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March 15, 2016

**MEMORANDUM**

TO: Gail Murayama  
Clerk, Committee on Zoning and Planning

FROM: Councilmember Carol Fukunaga 

SUBJECT: Proposed Amendments to Development Plan (DP) and Neighborhood  
Transit-Oriented Development (TOD) Plan

Attached for consideration by the Zoning and Planning Committee are my proposed amendments to the Development Plan (DP) and Neighborhood Transit-Oriented Development (TOD) Plan.

Thank you.

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**AMENDMENT FORM**  
DEVELOPMENT PLAN (DP) AND NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT (TOD) PLAN

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TOTAL PAGES: 1 of 1  
DATE: 2/7/2016  
COUNCILMEMBER: Carol Fukunaga  
STAFF & PHONE EXT: Chris Delaunay X85069

| MEASURE NO.       | PLAN TITLE                                   | AMENDING (RESO/BILL/P LAN) | SECTION or EXHIBIT or FIGURE NO. | SECTION OR EXHIBIT TITLE        | PG NO. | AMENDMENT DESCRIPTION / DETAILS   | AMENDMENT TEXT (RAMSEYER NEW LANGUAGE)  | CLARIFICATION / COMMENTS |
|-------------------|--|----------------------------|----------------------------------|---------------------------------|--------|---|---|--------------------------|
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan                       | N/A                              | Historic and Cultural Resources | 2-11   | Add text to the end of the first paragraph of this section                        | "There are also sites of importance significant to the Chinatown community, including schools, temples and those related to historical figures, such as Dr. Sun Yat-Sen, founder of modern China."  |                          |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan                       | Table 2-2                        | Historic Resources              | 2-12   | Add Palama Settlement to Table 2-2  | "Palama Settlement"   |                          |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan                       | Figure 2-3                       | Historic Resources              | 2-13   | Add Palama Settlement to Figure 2-3   | "Palama Settlement"   |                          |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan                       |                                  | Historic and Cultural Resources |        | Add Table 2-3 immediately after Table 2-2   | Insert attached list of Cultural Assets and Historic Sites in Chinatown Area as Table 2-3 and title it "Examples of Historic Resources for Consideration".  |                          |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan                       | 2.3                              | Potential Buildout              | 2-24   | Add sentence to the end of the second paragraph of the Potential Buildout section | "These values include the roughly 2,000 units that the State is using as a development target for housing on state/county lands in the area."   |                          |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan                       | 2.4                              | Goals and Policies              | 2-25   | Amend LU-G9   | "Encourage [revitalization] revitalization of the neighborhood that includes Mayor Wright Homes [,] and Palama Settlement, and [nearby areas.] prioritize development of affordable mixed-income housing on state and county lands close to the Iwilei, Chinatown and Downtown stations." |                          |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan                       | LU-P16                           | All Stations                    | 2-27   | Add an additional bullet to the end of Policy LU-P16                              | "Development adjacent to these important resources should be designed to have appropriate setbacks and transitional spaces."  |                          |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan                       | LU-P30                           | Economic Development            | 2-28   | Add language as a third bullet to LU-P30  | "Explore incentives, including the use of public land and buildings, for maker spaces, entrepreneurship/business support, commercial kitchens, and businesses that increase the availability of locally produced products."   |                          |

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|-------------------|--|------|-----------|---|---------|---|--|
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan | N/A       | Open Space Framework (DPP); ADD TO Table 6-1 under "Identify Park Locations and Funding" and add a 5th bullet | 4-10    | Add text to the end of the fourth bullet  | "Department of Parks and Recreation is encouraged to update its Foster Botanical Gardens Master Plan to include recognition of Dr. Sun Yat-Sen's early life in Chinatown and the Honolulu Chinese community's role in developing his leadership. This enhancement would also support cultural placemaking and tourism by better connecting Sun Yat-Sen Mall with Foster Botanical Garden, and encourage investment in these heritage and public park assets along the Nuuanu Stream Promenade to Aala Park." |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan | UD-P28    | Open Space  | 4-16    | Revise UD-P28   | "Revitalize Aala Park in collaboration with the community with new programming and uses such as a community center, community garden, or recreational facilities such as basketball courts, a skate park, children's play areas, picnic areas and clean and safe restrooms."   |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan | N/A       | Future Needs  | 5-5     | Revise the last sentence of the first paragraph of the Affordable Housing and Social/Future Needs                     | "Mixed-income housing can help to ensure diversity [in family and] for different household type[s.], and the redevelopment of public land is an opportunity to provide higher percentages of affordable housing than that what can be expected of private development."  |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan | N/A       | Future Needs  | 5-5/5-6 | Revise the second sentence of the second paragraph of the Affordable Housing and Social Services/Future Needs section | "The types of uses appropriate for TOD[,] --such as housing, [inexpensive eateries, and basic services such as pharmacies and] grocery stores[, as well as the availability of jobs, can support the needs and desires of all residents, regardless of income.] and pharmacies, senior and child care services, healthcare and wellness opportunities, education, and jobs--can support the needs and desires of all residents, regardless of income level."   |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan | Table 6-1 | Implementation Actions and Responsibilities   | 6-4     | Amend Improvement /Regulation column regarding Revitalizing Mayor Wright Housing                                      | "[Revitalize Mayor Wright Housing] Develop Mixed-Income Housing on Public Lands"   |

