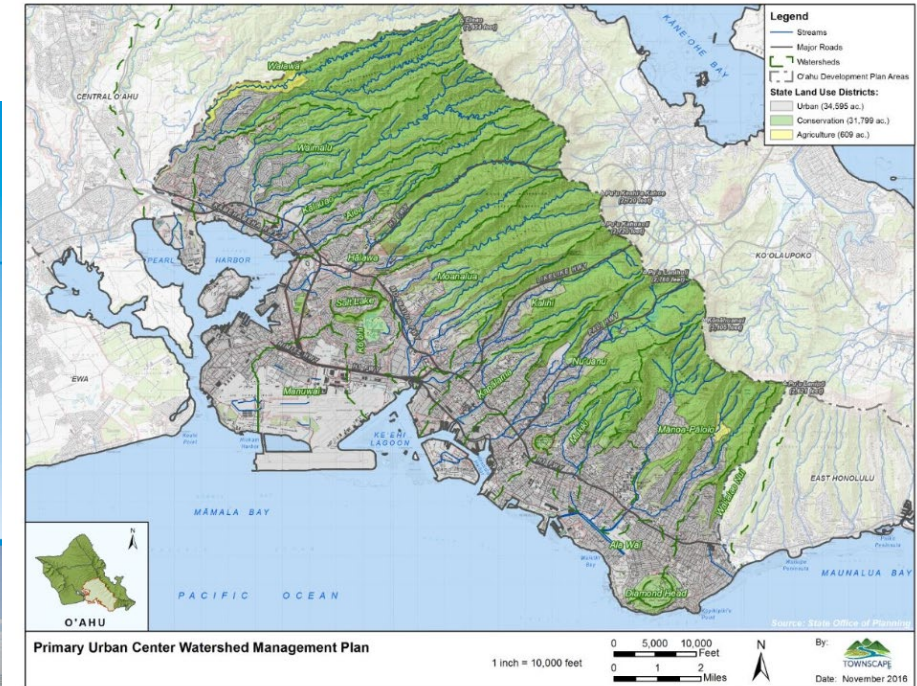
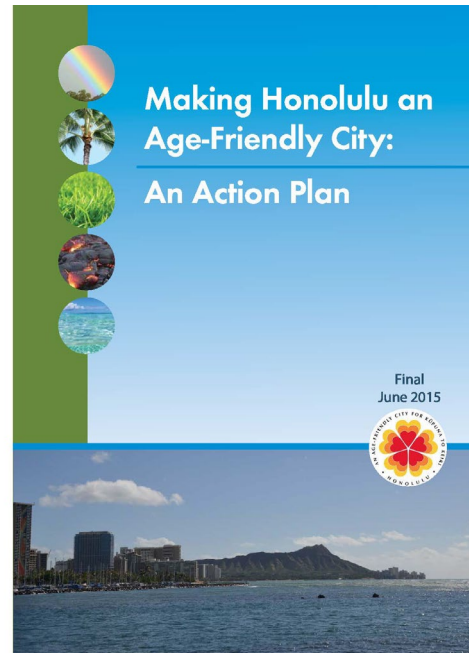
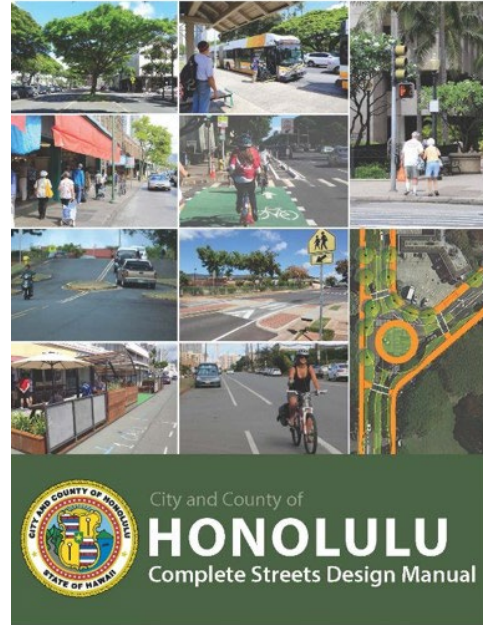
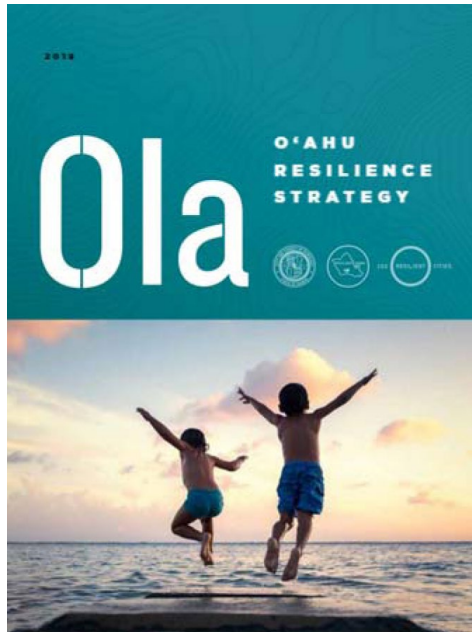


