MILL TOWN CENTERCommercial and Park Project
Waipahu, Oahu, Hawaii

Urban Design Plan

July 3, 2000
MILL TOWN CENTER
COMMERCIAL and PARK PROJECT
WAIPAHU, OAHU, HAWAII

URBAN DESIGN PLAN

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Prepared for Amfac Property Development Corp.
Prepared by PBR HAWAII
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1.0 INTRODUCTION

1.1 PURPOSE OF PLAN

The purpose of this Urban Design Plan (UDP) is to: 1) satisfy a condition of the Unilateral Agreement for Ordinance 98-61; 2) create a cohesive, visually unified project site that is compatible with adjacent properties; and 3) create a project site that will be desirable to future buyers, tenants and the surrounding community.

The Unilateral Agreement and Declaration for Conditional Zoning for Ordinance 98-61 called for the preparation of a UDP and stated that the UDP shall be consistent with the design guidelines of the Waipahu Town Plan (accepted by Resolution 96-14) and the following objectives:

a. Retain, if possible, the historic massing and form of the site as a mill by allowing sixty (60) feet in height in the vicinity of the present smokestack as delineated in the Urban Design Plan; other areas shall generally have a height limit of forty (40) feet;

b. Have a site plan which delineates a street tree plan and pedestrian pathways;

c. Give consideration to special signage and paving to encourage safe and convenient pedestrian and bicycle usage; and

d. Consolidate off-street parking behind buildings and away from Waipahu Street, where practical.

The design guidelines of the Waipahu Town Plan are addressed in Section 4.2 and the above objectives are addressed in relevant sections of the UDP.

1.2 PROJECT AREA

The project is located north of Waipahu Street in Waipahu. (See Figure 1) The project will be accessible by Paiwa and Waipahu streets (the former which connects directly onto the H-1 Freeway approximately one mile north of the property). The project site, hereafter sometimes referred to as the Mill Town Center Commercial and Park site (or project), is approximately 11.5 acres in size and is identified as TMK 9-4-160:25 and 26. (See Figure 2) The site is irregular in shape.

Unique characteristics of the project site include: proximity to commercial areas along Waipahu Street, Hans L’Orange Park, and the Mill Town Center Business and Industrial Park project. These adjacent relationships require a well-coordinated effort to develop this site with a sense of design consistency and compatibility with Waipahu’s historic character. Waipahu Street, the historic character of the sugar mill site, proposed and existing civic/recreational facilities, and historic structures and commercial uses opposite Waipahu Street, serve as a contextual basis for the formulation of this UDP.

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Figure 1
PROJECT LOCATION MAP
MILL TOWN CENTER COMMERCIAL & PARK
URBAN DESIGN PLAN

AREA OF MAP

0 1000 2000 FEET

MARCH 1999
1.3 PLAN OBJECTIVES

The objectives of this UDP are to: (1) provide a transportation circulation plan to insure adequate access to the project and the surrounding community, (2) provide site planning standards to guide the overall development of the project site as well as the development of individual lots within the project site, (3) provide general architectural standards to regulate the form and character of buildings within the project site, (4) provide general landscaping standards to enhance the visual quality through the use of plantings within the project site, and (5) establish a Design Review Committee (DRC), and a design review process to enforce the UDP.
2.0 ZONING AND LAND USE

The project site is presently designated Commercial and Park on the Central Oahu Development Plan Land Use Map. The site is zoned B-2 Community Business District and P-2 Preservation District (by Ordinance 98-61). The "commercial-zoned" portion of the project site is mostly unused except for the old Administration, Human Resources and Waipahu Store buildings. The "park-zoned" portion of the site has been improved and landscaped for park use.
3.0 SITE ANALYSIS

3.1 TOPOGRAPHY

The ground surface generally slopes in the southerly (makai) direction. The site generally has average slopes of 1 to 7 percent, except along its western edge where it slopes towards Waikie Stream and along its southwestern edge along Waipahu Street. The site was once part of a sugar mill. Some of the buildings remain such as the Mill Stack, the Administration Building, the Human Resources Building and the Waipahu Store. However, the remainder of the site is mostly vacant.

