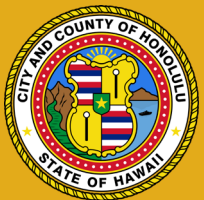




PUC DP Vision Forum

November 7, 2018



agenda



7:00 – 8:00 **Presentations**

Welcome, Mayor Kirk Caldwell

Introduction, Matt Raimi, R+A

Noelle Cole, Policy Planning Branch - DPP

Harrison Rue, TOD Branch - DPP

Renee Espiau , TOD Branch - DPP

Barry Usagawa, BWS

Matt Gonser, Office of Climate Change + Resilience

Closing, Matt Raimi

8:00 – 8:30 **Q&A + Discussion**



Introduction

Tonight's Forum

What are we hoping to get out of this forum?

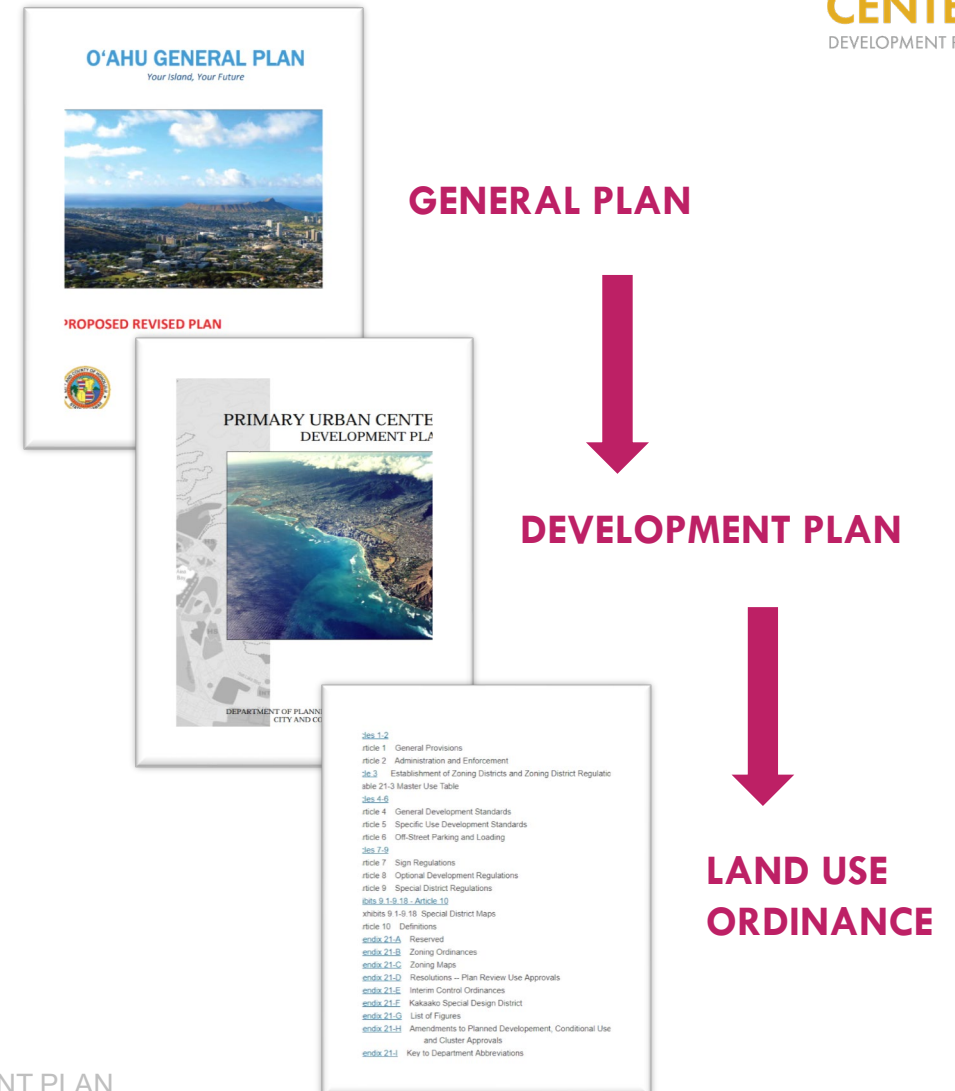
- Present progress-to-date on the PUC Update
- Share information about recent agency initiatives
- Present emerging trends and issues affecting the PUC
- Obtain feedback on preliminary PUC concepts
 - Growth and change
 - Guiding principles
- Discuss next steps for PUC DP update

The Primary Urban Center Area



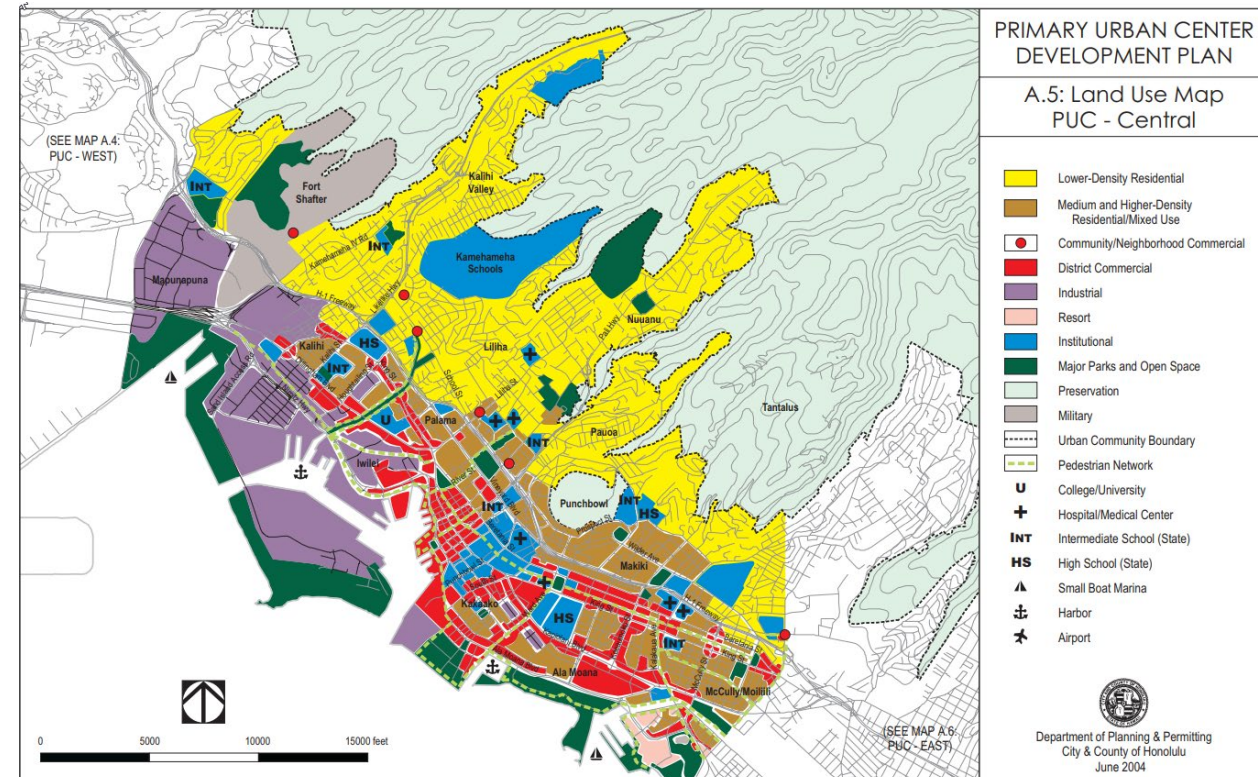
What is the PURPOSE of the PUC DP?

- Implement O'ahu General Plan
- Establish policies, regulations and implementation actions
- Reflect the unique conditions, geography and concerns of the PUC
- Identify priority investments
- Set the stage for regulations and topic-specific plans (eg, land use ordinance)
- Guide City land use approvals
- Set metrics to evaluate progress



What TOPICS does the PUC DP address?

- Land use and development (intensity and pattern through “land use designations”)
- Location for new growth
- Parks and open space
- Natural areas and habitat
- Transportation (including rail)
- Employment and economic development
- Sea level rise
- Sustainability
- Infrastructure

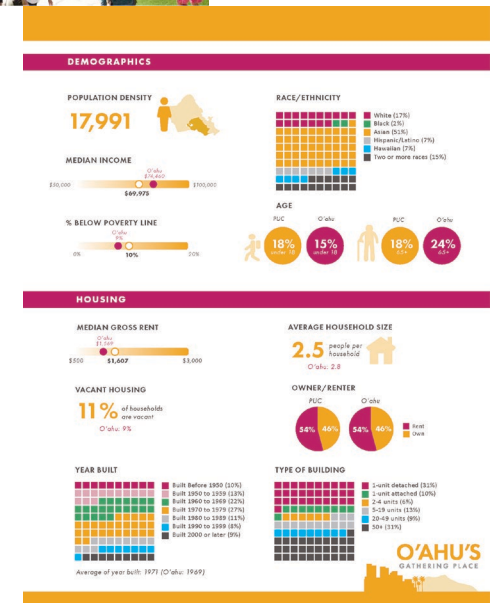
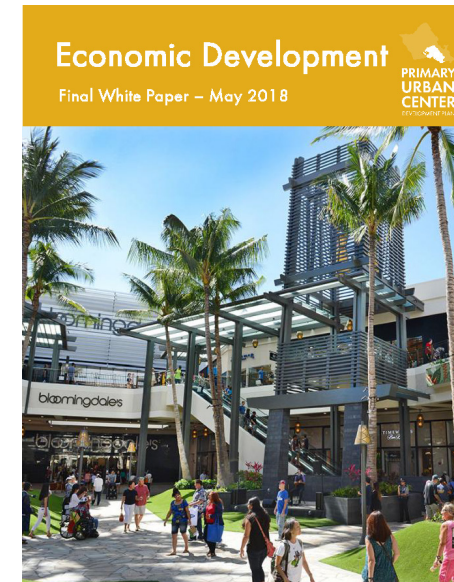




Project Update

What have we done so far?

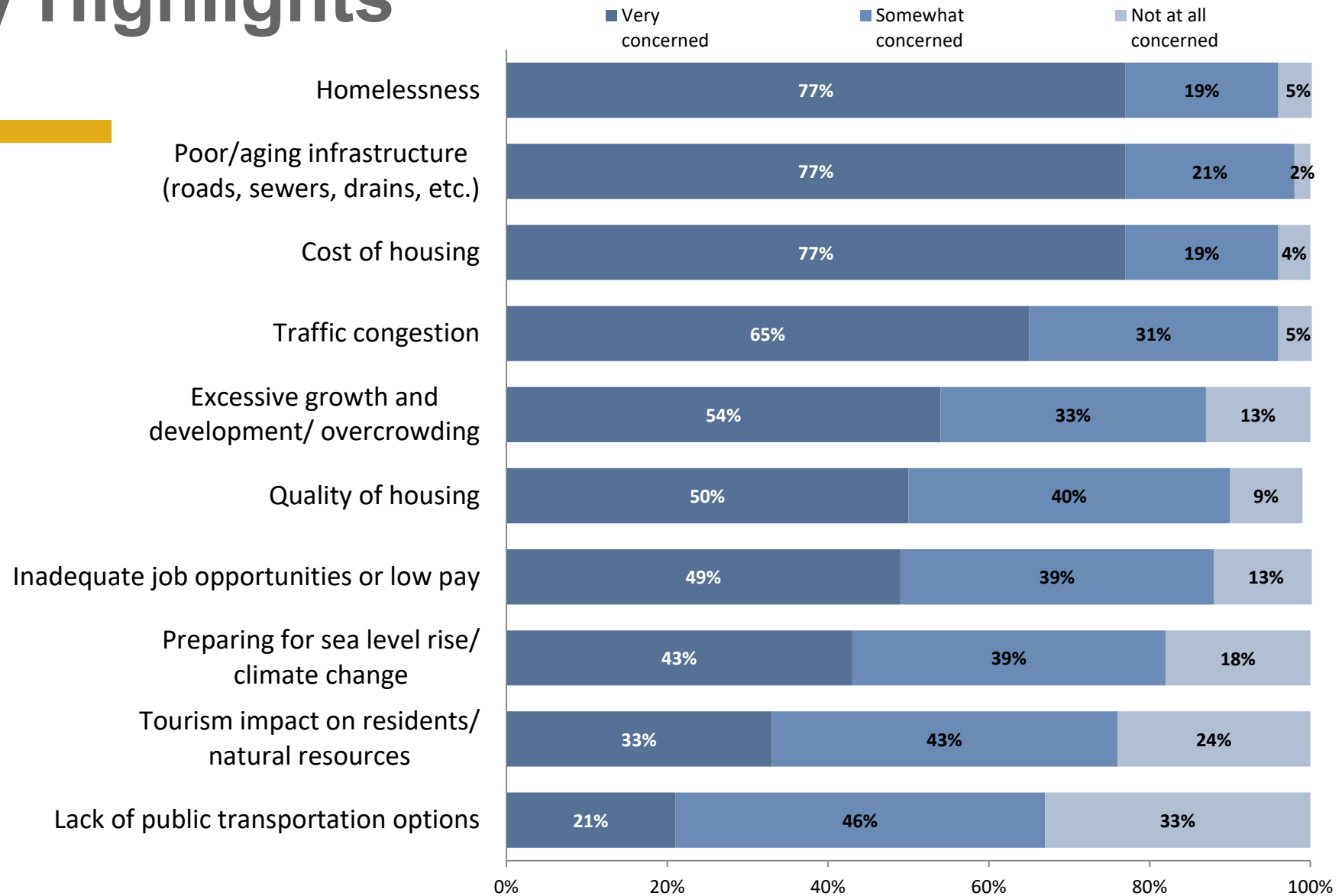
- Dozens of stakeholder and agency interviews
- 7 Existing conditions reports
- Project website
- 10+ Pop-up events around the PUC
- Statistically valid survey with over 1,000 responses
- Detailed fact sheets about all 19 PUC neighborhoods



What have we heard?