Creating a diverse and  
prosperous economy



Preserving and enhancing  
parks, open spaces and  
natural features

# The DPs & SCPs Advance City Policies



Pictured: the O'ahu Resilience Strategy, the Honolulu Complete Streets Design Manual, the Making Honolulu an Age-Friendly City Action Plan, and an image from the in-progress Primary Urban Center Watershed Management Plan





# Community Engagement:

- Stakeholder and agency interviews
- 30+ Pop-up booth events around the PUC
- Statistically valid survey with over 1,000 responses, summer 2018
- Visioning workshop, fall 2018
- Land use workshops, summer 2019
- Multiple online surveys on neighborhood character, sea level rise, and guiding principles
- All Policies Preview Released, winter 2020
- Public Review Draft (PRD) Released
- Public engagement on the Review Draft, spring 2022
- NB Committee Meetings, summer/fall 2022
- DPP's comment period open until January 31<sup>st</sup>, 2023



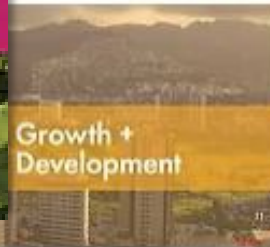
We Are  
Here

# PRIMARY URBAN CENTER DEVELOPMENT PLAN

Department of Planning and Permitting, City and County of Honolulu



Chapter 1: Growth + Development



Chapter 2: Placemaking + Character



Chapter 3: Focus Areas



Chapter 4: Housing



Chapter 5: Parks + Open Space



Chapter 6: Mobility + Connectivity



Chapter 7: Healthy Communities



Chapter 8: Sea Level Rise Planning



Chapter 9: Water Resources



Chapter 10: Economic Development



Chapter 11: Civic Facilities







# Growth + Development

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Primary Urban Center DRAFT



# Placemaking + Character

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# Growth & Development + Placemaking & Character