3.2 SOIL/DRAINAGE

The USDA Soil Survey classifies the site as containing mostly Waipahu Silty Clay (WzC and WzA) soils which are characterized as generally level soils in areas with rainfall of 25 to 35 inches annually. Runoff is medium and the erosion hazard is moderate.

Storm runoff from the project site flows to three drainage ways in the vicinity of the property. These drainage ways are the Waikie Stream, the Kapakahi Stream and the Kahu/Wailani Stream Drainage Channel, all of which eventually drain into Pearl Harbor. The property is outside of the flood zone as defined by the Federal Emergency Management Agency's (FEMA) Insurance Rate Map.

3.3 VIEWS

The City and County of Honolulu, has conducted a comprehensive viewshed assessment documented in "Coastal View Study, City and County of Honolulu Department of Land Utilization, 1987". In this study, the existing visual resources of the entire Oahu coastline are inventoried, prioritized, and documented. According to the Coastal View Study, the Waipahu viewshed are residential, commercial, and industrial. Farrington Highway is designated as a "Coastal Roadway," however, no significant coastal visual resources in the vicinity of the project are identified in the Study.

Closeup views onto the project site are mostly available from along Waipahu Street. No significant natural resources or other significant landforms are present on the site.

3.4 PEDESTRIAN AND VEHICULAR CIRCULATION AND ACCESS

Except for the park and YMCA portions of the site, pedestrian access in the general vicinity is generally limited to along City streets. The project will be accessible from both Waipahu, Mokuola and Paiwa Streets. (See Figure 3) Paiwa Street is a collector road which runs north-south between the newly developed Waikie area and Farrington Highway (south of Farrington Highway, it continues as Awanui Street). From the Waikie residential area (near the Waikie Golf Club) to just south of the H-1 Eastbound Ramps, Paiwa Street is a four-lane, divided roadway fronting mostly residential uses as well as the Waikie Shopping Center. Between the H-1 Eastbound Ramps and Hiapo Street, Paiwa Street is an access restricted, four lane undivided collector road fronting mainly

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residential uses. From south of Hiapo Street through Farrington Highway, Paiwa Street operates as a four-lane roadway. Near the project area, Paiwa Street is signalized at Waipahu Street, Paiwa Place, Hapapa Street, Hiapo Street, H-1 Eastbound Ramps, H-1 Westbound Ramps and Lumiaaina Street.

Waipahu Street is a two-lane city collector street which runs east-west between Kunia Road and Kamehameha Highway. Waipahu Street is a major collector/distributor road through Waipahu Town serving residences, small commercial areas, parks and schools. On certain segments, Waipahu Street is a narrow street with curving alignments. Near the project area, Waipahu Street is signalized at Depot Road, Mokuola Street and Paiwa Street.

Mokuola Street is a two-lane city street which runs north-south between Waipahu Street and Farrington Highway (south of Farrington Highway, it continues as Awalau Street). Near the project area, Mokuola Street serves mainly residential uses as well as the Waipahu Civic Center and some commercial uses. The extension of Mokuola Street in the mauka direction is being constructed as part of the Mill Town Center Business and Industrial Park project.

3.5 OPPORTUNITIES AND CONSTRAINTS

The principal opportunities and constraints of the property are the following: the park-like character on the mauka side of Waipahu Street between Paiwa and Mokuola Street, the historic character along the remainder of Waipahu Street; the mostly commercial land uses opposite Waipahu Street; and the visibility of the site from Waipahu Street. Existing land uses that adjoin the project site are limited to Hans L’Orange Park, the Mill Town Center Business and Industrial Park (light industrial) and businesses along Waipahu Street. As previously mentioned, views of the site from major thoroughfares would be primarily limited to the frontage along Waipahu Street.
4.0 URBAN FORM

4.1 NEIGHBORHOOD STRUCTURE

In addition to the commercial uses along Waipahu Street, the “neighborhood” will consist of the Mill Town Center Business and Industrial Park and Hans L’Orange Park.