- Cost of housing and infrastructure adequacy were consistently the top two concerns
- Homelessness is also of high concern
- Residents strongly supported immediate action to have more restrictive development standards in areas that will be subject to increased flooding due to climate change and sea level rise.
- Traffic congestion was very concerning
- Residents strongly supported senior and youth facilities, linear parks and small urban parks with play structures.

Survey Highlights



Survey Highlights



Addressing infrastructure deficiencies

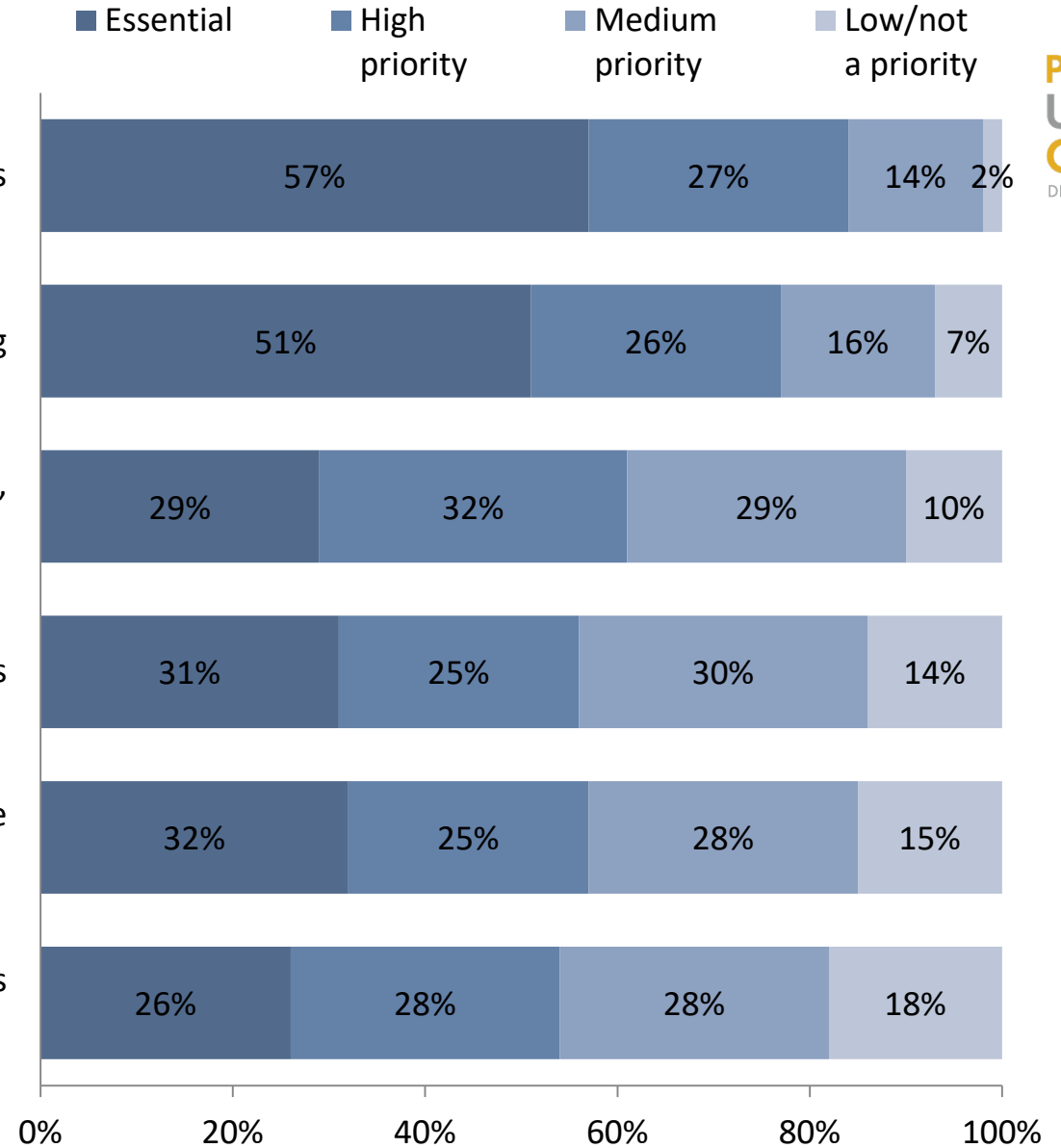
Building more affordable housing

Improving vehicle, pedestrian, and bicycle mobility

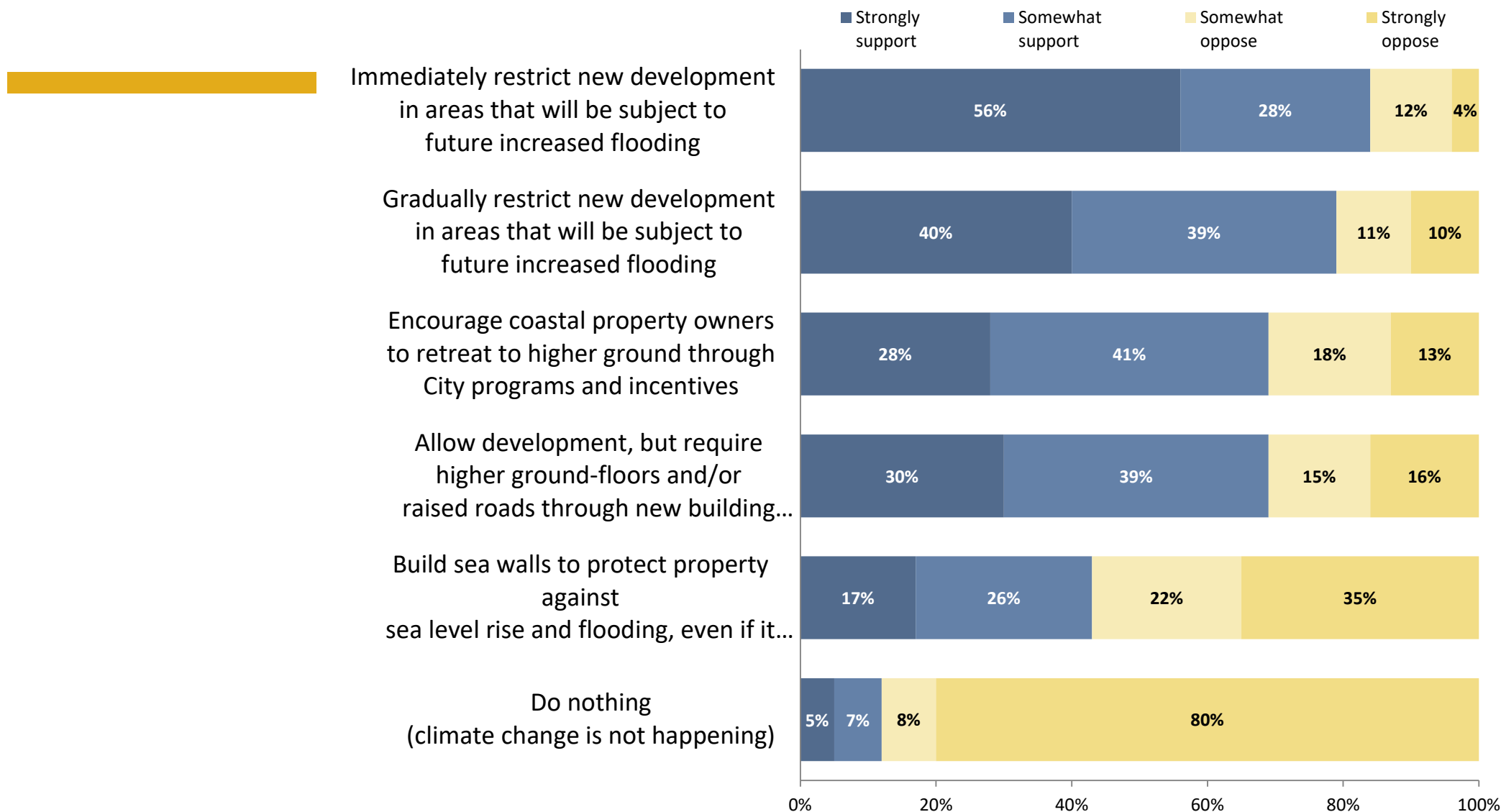
Sheltering the homeless

Addressing sea level rise and climate change

Attracting new businesses and employers



Survey Highlights



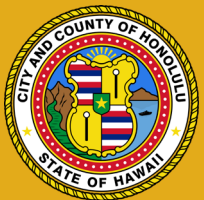


Presentations



Affordable Housing

Harrison Rue, TOD Administrator

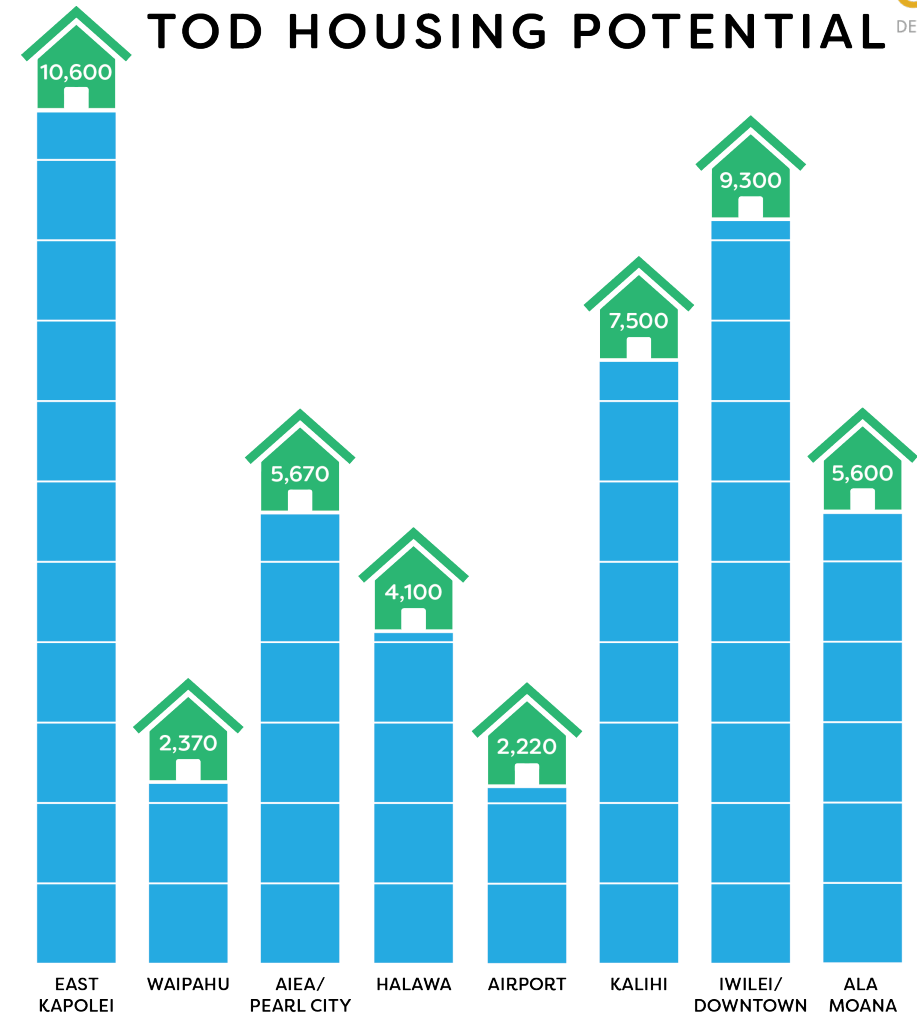
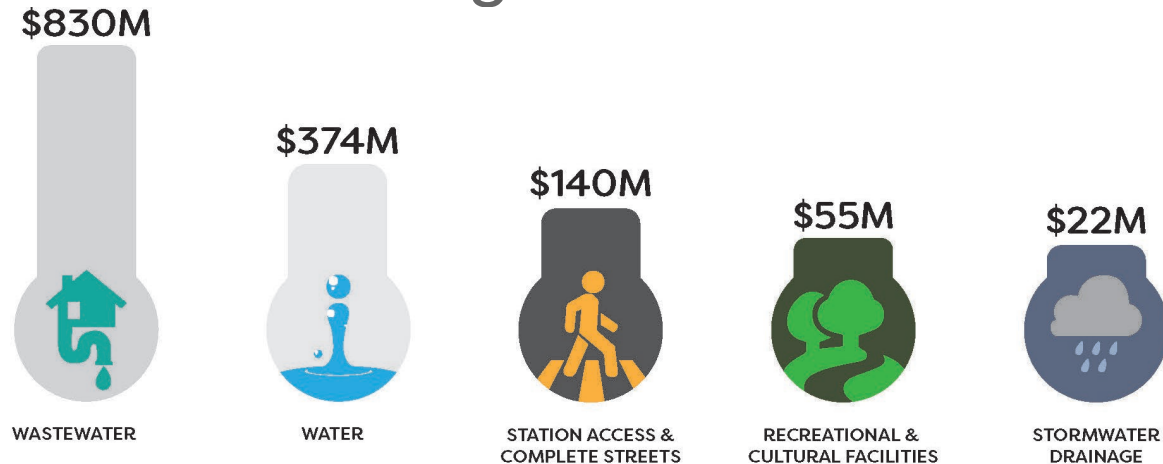


