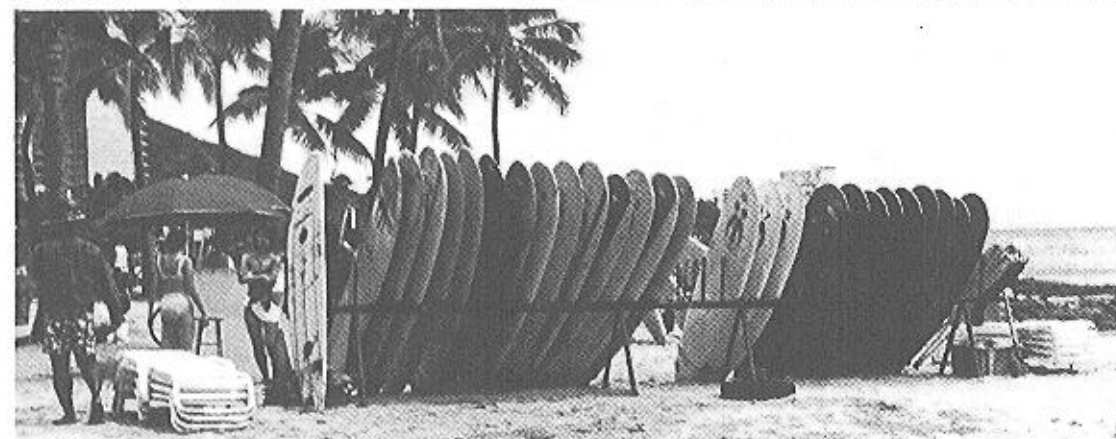
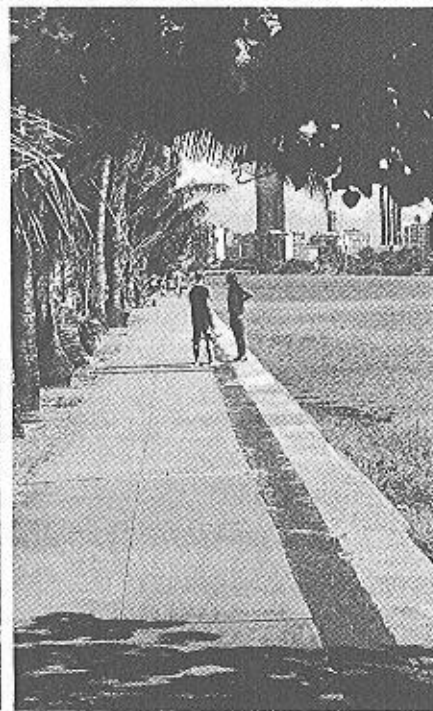
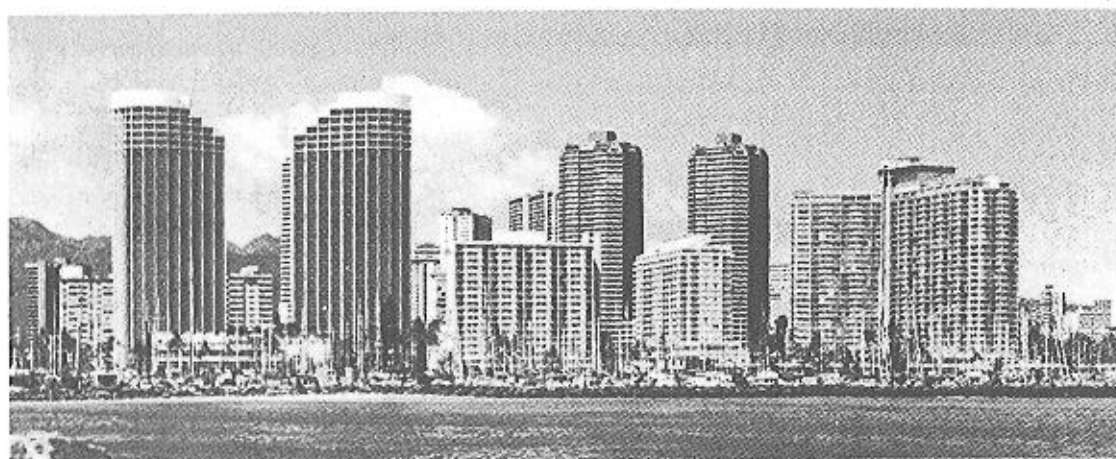




W a i k i k i

Special District Design Guidelines

Department of Planning and Permitting City and County of Honolulu
May 2002



Images from Waikiki. Photos clockwise from top left, Ala Wai Yacht Harbor skyline, Ala Wai Promenade, Kuhio Beach, plumeria blossoms, and Ala Wai boaters.

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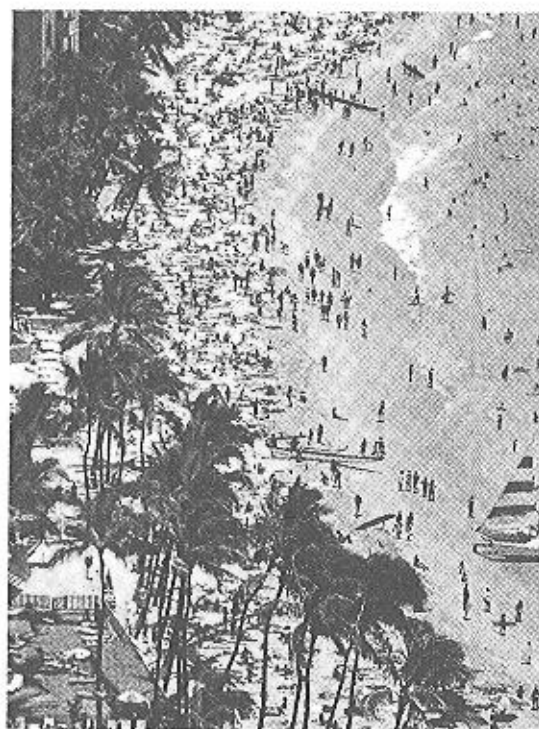
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Introduction

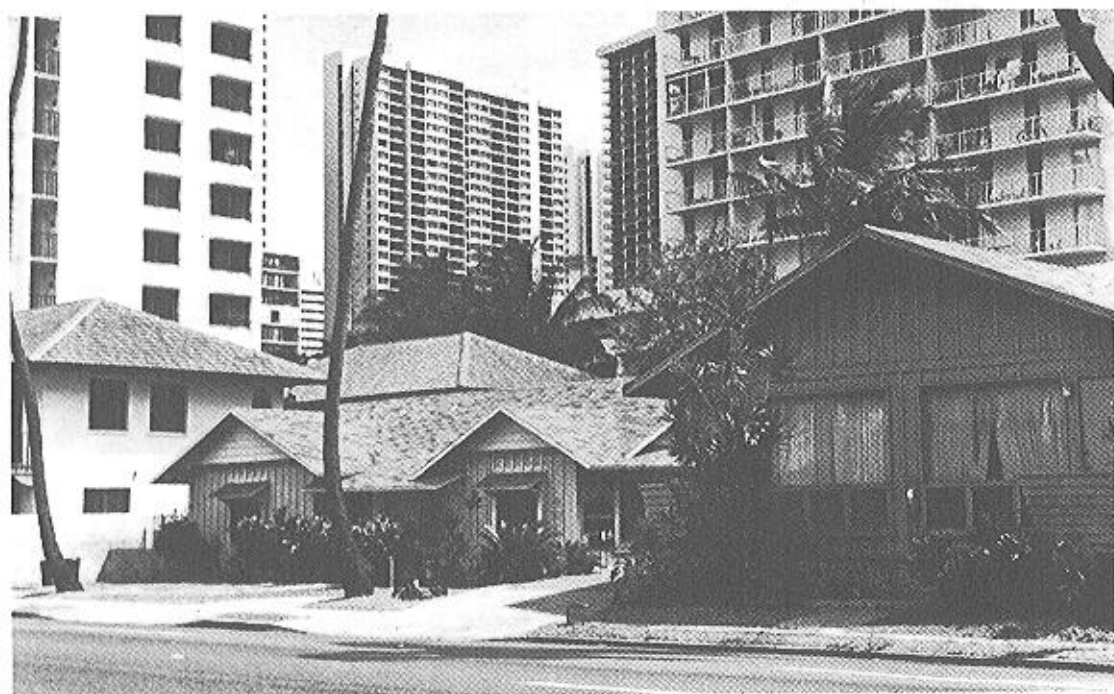
Historically and culturally, Waikiki's appeal has always been as a place of hospitality, a place where people gather, attracted by a wide array of recreational and cultural activities.

Waikiki today is a sophisticated urban resort marked by diversity and contrast--in building forms, uses, densities and treatment of open spaces. While diversity undoubtedly adds a level of vitality to Waikiki, there has also been some loss of what was once a unique identity.

Many of the Waikiki Special District Design Guidelines are aimed at restoring the basic appeal of a *pedestrian-friendly* environment. Lush landscaping to enhance the District's distinct tropical ambiance is encouraged, as are people-oriented activities such as lei selling, vending carts and outdoor dining.

Because Waikiki's urban image is so strongly established, other guidelines focus on the creative and functional use of ground-level *open space*, as a visual contrast to high-rise development and the perception of crowding. For example, people-oriented, interactive landscaped open spaces such as mini parks and open-air lobbies are encouraged, and guidelines for the siting and orientation of new projects to preserve vistas and views are provided.

Finally, the guidelines suggest specific *design elements* which help impart a Hawaiian sense of place. Examples include the use of natural building materials, colors which complement a tropical landscape, and scale-reducing elements such as hip roof forms.

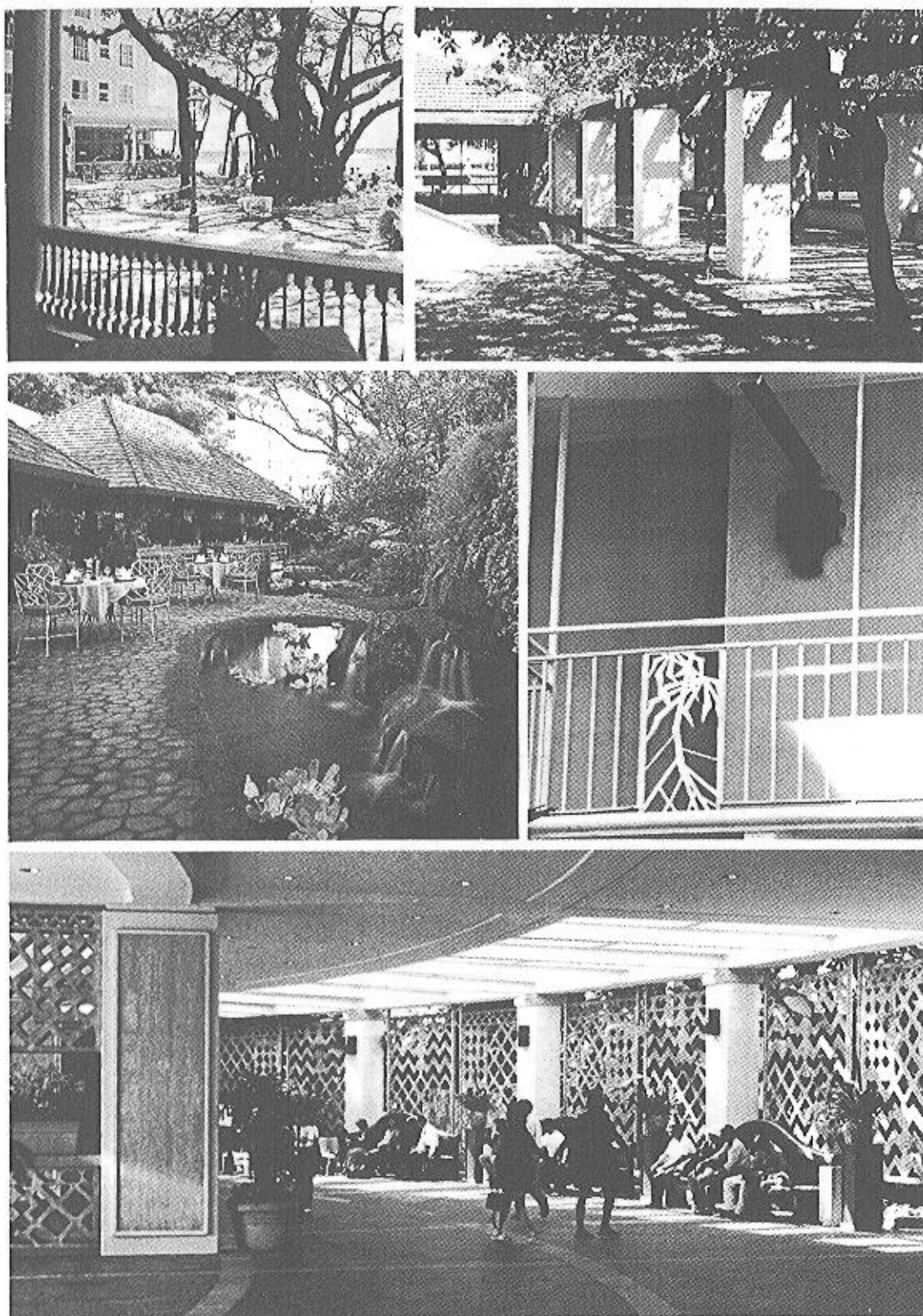


Low-scale Kerr Apartments sited amongst high-rise towers in Waikiki illustrate the contrast in building form, use and density.