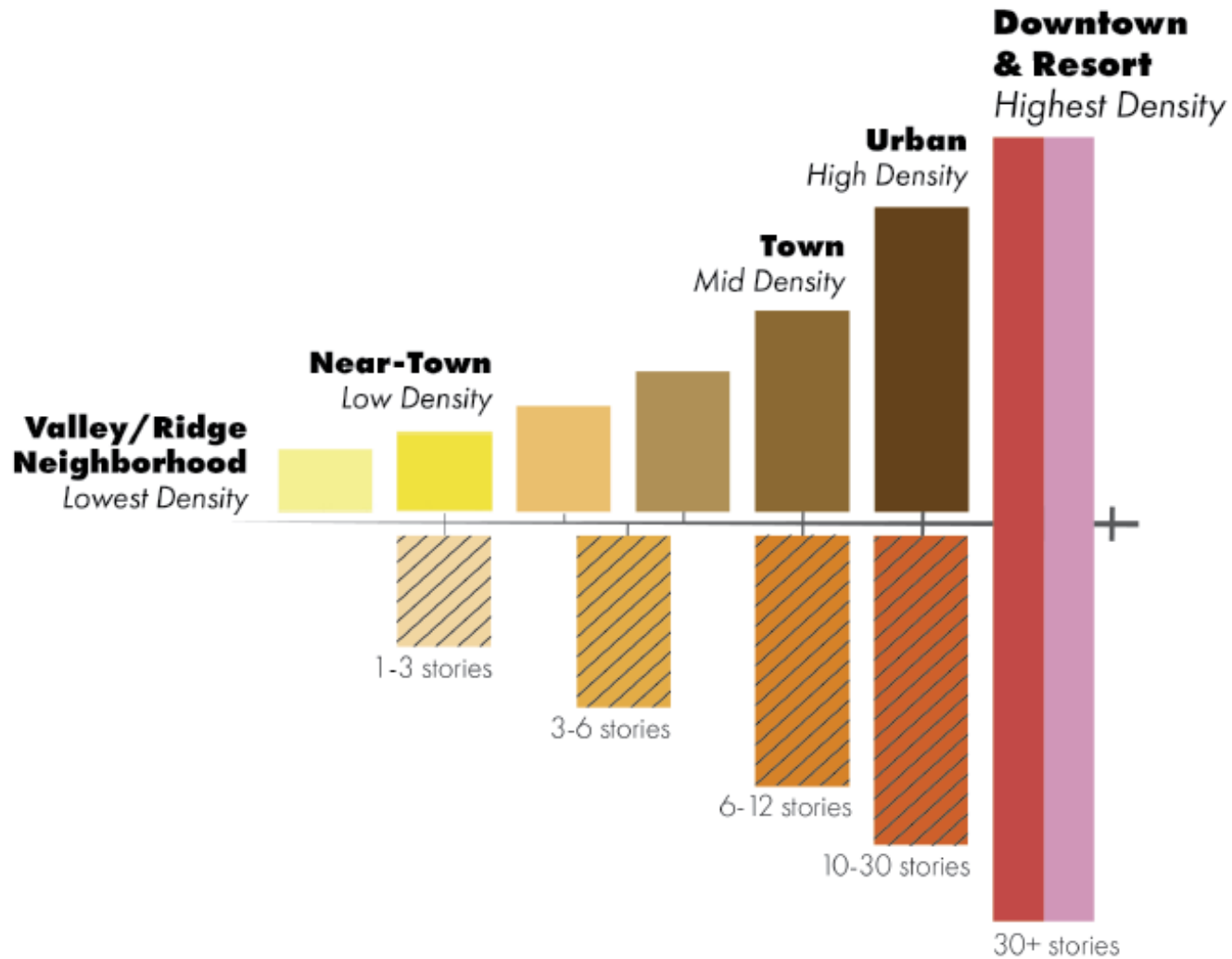
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- ❑ Focus the majority of future growth near transit and daily services
- ❑ Invest in bus transit-supportive corridors and adjacent mixed-density neighborhoods
- ❑ Grow sustainably by avoiding environmentally-constrained areas and by maintaining the Urban Growth Boundary
- ❑ Aligning infrastructure expansion with priority growth areas, manage growth and investment for the benefit of all residents
- ❑ Support a walkable, well-designed, & well-connected PUC
- ❑ Promote sustainable development practices that respond to Honolulu's climate



# Place Types Scale



# Town Neighborhood Medium

A walkable neighborhood with walk-ups, apartment buildings and mid-rise buildings located close to the sidewalk, within walking distance of a transit-rich mixed-use area. These neighborhoods provide an environment with urban buildings that are not high-rises and provide a transition in scale and intensity between lower-intensity, mixed-density residential neighborhoods and higher-intensity neighborhoods or mixed-use areas.

Examples of this Place Type: McCully-Mō'ili'ili, Kalihi-Palama

Implementing Zones: A-1, A-2

## Residential + Mixed Use Category



### Key Features



#### Land Use

- Residential
- Occasional neighborhood-serving retail or service use at key intersections

#### Building Form

Quadplex, rowhouse, courtyard apartments, mid-rise apartments/walkups

### Street Level Look + Feel

#### Ground Level Character

- Primarily residential use
- Entrances set back from or near the sidewalk
- Typical frontages: porches, dooryards, forecourts
- Medium to small front setbacks and small side setbacks

#### Public Realm

- Mix of attached and detached buildings
- Building frontages line some or most of block face
- Some street furniture and pedestrian-scale lighting
- Shade provided by street trees in tree wells/rain gardens

### Contextual Characteristics



#### Open Space

District Parks, Community Parks, Community Gardens



#### Transit

Transit supportive



#### Public Institutions

Libraries, public schools, religious centers, post offices, public safety halls and other neighborhood-serving and Town-serving institutions



#### Parking

- Residential on-street parking zone
- Pilot programs for on-street permits
- Off-street parking screened from view

#### Relationship to Other Places

Primarily within ¼ mile of a walkable mixed-use area like Near-Town, Town or Urban Corridors/Centers. Bike infrastructure, high frequency transit lines and an enhanced walkable environment connect Town Neighborhood-Medium to the rest of the PUC.

#### Mobility Options

Connected to other places by bike lanes, sidewalks and multi-use paths. Adjacent to transit-rich corridors/centers. Access to multiple neighborhood-serving bus lines, some high-frequency. Access to HART or within walking and/or biking distance to HART.