Affordable Housing Strategy

- **Affordable Housing Requirement** – Bill 58 (Ord. 18-10)
- **Financial Incentives** – Bill 59 (Ord. 18-1) fee waivers for sewer, park dedication, building permits, property taxes
- **TOD Zoning and Infrastructure Investments**
- **Accessory Dwelling Units (ADUs)** and fee waivers/incentives
- **Housing First Investments** and shelter initiatives
- **Leverage City Lands** – several properties will be RFP'd to private developers and nonprofits
- **Rental housing finance** – \$100M/year in private activity bonds to leverage 4% low income tax credits

TOD & Housing

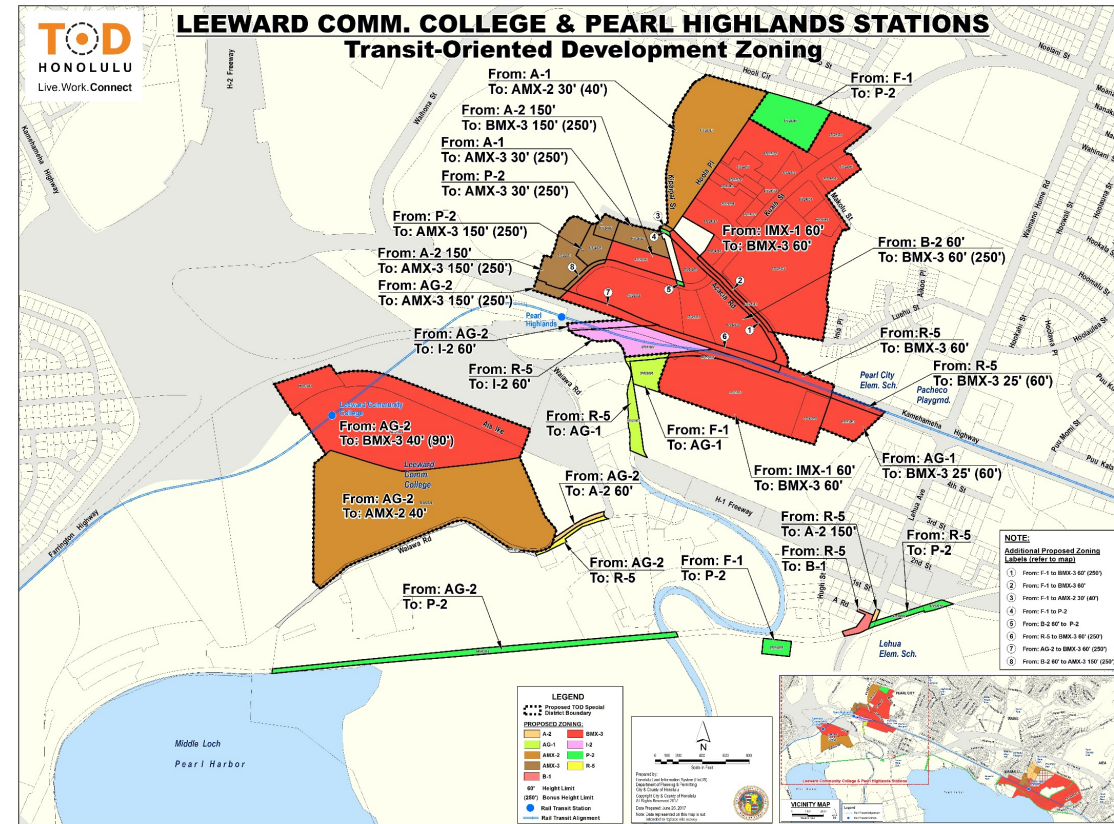
- Lots of capacity for housing in TOD areas
- Supported by infrastructure \$\$
- Can better connect to mauka PUC neighborhoods



Affordable Housing & TOD Zoning

- Aff. Housing required in most development islandwide
 - Higher % required in TOD areas (for more height & density)
 - Fewer units required if kept affordable for 30 years
 - \$30 - \$70k/unit in incentives for affordable units
- ?? Should TOD-type zoning be available in other areas?

Pearl Highlands & LCC Draft TOD Zoning



Adding housing in existing shopping areas



Example: Liliha Street

PRIMARY URBAN CENTER DEVELOPMENT PLAN

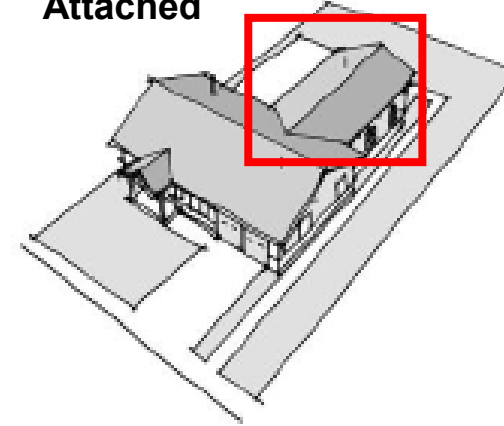
We can redevelop 'grayfield' parking lots



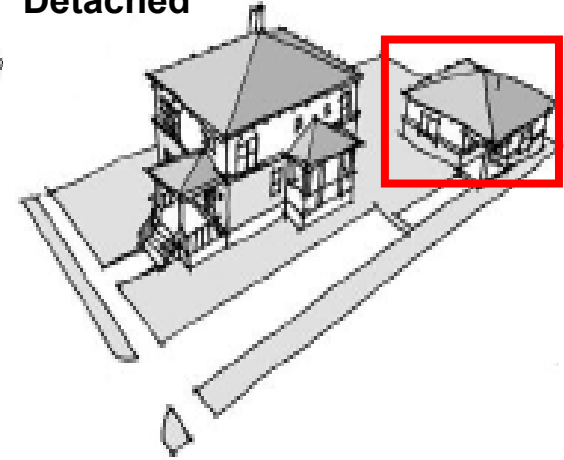
Accessory Dwelling Units (ADUs)

- ADUs permitted on most Residential or Country lots
- Permit fees, facility charges, and park dedication waived
- 400-800 SF (depends on lot size)
- Minimum 6-month rental, with owner/rep living onsite
- Requires parking (exc. TOD), infrastructure, and lot access

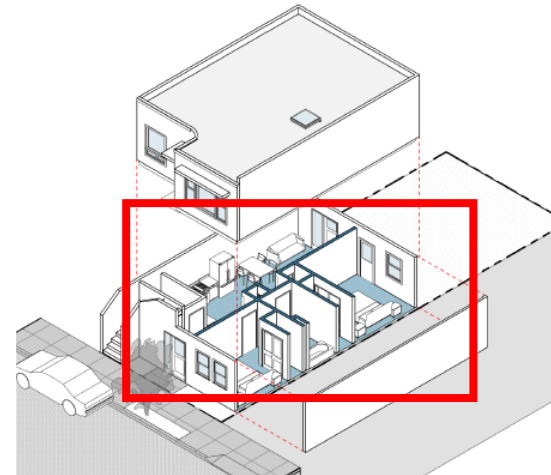
Attached



Detached



Interior conversion



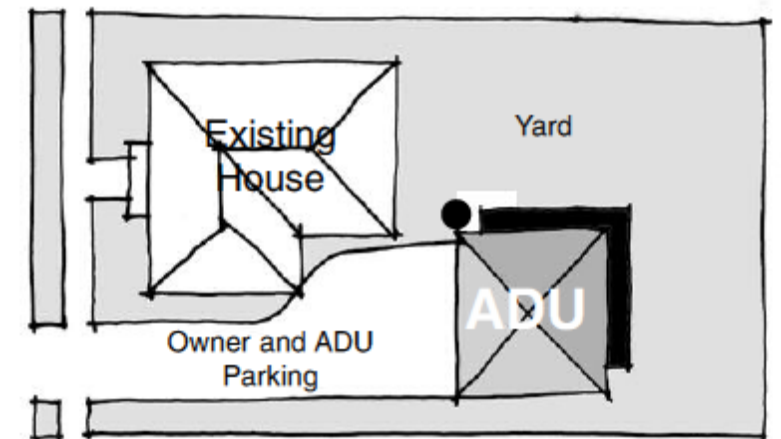
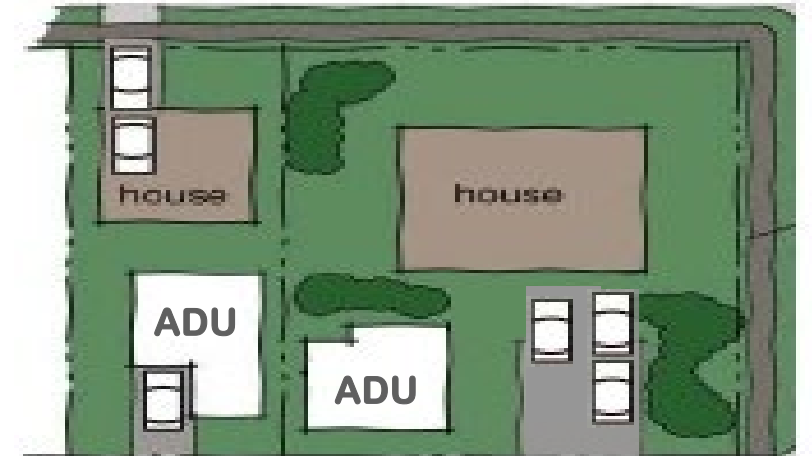
Above garage



ADU Progress to Date

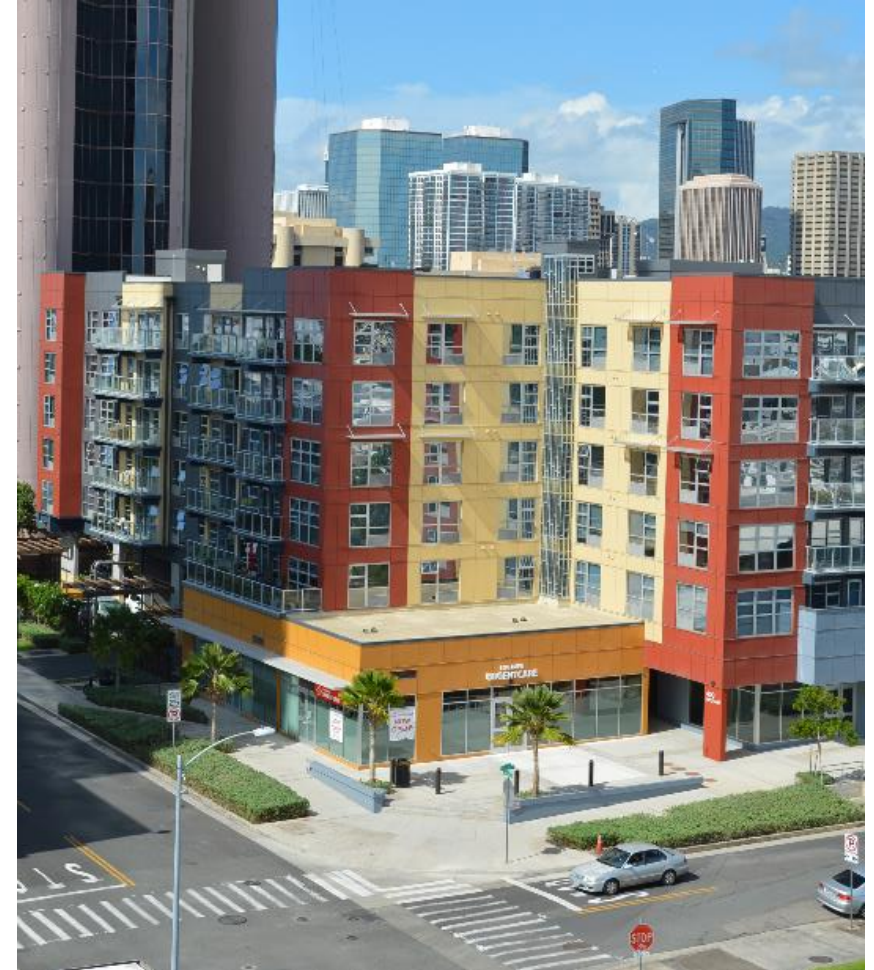
- Pre-check forms submitted: 3,197
Under 20% denied, mostly sewer issues
- Building permit applications: 807
49 cancelled by applicant
- Building permits issued: 467
51 waiting for pickup
- ADUs completed: 170

- Approved Materials and Methods (MM)
- Six unit designs by two companies



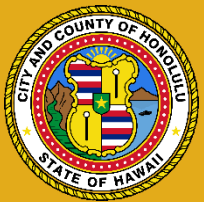
Updating Building & Energy Codes

- Updated building and energy codes to be introduced in 2019
- Will save \$\$ and energy for owners and tenants
- Will allow innovative green strategies, and protect resources
- New Bloomberg climate challenge award will help with energy benchmarking and performance of existing buildings





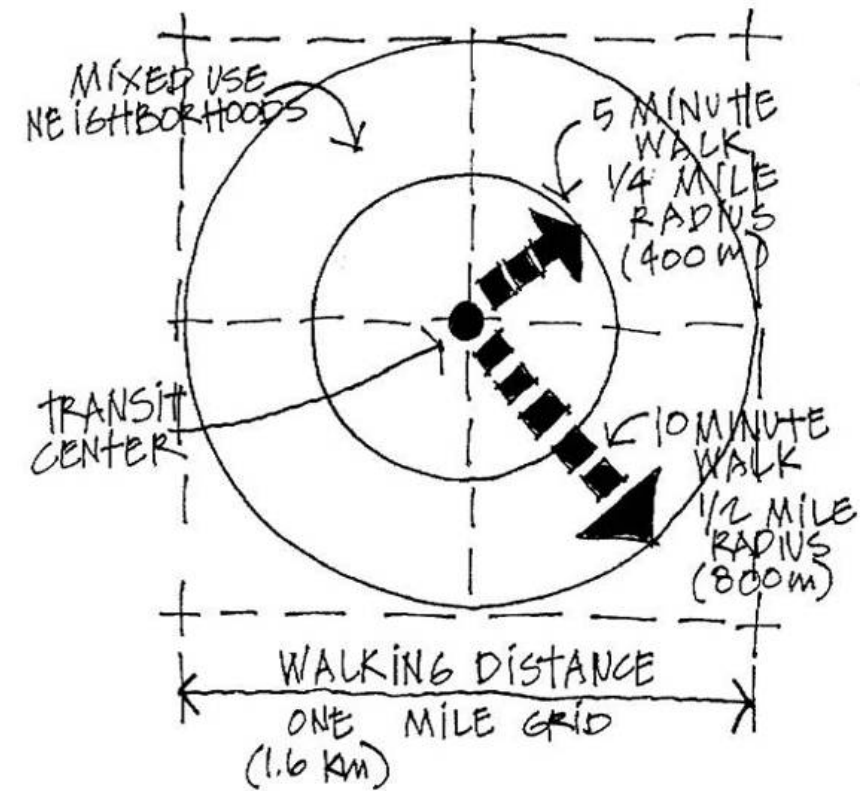
TOD Honolulu: Building Communities around Rail



Renee Espiau, Lead TOD Planner

What is TOD?