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|-------------------|--|------|-----------|--|-----|---|---|
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan | Table 6-1 | Action   | 6-4 | Update action description related to the above change     | <p><u>"Partner with the Hawaii Public Housing Authority, Hawaii Housing Finance and Development Corporation, state Departments of General Services, Land and Natural Resources and other agencies to revitalize Mayor Wright Housing and to increase development of affordable mixed-income housing on state/county lands. A minimum of 2,000 units is established as a development target for the affordable and permanent supportive housing on these lands."</u></p> <p><u>"Provide state and county incentives for a mix of active uses that includes: maker spaces; mixed-income housing (both for rent and for-sale); retail, commercial, restaurant and other businesses that focus on locally-sourced products and services; child care and early learning; services for kupuna and persons with disabilities; education/employment training; entrepreneurship/business support; health and wellness activities; fresh produce and foods to purchase; and food innovation centers (e.g., commercial kitchen spaces that help to increase the availability of locally-produced products)."</u></p> |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan | Table 6-1 | Responsible Agencies   | 6-4 | Add HHFDC, DAGS, and DLNR to list of responsible agencies | <u>"HHFDC, DAGS, and DLNR"</u>  |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan | N/A       | ADD TO Table 6-1 under "Identify Park Locations and Funding" and add to the 5th bullet | 6-4 |   | <u>"Department of Parks and Recreation is encouraged to update its Foster Botanical Gardens Master Plan to include recognition of Dr. Sun Yat-Sen's early life in Chinatown and the Honolulu Chinese community's role in developing his leadership. This enhancement would also support cultural placemaking and tourism by better connecting Sun Yat-Sen Mall with Foster Botanical Garden, and encourage investment in these heritage and public park assets along the Nuuanu Stream Promenade to Aala Park."</u>   |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan | Table 6-1 | Address Wastewater Capacity  | 6-5 | Update action description                                 | <u>"Identify treatment and collection system upgrades by 2018 in order to support near, mid and long-term development in the Iwilei and Kapalama areas and to facilitate adoption of financing strategies requiring state, county or constitutional authorization for implementation."</u>  |

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|-------------------|--|------|-----------|---|------|--------------------------------------|--|
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan | Table 6-1 | Fund Wastewater Infrastructure Improvements | 6-5  | Update the action description        | <u>"Adopt a financing strategy for a Downtown, Chinatown and Iwilei Infrastructure Facilities Financing Plan that augments the regional infrastructure planning underway for the Kalihi TOD Plan (including strategies for state, county or constitutional authorization), and establish a 2016-2018 timeline for planning, design and construction of the infrastructure upgrades."</u>   |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan | Table 6-1 | Maintain Best Practices for Drainage        | 6-5  | Update the action description        | <u>"Develop best practice standards for drainage that address sea level rise, and other climate change-related impacts. Implement Low Impact Development (LID) strategies and standards, as appropriate. [Continue to require drainage reports for individual projects where appropriate, and require that reports address sea level rise.]"</u>   |
| Resolution 15-252 | Approving the Downtown Neighborhood TOD Plan | Plan | N/A       | Historic Preservation                       | 6-10 | Include amendment in second sentence | <u>"Preservation and rehabilitation of historic buildings and structures should be promoted within the TOD Zone. [Incentives may include streamlined permitting, tax credits or reductions, additional use allowances, transfer of development rights, and the removal of regulatory constraints to preservation.] Historic properties and cultural assets should be protected to strengthen Honolulu's attraction to Chinese and international visitors and to enhance business investments in Chinatown. The City should conduct a historic resource survey to identify properties and locations of significant historic and cultural value to the Chinatown community, as reflected in part on Table 2-3."</u><br><u>"Ensure that preservation of historic resources is achieved by institutionalizing protected measures including adopting design standards and guidelines based on the Secretary of the Interior's Standards for the Treatment of Historic Properties for all historic buildings and structures; adopting appropriate development standards for height, mass, bulk, scale, setbacks and stepbacks; and developing a consistent process for the review and approval for any permits that would affect the eligibility and/or character-defining features of historic properties."</u> |