The images show the intended character of a Town Neighborhood Medium. (Top left) An apartment building with individual entries for ground-floor units. (Top right) An apartment building with an active ground floor use at the corner. (Bottom left) A walk-up apartment with a small front setback. (Bottom right) A mid-rise apartment building with a landscaped front setback.

\* Indicates example from the PUC.



Conceptual illustration showing the look and feel of the Town Neighborhood Medium.

**A** Entrances near the sidewalk **B** Variety of residential frontages **C** Medium to small front setbacks

Note: The images on this page are intended to convey the conceptual vision for this Place Type and are descriptive in nature.



**PRIMARY  
URBAN  
CENTER**  
DEVELOPMENT PLAN



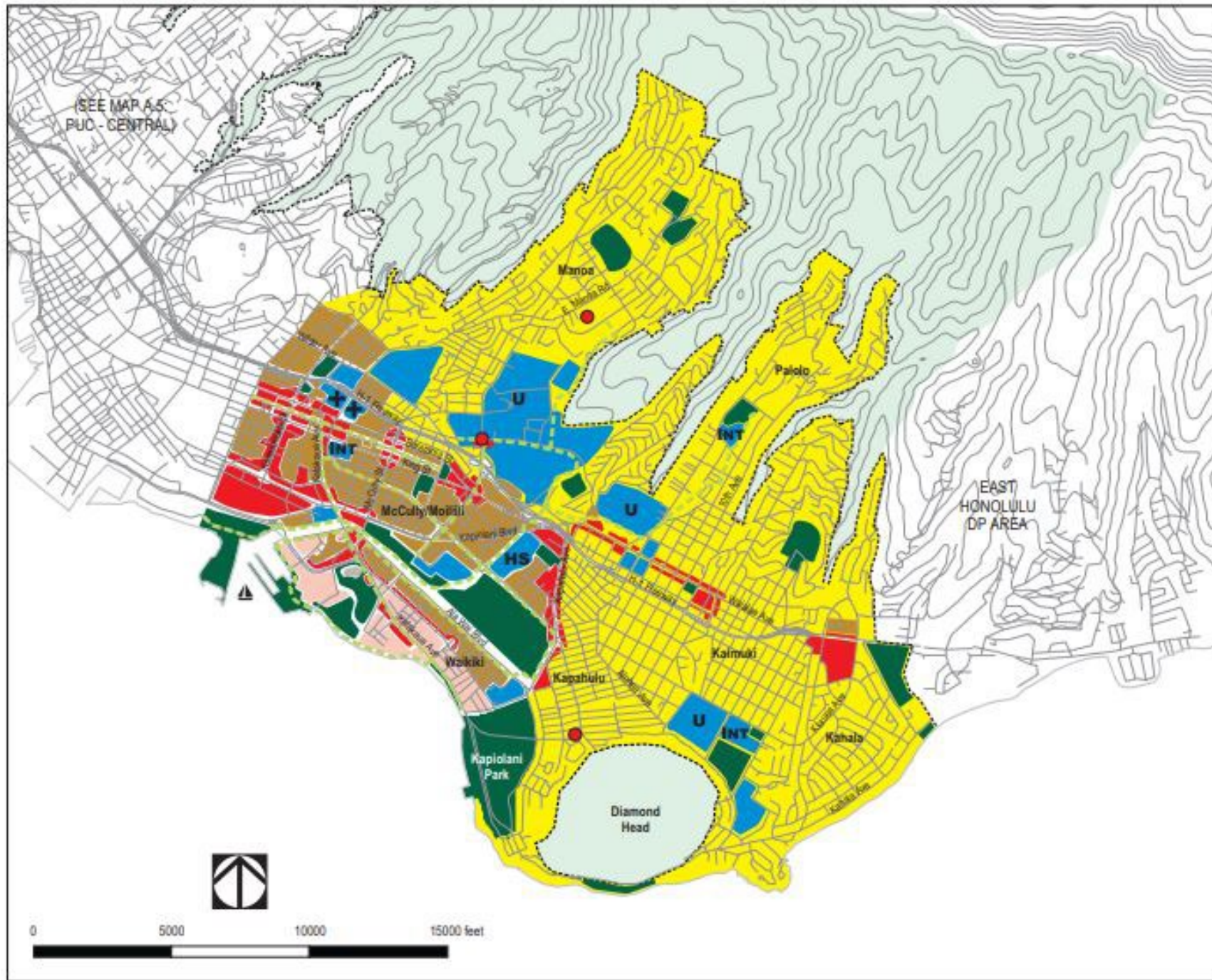
# Placetypes - Map (Eastern PUC)