District Objectives

Objectives for the Waikiki Special District are enumerated in Section 9.80-1 of the Land Use Ordinance (LUO). These objectives are summarized below:

- Promote a Hawaiian sense of place at every opportunity.
- Guide development and redevelopment with due consideration to optimize community benefits, including the preservation, restoration, maintenance, enhancement and creation of natural, recreational, educational, historic and cultural resources.
- Support the retention of a residential sector in order to provide stability to existing neighborhoods, and provide for a variety of compatible land uses which promote the unique character of Waikiki.
- Support multiple modes of transportation and circulation patterns which are consistent with the needs of businesses, employees', residents and visitors, and assist in the efficient flow of vehicular and pedestrian traffic.
- Provide opportunities to renovate and redevelop existing structures which might otherwise deteriorate.
- Provide opportunities for creative development which can substantially contribute to revitalizing Waikiki, and adequately accommodate a variety of employee, resident and visitor needs.
- Encourage building designs to use architectural and landscaped elements which enhance the pedestrian experience and complement Hawaii's tropical climate, while acknowledging Waikiki's urbanized setting.
- Maintain and enhance significant public views to the mountains and ocean from public viewing areas, and maintain a substantial view of Diamond Head from Punchbowl lookouts. Improve pedestrian access, both perpendicular and parallel, to the beach and Ala Wai Canal.
- Facilitate, emphasize and enhance the pedestrian experience by providing appropriate and attractive walkways, and offering relief from the more urban areas by encouraging human-scaled elements such as entries, arcades, lobbies, landscaping and street furniture at street level.
- Emphasize functional and accessible open spaces containing water features and generous landscaping that contribute to a lush, tropical setting to offset higher density urban developments.
- Support a complementary relationship between Waikiki and the Convention Center.



Elements of a Hawaiian sense of place. Photos clockwise from top left, courtyard veranda at the Sheraton Moana Hotel, trellised courtyard at the McCoy Pavilion, hala tree railing at the Halekulani Hotel, entry court at the Sheraton Waikiki Hotel, and outdoor dining at the former Banyan Gardens Restaurant.

A Hawaiian Sense of Place

The concern that Waikiki has lost some of its appeal as a tropical beach resort raises many questions about its future. A common opinion is that Waikiki needs to improve its physical attractiveness and enjoyment for residents, employees and visitors, by restoring the images and experiences which make it unique. A Hawaiian sense of place is not just a particular architectural style which echoes our historical past, but is also a reflection of attitudes, experiences, place, spaces and symbols which we have embraced as reminders of and contributors to a uniquely Hawaiian experience.

Design in Waikiki should compose spaces and elements in a way that encourages experiencing the natural environment. It should encourage social interaction by creating spaces where people may congregate, by encouraging people to walk outside to get from one space to another, and by encouraging interaction between people and landscaping. Buildings should provide rich visual textures by contrasting light and shadows on surfaces, and by using elements with a recognizable symbolic relationship to Hawaii's environment, people or culture. The photos below illustrate some of these elements.

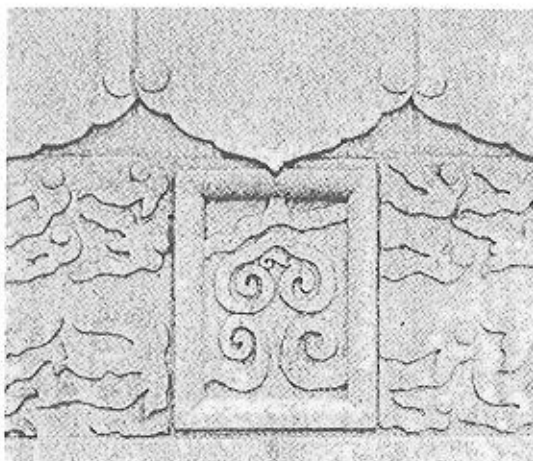
All projects in Waikiki will be expected to make an appropriate contribution towards achieving this goal. New developments will be required to demonstrate a high degree of compliance with applicable objectives, guidelines and standards. The renovation of existing buildings will be expected to comply to the extent possible.

Just as there is no universally accepted definition of "aloha," there is no universally accepted definition of an Hawaiian sense of place. Certainly, it can be seen and experienced within the physical form of Waikiki's historical, architectural and environmental elements. However, it is only through a combination of physical improvements, ongoing social and cultural programs and activities, as well as our people's attitude, that truly create this experience.

Given this context, the following sections address the various physical elements that contribute to a Hawaiian sense of place. From this page on, these individual elements will be discussed.



Floral pattern on the Girls' Auditorium at Kamehameha School



Motifs on Alexander and Baldwin Building

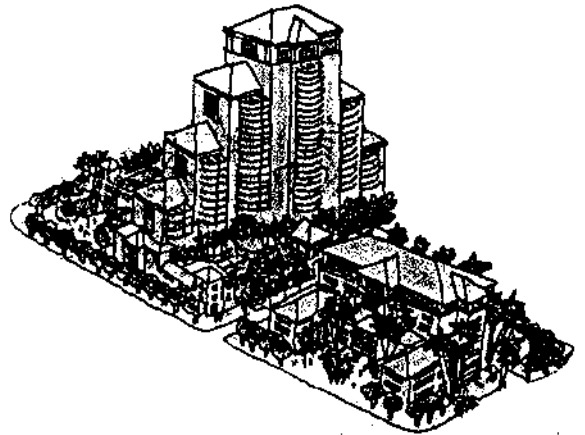
District Guidelines

Building Design

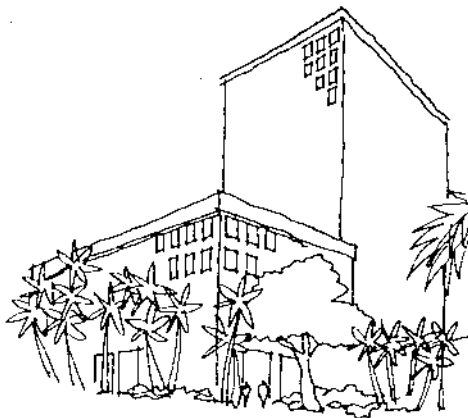
The following guidelines are intended to promote building design which responds to Hawaii's climate, relates to human scale and preserves significant public views. The resulting design solutions should reduce the perception of crowding, enhance the aesthetics of Waikiki and impart a greater sense of Hawaiiana in the built environment.

Orientation and Form

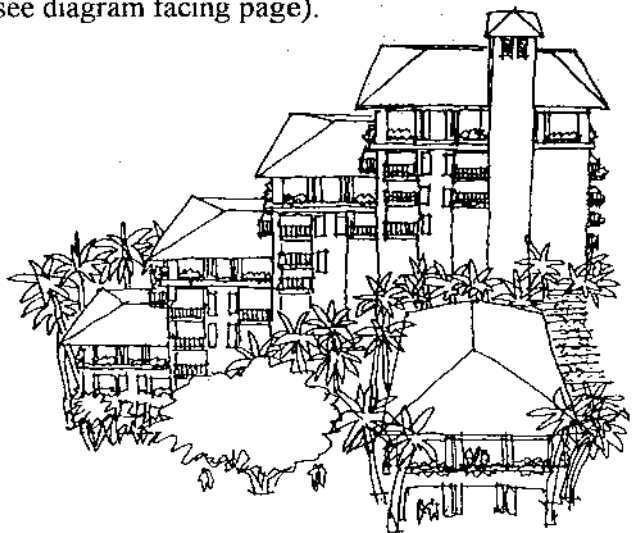
A mixture of low, mid and high-rise buildings are recommended to provide adequate light and air, to create neighborhoods with a pedestrian scale, and to provide appropriate height transitions to adjoining small scale projects (see sketch). The long axis of all new high-rise structures should be oriented in a mauka-makai direction to minimize obstruction of mauka views and maximize natural ventilation. For similar reasons, building forms which produce narrow towers are preferred.



Buildings with a series of graduated, stepped, forms are preferred for new projects. They are recommended along view corridors to preserve and enhance mauka/makai views, and to create a pedestrian scale along the street. The Coastal Height Setback also reflects a stepped form strategy and it is designed to maximize the sense of open space and public enjoyment along the beach. The setback is a building envelope which is defined by the intersection of three planes. The first plane is a vertical plane measured 100 feet from the certified shoreline. The second plane is a 45-degree height setback which is also measured from the certified shoreline. The third plane is the maximum height limit which is measured parallel to existing grades (see diagram facing page).

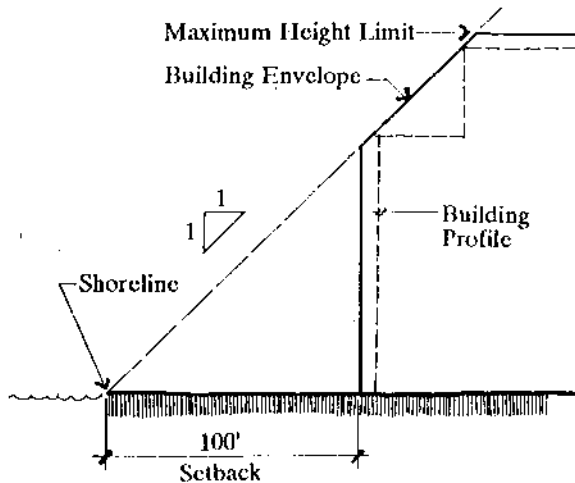


Inappropriate building form

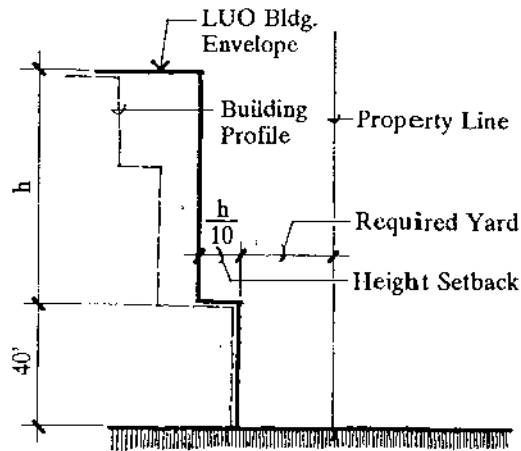


Appropriate building form

Within the Apartment and Resort Mixed Use Precincts, structures more than 40 feet in height must have an additional setback from any front, side, rear yard or property line. This also applies to the front yard setback within the Resort Commercial Precinct, and any side or rear yard which adjoins a lot in the Apartment Precinct.



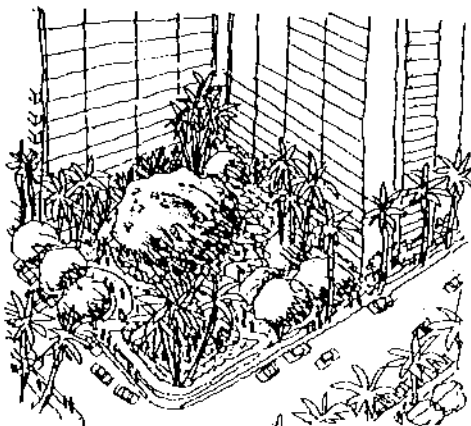
Coastal Height Setback



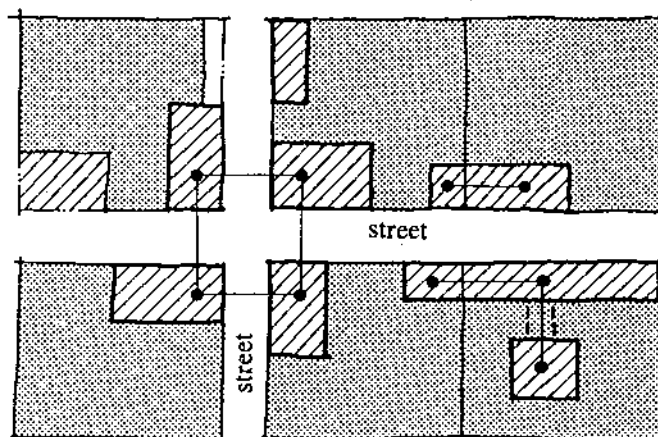
Transitional Height Setbacks

Open Space

District objectives encourage the provision of useable, landscaped open spaces. Open spaces and required yards should provide a public focus, provide visual relief and create places for social interaction. In order to maximize community benefit and enjoyment with these spaces, open spaces and yard configurations should be integrated with and complement open spaces and yards on adjoining lots. Wherever possible, visual or physical links should be provided to connect private open space to public spaces.