4.2 COMMUNITY STRUCTURE

In January 1995, the Honolulu City Council adopted Resolution No. 94-309, C.D. 1 to endorse the City Planning Department’s preparation of a community-based Special Area Plan for Waipahu (or Waipahu Town Plan). The Resolution called for the Waipahu Town Plan to provide comprehensive, long-range objectives to guide land use and public improvements, as well as specific plans for certain improvements, including transportation improvements, which address the needs and concerns of the community and enhance the long-term livability and economic vitality of Waipahu.

In February 1995, the Planning Department sponsored a visioning workshop to gauge community interests and desires regarding the future of Waipahu. As directed by the City Council Resolution, a Waipahu Town Plan Task Force was also convened to advise the Planning Department and provide community input to the planning process. The Task Force included members of the Waipahu 2000 Update Committee, Waipahu Business Association, Waipahu Neighborhood Board, the Planning Department, and members of the State Senate, State House of Representatives, the City Council members representing Waipahu, and other members of the community. The Waipahu Town Plan Task Force’s Preferred Plan which became the Waipahu Special Area Plan, identified the subject project area as 1) the “Old Waipahu Town ‘Anchor’” with commercial and community facilities (including a “heritage park/center,” “open market,” “Filipino community center” and “YMCA”). The City Council accepted the recommendations of the Waipahu Town Plan and commended the Waipahu Town Task Force for their efforts through Resolution 96-14. On March 21, 1996, the Waipahu Neighborhood Board unanimously voted “to urge both public and private sectors to establish a timely and expedient implementation of the Waipahu Town Plan.”

The Unilateral Agreement and Declaration for Conditional Zoning for Ordinance 98-61 stated that the UDP shall be consistent with the design guidelines of the Waipahu Town Plan. The design guidelines of the Waipahu Town Plan include general urban design principles, and specific guidelines for landscape and open space, and for the Old Town Commercial area. The general urban design principles of the Waipahu Town Plan and the sections of the UDP in which they are addressed are as follows:

- “The scale and sense of Waipahu as a small town shall be preserved.” (Section 4.5.2.1)
- “The visual dominance of the sugar mill shall be maintained.” (Sections 4.5.2.1 and 4.5.2.2)
“Structures having historic, cultural, and/or visual significance shall be retained and renovated as needed.” (Section 4.5.2.1)

“Waipahu’s designated Old Town Commercial Area shall have a special image signifying its historic character and role as the cultural and business center for Waipahu.” (Section 4.5.2.1)

“The visual appearance and pedestrian/bicycle linkages within and between the Old Town Commercial Area and surrounding areas, and along Farrington Highway shall be upgraded.” (Sections 4.4 and 4.6.2)

“Open spaces, the shoreline and other available natural areas shall be developed for use by the public and integrated into the built environment.” (Section 5.4, Specific Guidelines for the Filipino Community Center Site)

Relevant specific guidelines from the Waipahu Town Plan are addressed in appropriate sections of the UDP.

In November 1996, the City and County of Honolulu continued the community-based planning process by starting the Waipahu Livable Communities Initiative project. The Waipahu Livable Communities Initiative project was intended to improve the quality of transportation facilities and to promote economic revitalization in Waipahu. The project will help implement the Waipahu Town Plan, a community-based plan which was adopted by the Honolulu City Council in 1996.

The Waipahu Livable Communities Initiative project integrated the planning and development of pedestrian-oriented, transit services and facilities in the implementation of the Waipahu Town Plan. This pedestrian- and transit-oriented focus served as an important mechanism to infuse the livable communities initiative concept into an older town, such as Waipahu, in need of revitalization. It provided the opportunity to establish transportation improvements needed to implement the land use plan stemming from the Waipahu Town Plan and renew the economic vitality of Waipahu. In turn, it is also intended to positively respond to the socio-economic impacts on businesses and residents of Waipahu resulting from the closure of Oahu Sugar Company’s sugar mill and operations and the loss of jobs, as well as from the growth of new commercial and industrial developments in the region.

The Waipahu Livable Communities Initiative consisted of three major plan components:

1. An integrated transportation plan which includes a public transit plan with convenient access to services and places of interest within the town center; pedestrian/bicycle circulation that link activity elements; and, the roadway network.

