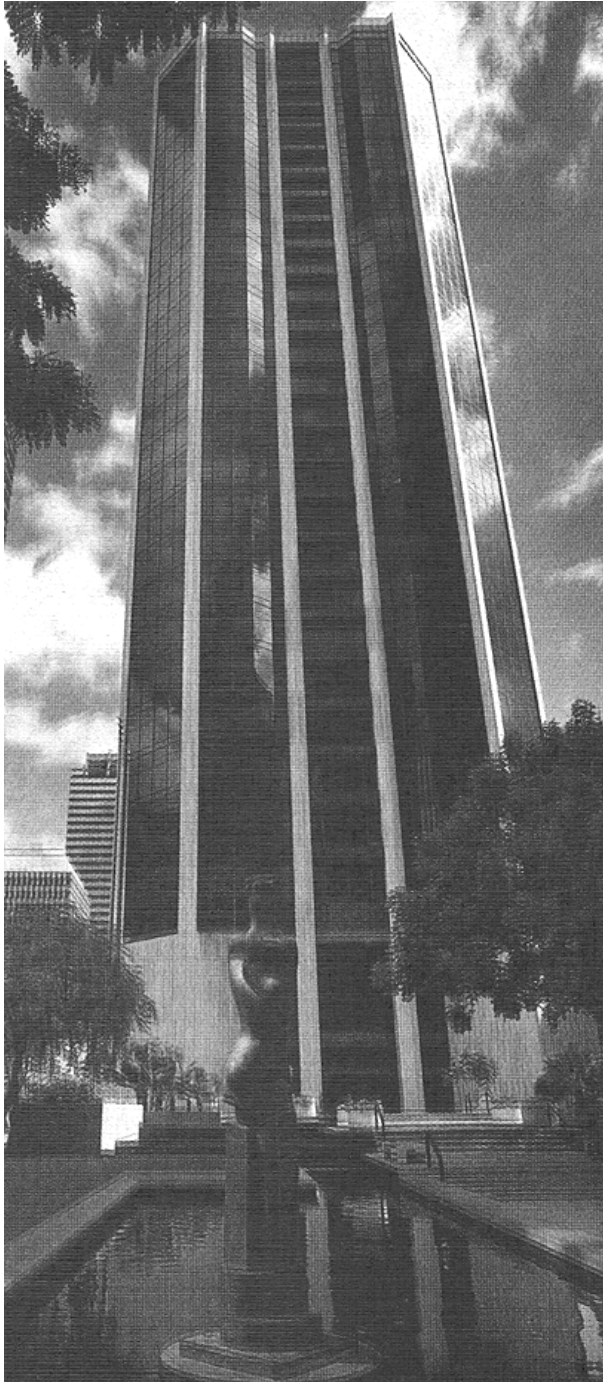


## VII. Physical Development and Urban Design



### Objective A

To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

#### Policy 1

Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban- fringe and rural areas.

#### Policy 2

Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.

#### Policy 3

Phase the construction of new developments so that they do not require more regional supporting services than are available.

#### Policy 4

Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.

#### Policy 5

Provide for more compact development and intensive use of urban lands where compatible with the physical and social character of existing communities.

#### Policy 6

Encourage the clustering of developments to reduce the cost of providing utilities and other public services.

**Policy 7**

Locate new industries and new commercial areas so that they will be well related to their markets and suppliers, and to residential areas and transportation facilities.

**Policy 8**

Locate community facilities on sites that will be convenient to the people they are intended to serve.

**Policy 9**

Exclude from residential areas, uses which are major sources of noise and air pollution.

**Policy 10**

Establish danger zones to exclude incompatible uses from hazardous areas surrounding airfields, electromagnetic- radiation sources, and storage places for fuel and explosives.

**Policy 11**

Prohibit new airfields, electromagnetic- radiation sources, and storage places for fuel and explosives from locating on sites where they will endanger or disrupt nearby communities.