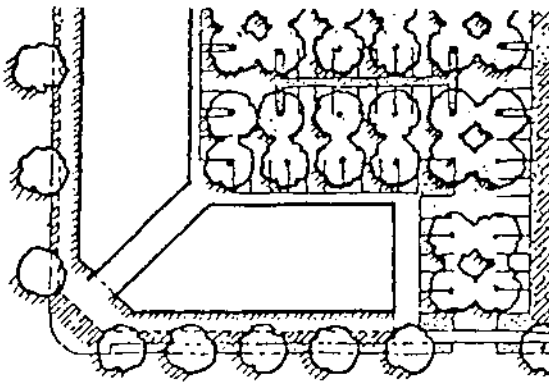
Preferred location for open space



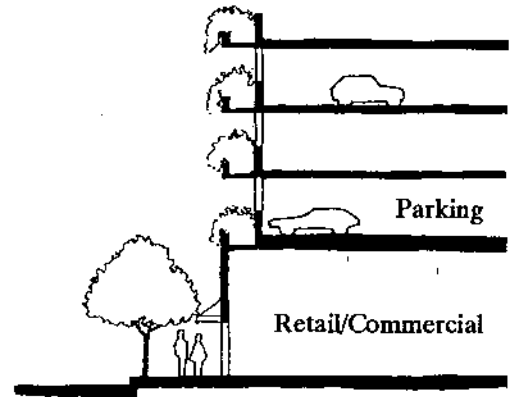
Appropriately located open space

Parking Facilities

Parking lots and structures should not dominate street frontages, parks or the shoreline. Parking should not interrupt public access or negatively impact surrounding neighborhoods. Whenever possible, parking should be located behind buildings, within basements or within the interior of a block. If the site precludes any other location, parking may be located along a street, park, shoreline or pedestrian way if the facility is buffered or screened with landscaping. Landscaping shall include trees, hedges and earth berms, and shall be consistent with the District guidelines for Landscaping.



Appropriate at grade parking lot



Appropriate parking in a structure

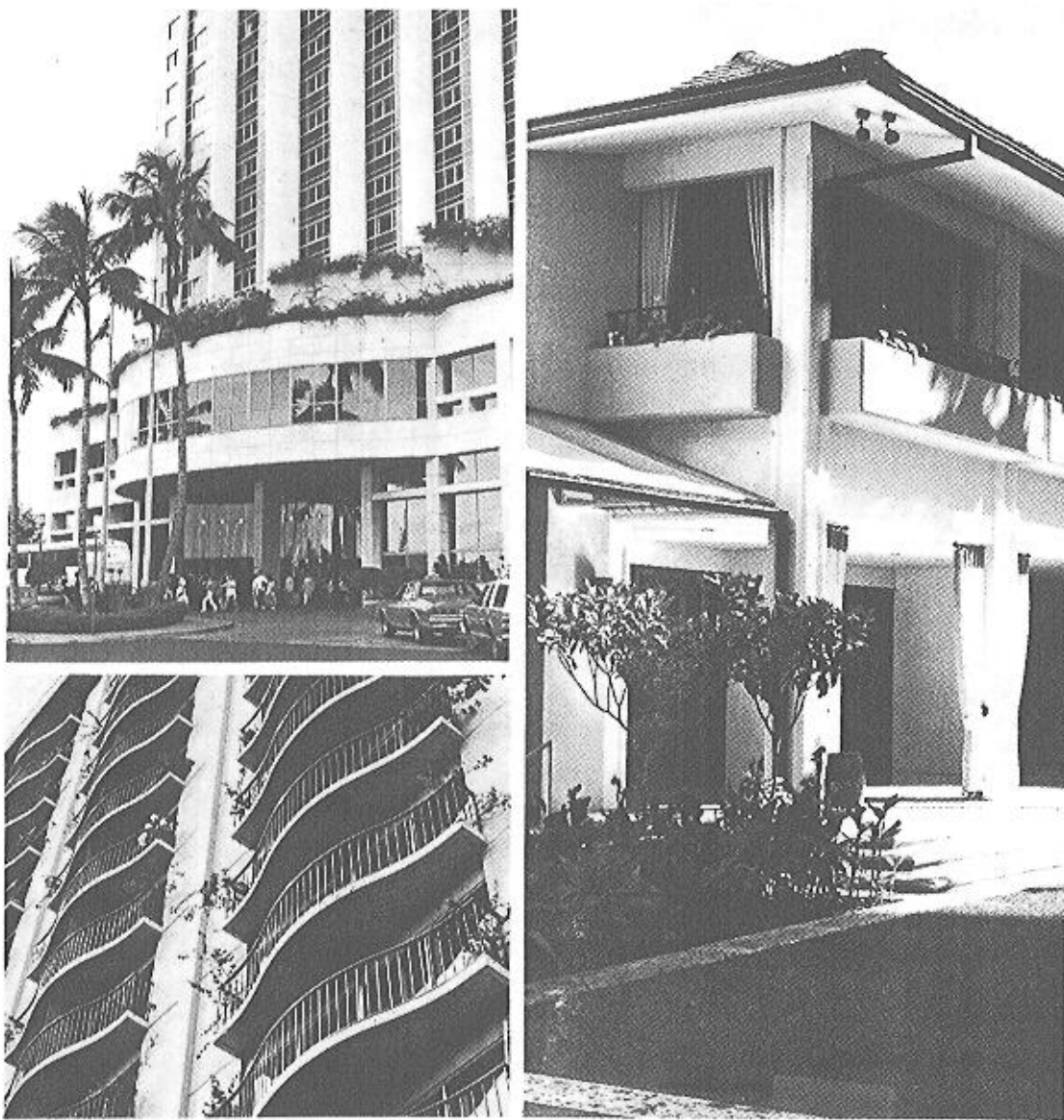
Articulation, Scale, Material and Color

Building facades should be varied and articulated to create visual interest and reduce building bulk. The use of lanais, balconies, arcades, shading devices, recessed windows and projecting eyebrows are preferred. These elements create contrast between solid and void surfaces, are energy efficient devices and are appropriate to Hawaii's climate. Highly visible, blank or unarticulated building walls are discouraged.

All projects should develop a human-scale at ground level, particularly those areas exposed to streets, open spaces, beaches and public accessways. A mixture of various building heights, hip roof forms, as well as elements used to obtain building articulation, are preferred to achieve this goal.



The illustration to the right shows how projecting eyebrows, awnings and openings contribute to the articulation of a building and an appropriate human scale.



Appropriate examples of scale and articulation are clockwise from top left, Hawaii Prince Hotel, Halekulani Hotel and Pleasant Isle Holiday lanai.

Building materials should be suitable for our tropical climate and convey durability and permanence. Natural material (such as wood, stone, and moss or lava rock), textured concrete, and plaster finishes should be used. All materials should be non-reflective. Therefore, the use of shiny metal, darkly tinted or highly reflective glass should be avoided or be very limited in use (Section 9.80-4(c)(5) of the LUO).

Colors should contribute to a tropical resort destination by complementing those of the natural landscape and adjoining environment. Color should not be distracting, used to attract attention or serve as advertising. Large areas of color, such as on a high-rise tower, should be of a neutral tone with more vibrant colors relegated to accent work. Highly reflective colors are not permitted (Section 9.80-4(c)(7) of the LUO).

Ground Level Features

Elements which provide comfortable and interesting pedestrian experiences, and emphasize Waikiki's natural amenities are encouraged (Section 9.80-4(c)(8) of the LUO). Some of these elements are: openings through buildings, such as entrances or lobbies because they provide views to the ocean or mountains; arcades because they provide shelter from the natural elements; display windows, because they provide opportunities to shop; and outdoor dining or vending, because they generate activity near the sidewalk.

Entries, Lobbies and Arcades

In addition to providing articulation to buildings, entryways, display windows, open air lobbies and arcades are encouraged because they visually invite people, aid in keeping buildings cooler, and offer weather protection. Building designs which have been successful at incorporating these elements are shown to the right.

Primary ground floor commercial entrances should be oriented to public streets and plazas. The ground level of a building, along major streets in particular, must be devoted to entryways, display windows, lobbies and arcades. Ground level commercial uses along other streets must use these elements as primary features of the building's frontage.

Hotel lobbies should be open with wide street entrances and are encouraged to depend primarily on natural ventilation for air circulation. The spaces shown on this and the adjoining page are successful because they provide a transition between exterior and interior spaces, and define or frame an outdoor space or view.

Where blank walls front a street, open space, or shoreline, they must be screened by landscaping and/or treated with textured patterns and finishes.



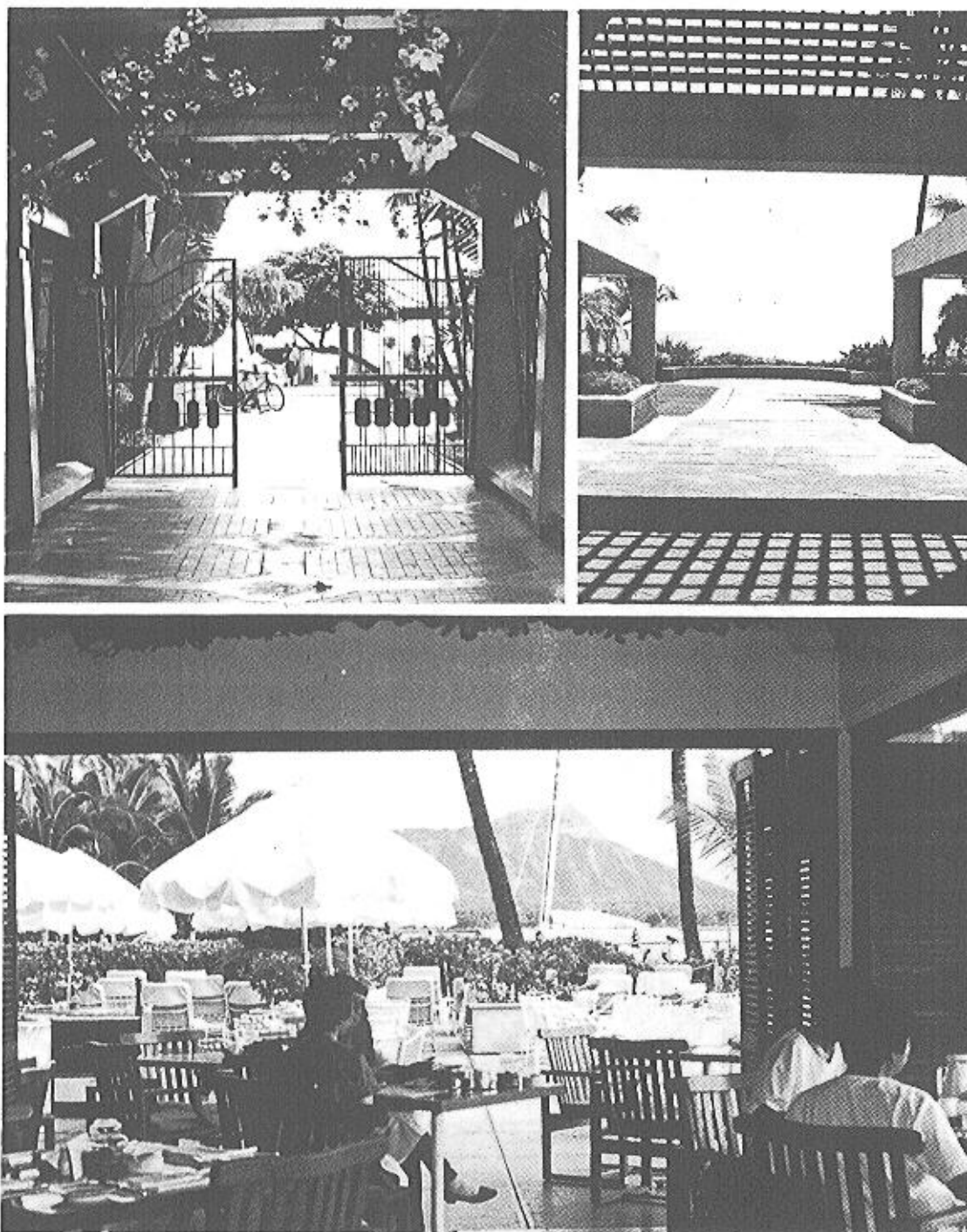
Arcade at the Royal Hawaiian Hotel



Lobby at the Hale Koa Hotel

Visual Links

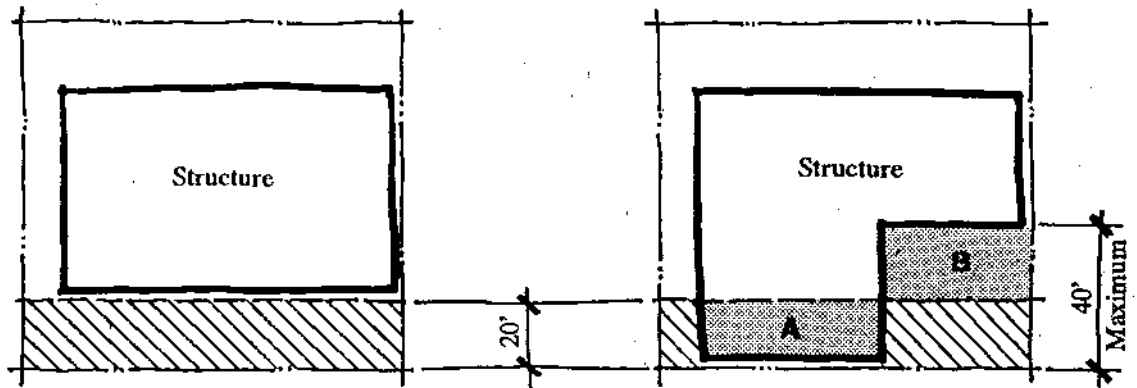
When buildings are located between a public space and a shoreline, mountain view, open space or landmark, ground level spaces, such as entryways, lobbies and arcades should be designed to provide visual links through the building to these amenities. Building designs which have been successful at incorporating this principle are shown below.