2. Urban design guidelines to enhance the visual appearance of Waipahu Town in selected areas along major thoroughfares, including bikeways and walkways, landscape, streetscape amenities, building frontage and scale, and open space.
3. An implementation plan to include project scope, implementing body, potential project timetable, cost estimates, and potential sources of funding.

4.3 DEVELOPMENT CONCEPTS

The project consists of five potential commercial uses (the Waipahu Store Building, the Leeward YMCA, the Filipino Community Center [FILCOM Center], the Heritage Park/Center, and a site with as yet unknown commercial use) and an expansion area for Hans L’Orange Park. The development of the master plan for the project sites evolved around the sites contextual relationship with the surrounding community and through various community planning efforts.

In addition, it should be noted that there are a number of factors that were taken into the design of the project. These include:

- The historic character of this area of Waipahu;
- The interface with the nearby Hans L’Orange Park;
- The site’s frontage along historic Waipahu Street; and
- The site’s frontage along the proposed Mokuola Street Extension.

It is further proposed that no new access be built onto Waipahu Street. This will minimize situations of vehicles attempting to make left turns against traffic onto Waipahu Street and to minimize conflicts with other thru traffic along Waipahu Street.

In summary, the development concept for the subject project site was refined to respond to community concerns which resulted in a design that is sensitive to the historic character of Waipahu Street and more costly than would normally be used, but should result in minimizing impacts on the project’s existing and future neighbors.

4.4 CIRCULATION SYSTEMS

The circulation system for the project includes a hierarchical network that links the project site with the surrounding community (Figure 4). Included in the circulation network are accommodations for vehicular access, pedestrian and transit.

4.4.1 Waipahu Street

The Waipahu Town Plan states that “The character of Waipahu Street and Waipahu Depot Road shall be maintained except for adjustments to improve traffic flow and safety, to safeguard the historically and visually significant buildings and maintain the area’s pedestrian scale and orientation.” The Waipahu Livable Communities Initiative further states: “Improve Waipahu Street
to facilitate traffic movement and reduce traffic congestion without diminishing the historic character of the town core.” Waipahu Street serves as the primary circulation corridor linking the project site to adjacent streets and properties. Except for the Waipahu Store and Heritage Park/Center lots (Figure 4), long-term direct access onto Waipahu Street from the project will be prohibited. Although the YMCA will eventually have access onto Mokuola Street, it will continue to have access to Waipahu Street via the Heritage Park/Center access road. No private driveway or other provisions for access, other than access to the Waipahu Store, the YMCA, and the Heritage Park/Center lots will be allowed.

4.4.2 Other Primary Streets (Mokuola Street Extension, Street X, and Street Y)

Other streets also provide circulation corridors linking the project site to adjacent streets and properties. These streets, referred to as Primary Streets, will have a 60-foot right-of-way comprising of 44 feet of pavement and an 8-foot wide planting strip/sidewalk on each side. No on-street parking will be permitted on these streets. (See Figure 5) The Waipahu Livable Communities Initiative states: “Provide standard curb, gutters, and sidewalks throughout the town core and along major thoroughfares... Design sidewalks to encourage pedestrian activity, safety, and interest.”

4.4.3 Pedestrian Access

The Waipahu Livable Communities Initiative states: “Create pedestrian linkages which encourage increased pedestrian activity and connect important activity centers within the town core. Such linkages or paths can be designated along specific streets or dedicated for pedestrians only as shortcuts.” One of the stated objectives of the UDP in the Unilateral Agreement and Declaration for Conditional Zoning for Ordinance 98-61 is to: “Have a site plan which delineates a street tree plan and pedestrian pathways...” Figure 4 shows the proposed pedestrian circulation system on proposed roadways. In addition to sidewalks along Waipahu Street, sidewalks are proposed along all other proposed primary streets. It should be noted that as part of the adjoining Mill Town Center Business and Industrial Park, a pedestrian easement will be provided from within Mill Town Center Business and Industrial Park south of the Mokuola Street Extension, near the intersection of Street “X” and Mokuola Street Extension (Figure 4). Another pedestrian easement will be provided at the end of the cul-de-sac north of the Mokuola Street Extension (Figure 4). A third pedestrian easement will be provided at the mauka end of the Mokuola Street Extension (Figure 4). These easements will allow pedestrian and bicycle access to the subject property, and beyond to the Waipahu town core, to: 1) encourage patronization of existing Waipahu Town business, and 2) encourage pedestrian travel in lieu of vehicles for short stops. (See Figure 4)