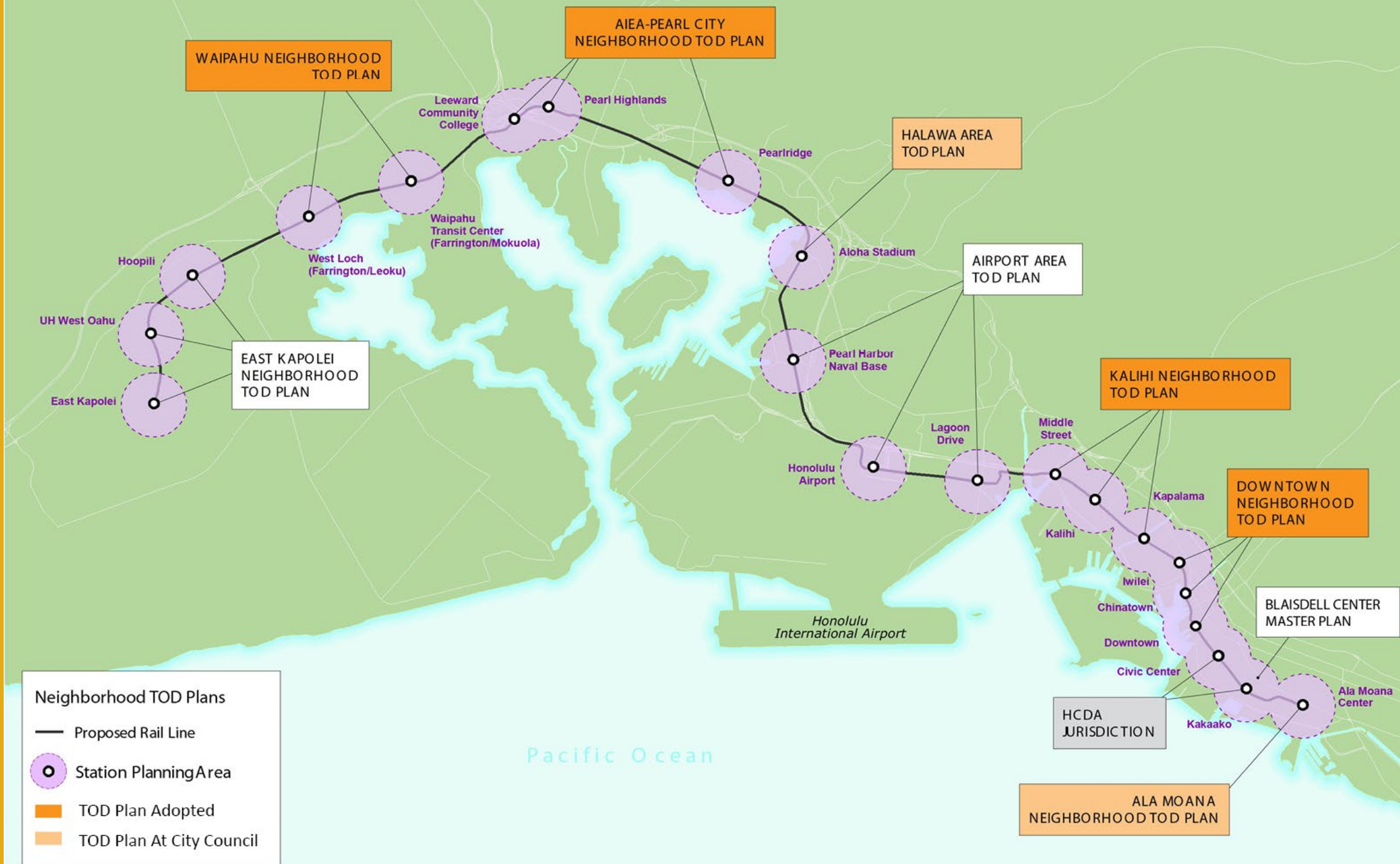
Transit-oriented development (TOD) is compact, mixed-use development within easy walking distance of a transit station





PRIMARY URBAN CENTER

DEVELOPMENT PLAN



Honolulu's TOD Vision

Create choices and a high-quality, healthy urban lifestyle

- Series of walkable, healthy, age-friendly neighborhoods
- Connect people with jobs, homes, goods, services & parks
- Station areas have their own unique identity
- Scale of new development fits community context
- Revitalize older communities



TOD Helps Deliver Many Related City Goals

- Protect rural & agricultural areas
- Grow affordable housing stock
- Improve transportation options
- Curb greenhouse gas emissions
- Promote environmental quality
- Make communities more resilient
- Improve efficiency of City services
- Enhance safety & quality of life



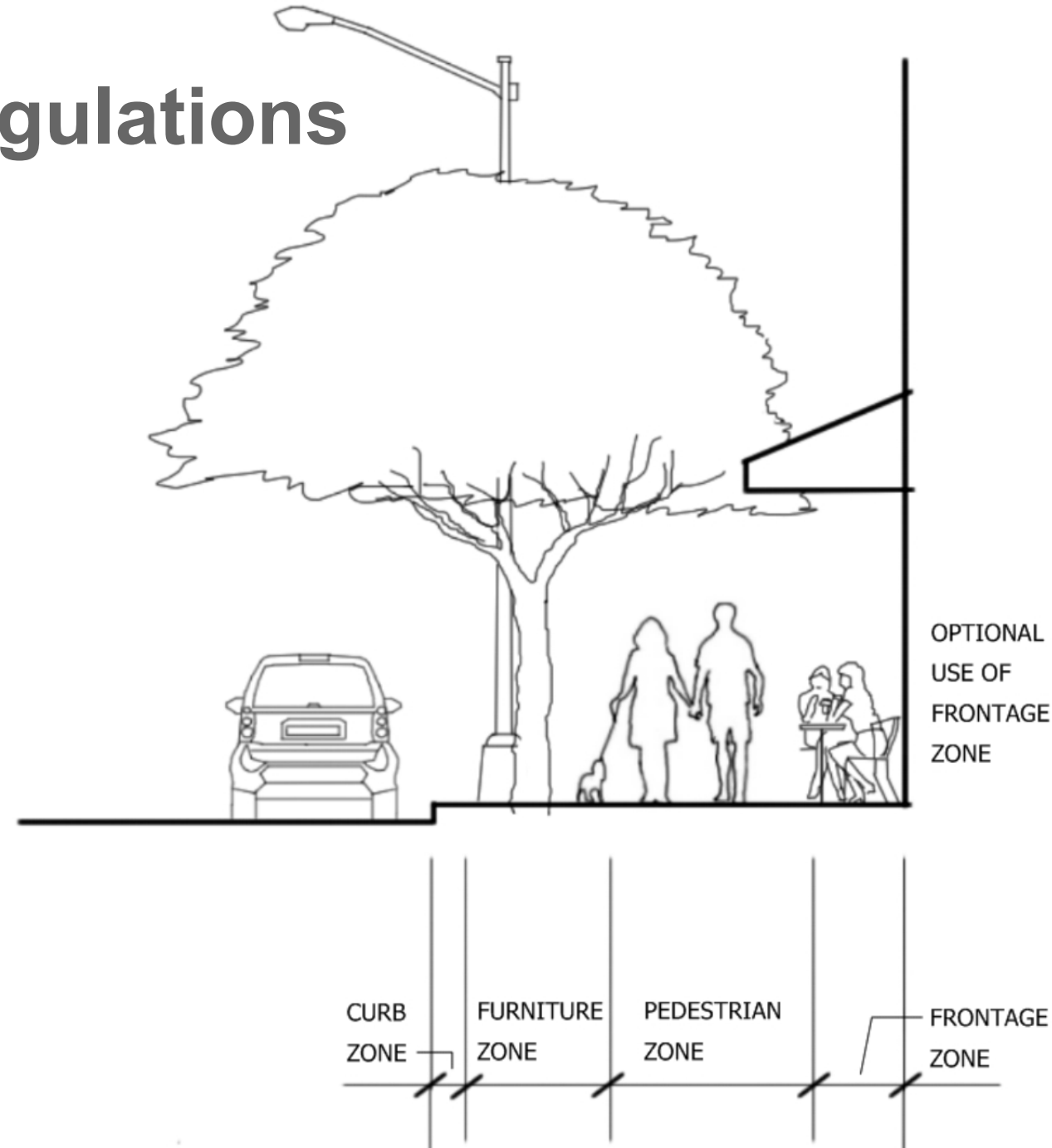
Land Use Policies & Regulations

TOD Zoning

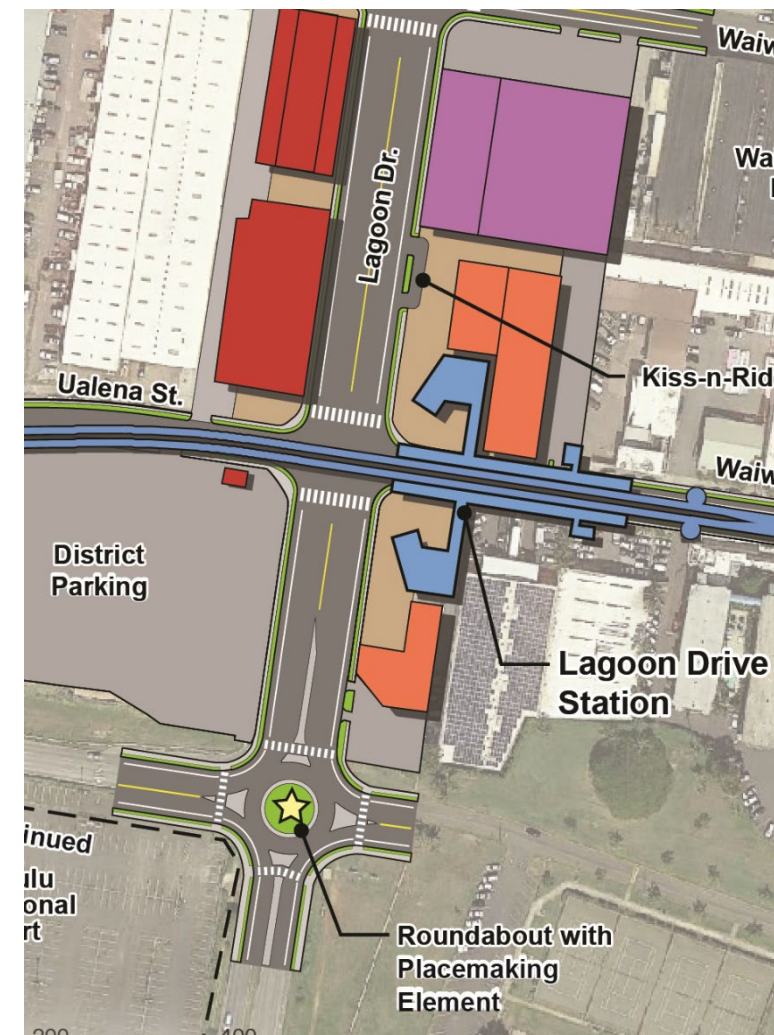
- Allows for more mixed uses (e.g. AMX, BMX, IMX)

TOD Special District

- Use & design standards that activate the streetscape
- Reduced vehicular parking / required bicycle parking
- Height & density bonuses in exchange for community benefits



Station Access & Complete Streets



TOD Catalytic Projects



Kapalama Canal



Iwilei/Kapalama

TOD Catalytic Projects



Blaisdell



Pearlridge

Ongoing TOD Infrastructure Investments

\$830M



WASTEWATER

\$374M



WATER

\$140M



STATION ACCESS &
COMPLETE STREETS

\$55M



RECREATIONAL &
CULTURAL FACILITIES

\$22M



STORMWATER
DRAINAGE

We Still Need Your Input & Participation!