Photos clockwise from top left, arbored entry facing Kuhio Beach, Ko Olina Visitor Center, Halekulani Hotel.

Features in Required Yards

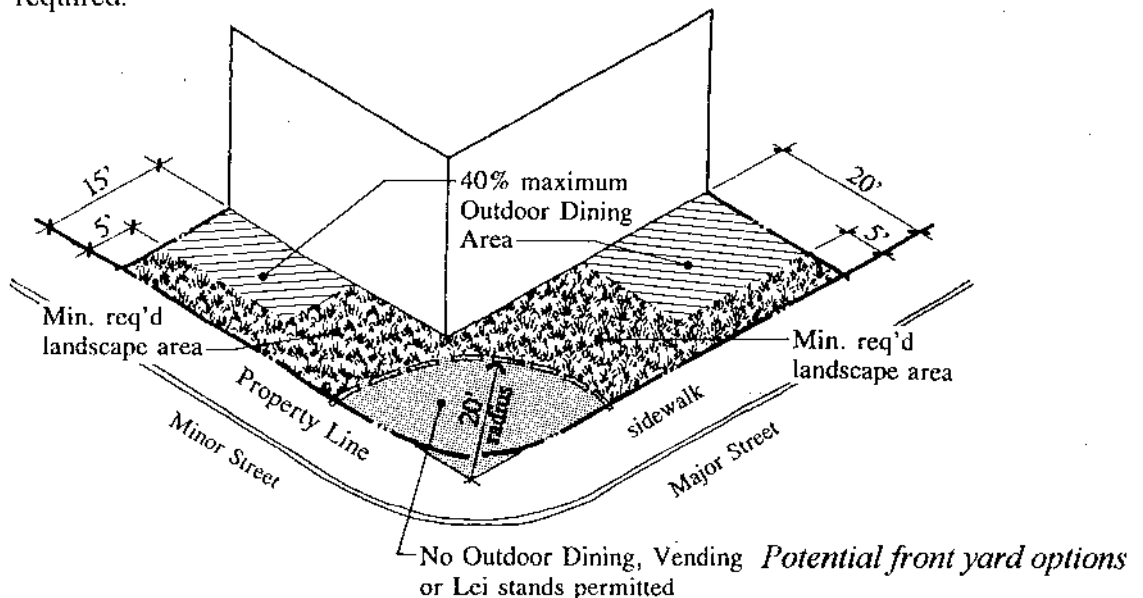
In accordance with Table 9.6(B) of the LUO, required front yards in the Resort Mixed Use and Resort Commercial Precincts can be averaged between the front property line and twice the minimum front yard (see illustration below). The yard configuration must be integrated, to the extent feasible, with yards and open spaces on adjoining lots and must be approved by the Director of Planning and Permitting (see open space illustration, Building Design). The averaging is intended to provide more useable open space, provide variation to buildings, increase vistas, and create an informal streetscape.



No Front Yard Averaging

Front Yard Averaging ($B \geq A$)

Section 9.80-4(a) of the LUO allows certain activities and elements within required yards. These include porte cocheres, lei stands, walls and fences, outdoor dining, vending carts and shading devices. These activities and elements will enhance the open space and improve the appearance of the streetscape. They may only occur when the principal uses to which they are accessory are permitted. In no case should the combination of porte cocheres, outdoor dining, lei stands and vending carts reduce the amount of landscaping by more than 50 percent of the required yard. In addition, rooted, lush, plant material may be required to offset the reduction of landscaping normally required.



Porte Cocheres

Porte cocheres may be permitted within required front yards (up to 5 feet from the property line or road widening setback) if alternative landscaping is provided, if they do not disrupt pedestrian movement, and if they are not the dominant ground level feature of the project. Greater setbacks may be required to be consistent with the District guidelines for Landscaping.



Appropriate porte cochere at the Hilton Hawaiian Village.

Walls and Fences

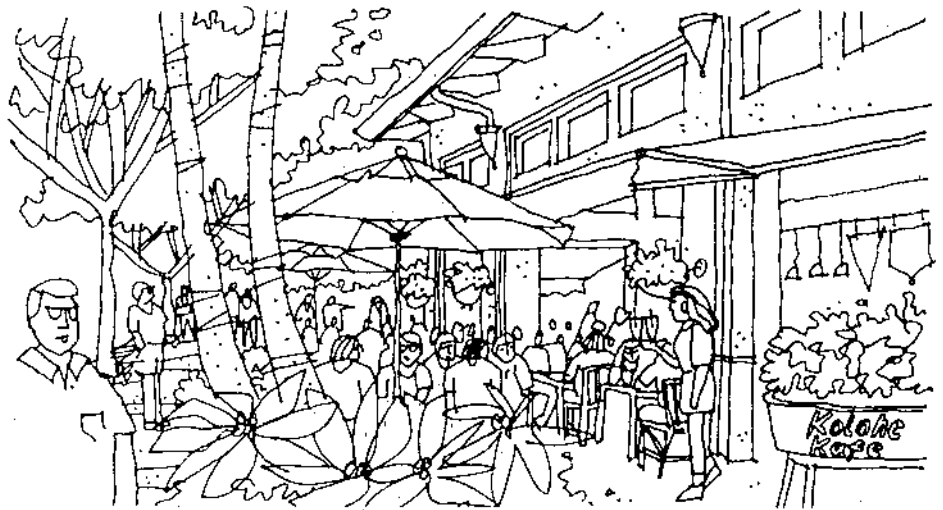
In order to provide security and privacy for residential uses, a 6-foot high wall or fence may be located in the required yard within the Apartment Precinct only. The wall or fence must be set back a minimum of 24 inches from the front property line. It should be transparent, such as wrought iron (but not chain link), so the pedestrian may visually benefit from the landscaped yard. Solid walls are discouraged, but may be used if set back 5 feet from the property line. In other precincts, fences or walls must respect the required front yard and should utilize moss rock, lava rock, and concrete or masonry with an architectural or plaster finish. All fences and walls located within the required front yard and solid walls more than 36 inches in height, except for moss rock walls, must be screened with landscaping on the street side.



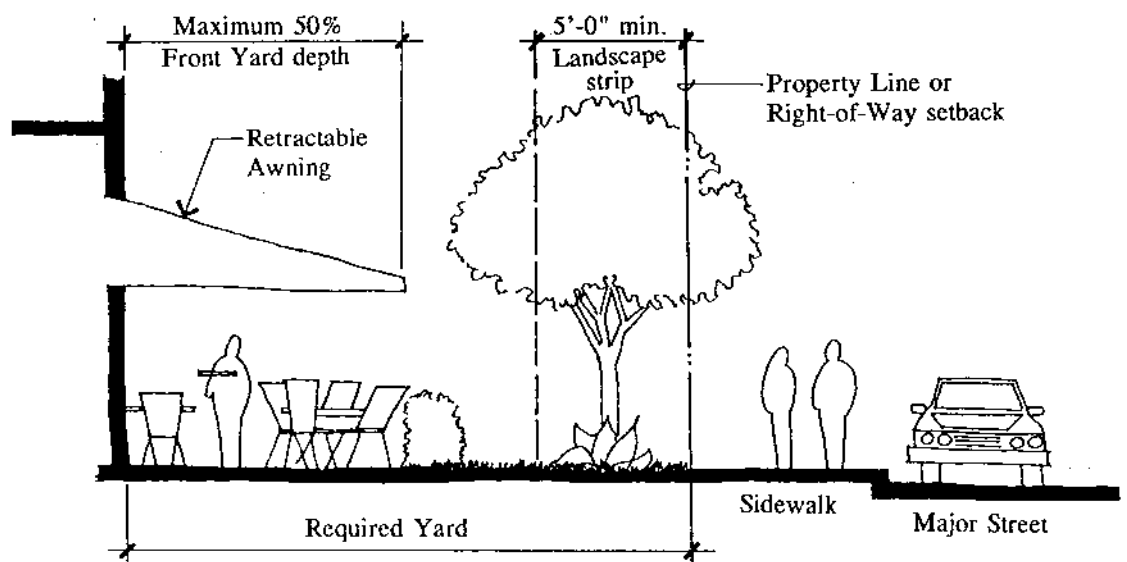
Examples of appropriate fences and walls combined with landscaping.

Outdoor Dining

Outdoor dining areas that are accessory to eating establishments may encroach into required front yards up to 5 feet from the property line. Up to 40 percent of the yard may be used as outdoor dining, provided the balance of the yard is landscaped. Retractable awnings may be used to provide shelter for outdoor dining areas and may encroach up to 50 percent of the front yard depth. Other portable facilities associated with dining such as chairs, tables, waiter stands, serving devices and umbrellas may be used. A railing, fence or wall (in the Apartment Mixed Use Subprecinct), or hedge (in the Resort Mixed Use and Resort Commercial Precincts) may be used to separate the dining area from the sidewalk. These may not exceed 30 inches in height. Landscaping and sidewalk improvements such as street trees and/or an increase in sidewalk width, are recommended in proposals that use portions of the required yard for outdoor dining.



Appropriate example of outdoor dining in the required front yard



Section of an outdoor dining area

Lei Selling and Vending Carts

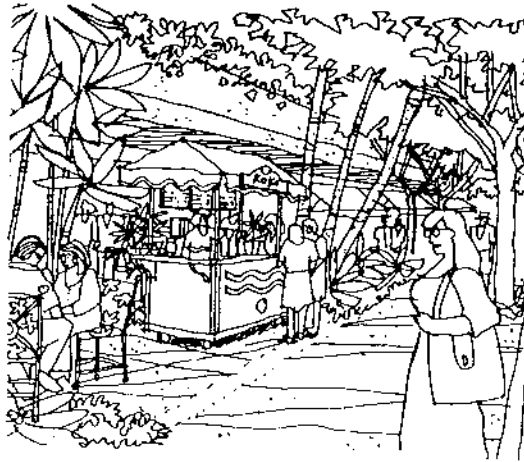
The lei is a symbol of aloha. Lei vendors can promote Hawaiian hospitality and can educate the public on the art of lei making. Lei making and selling is allowed in the required yard within the Resort Mixed Use and Resort Commercial Precincts. These uses may utilize up to 10 percent of the front yard, but must be set back a minimum of 5 feet from the property line. The remainder of the front yard must be landscaped. Lei selling may occur in an informal setting such as from a bench and baskets, or from a small open-air structure like a cart.



Appropriate lei selling



Inappropriate lei selling



Appropriate vending cart

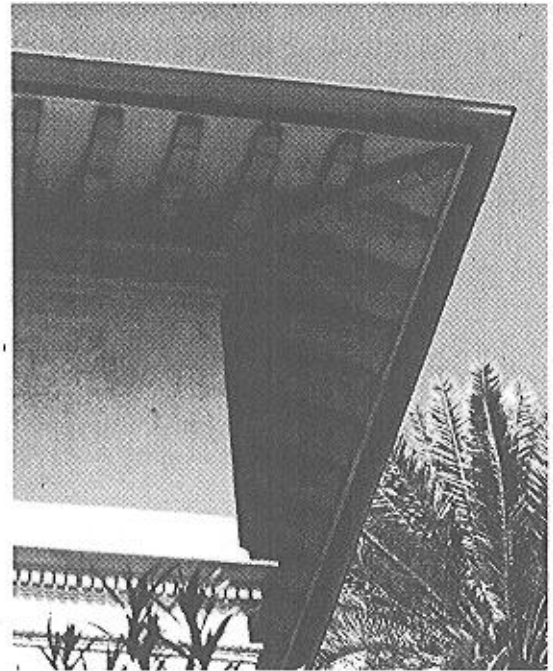


Inappropriate vending cart

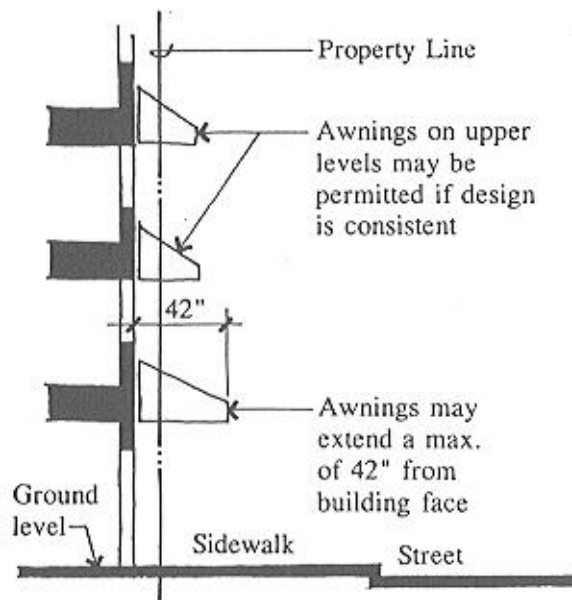
Carts may also be used for selling prepared food and drink, or fresh cut flowers. They should be readily moveable with all merchandise display, advertising and business activity occurring within the confines of the cart. Only one cart per front yard per zoning lot will be permitted. All other outdoor vending carts must be screened from the public view by a wall or landscaping. All activities should provide for the attractive display of merchandise and the concealed storage of trash, goods and equipment. Tents, tarps and tables or other temporary devices will not be permitted.