Another of the stated objectives of the UDP in the Unilateral Agreement and Declaration for Conditional Zoning for Ordinance 98-61 is to: “Give consideration to special signage and paving to encourage safe and convenient pedestrian and bicycle usage...” The pedestrian easements will be 10 feet wide, with a 5-foot wide paved walkway which allows for two wheelchairs to pass each other, lighted with bollards and/or street lamps as necessary for safety, fenced on both sides (6 feet high) and with identification signage at both ends of each easement.
The figures and related graphics presented in this document are open to interpretation by design professionals. They do no depict any actual structure, nor are they meant to represent any particular graphic scale.
To allow for pedestrian access from the residential communities north of the project and Mill Town Center Business and Industrial Park, the Waipahu Livable Communities Initiative project has identified a public project that would provide the following: “Along the remaining segment of the Mokuola Street extension between Hiapo Street and the mauka end of Amfac’s planned light industrial subdivision, improvements will include two travel lanes with bike lanes, sidewalks and landscaping.”

4.4.4 Bicycle Access

The Waipahu Livable Communities Initiative states: “Encourage development of a bikeway network through Waipahu.” The Integrated Transportation Plan of the Waipahu Livable Communities Initiative states: “The proposed pedestrian/bikeway system within the Waipahu Livable Communities Initiative will build upon the existing and future bikeway facilities within the Waipahu Town area, including those along Farrington Highway, Waipahu Street, Kunia Road, Kamehameha Highway, and Waipahu Depot Road. Pedestrian/Bikeway facilities will be provided along the extended Mokuola Street from the Manager’s Drive overpass to Farrington Highway. This will provide connections to various land uses and activity areas in the town via pedestrian/bikeway facilities along Waipahu Street and Farrington Highway.”

As previously noted, one of the stated objectives of the UDP in the Unilateral Agreement and Declaration for Conditional Zoning for Ordinance 98-61 is to: “Give consideration to special signage and paving to encourage safe and convenient pedestrian and bicycle usage...” Bicycle access will be provided through a bike route system within the rights-of-way of the primary and secondary streets, and the pedestrian easements within the Mill Town Center Business and Industrial Park (Figure 4). The bike route system within the rights-of-way of the proposed primary and secondary streets will include signage designating sharing of roadways between motorized vehicles and bicycles. The bikeway system will provide access to the project site from the surrounding community.

4.4.5 Transit Stops

Pending demonstrated service demand, City bus service could be provided to connect the Mill Town Center Business and Industrial Park with the existing transit service pattern. This linkage would provide for improved regional access to Waipahu Town and surrounding areas, which would reduce the dependancy on automobiles as the primary mode of transportation. According to the Honolulu Public Transit Authority (HPTA), transit stops would most likely be best sited near the intersection of Street “X” on Mokuola Street (Figure 4). According to HPTA, there is adequate right-of-way (60 feet) within the Mokuola Street Extension to accommodate transit stops.
4.5 DEVELOPMENT STANDARDS

4.5.1 Site Planning

Site Planning guidelines address the overall character of the project, as well as the layout of existing and new buildings and related improvements within individual Lots. They serve to assure that development is coordinated and maintain a cohesive visual character throughout the project site. Besides providing for a sense of continuity and cohesion within the area, the guidelines specifically address site planning in light of existing and proposed uses on the Heritage Park/Center site, the YMCA site, the Waipahu Store site, and Filipino Community Center site, the future Commercial Center site, and the Hans L’Orange Park expansion area.

4.5.1.1 Setbacks

Setbacks are required to assure that a building is not too close to an adjacent property and that adequate space is provided for light, ventilation, sound control, open space, landscaping, parking and possibly open air eating area. The Waipahu Livable Communities Initiative states: “Encourage storefronts in the town core to maintain the line of the storefront at the sidewalk edge.” The Waipahu Livable Communities Initiative also states that: “Encourage visually interesting activity at the sidewalk edge...Consider providing open air eating areas (within private property boundaries) to create pedestrian activity at the sidewalk.”