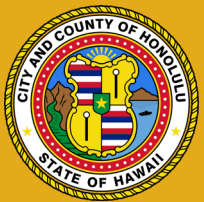




www.honolulu.gov/tod
www.facebook.com/TODHonolulu



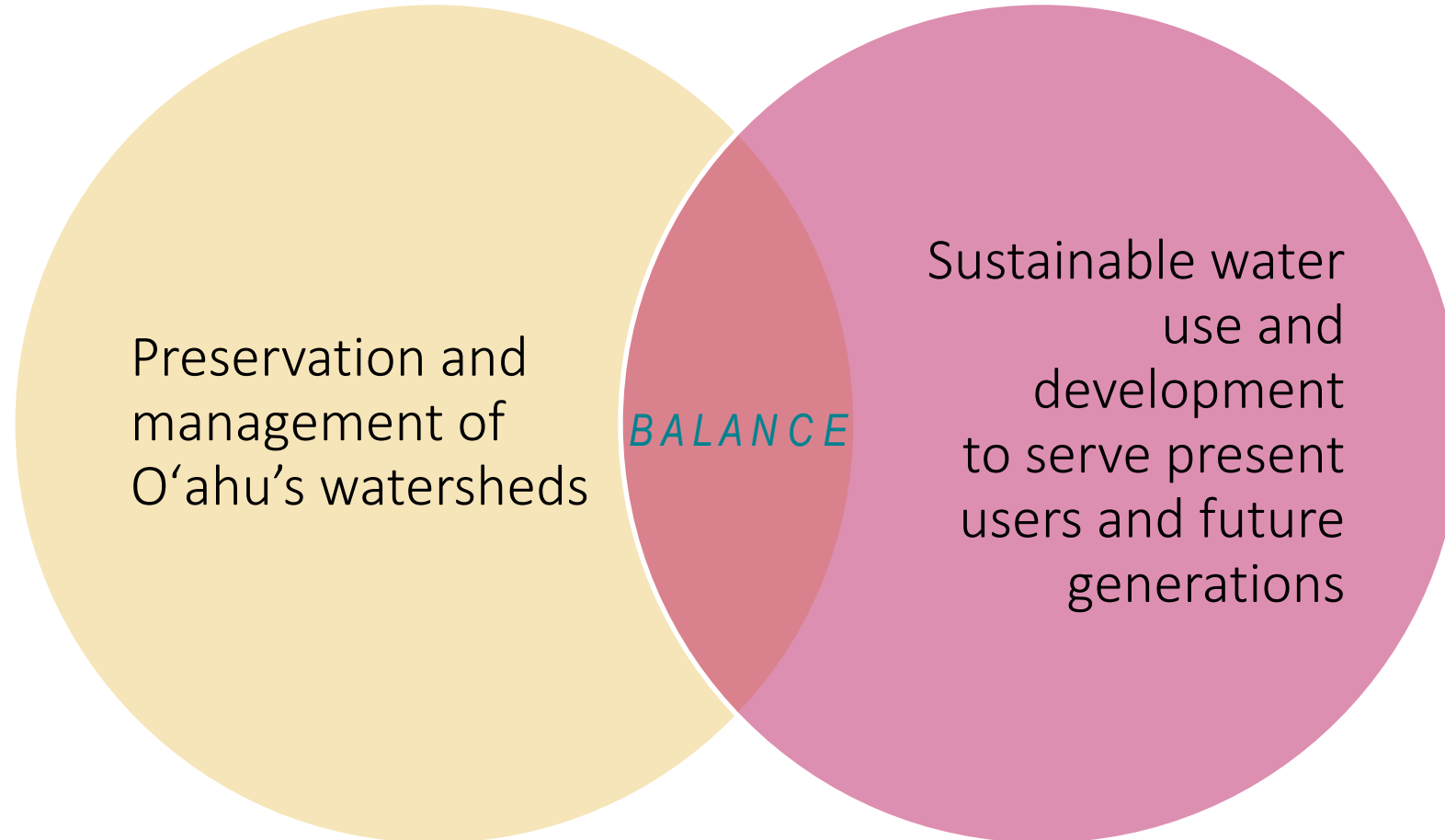
Primary Urban Center Watershed Management Plan



Barry Usagawa, Program Administrator, BWS

Overall Management Plan Goal

To formulate an **environmentally holistic, community-based, and economically viable** watershed management plan that will provide a **balance** between:



Watershed Management Plan Objectives

1. Promote sustainable watersheds

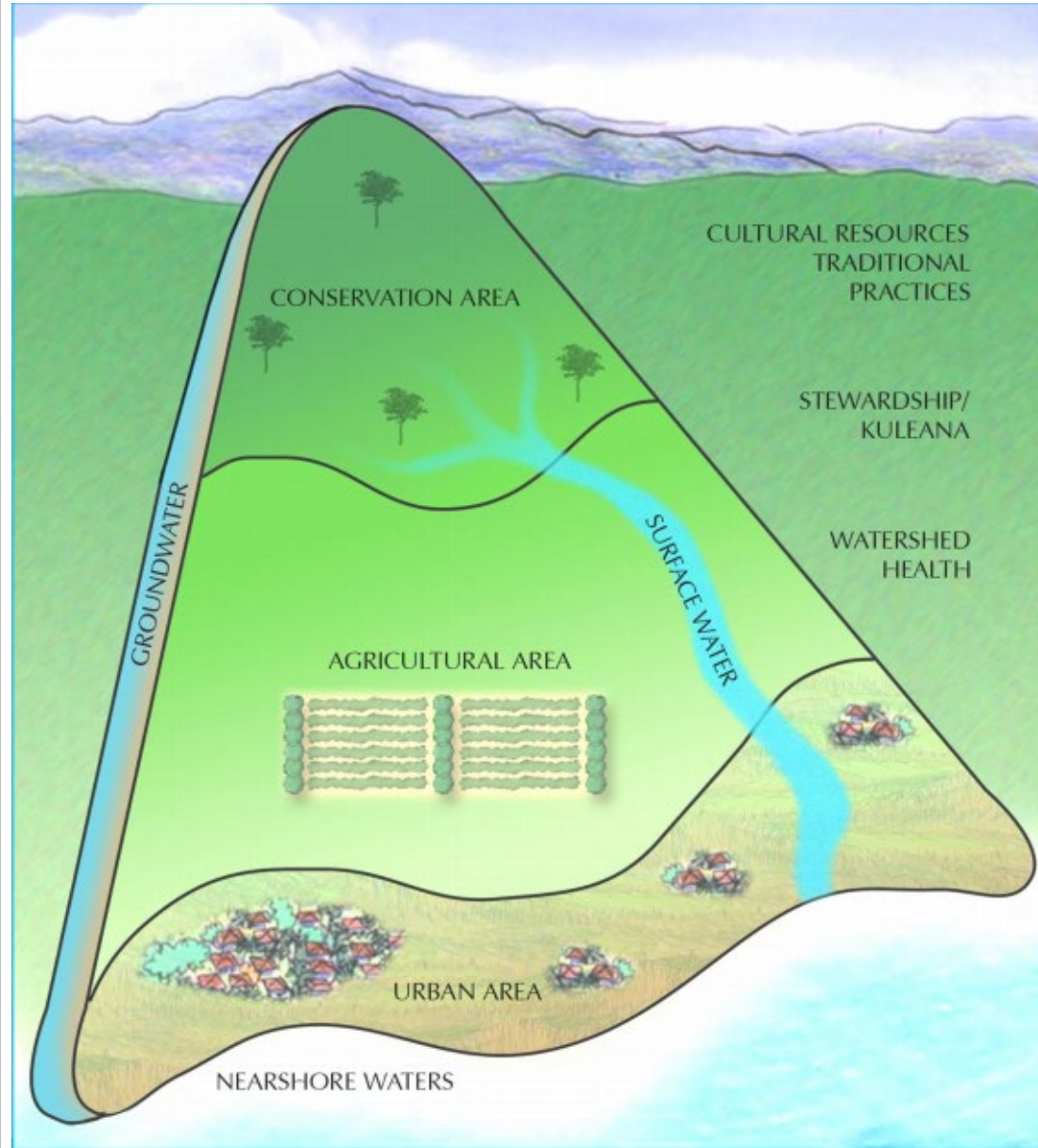
2. Protect and enhance water quality and quantity

3. Protect native Hawaiian rights and traditional and customary practices

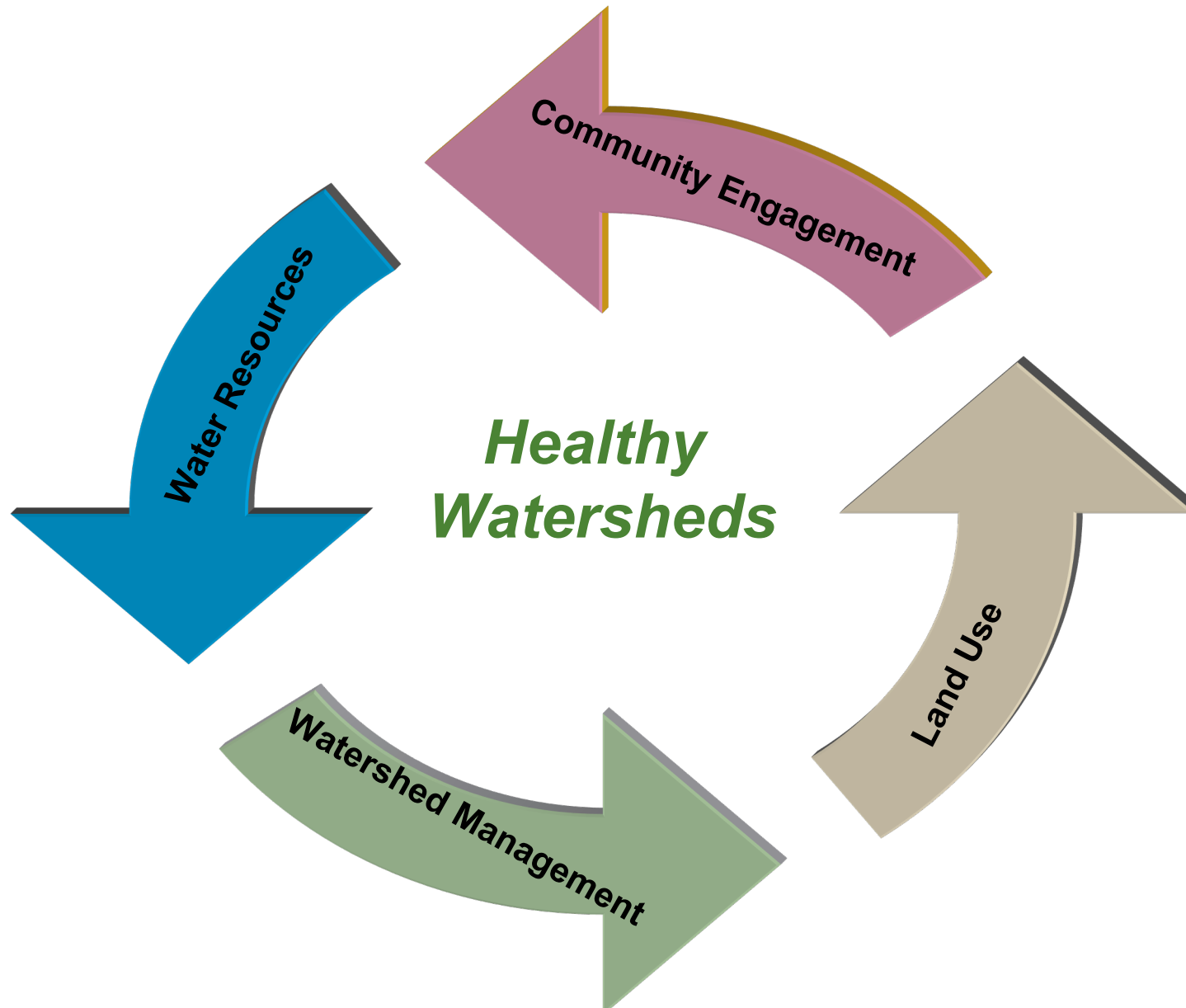
4. Facilitate public participation, education, and project implementation