Shading Devices

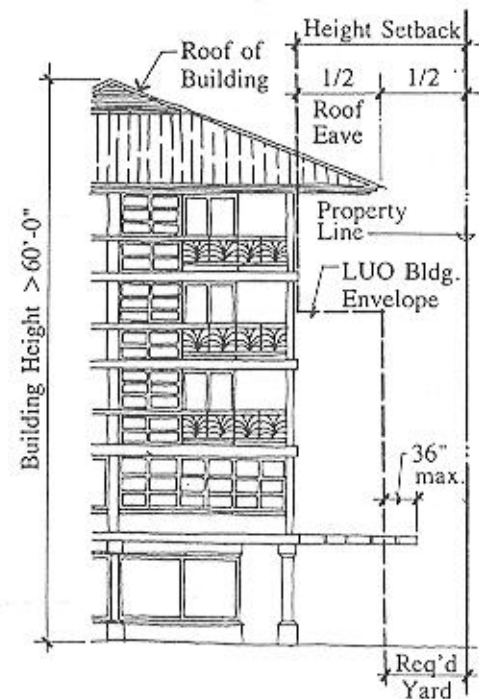
Shading devices are encouraged as they complement Hawaii's climate by cooling and articulating buildings, and by extending interior spaces to the outdoors. Elements, such as roof overhangs, eaves, eyebrows, and awnings (with no more than 42-inch vertical thickness) may extend into a required yard or right-of-way. These features should be attractive, well maintained and appear integrated with the building's design. Illumination of awnings may be permitted at the ground floor when consistent with the District guidelines for Lighting and Signage. In addition, roof eaves on buildings more than 60 feet in height may extend into the required height setback by up to half the distance, if the resulting roof form is integral to the design of the structure and is consistent with other objectives of the District.



Appropriate roof eave



Structure with shading devices

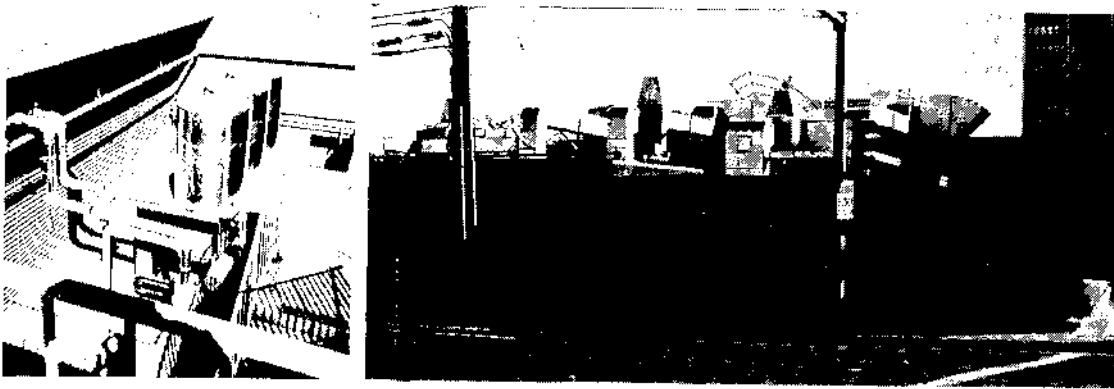


Structure more than 60 feet in height

Roof Design and Equipment Screening

Rooftop machinery, equipment and utility installations on structures or portions of structures exceeding 150 feet in height shall be screened from view to prevent undesirable views and vistas from surrounding buildings, as well as from Punchbowl and Diamond Head. Rooftop machinery and equipment on structures or portions of structures less than 150 feet in height within the District may be required to be screened if visible from prominent view corridors, Punchbowl, Diamond Head, the shoreline, major streets and open spaces.

Section 9.80-4(g) of the LUO allows necessary mechanical, utilitarian and architectural features (and their screening elements) to exceed the established height limit by up to 18 feet for roof forms and 12 feet for all other appurtenances and features. These elements may be exempt from the height limit provided they do not obstruct or diminish any significant views, and are consistent with the objectives of the District. The design of all roof elements must be attractive, contextual and an integral part of the building. Roof designs of hipped-roof forms for low- and mid-rise buildings, and sculptural treatments for high-rise buildings are preferred. Roof gardens and terraces are encouraged.

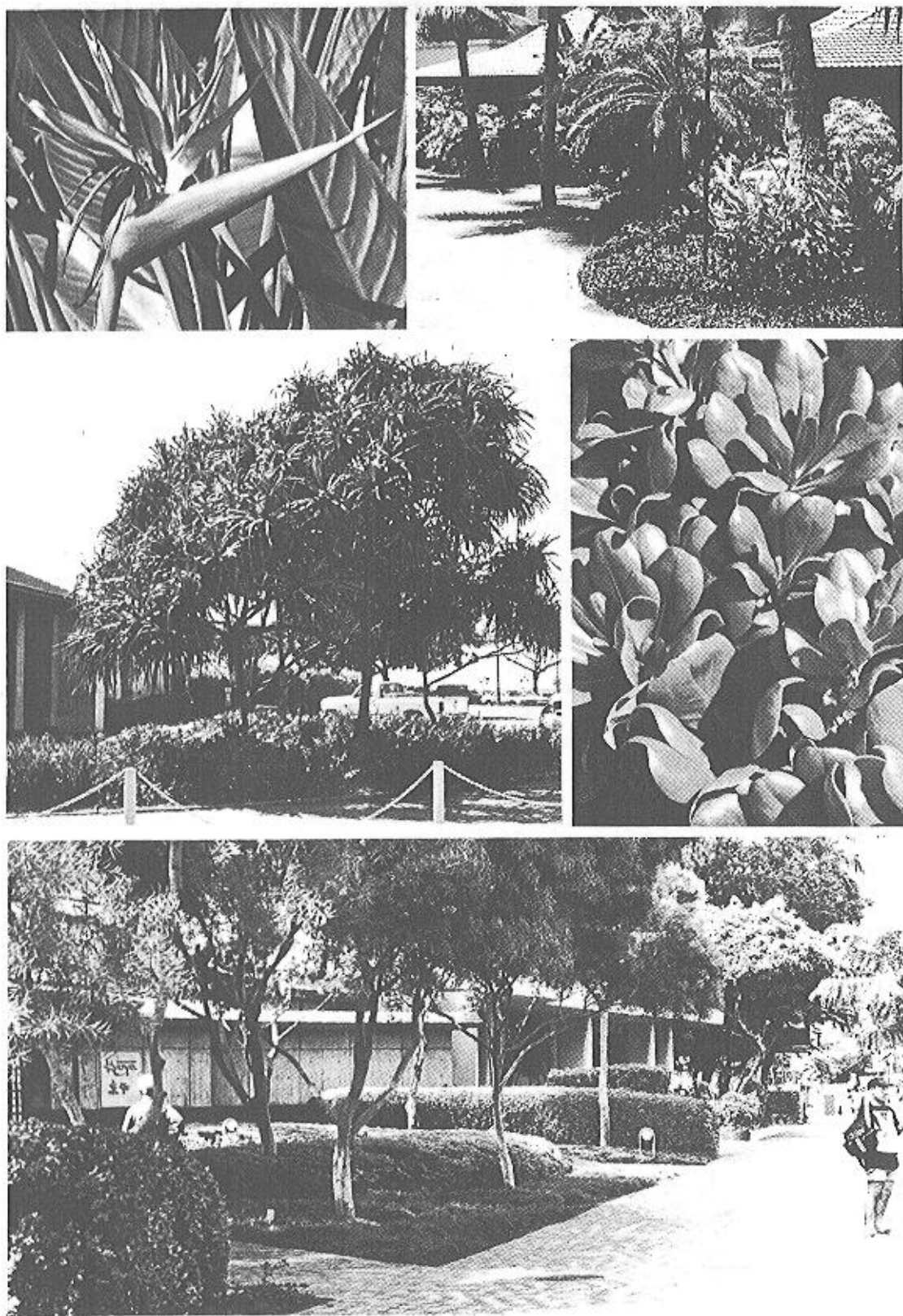


Inadequate Rooftop Screening



Appropriate roof design at Alii Place

Roof garden at Imperial Plaza.



Appropriate plant material. Photos clockwise from top left, bird of paradise, landscaping at Hilton Hawaiian Village, beach naupaka, landscaped entry at Kyoya restaurant, hala tree.

Landscaping

Landscaping should be used to promote and create a distinct image and identity for Waikiki as a tropical resort destination. Landscaping is required in open spaces, setback areas and all required yards because it enhances the pedestrian experience.

In addition, Section 9.80-4(f) of the LUO requires parking structures to be landscaped, and limits the removal of trees 6 inches or greater in diameter. Replacement trees are generally required if removal is warranted.

Planters at various elevations of parking structures, including the rooftop, are encouraged and may be required when other screening elements are not provided. Extensive landscaping, which includes a mix of vertical and mid-height canopy form trees, must be provided to screen blank walls and parking areas from public view.

Street trees, paving, and other landscaping within public rights-of-way may be required to offset reductions in required landscaped yards. Wherever possible, water runoff from roofs, planter boxes, and parking facilities, should be directed to landscaped areas for retention and percolation.

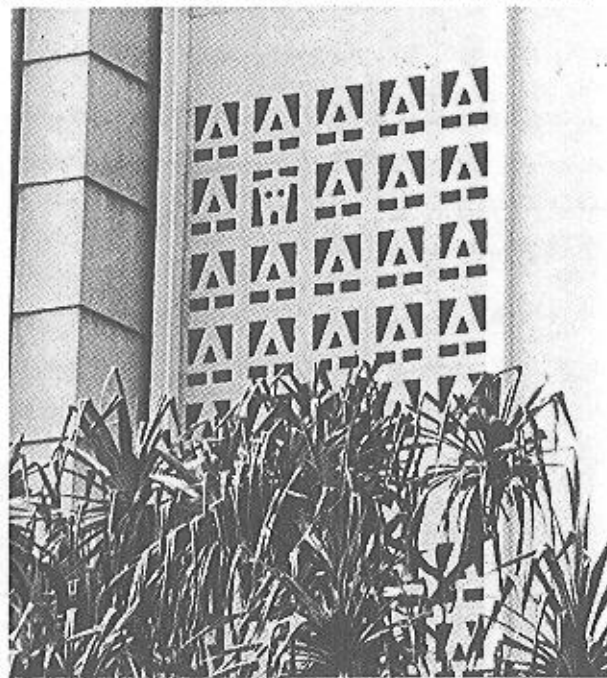
Whenever landscaping is required, the use of fragrant, lush, tropical vegetation and native plant species are encouraged. Coco palms, banyans, monkeypods, kukui, plumeria, wiliwili and hau are preferred tree types. All landscaped areas must be provided with an adequate irrigation system.

Appropriate landscaping treatment. Photos from top to bottom, Hawaii Prince Hotel and the Neal Blaisdell Center.



Water Features and Artwork

The use of water features, interpretive displays and artwork enhance the value of landscaped open spaces and walkways and contribute to a lush, tropical setting. These amenities can be used as markers within public spaces, and are encouraged along or within the open space, walkways and access areas discussed in this guidebook.



Photos of appropriate examples are clockwise from top, water feature at Royal Hawaiian Shopping Center, screen block pattern at Sheraton Moana Hotel, Duke Kahanamoku statue at Kuhio Beach.

Sidewalks and Paving

Both public and private walkways and sidewalk paving materials should be patterned and textured to provide a sense of scale and rhythm appropriate to surrounding buildings. All paving within required front yards and rights-of-way contiguous to Kalakaua Avenue should conform to the City's sidewalk paver specifications. Smooth, monotonous concrete surfaces should be avoided. In addition, the number of curb cuts within sidewalks should be kept to a minimum in order to enhance pedestrian movement.



Photos of appropriate walkway treatment clockwise from left, flagstone pathway at Sheraton Waikiki, slate tile walkway at Hawaii Prince Hotel, stone and mortar entryway at Perry's Smorgy Restaurant.