# PRIMARY URBAN CENTER DEVELOPMENT PLAN

## A.6: Land Use Map PUC - East



- Lower-Density Residential
- Medium and Higher-Density Residential/Mixed Use
- Community/Neighborhood Commercial
- District Commercial
- Industrial
- Resort
- Institutional
- Major Parks and Open Space
- Preservation
- Military
- Urban Community Boundary
- Pedestrian Network
- College/University
- Hospital/Medical Center
- Intermediate School (State)
- High School (State)
- Small Boat Marina
- Harbor
- Airport



Department of Planning & Permitting  
City & County of Honolulu  
June 2004





# Healthy Communities

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# Healthy Communities



## GOAL HC-1:

Foster a healthy built environment in the PUC.

**Policy HC-1.1:** Encourage exemplary healthy (“green”) building standards.

**Policy HC-1.2:** Promote strategies to increase energy efficiency in buildings.

**Policy HC-1.3:** Avoid/mitigate the Urban Heat Island Effect and reduce heat stress.

**Policy HC-1.4:** Expand access to healthy foods from local growers and expand the community gardens program.

## GOAL HC-2:

Shape an Age-Friendly community that responds to the needs of all residents..

**Policy HC-2.1:** Encourage housing designed with kūpuna in mind, and in a variety of household sizes.

**Policy HC-2.2:** Design parks and open space to provide increased physical activity for all ages.

**Policy HC-2.3:** Enhance safety, accessibility, and navigability in public gathering places and transportation networks.

## GOAL HC-3:

Support initiatives that improve community engagement, health, and equity.

**Policy HC-3.1:** Improve civic engagement in the planning process through increased community-focused initiatives.

**Policy HC-3.2:** Collaborate across City and state agencies, and partner organizations, to center equity in public infrastructure, programs, and services.

**Policy HC-3.3:** Increase community resilience and disaster preparedness.





# Healthy Communities Highlights

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- ❑ Foster healthy building practices
- ❑ Shape an “Age-Friendly” community that responds to the needs of all residents
  - ❑ Increase opportunities for physical activity
  - ❑ Provide high-quality living options for kūpuna to keiki
- ❑ Support initiatives that improve community engagement, health, and equity



# Water Resources

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# Water Resources



## **GOAL WR-1:**

**Take a Comprehensive and Collaborative Approach to Water Management in the PUC.**

**Policy WR-1.1:** Collaborate across water quality and water infrastructure management departments and agencies.

**Policy WR-1.2:** Work with state water and environmental agencies to protect and manage upper watersheds.

**Policy WR-1.3:** Address chronic storm flooding issues through multiple solutions.

## **GOAL WR-2:**

**Protect Ground and Surface Water Quality from Polluting Land Uses.**

**Policy WR-2.1:** Protect drinking water aquifers, and surface and nearshore waters from contamination by developed land uses, urban runoff, and illegal dumping.