5. Meet future water demands at reasonable costs

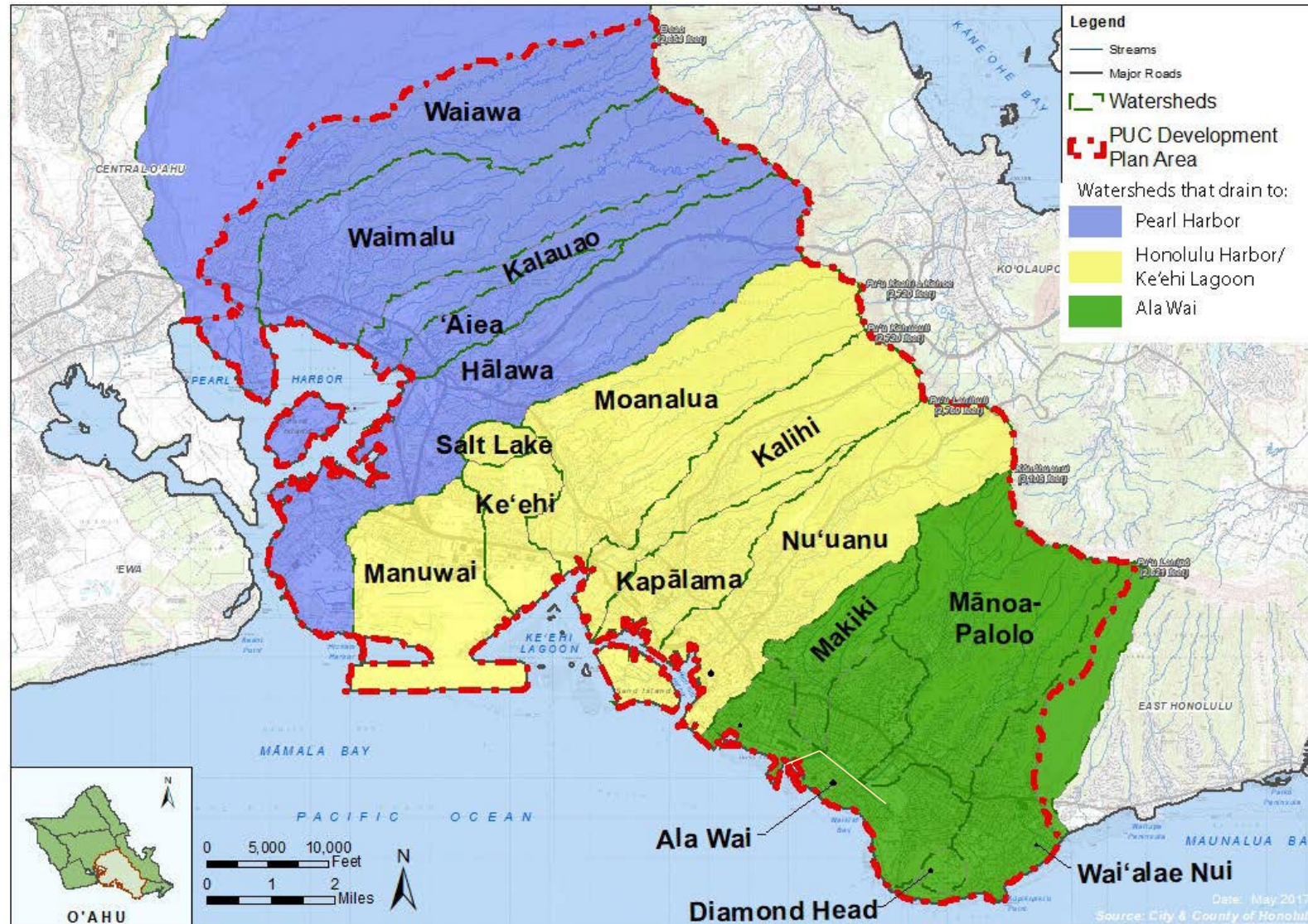
Ahupua'a Concept



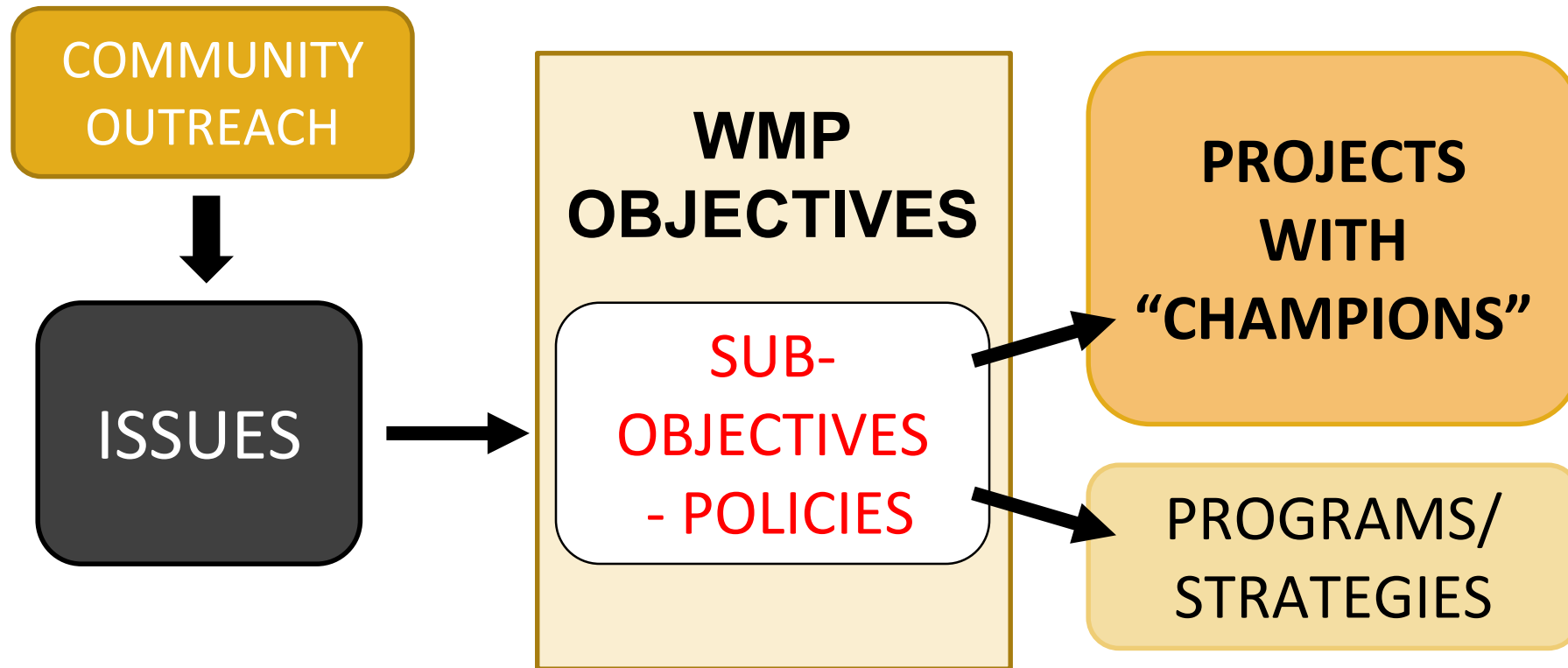
Integrating Water & Land Use Planning

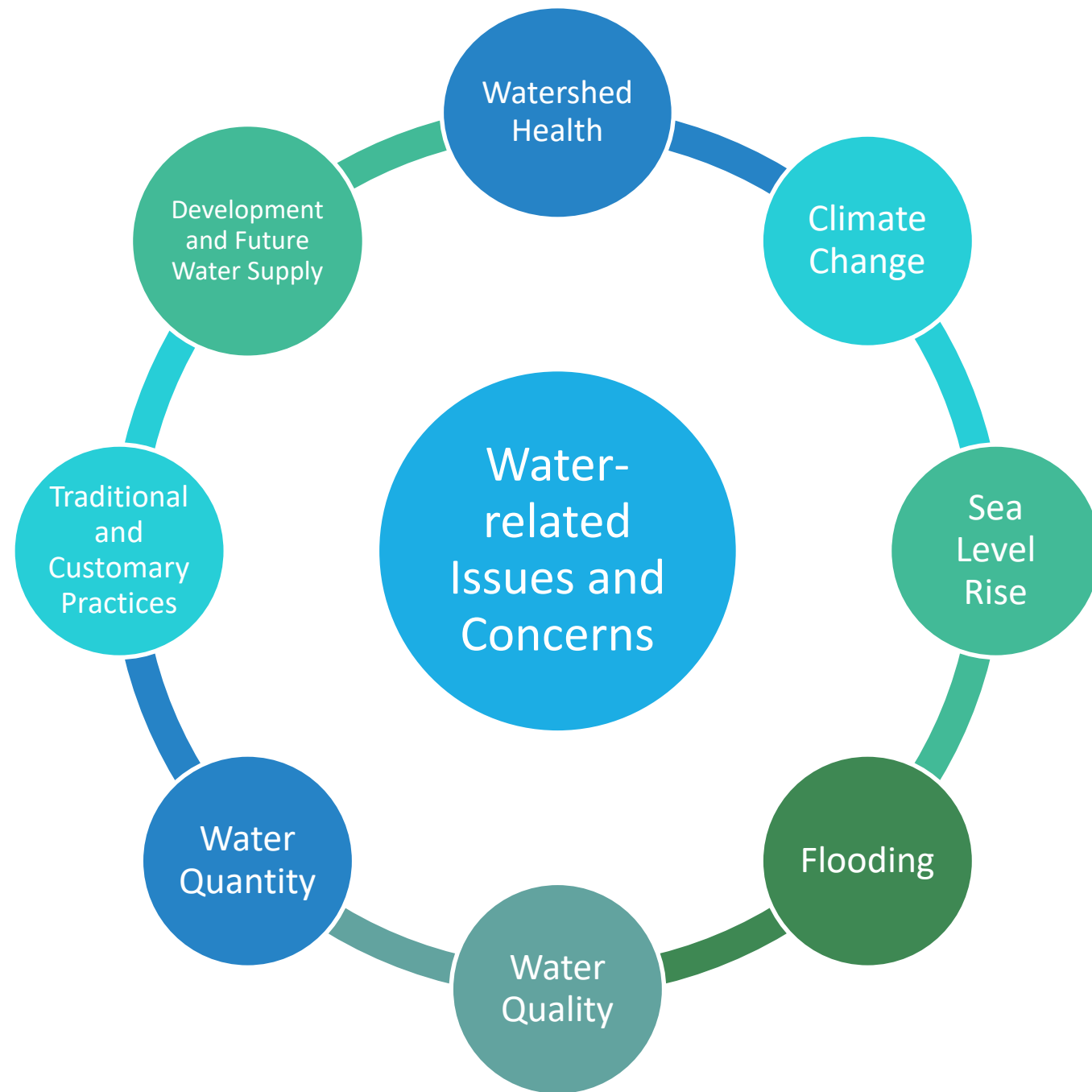


Primary Urban Center (PUC): Three Main Drainage Areas



PUC-Specific Sub-Objectives, Projects and Programs/Strategies Development





Watershed Management Policies

- Improve the overall health and water-absorbing capacity of PUC forest lands
- Plan for and adapt to climate change and sea level rise, particularly its impacts on coastal infrastructure and people of the PUC
- Reduce polluted urban runoff and improve the quality of the PUC's streams and nearshore waters
- Use a watershed approach to improve water quality and mitigate major flooding of the Ala Wai Canal watersheds and other regional watersheds

Watershed Management Policies

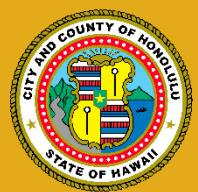
- Protect the quality and quantity of PUC ground water aquifers and enhance their sustainability and resilience
- Provide assistance to non-profit entities that are engaged in environmental restoration, teaching and practicing traditional agriculture and aquaculture in the PUC.
- Plan and implement programs that will increase water efficiency, provide a greater diversity of water supplies, and increase resiliency of water sources.

Mahalo!

Barry Usagawa, Water Resources Program Administrator
Honolulu Board of Water Supply
You can find me at
busagawa@hbws.org
Tel: 748-5900



Climate Change, Sustainability & Resiliency



100



CITIES

Matt Gonser, Program Manager, OCCRS

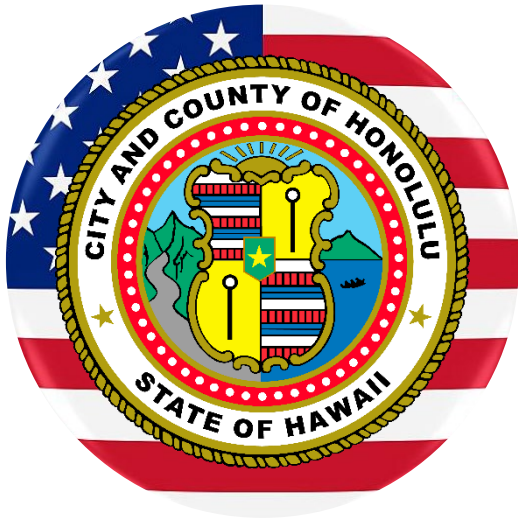
Charter Mandate



Green City Operations



Promote Resilient Communities



**Coordinate with
Federal & State Agencies**



**Reduce Climate
Emissions & Impact**



**Facilitate Climate
Change Commission**



**Ensure Sustainability w/i
City Plans & Policies**

OUR FOCUS



**Implement Paris
Climate Agreement**



**Improve City
Efficiency In
Buildings and Fleets**



**Develop Resilience
Strategy And
Climate Action Plan**

Climate Change Commission

- Required to meet at least 2x/yr
- First met on February 7, 2018
- Have met 9x in 9 months (next meeting Nov. 26, 3pm)
- June 5, 2018, adopted:
 - **Climate Change Brief**
 - **Sea Level Rise Guidance**



Mayor's Directive on Climate Change

- Required to meet at least 2x/yr
- First met on February 7, 2018
- Have met 9x in 9 months
- June 5, 2018, adopted:
 - Climate Change Brief
 - Sea Level Rise Guidance



- **Mayor's Directive on Climate Change, July 16, 2018: “... the need for *both climate change mitigation and adaptation*... take a proactive approach in *both reducing greenhouse gas emissions and adapting to impacts*...”**