YMCA Site

A minimum fifteen (15) feet Front Yard Setback will be provided from the property line on the Mokuola Street Extension. No Side Yard Setbacks are required. Refer to Figure 6.

Filipino Community Center Site

A minimum thirty (30) foot Front Yard Setback will be provided from the property line on Waipahu Street. This Front Yard Setback will be landscaped with large canopy trees to continue the existing plantings along Waipahu Street. Refer to Section 4.6 Landscaping for landscape requirements. A minimum fifteen (15) foot setback from the property line along the Mokuola Street Extension will be provided. Refer to Figure 6.

Waipahu Store Site

Existing setbacks will be preserved. No modifications to the building will be allowed unless they conform to the standards of the Secretary of the Interior’s Standards for Rehabilitation and are consistent with the prior written approval from the DRC.
Heritage Park/Center Site

No Side Yard Setbacks will be required. Any new construction adjacent to the existing Waipahu Store within the Heritage Park/Center site, should seriously consider being located at the Land Use Ordinance (Luo)-minimum required five (5) foot front yard setback along Waipahu Street, or up to the Waipahu Street property line (if the Luo is amended or other legislation is passed that would allow structures within these types of ‘historic’ business districts to be built up to the street property line). Refer to Figure 6.

Future Commercial Site

A minimum fifteen (15) feet Front Yard Setback will be provided from the property line on Mokuola Street Extension and a minimum five (5) feet Front Yard Setback from the property line on the Road X. No Side Yard Setbacks are required. Refer to Figure 6.

Hans L’Orange Park Site

A minimum thirty (30) foot Front Yard Setback will be provided from the property line on Waipahu Street. This Front Yard Setback will be landscaped with large canopy trees to continue the existing plantings along Waipahu Street. Refer to Section 4.6 Landscaping for landscape requirements. A minimum fifteen (15) foot setback from the property line along the Mokuola Street Extension will be provided. Refer to Figure 6.

4.5.1.2 Screening of Undesirable Views

To improve the quality of the visual environment in the Mill Town Center Commercial site, unsightly views of parking areas, service access and loading, storage, and refuse collection areas, and utilities from streets and neighboring Lots should be screened. The following guidelines apply to all the Lots within the Mill Town Center Commercial site and are provided to address undesirable views that should be screened from view to the extent reasonably possible.

Service Access and Loading

Loading areas will be designed so trucks, trailers and other vehicles do not encroach into the street right-of-way. To the extent reasonably possible, loading or unloading areas will be screened from view from Mokuola Street Extension and Waipahu Street.

Outdoor Storage Areas and Refuse Collection Areas

All outdoor storage and refuse collection areas shall be visually screened from streets and adjacent Lots with a completely opaque screen consisting of walls and/or landscaping. No storage, dumpsters, or trash collection areas shall be permitted within the Front Yards. (See Figure 7)
Utilities

Other than the existing overhead lines to the Leeward YMCA, all required new utility lines within Lots shall be underground. Any new above ground transformers or utility vaults shall be located to the side or rear of buildings if possible, and screened with appropriate landscaping and/or walls in order to minimize visual impact. Any new electrical transformers or terminal equipment shall be visually screened from view from streets and adjacent Lots. (See Figure 8)

Roof Mounted Equipment

Where feasible, roof mounted equipment shall be screened from view from streets. Screens shall be consistent with the buildings architectural design, materials, and finishes. Specific heights for roof mounted equipment shall comply with requirements of the LUO.

Telecommunication Facilities

Refer to Section 4.5.6

4.5.1.3 Access and Parking

Driveway access to the YMCA and the Filipino Community Center sites shall be from Mokuola Street Extension. Access to the Heritage Park/Center site, the Waipahu Store site, and the Hans L’Orange Park site from Waipahu Street is permitted.

The following parking guidelines apply to all Lots within the Mill Town Center Commercial site. Parking should be visually screened with structures/buildings, walls, berms and/or landscaping to minimize the visibility from streets and neighboring property.

On-Street Parking

No on-street parking shall be permitted on Primary streets adjacent to the Mill Town Center Commercial and Park site unless specifically allowed by the City and County of Honolulu.