**Objective B**

To develop Honolulu (Waiialae-Kahala to Halawa), Aiea, and Pearl City as the Island's primary urban center.

**Policy 1**

Stimulate development in the primary urban center by means of the City and County's capital-improvement program and State and Federal grant and loan programs.

**Policy 2**

Provide for the expanded development of low-rise multi-unit housing.

**Policy 3**

Encourage the establishment of mixed-use districts with appropriate design and development controls to insure an attractive living environment and compatibility with surrounding land uses.

**Policy 4**

Provide downtown Honolulu and other major business centers with a well-balanced mixture of uses.

**Policy 5**

Encourage the development of attractive residential communities in downtown and other business centers.

**Policy 6**

Maintain and improve downtown as the financial and office center of the Island, and as a major retail center.

**Policy 7**

Provide for the continued viability of the Hawaii Capital District as a center of government activities and as an attractive park-like setting in the heart of the City.

**Policy 8**

Foster the development of Honolulu's waterfront as the State's major port and maritime center, as a people-oriented mixed-use area, and as a major recreation area.

**Policy 9**

Facilitate the redevelopment of Kakaako as a major residential, as well as commercial and light-industrial area.

**Objective C**

**To develop a secondary urban center in Ewa with its nucleus in the Kapolei area.**

**Policy 1**

Allocate funds from the City and County's capital-improvement program for public projects that are needed to facilitate development of the secondary urban center at Kapolei.

**Policy 2**

Encourage the development of a major residential, commercial, and employment center within the secondary urban center at Kapolei.

**Policy 3**

Encourage the continuing development of Barbers Point as a major industrial center.

**Policy 4**

Coordinate plans for the development of the secondary urban center at Kapolei with the State and Federal governments and with the sugar industry.

**Policy 5**

Cooperate with the State and Federal governments in the development of a deep water harbor at Barbers Point.

**Policy 6**

Encourage the development of the Ewa Marina Community as a major residential and recreation area emphasizing recreational boating activities through the provision of a major marina and a related maritime commercial center containing light-industrial, commercial, and visitor accommodation uses.

## **Objective D**

**To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.**

### **Policy 1**

Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low rise, low density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.

### **Policy 2**

Coordinate plans for developments within the Ewa and Central Oahu urban-fringe areas with the State and Federal governments and with the sugar, pineapple, and other emerging agricultural industries.

### **Policy 3**

Establish a green belt in the Ewa and Central Oahu areas of Oahu in the Development Plans.

### **Policy 4**

Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.

## **Objective E**

**To create and maintain attractive, meaningful, and stimulating environments throughout Oahu.**

### **Policy 1**

Prepare and maintain a comprehensive urban-design plan for the Island of Oahu.

### **Policy 2**

Integrate the City and County's urban- design plan into all levels of physical planning and developmental controls.

### **Policy 3**

Encourage distinctive community identities for both new and existing districts and neighborhoods.

### **Policy 4**

Require the consideration of urban-design principles in all development projects.

**Policy 5**

Require new developments in stable, established communities and rural areas to be compatible with the existing communities and areas.

**Policy 6**

Provide special design standards and controls that will allow more compact development and intensive use of lands in the primary urban center.

**Policy 7**

Promote public and private programs to beautify the urban and rural environments.

**Policy 8**

Preserve and maintain beneficial open space in urbanized areas.

**Policy 9**

Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve.

**Policy 10**

Establish a review process to evaluate the design of major development projects.

**Objective F**

**To promote and enhance the social and physical character of Oahu's older towns and neighborhoods.**

**Policy 1**

Encourage new construction to complement the ethnic qualities of the older communities of Oahu.

**Policy 2**

Encourage, wherever desirable, the rehabilitation of existing substandard structures.

**Policy 3**

Provide and maintain roads, public facilities, and utilities without damaging the character of older communities.

**Policy 4**

Seek the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, or neighborhood rehabilitation.