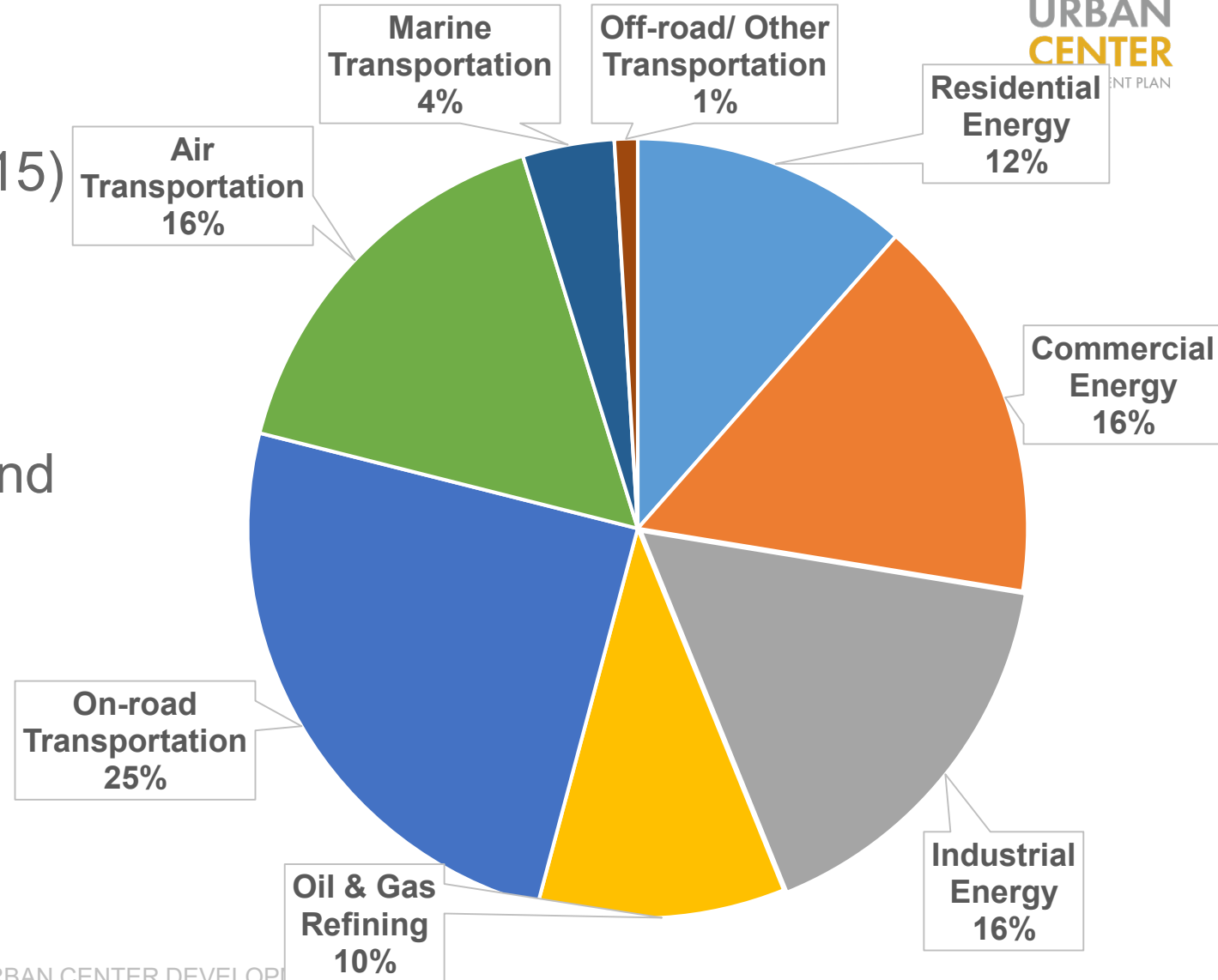
Climate Action Plan

- Baseline GHG inventory (2015)
- GHG reduction targets
- GHG mitigation strategies

Nearly 70% of emissions from electricity consumption and ground transportation...

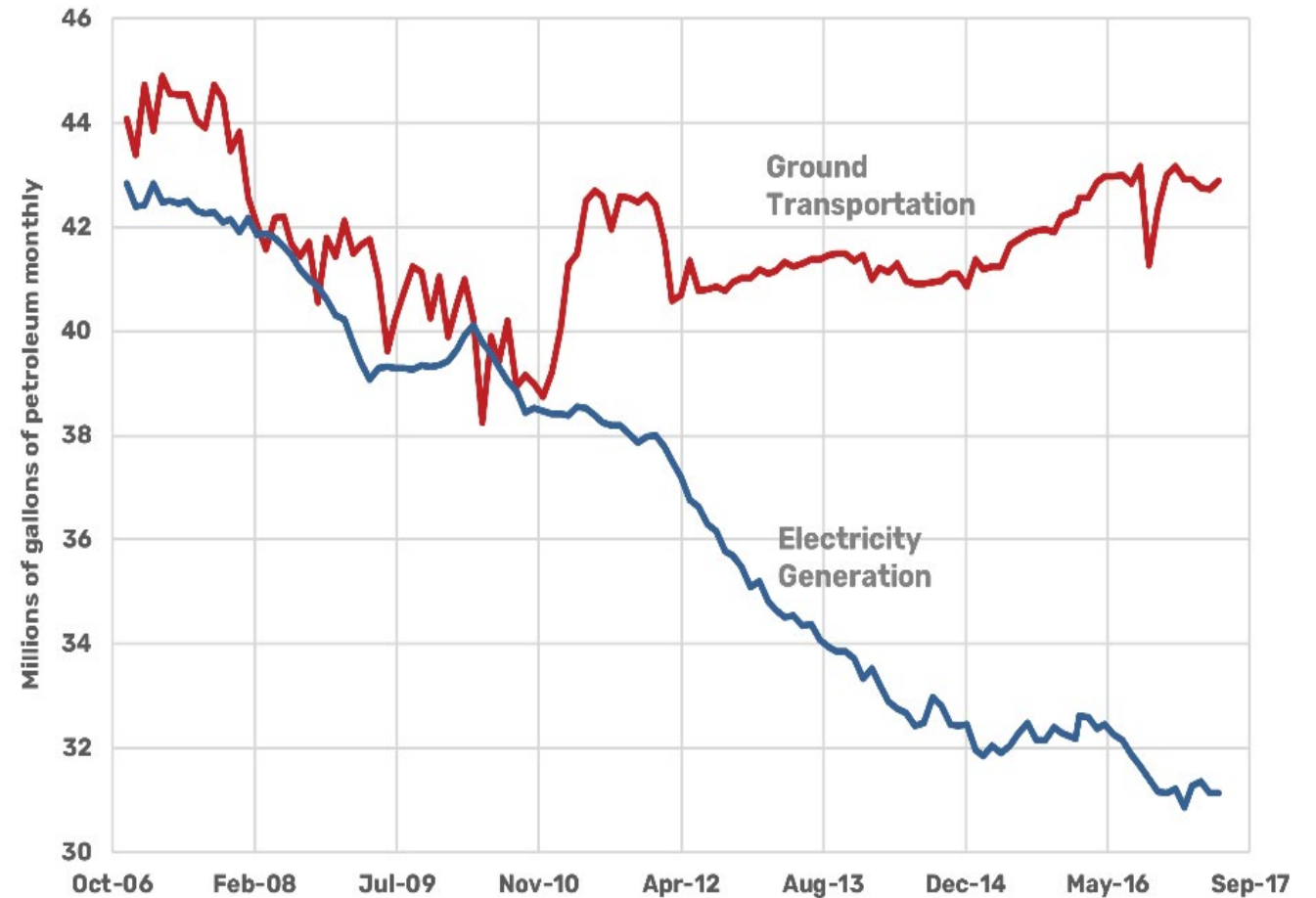
That is,

- energy sourcing
- building codes
- *land use*
- *community connectivity*



O'ahu's Progress – Divergent paths

- Electricity generation
- Ground transportation



Climate Adaptation Planning

- Vulnerability assessments
- Adaptation strategies

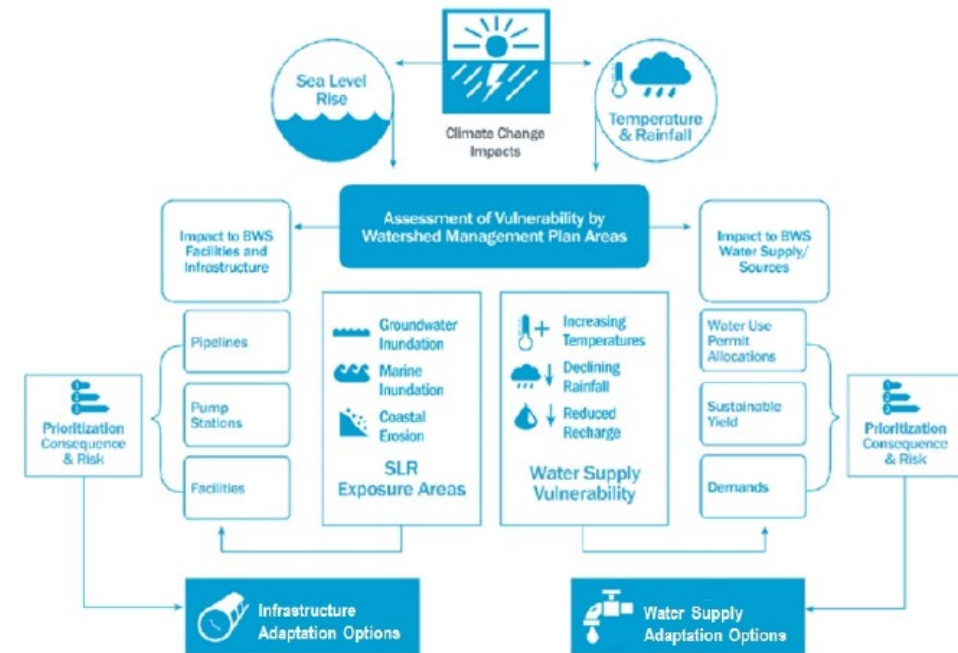
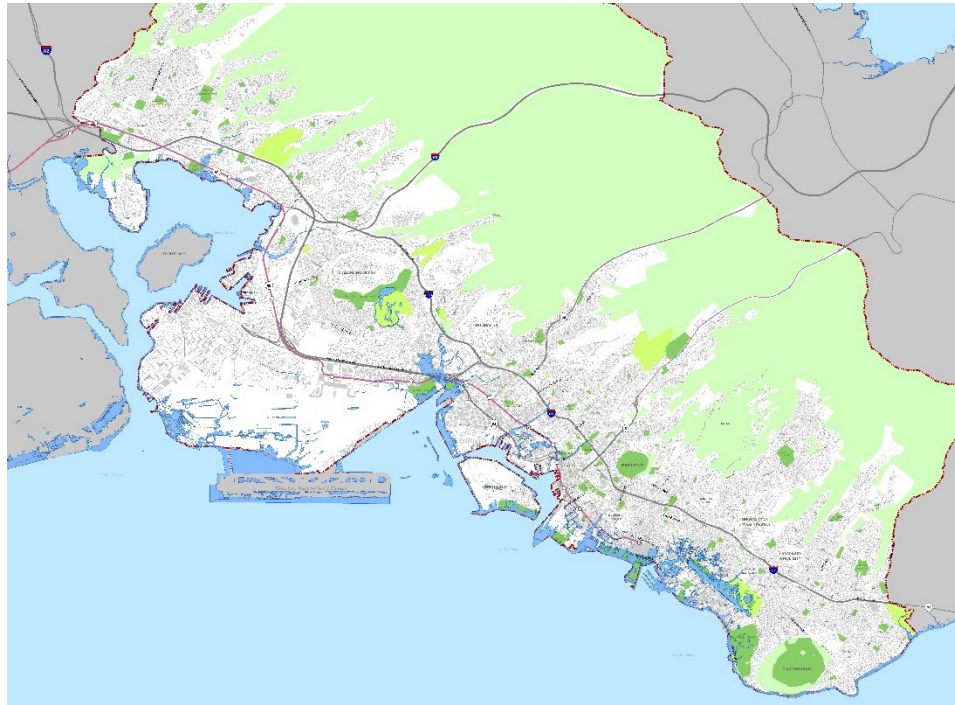


Figure 4-1. Overall Vulnerability Assessment Approach to Identifying Adaptation Strategies.

<https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/>

Climate Adaptation & Hazard Mitigation

Plan integration between hazard mitigation planning, climate adaptation planning, community planning, and land use planning and design



Long-Term
Recovery
Planning



Infrastructure
Risk Analysis



Community
Preparedness &
Resilience



Sea Level Rise
Adaptation



Heat Stress
Resilience



Green
Infrastructure

CARBON FREE CORRIDOR & THE FUTURE PUC



**Ground Transportation
& Buildings**



**Access, Mobility,
& Urban Design**



Urban Forest

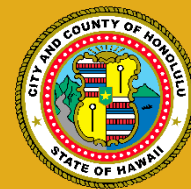


PRIMARY URBAN CENTER DEVELOPMENT PLAN



Mahalo!