**Policy WR-2.2:** Enhance the ecological function of streams.

**Policy WR-2.3:** Effectively manage stormwater flows with appropriate on-site and city-system best practices.

## **GOAL WR-3:**

**Maintain Resilient Water Infrastructure Systems.**

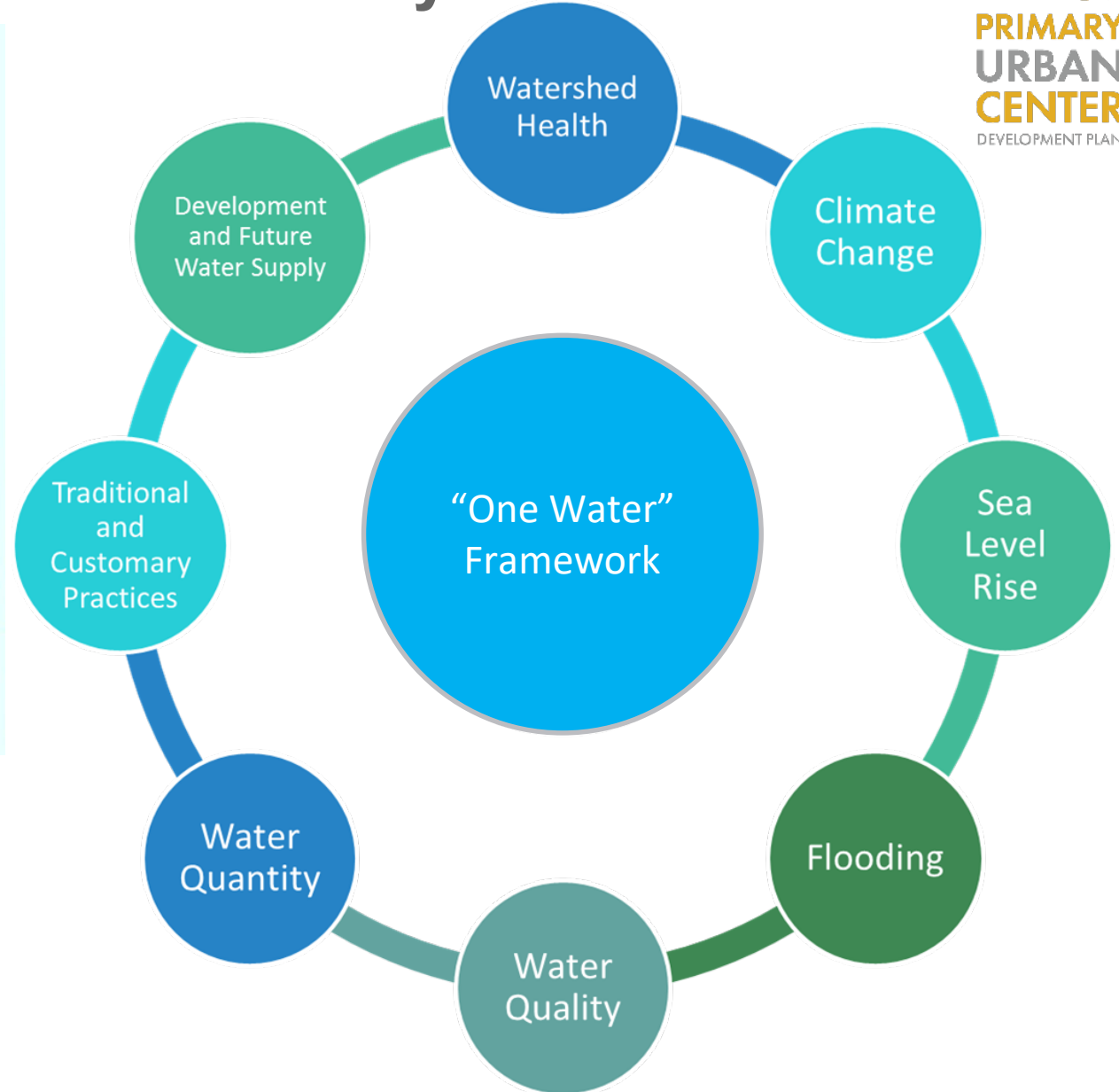
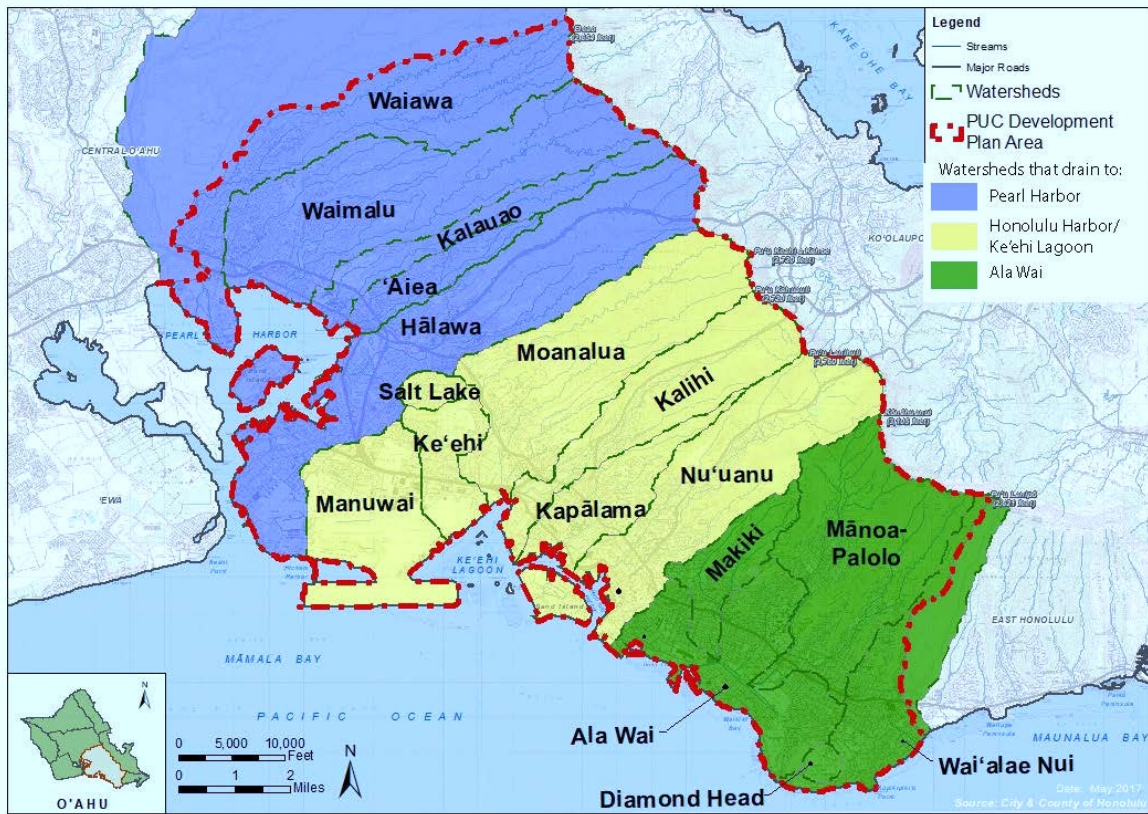
**Policy WR-3.1:** Reduce vulnerability of the water infrastructure system to the effects of climate change.