Signage

Signs may be hung from canopies, mounted on building walls and marquees, be attached to freestanding walls like garden signs, or be freestanding, self-supporting structures mounted in the ground. In the Apartment Precinct, signs may be used to identify buildings and occupants of a building provided their uses are permitted. Signs may also be used this way in the Resort Mixed Use and Resort Commercial Precincts. In addition, signs may be used to direct attention to a profession, business, commodity, service, entertainment or activity conducted, sold, or offered on the premises where the sign is located. Signs for nonconforming uses are also permitted in accordance with the regulations of the zoning district.

Sign regulations for Waikiki are found in Section 7.40 of the LUO. Wall, hanging or marquee signs used to identify an establishment or business activity may be sized up to 12 square feet, in the Apartment Precinct, or up to 24 square feet in area in the Resort Mixed Use and Resort Commercial Precincts, depending on the width of the establishment's space that faces a street. Ground signs cannot exceed eight square feet in area, directory signs cannot exceed 12 square feet, and building identification signs cannot exceed four square feet in area. There are further restrictions to sign height, location and size depending on the specific sign type used. These may be found in Section 7.20 of the LUO.

Any permitted vending cart or kiosk which is visible from a street, sidewalk, or public space may also have signs, provided they are attached to the structure. These signs may be used in a similar manner to those in Resort Mixed Use and Resort Commercial Precincts and cannot exceed three square feet. One price sign, which does not exceed two square feet, is also permitted.

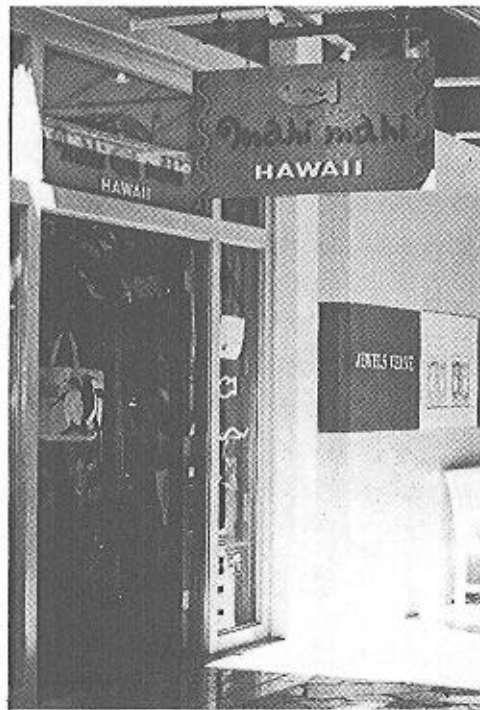
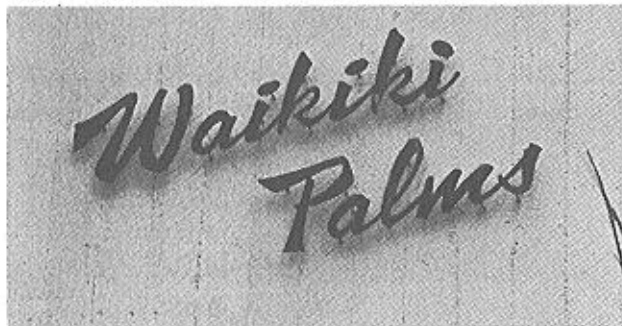
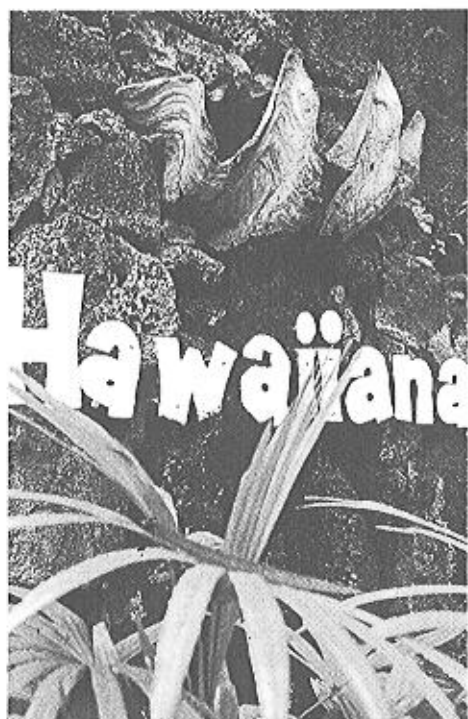
All new signs must feature English or Hawaiian as the dominant language. Other languages may be used if they are subordinate to the English or Hawaiian lettering. Existing signs will be encouraged to conform to this language standard.

Signs may be illuminated indirectly from a detached external light source provided the illumination complies with the District guidelines for Lighting.



Appropriate bilingual sign

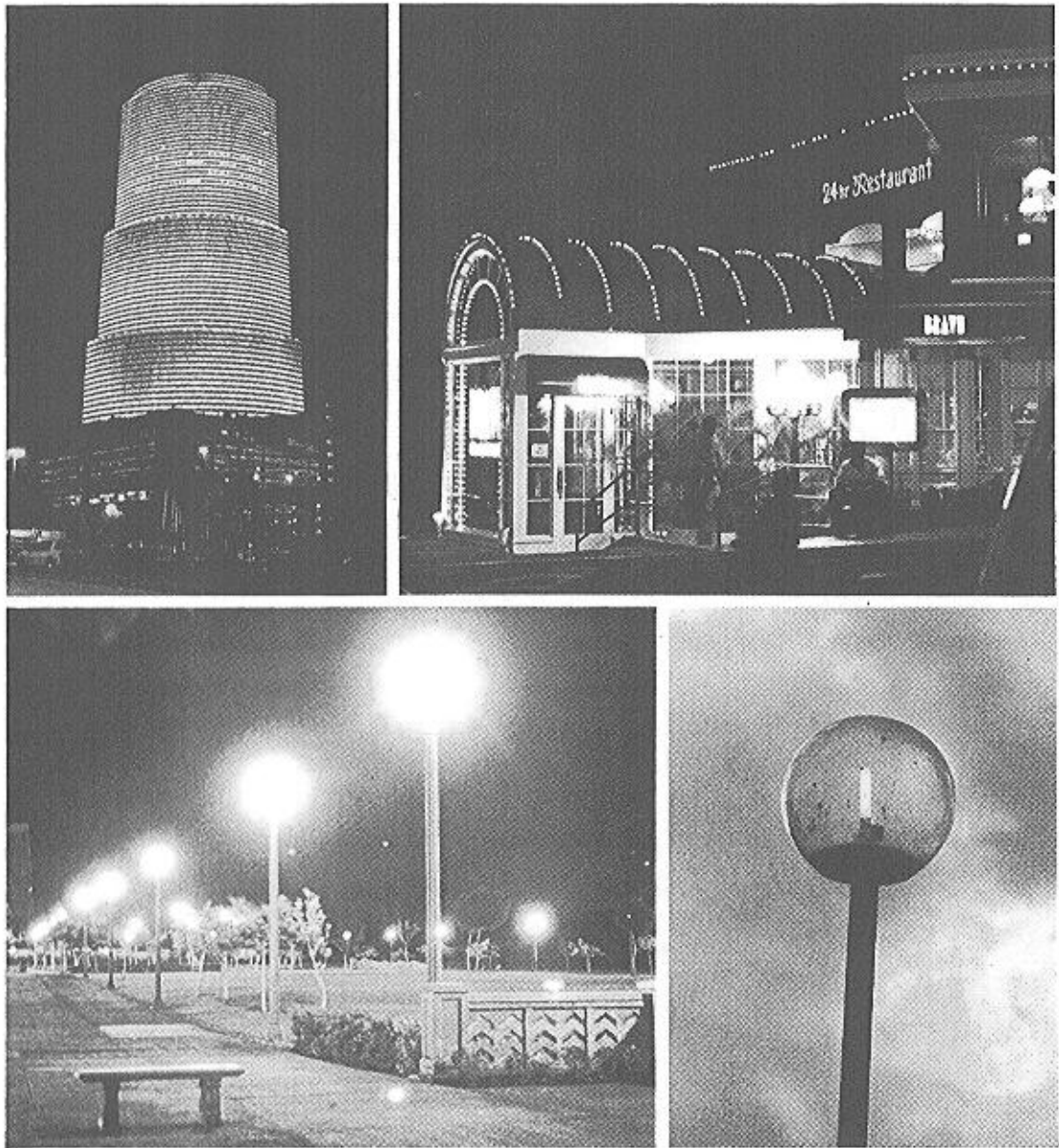
The signs indicated below contribute to our sense of place because they do not dominate the facade of a building, but play a supportive role in its appearance.



Photos of appropriate signs clockwise from top left, wall sign of the Hawaiiana Hotel, hanging sign of Martin & MacArthur, garden sign of the Halekulani Hotel, hanging sign of Mahi mahi Hawaii, wall sign of the Waikiki Palms and garden sign of Liliuokalani Gardens.

Lighting

Lighting should contribute to public safety and enhance the nighttime ambiance of Waikiki. Section 9.80-4(c)(9) of the LUO requires outdoor lighting to be subdued or shielded so as not to produce glare and light spillage onto surrounding properties, the ocean and public rights-of-way. Therefore, in certain circumstances, uplighting, exposed fluorescent, mercury vapor and high intensity security lighting may be discouraged, and full-cutoff fixtures or cutoff shields may be recommended. Lighting must not be used to attract attention to structures, uses or activities, and light sources which have movement, flicker or flash cannot be visible to the public.



Inappropriate methods of lighting. Photos clockwise from top, outlining and illuminating buildings to attract attention (first two photos), and exposed lamps which create glare and light spillage (last two photos).



Appropriate methods of lighting. Photos clockwise from top left, shielded ornamental lighting (first two photos), tiki torch landscape accent lighting, and entry accent lighting at the Sheraton Moana Surfrider.

Urban Design Controls

All structures, open spaces, landscape elements and other improvements within the District must conform to the guidelines specified on the Urban Design Controls Map and the design standards of the LUO. These elements are further described below:

Waikiki Gateways

Five gateways are designated as the major entrances into Waikiki. Gateways are places that create a sense of arrival to a special place by providing coordinated open space, landscaping and architectural features. Development on parcels within each gateway should contribute to creating a lush, tropical, sense of arrival.

Fort DeRussy

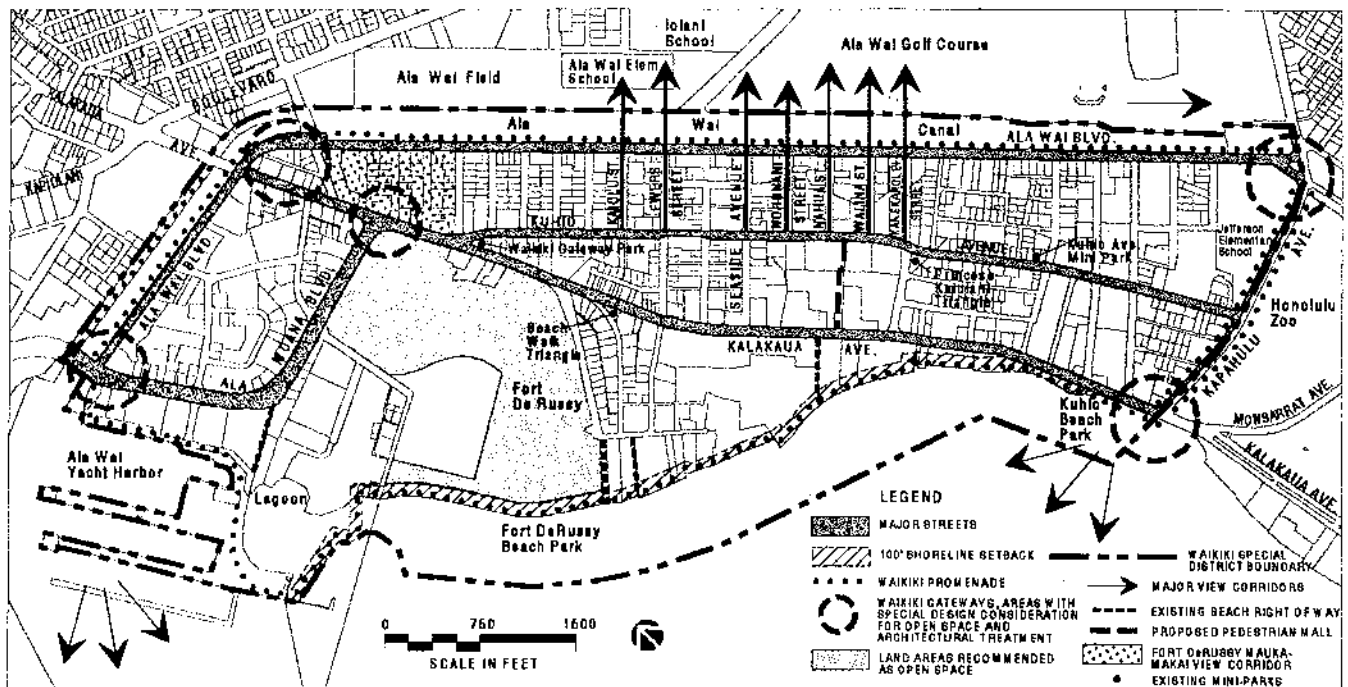
Fort DeRussy remains the largest open space in Waikiki, and its park-like setting should be enhanced and complemented. Improvements in this vicinity, including those by the City, State and Federal governments, should continue in a coordinated and cooperative effort to integrate and complement what has already been achieved by its lush tropical setting.