Matthew Gonser, Coastal & Water Program Manager
Office of Climate Change, Sustainability & Resiliency
www.resilientoahu.org
matthew.gonser@honolulu.gov





The Updated PUC DP

Other Concurrent Initiatives

Complete Streets – 8 corridor projects

- Ala Pono (new connection over the Ala Wai)
- Pedestrian Plan (Oahu's first)

Green Infrastructure

- Kapalama Canal
- Various DFM projects

Regulatory updates

- Revisions to the parking code
- Comprehensive update of zoning (Land Use Ordinance)

Big Themes and Issues



Housing affordability,
types and conditions



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



Setting priorities for
major infrastructure
improvements



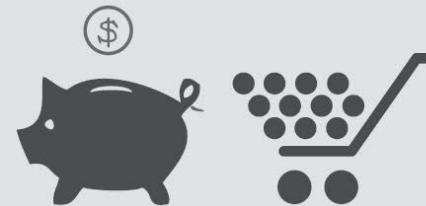
Creating livable, "age-
friendly" communities



The location, amount and
type of new development



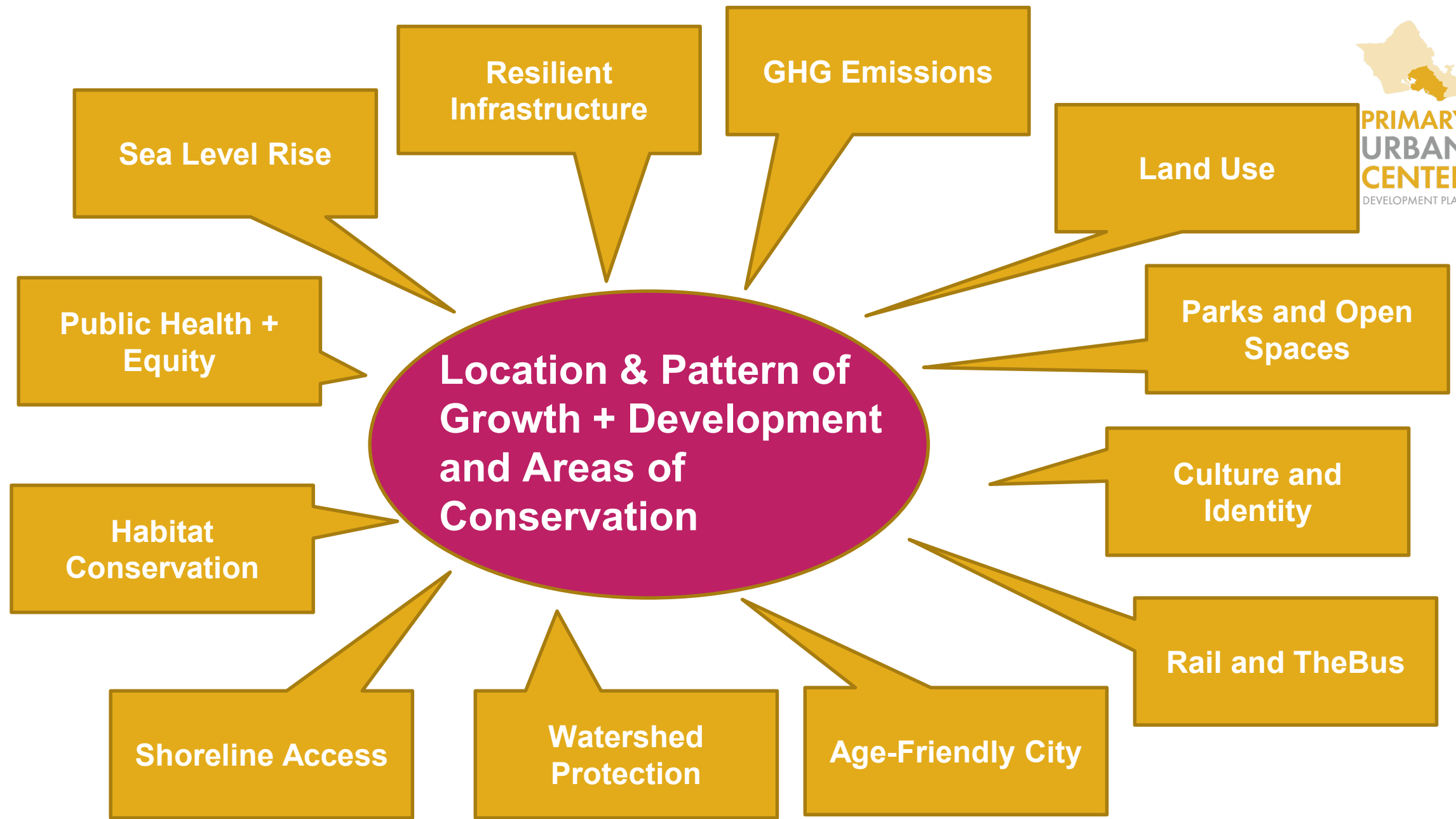
Planning for climate
change and sea level rise



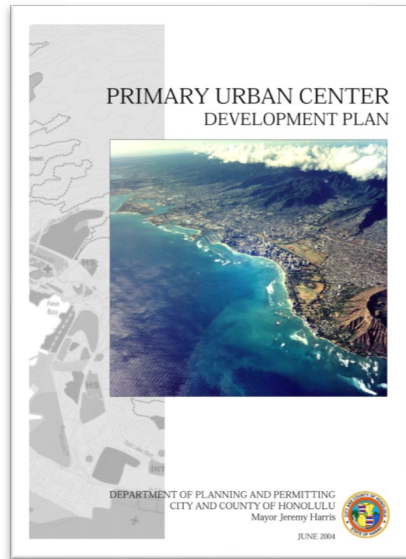
Creating a diverse and
prosperous economy



Preserving and enhancing
parks, open spaces and
natural features

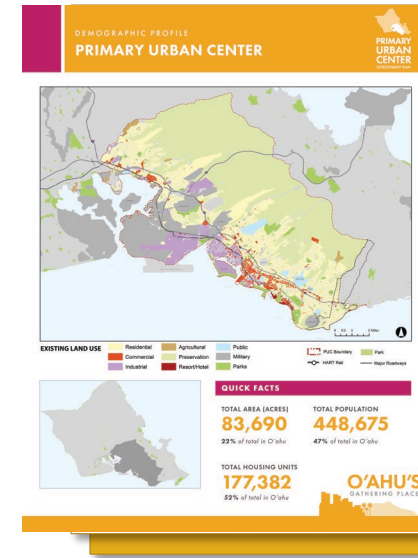


Proposed Structure for the PUC DP



Existing Plan:

- Long (over 150 pages)
- Lacking critical new topics
- Not implementation-focused



Updated DP:

- Brief and focused
- Vision and guiding principles
- Key strategies
- Metrics
- Covers new topics

	Public Outreach	Stakeholders + Agencies	Major Deliverables
October 2017	Engagement Plan	Stakeholder + Agency Meetings	Document DP Evaluation
November	Create Plan website	Stakeholder + Agency Meetings	Draft White Papers
December	Statistically Valid Survey	Joint Neighborhood Board Meetings	Final White Papers + Final Plans
January 2018	Online Outreach	ASSET Agency Meetings	Agencies of Change Map/ Growth Scenarios
February	Online Outreach	ASSET Agency Meetings	Vision + Guiding Principles
March	Online Outreach	ASSET Agency Meetings	Alternatives Memo
April	Online Outreach	ASSET Agency Meetings	Land Use/Vision Map
May	Online Outreach	ASSET Agency Meetings	Policy Framework
June	Online Outreach	ASSET Agency Meetings	Indicators
July	Online Outreach	ASSET Agency Meetings	Administrative Draft DP
August	Online Outreach	ASSET Agency Meetings	Final Draft DP
September	Online Outreach	ASSET Agency Meetings	Technical Reports
October	Online Outreach	ASSET Agency Meetings	Draft Proposed Plan
November	Online Outreach	ASSET Agency Meetings	Proposed Plan
December	Online Outreach	ASSET Agency Meetings	Final Adopted Plan

Functional Appendix:

- Existing conditions
- Detailed policies and implementation actions



Guiding Principles

1. **Invest in O‘ahu’s Gathering Place**
The PUC serves a vital role for the State
2. **Respect our History and Culture and Embrace our Diversity**
Celebrate and build on the unique history and role of the PUC
3. **Guide Growth and Change**
Focus development in appropriate areas
4. **Focus on Sound Infrastructure**
Plan for functional, resilient, and well-maintained infrastructure
5. **Enhance Multi-modal Transportation**
Improve the transit, walking, and biking environments

Guiding Principles

6. Mālama Honua - Support Resource Conservation

Protect natural resources, habitat, streams, beaches, and watersheds

7. Grow Sustainability Practices

Take action on green building, stormwater, trees, GHG reduction

8. Prepare for Sea Level Rise and Climate Change

Use best available science to plan and adapt

9. Create Housing Solutions

Safe, healthy, and affordable housing options for residents

10. Enhance Complete Neighborhoods

Revitalize and enhance existing neighborhoods

Guiding Principles

10. Expand Economic Diversity

Encourage and attract emerging industries and support existing

11. Provide High-Quality Parks and Recreation

Provide trees, open space, and linear parks

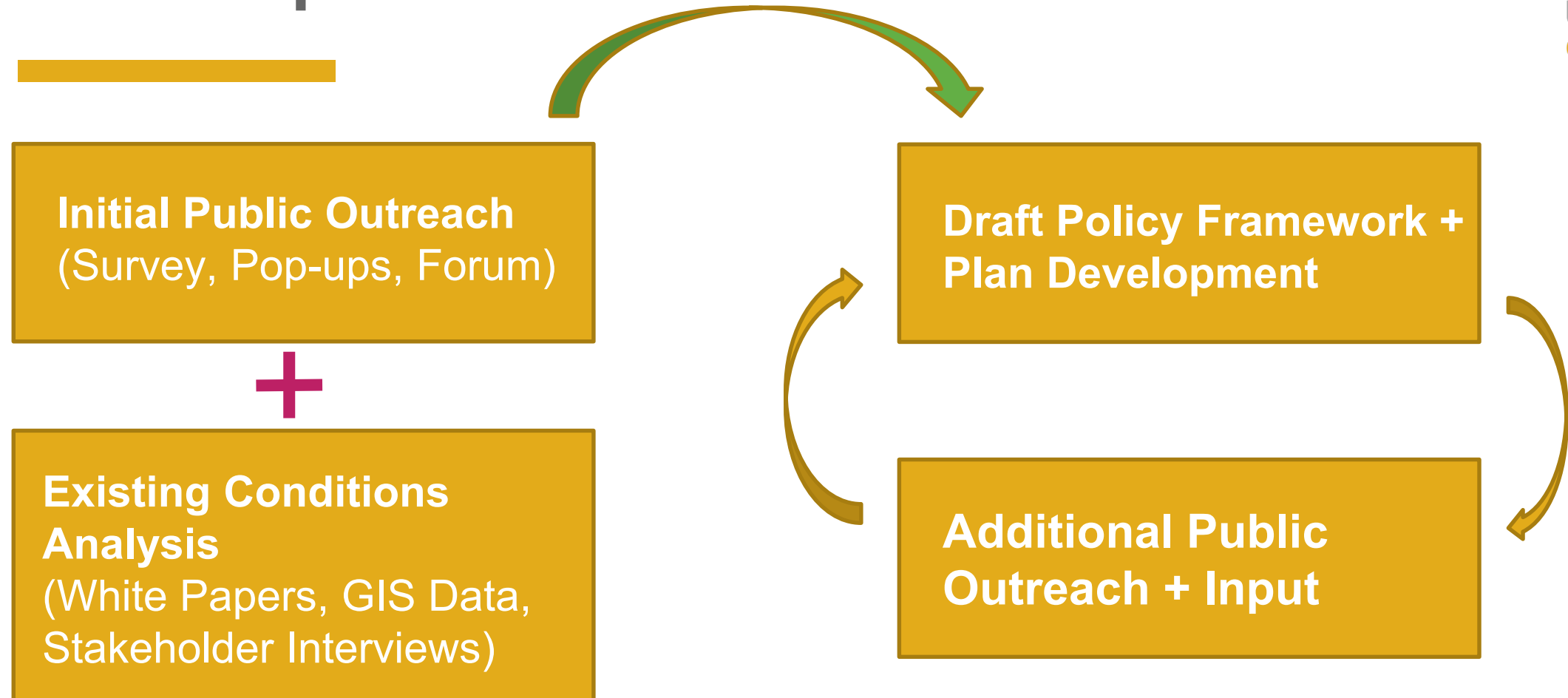
12. Create an 'Age-Friendly' PUC for Kupuna to Keiki

Provide abundant services + safe gathering places for seniors + youth

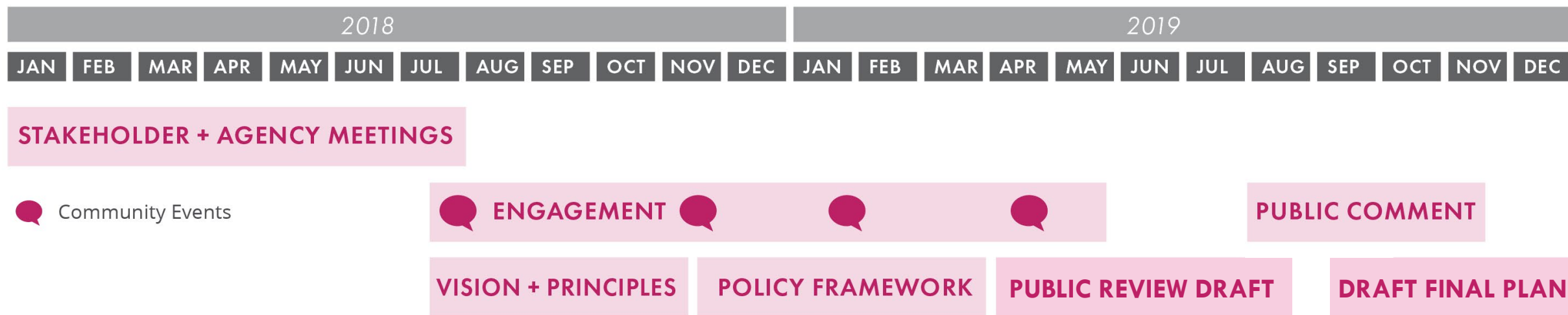
13. Increase Agency Coordination

Bolster inter-governmental collaboration and partnership

Next Steps



Project Timeline (Tentative)



The background of the slide is a blurred photograph of a tropical coastal scene. On the left, there are several tall, modern buildings. In the center and right, a large, green, mountainous island rises from the water. The sky is blue with some white clouds. The water in the foreground is a vibrant turquoise color.

Q + A

PRIMARY URBAN CENTER DEVELOPMENT PLAN

Mahalo!

Any questions?

Noelle Cole,
Project Manager – DPP
Noelle.cole@honolulu.gov

General Inquiry
pucdp@honolulu.gov

Visit www.pucdp.com for more information

1. Sea Level Rise, Climate Change and Sustainability

2. Emerging Mobility Trends

3. Housing and Affordability

4. Aging Population

5. Infrastructure Replacement

6. Parks, Open Spaces and Natural Areas

7. Fiscal and Economic Resilience