**TABLE 2-3**  
**Examples of Historic Resources for Consideration**

**Cultural Assets**

1. Borthwick Mortuary – 1330 Maunakea Street, Honolulu, Hawaii 96817
2. Chee Kung Tong – 100 N Beretania Street, #301, Honolulu, Hawaii 96817
3. Chinatown Cultural Plaza – 100 N Beretania Street, Honolulu, Hawaii 96817  
(includes 70+ businesses and organizations ranging from karate and martial arts classes, Chinese traditional herbal shops, the Buddhist Society, Chinese Community Broadcasting, and World Journal Chinese newspaper to various Chinese societies)
4. Chinese Chamber of Commerce of Hawaii – 8 S King Street, #201, Honolulu, Hawaii 96813
5. Ching Wan Music & Drama Society – 111 North King Street, Suite 318, Honolulu, Hawaii 96817
6. Dong Guan Societies of Hawaii – 111 North King Street, #510, Honolulu, Hawaii 96817
7. Foster Botanical Gardens – 180 N Vineyard Boulevard, Honolulu, Hawaii 96817
8. Gillian Building – 1345 River Street, Honolulu, Hawaii 96817
9. Hawaii Chinese Buddhist Society – 1614 Nuuanu Avenue, Honolulu, Hawaii 96817
10. Hawaii Chinese History Center – 111 North King Street, #307, Honolulu, Hawaii 96817
11. Hawaii Chinese Multicultural Museum & Archives – 1120 Maunakea Street, #280, Honolulu, Hawaii 96817
12. Hawaii Chinese News – 90 North King Street, #202, Honolulu, Hawaii 96817
13. Hawaii Teo Chew Association – 134 N. King Street, 2F, Honolulu, Hawaii 96817
14. Hosoi Mortuary – 30 N Kukui Street, Honolulu, Hawaii 96817
15. Izumo Taishakyo Mission aka Izumo Taisha – 215 N Kukui Street, Honolulu, Hawaii 96817
16. Ket On Society – 1129 Maunakea Street, Honolulu, Hawaii 96817
17. Kwan Yin Temple – 170 N Vineyard Boulevard, Honolulu, Hawaii 96817
18. Kwangtung Community Honolulu – 60 N Beretania Street, #502, Honolulu, Hawaii 96817
19. Leong Doo Society – 572 N. Vineyard Boulevard, Honolulu, Hawaii 96817
20. Lum Sai Ho Tong – 1315 River Street, Honolulu, Hawaii 96817
21. Lung Doo Benevolent Society – 159 N Hotel Street, Honolulu, Hawaii 96817
22. Lung Kong Kung Shaw – 1432 Liliha Street, Honolulu, Hawaii 96817
23. Mendoca Building – 1109 Maunakea Street, Honolulu, Hawaii 96817
24. Mun Lun School – 1290 Maunakea Street, Honolulu, Hawaii 96817
25. Oahu Market – 145 North King Street, Honolulu, Hawaii 96817

**Cultural Assets (continued)**

26. See Dai Doo Society – 1300 Pali Highway, Honolulu, Hawaii 96817

27. See Yup Benevolent Society – 1153 Maunakea Street, Honolulu, Hawaii 96817
28. Sui Wah School – 135 N. Kukui Street, Honolulu, Hawaii 96817
29. Tin Hau Temple – 1315 River Street, Honolulu, Hawaii 96817
30. Tsung Tsin Association – 1159 Maunakea Street, Honolulu, Hawaii 96817
31. United Chinese Society – 42 N. King Street, Honolulu, Hawaii 96817
32. Yee Yee Tong – 1153 Maunakea Street, Honolulu, Hawaii 96817

**Historic Sites (where the building/activities no longer exist)**

1. American Theater
2. Chinatown Livery stables
3. Club Hubba Hubba
4. Golden Wall Theater
5. Glades
6. Liberty Theater
7. Musashiya Building
8. Roosevelt Theater
9. Saint Louis College
10. Smithsonian Bar
11. Sun Yat Sen School (*also known as Chungshan School*)
12. Swing Club
13. Toyo Theater

**Monuments**

1. Hiroshima Peace Bell
2. Jose Rizal Statue (College Walk Mall – fronting Beretania Street)
3. Sun Yat Sen Statue (Sun Yat Sen Mall – fronting Beretania Street)

**Historic Sites Associated with Dr. Sun Yat Sen**

1. Youthful Sun Yat Sen Statue (Sun Yat Sen Memorial Park – corner of Hotel and Bethel Streets)
2. St. Andrews Cathedral – 229 Queen Emma Square, Honolulu, Hawaii 96813
3. Inauguration meeting of Hsing Chun Hui – Parking lot on Emma Lane near Queen Emma Street
4. Maunakea Market Place – Corner of Maunakea Street and Hotel Street
5. Chinese Newspaper (Liberty News) – 40 N Hotel Street, Honolulu, Hawaii 96817
6. No. 177 King Street, formerly Wing Hong Yuen Co.
7. No. 88 King Street, Lum Yip Kee Building, formerly Kwang Cheong Lung