Major Streets

Kalakaua, Kuhio and Kapahulu Avenues, and Ala Wai and Ala Moana Boulevards, have been identified for their significance. They provide major vehicular and pedestrian accessways into and through Waikiki. These streets also function as view corridors, open spaces and public access.

They should be lined with trees to enhance significant public views, and make a positive contribution to the pedestrian experience by adding welcome shade and greenery.

Development within and adjacent to these rights-of-way should provide a high degree of compliance with the District guidelines to realize objectives relative to the streetscape.



Urban Design Controls Map



Promenade fronting Fort DeRussy Beach Park



Promenade along the Ala Wai Canal



Waikiki Gateway at Kapahulu Avenue

Waikiki Promenade

The promenade is intended to offer uninterrupted pedestrian access encircling Waikiki. It should be composed of existing and new pathways, parks and open spaces. New pathways should be designed to maximize the sense of open space and public enjoyment of nearby landmarks, waterways, mountains and the shoreline. Public amenities consistent with the District guidelines for Public Pedestrian Access should be provided. Groves of coco palms, which have been a part of the image of Waikiki as a resort, should be reestablished along most of the promenade, especially at the shoreline.

The Ala Wai Canal is a significant part of the Waikiki Promenade. The ewa end of the Canal is a significant open space as it enhances the gateway to Waikiki along Ala Moana Boulevard. It also serves as a major pedestrian link to the shoreline from the convention center. Improvements to it should reflect its importance as a public space.

Coastal Height Setback

A setback from the shoreline is required to maximize public safety, the sense of open space, lateral access along the beach, and the public enjoyment associated with our coastal resources. Specific requirements are further enumerated in Section 9:80-4(g)(2) of the LUO and in this guidebook.

Mini Parks

Mini parks allow for pockets of open space and provide a public focus for motorists and pedestrians. Existing Mini Parks include the Waikiki Gateway, Princess Kaiulani, Kuhio Avenue, Paoakalani Avenue and Beachwalk Triangle Mini Parks. Additional parks with public amenities are encouraged, particularly in the Apartment Precinct. Parks should be located next to major streets, view corridors, the shoreline, public pedestrian accessways, the proposed Waikiki Promenade, and other open spaces.

Significant Public Views

A great contributor to our sense of place and quality of life is the variety and quality of public views. Waikiki has a number of significant vistas of landmarks, the mountains and the ocean that are internationally known and contribute to the magic of Waikiki. Significant views are identified in Section 9.80-3(a) of the LUO and include:

- Views of Diamond Head from as many vantage points as possible, but especially from Ala Wai Boulevard and the Punchbowl lookout.
- Continuous views of the ocean along Kalakaua Avenue, from Kuhio Beach to Kapahulu Avenue.
- Intermittent ocean views from Kalia Road across Fort DeRussy Park, Ala Wai Yacht Harbor, and the Ala Wai Bridge on Ala Moana Boulevard.
- Mauka views from the following streets mauka of Kuhio Avenue:

Nohonani and Nahua Streets;
Kaneikapolei and Kaiolu Streets;
Lewers and Walina Streets; and
Seaside Avenue and the Ala Wai Promenade.
- Views of Ala Wai Yacht Harbor from Magic Island Park.

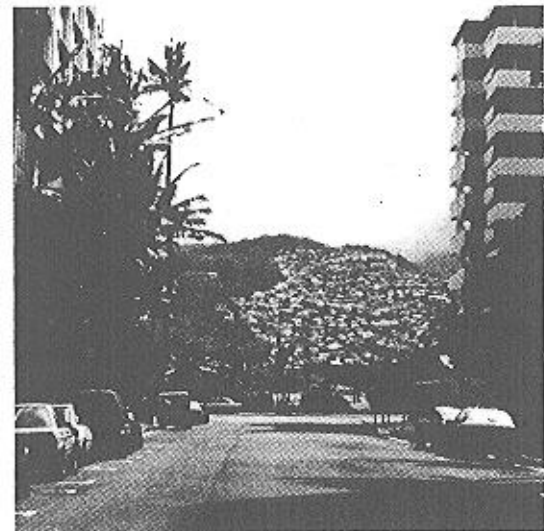
Development should utilize the District guidelines for Orientation and Form to preserve, maintain and enhance these views whenever possible. In accordance with Section 9.80-3(b) of the LUO, the Director may require greater yards and setbacks, and/or additional spacing between buildings to protect views.



View of Diamond Head from Punchbowl



Kuhio Beach from Kalakaua Avenue



Mauka view from Lewers Street

Public Pedestrian Access

Several easements and rights-of-way for public pedestrian access are already provided in Waikiki. These are indicated on the Urban Design Controls Map, Exhibit 9.15 of the LUO. Additional accessways, which should be provided to accommodate and encourage pedestrian circulation throughout Waikiki include:

- Pedestrian access from internal major streets to the Waikiki Promenade, and from Kuhio to Kalakaua Avenue through the International Market Place.
- Pedestrian access around and over the Ala Wai Canal as well as across Ala Moana Boulevard.

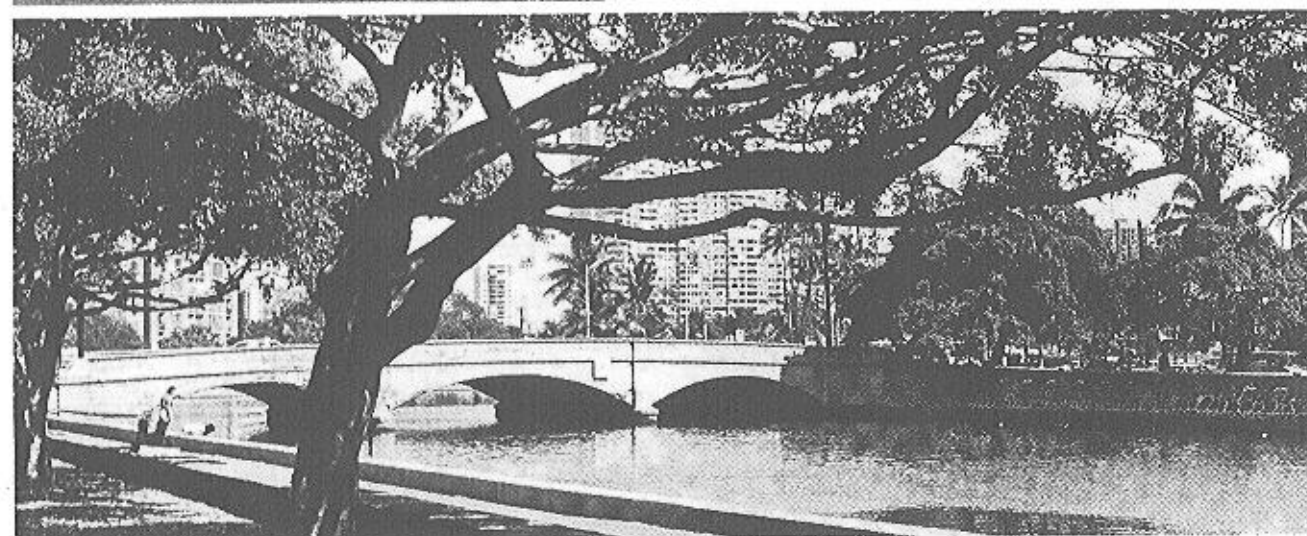
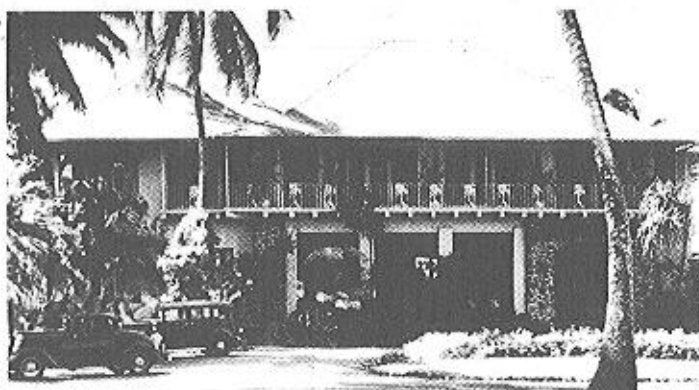
District objectives require the walkway system to be complemented with landscaping, open spaces, entryways, inviting ground level uses and features, and street furniture. The walkway should include coordinated pedestrian amenities, such as a minimum 6-foot wide paved surface, signage, lighting, rest stops and trash disposal.



Appropriate amenities along a walkway



The Waikiki Promenade along the Convention Center site will serve as a major pedestrian corridor.



Structures over or almost 50 years old. Photos clockwise from top left, Royal Hawaiian Hotel, Halekulani Hotel, Cooper Apartments, Kalakaua Avenue Bridge and S & G Gump.

Historic Structures, Significant Sites and Landmarks

Development should preserve, maintain and enhance historic properties, whenever possible, since they provide us with physical links to Waikiki's past. Table 9.6(C) of the LUO requires a special district permit for the demolition of historic properties and properties older than 50 years. In addition, Section 9.80-3(c) requires that special district permit applications which involve buildings older than 50 years must be submitted to the Department of Land and Natural Resources for review and comment. This process is intended to give the department an opportunity to explore various means of preservation with the land owner.

To encourage the preservation of historic structures, a conditional use permit is available to expand the use of historic structures beyond what is normally allowed within each zoning precinct. To qualify for this permit, structures must first be listed on the State or National Register of Historic Places.

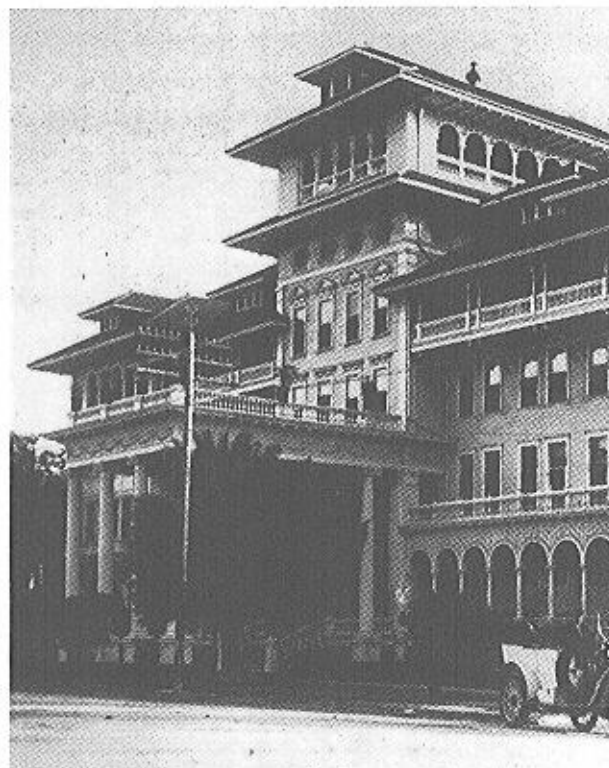
As a guide, the structures, sites and landmarks listed below are near to or more than 50 years old and have been identified by the State Department of Land and Natural Resources as having scenic, cultural, historic or architectural significance. (This list is not all-inclusive and may not identify all structures older than 50 years in the District.) These structures may possess qualities which make them eligible for listing on the register of historic places.