**Policy WR-3.2:** Support water conservation projects and programs to manage demand.

**Policy WR-3.3:** Improve coordination of wastewater infrastructure and land use planning.



# Integration with the BWS PUC Watershed Management Plan and City's One Water Policy



The Primary Urban Center has three main drainage areas. Integration of the Board of Water Supply Watershed Management Plan goals for the PUC, as well as the City's holistic One Water policy approach to water resource management is featured in the updated PUC DP.



# Water Resources Highlights

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- ❑ Use a OneWater management approach that integrates conservation, stormwater management, sea level rise, potable water supply, and wet infrastructure
  
- ❑ Protect ground and surface water quality from polluting land uses
  - ❑ Enhance habitat function + flood prevention of PUC's streams
  
- ❑ Maintain resilient water infrastructure systems
  - ❑ Improve coordination of wastewater infrastructure and land use planning



# Sea Level Rise + Coastal Hazards Planning

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# Sea Level Rise + Coastal Hazards Planning



## GOAL SLR-1

Adapt Regulatory Standards to Improve Resilience to Climate Change and Coastal Hazards.

**Policy SLR 1.1:** Utilize the 3.2' SLR-XA and the 6' SLR for current zoning and permitting decisions and for siting critical infrastructure.

**Policy SLR 1.2:** Advance evidence-based sea level rise and resilience requirements, and time-based monitoring.

**Policy SLR 1.3:** Allow voluntary adaptation measures in the SLR-XA that exceed statutory requirements.

**Policy SLR 1.4:** Consider the SLR-XA compound hazards individually and together to determine appropriate adaptation measures.

**Policy SLR 1.5:** Update shoreline regulations and development policies to reflect coastal hazard impacts and best available guidance on an ongoing basis.

## GOAL SLR-2

Conduct Long-Range Planning to Increase Area-Wide Adaptation and Resilience.

**Policy SLR 2.1:** Plan for priority growth areas outside of the 3.2' SLR-XA and 6' SLR, and vet proposed solutions for highly impacted areas with the community.

**Policy SLR 2.2:** Address potential impacts to surrounding sites for project-level adaptation measures.

**Policy SLR 2.3:** Prioritize and fund community-level Area Adaptation Plans.

**Policy SLR 2.4:** Incorporate sea level rise / coastal hazard considerations in the planning, design, and maintenance of facilities and infrastructure.

## GOAL SLR-3

Coordinate Infrastructure Planning for Sea Level Rise Across Agencies.