Property

Moana Hotel †
 Royal Hawaiian Hotel
 The Breakers Hotel ††
 Hawaiiana Hotel ††
 Batteries Randolph and Jackson †
 1965 Ala Wai Boulevard
 442 Kalaimoku Street
 432 Kalaimoku Street
 Canlis' Restaurant
 S & G Gump Company Building ††
 2218 Manukai Street
 2210 Manukai Street
 Cooper Apartments
 Waikiki Theater #3
 208 Kapuni Street
 209 Kaiulani Avenue
 2441 Tusitalia Street
 2455 Ala Wai Boulevard
 321 Liliuokalani Avenue
 303 Wai Nani
 Ala Wai Canal and Promenade †
 Kalakaua Avenue Bridge †

Tax Map Key

2-6-01: 12
 2-6-02: 05
 2-6-03: 42-44, 53
 2-6-04: 08
 2-6-05: 01
 2-6-15: 60
 2-6-16: 03
 2-6-16: 05
 2-6-18: 73
 2-6-19: 57
 2-6-20: 25
 2-6-20: 26
 2-6-21: 57
 2-6-22: 09
 2-6-24: 11
 2-6-24: 22
 2-6-24: 62
 2-6-24: 78
 2-6-25: 38
 2-6-28: 44
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Sheraton Moana Surfrider Hotel

† Sites on the State or National Historic Register
 †† Sites almost 50 years old

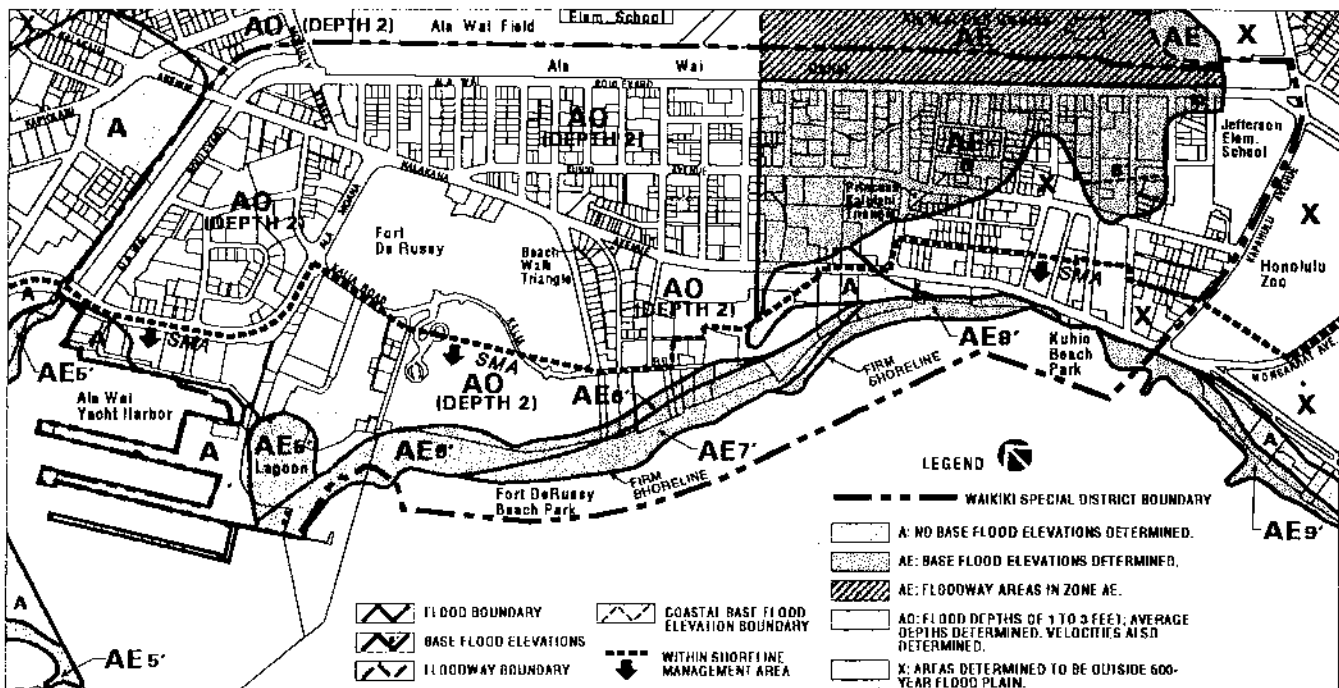
Permit Processing

Several State and City laws apply to development within the District. In particular, Chapter 23, Shoreline Setbacks, and Chapter 25, Shoreline Management, of the Revised Ordinances of Honolulu (ROH), and Chapter 343, Environmental Impact Statements, of the Hawaii Revised Statutes apply to certain projects in Waikiki. Where applicable, these laws must be satisfied before any other application can be processed by the City Department of Planning and Permitting (DPP).

In addition, Chapter 21, Land Use Ordinance (LUO), of the Revised Ordinances of Honolulu applies to all projects in Waikiki. In many cases, a land use permit must be processed prior to the application for building permits. Depending upon the proposed use and scope of work, this may include a zone change or planned development approval, special district permit, special management area permit (SMA), conditional use permit, site plan review permit, flood hazard district certification, waiver or zoning variance. Applications for a zone change, major SMA or planned development require approval by the City Council. The processing times for these vary greatly depending on the specific type of approval, or if multiple approvals are required.

Information on whether a project is affected by these permits and the potential time frame for permit processing may be obtained from the DPP. Pre-application meetings with the department are recommended for project proposals which require approval of a zone change, planned development, major special district and/or multiple permits.

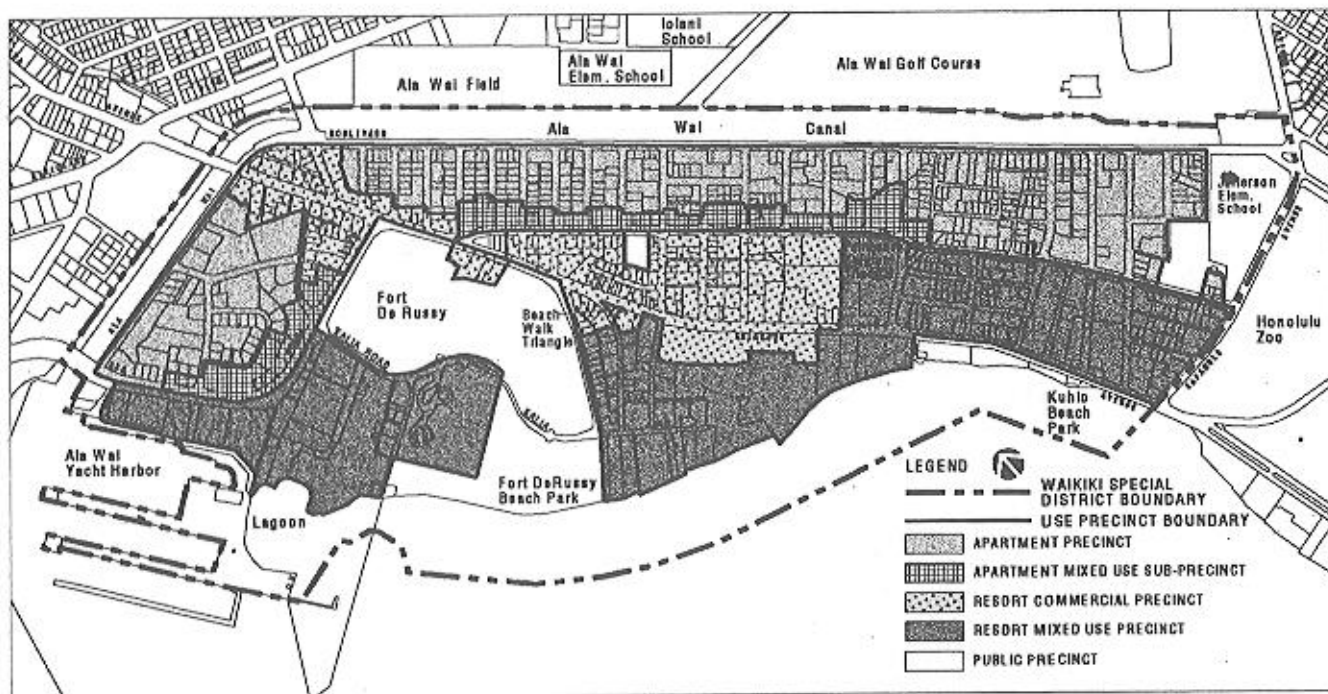
Flood Districts and SMA Boundary



The data shown on this map are to be used ONLY AS A GUIDE. For OFFICIAL flood information, refer to the Federal Insurance Rate Map (FIRM) of the National Flood Insurance Program.

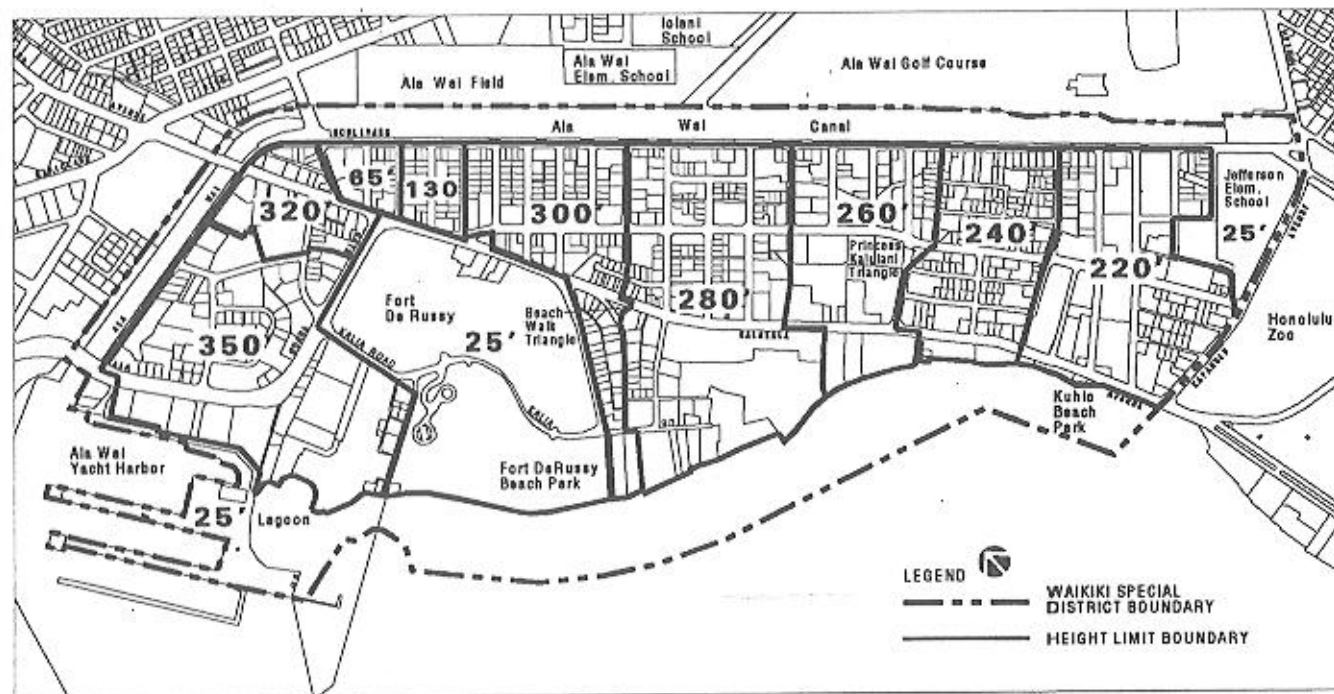
District Maps

Zoning Precincts



Organization of zoning precincts can generate a variety of complementary pedestrian-oriented activities along major streets.

Height Limits



Establishment of height limits help to preserve views from Punchbowl to Diamond Head.

Planned Development

This permit option is intended to provide opportunities for creative redevelopment that would not be possible under a strict adherence to the development standards of the District. Flexibility may be provided for density, height, transitional height setbacks, yards, open space and landscaping if it can be demonstrated that the project will benefit the community and contribute to the stability, function, and overall ambiance and appearance of Waikiki.

Applicability

Planned development projects shall only be permitted in the Resort Mixed Use (PD-R) and Resort Commercial (PD-C) precincts. Projects must have a minimum lot size of one acre. Projects may be comprised of more than one lot, but shall be treated as one zoning lot for development purposes. Lots do not need to be adjoining, but must be under the same ownership, not be separated by a major street, and each lot must have a minimum lot size of 20,000 square feet. If separated by a street or right-of-way, bridges or other lots, design features connecting the lots and unifying the design will be encouraged.

Standards

The maximum project floor area ratio (FAR) shall not exceed 4.0, except that if the existing FAR is greater than 3.33 but less than 5.0, then an increase to the existing density, up to 20 percent and a maximum FAR of 5.0, may be granted. If the existing FAR is greater than 5.0, then the existing FAR may be retained. The formula to determine the FAR and maximum floor area is contained in Section 9.80-4(d)(3) of the LUO.

All LUO standards apply to planned development projects. However, height limits may be increased up to a maximum of 350 feet, and transitional height setbacks, the minimum required 15 foot yard, the minimum required 50 percent open space, and the minimum required landscaping may be modified.

Procedure

Planned development projects shall be processed as major special district permits with two phases of review and approval. The first phase of the permit process involves a conceptual plan review and approval by the City Council. The above standards may be modified by the City Council when it can be demonstrated that beneficial public open spaces and related amenities, and a design which illustrates compliance with applicable goals, objectives, standards and guidelines of the District are provided. Requested exemptions shall be commensurate with the public amenities proposed. Exemptions would be granted through the City Council's approval of the conceptual plan.

After the City Council's action on a conceptual plan, the Director of the Department of Planning and Permitting will initiate a more detailed review of the project. The detailed plan will be processed as a major special district permit and will require approval by the Director. The application requirements, procedures and guidelines for review and approval by the City Council and the Director are contained in Sections 9.80-4(d)(4) and 2.110-2 of the LUO. Applications for approval of a planned development project must be accepted for review by the Department of Planning and Permitting by December 31, 2006, in order to be considered. No application shall be accepted after that date.