**Policy SLR 3.1:** Support collaborative resilience planning for new and existing infrastructure.

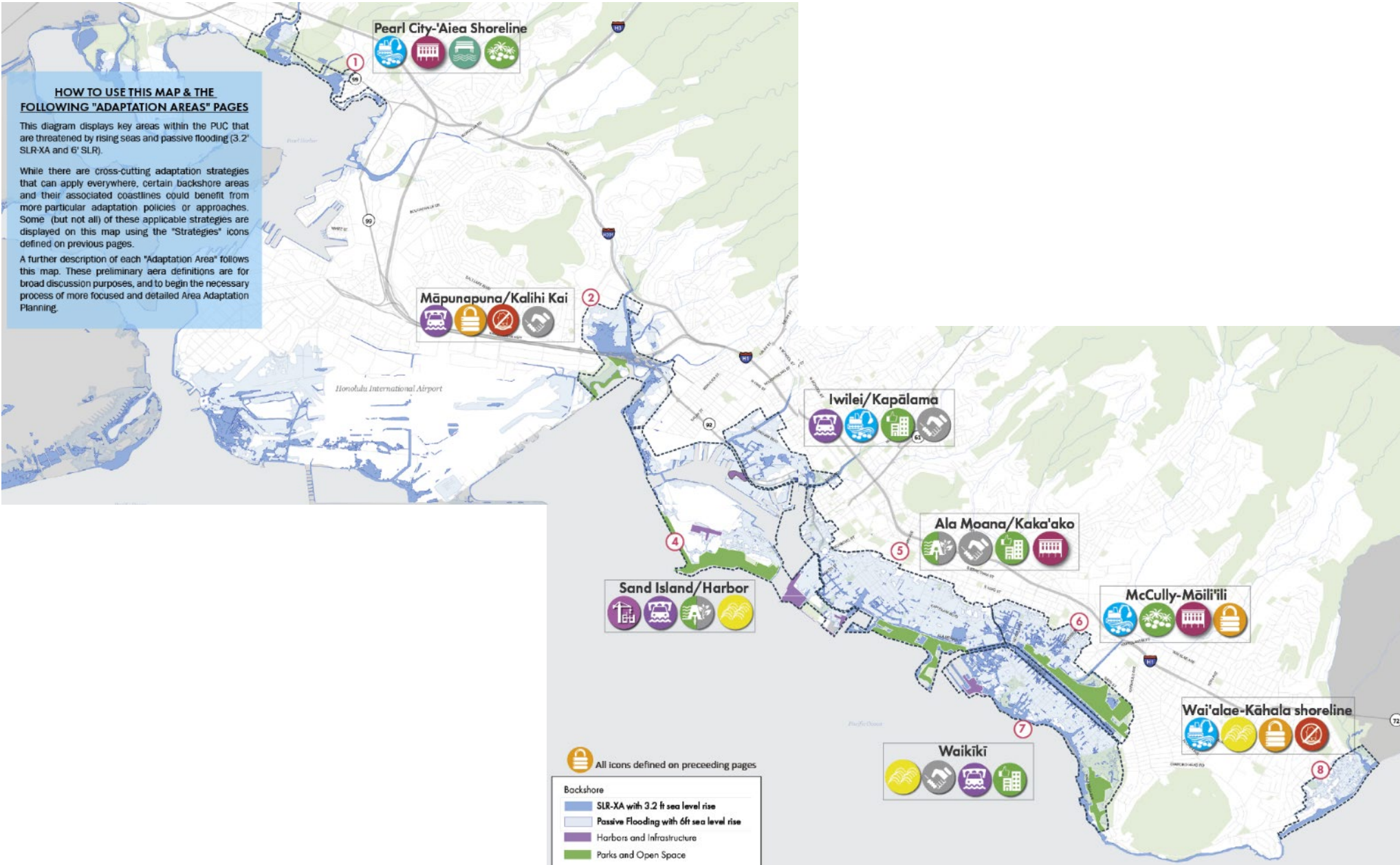
**Policy SLR 3.2:** Pursue a district-scale fee structure or other dedicated funding mechanisms for adaptation projects.

**Policy SLR 3.3:** Monitor ongoing impacts within the SLR-XA across infrastructure agencies to update development regulations that implement adaptation.

**Policy SLR 3.4:** Support State agencies in applying appropriate interventions and environmental measures for adapting/preserving beaches and shoreline impacted by sea level rise and erosion.



# Sea Level Rise Adaptation Guidance





# Sea Level Rise & Coastal Hazards Highlights

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- ❑ Adapt regulatory standards to improve resilience to climate change and coastal hazards
  
- ❑ Conduct long-range and infrastructure planning that increases area-wide adaptation and resilience
  - ❑ Pursue citywide and district-scale adaptation programs and projects that address future climate impacts
  - ❑ Plan for priority growth areas outside of the most impacted areas
  
- ❑ Coordinate planning for sea level rise across agencies

# Next Steps

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- Public comments to DPP extended through January 31st, 2023; submit comments to: [pucdp@honolulu.gov](mailto:pucdp@honolulu.gov)
- Planning Commission Hearing: 2nd Quarter 2023 (TBD)
- City Council: Summer 2023 (TBD)



# Mahalo!

## Questions?

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Submit Review Draft  
Comments to:  
*[pucdp@honolulu.gov](mailto:pucdp@honolulu.gov)*

Visit [www.pucdp.com](http://www.pucdp.com) to access the Public  
Review Draft and for more information