Off-Street Parking

One of the stated objectives of the UDP in the Unilateral Agreement and Declaration for Conditional Zoning for Ordinance 98-61 is to: “Consolidate off-street parking behind buildings and away from Waipahu Street, where practical.” The Waipahu Livable Communities Initiative states: “Encourage development of parking pockets at the near of business establishments within the town core.” The Waipahu Town Plan also states that “Off-street parking should be accessed from the side streets and not from new lanes leading to Waipahu Street.” As shown on Figure 6, of the five lots within the Mill Town Center Commercial area, only three lots front Waipahu Street: the Heritage Museum site, the Waipahu Store site and the Filipino Community Center site. Of these three sites, two consist of historical buildings with parking fronting Waipahu Street: the Heritage Museum site, and the
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The figures and related graphics presented in this document are open to interpretation by design professionals. They do no depict any actual structure, nor are they meant to represent any particular graphic scale.
Waipahu Store site. Although residents of Waipahu have long been accustomed to the parking lot fronting the Heritage Museum site, any redevelopment adjacent to the existing Waipahu Store within the Heritage Park/Center site should seriously consider consolidation of off-street parking at the rear of future buildings to promote a pedestrian-friendly streetscape. Redevelopment at the Waipahu Store site, if any, should also seriously consider consolidation of off-street parking at the rear of buildings. The third site fronting Waipahu Street shall be accessed instead from the proposed Mokuola Street Extension and therefore the proposed parking shall be behind the proposed Filipino Community Center building and away from Waipahu Street. Additional off-street parking for Hans L’Orange Park could be accommodated in the park expansion area and accessed via an existing driveway off Waipahu Street (Kupehe Lane).

Each Lot shall provide sufficient off-street parking to accommodate parking needs for the site in accordance with the off-street parking requirements of the LUO, except for the Waipahu Store site where the existing site does not have enough space for the required parking and the Hans L’Orange Park Expansion site. Each Lot’s required handicapped accessible parking shall be provided on each Lot. Parking areas shall be landscaped per the requirements of the LUO and this UDP.

Shared Parking

It is anticipated that there will be occasions when one or more of the Lots will hold functions that will require parking in excess of that provided by each individual Lot. In order to accommodate these functions, the Owners are encouraged to: 1) develop a master plan for special events parking; 2) design and construct walkways to provide access to off-site parking facilities; and 3) enter into agreements with adjacent property owners, including the City’s Hans L’Orange Park to share individual parking facilities during special events.

4.5.2 Building Design

The intent of this section is to create an architectural design character and quality which is compatible with and complements the historic character of uses proposed in the Waipahu Master Plans, and existing Waipahu Town and adjacent uses to the Property. This will be accomplished through continuity of building scale, forms, design features, materials and color, while allowing for individual expression of each structure. The following guidelines address an appropriate building scale, form, height, materials, details and color to ensure the buildings are visually unified and compatible within their setting.

The following terms are defined to address the various architectural design concepts recommended for existing building and new buildings:

Compatibility refers to the relationship between buildings. Groups of buildings should not be identical but should have “family resemblances.” This can be achieved by utilizing a similar palette of materials, colors, or ornamental detailing.

Composition refers to how the individual elements are organized.
Facade refers to the main exterior face of a building, the architectural front, usually distinguished from other faces by elaboration of architectural or ornamental detail.

Height refers to the distance vertically from the existing grade at the sides of a building to the uppermost portion of the building.

Massing involves the arrangement of building volumes. Most buildings in Waipahu have simple rectangular massing.

Ornamentation/Articulation refers to the details of a material's shape, color, and/or texture. Decorative elements, as well, can constitute the ornamentation of a building. Ornamentation on most of Waipahu’s historic buildings and structures is quite simple. Ornament is typically located at the parapet/roof interface or cornice line; structural supports/columns; corner, door, window, and vent trims; and foundation articulation.

Proportion is the size relationship of one building element to another, such as the width to the height.

Rhythm refers to the pattern of elements. Typically, window openings and solid wall surfaces can be viewed in an ordered and regular pattern. Rhythm can also be seen in groupings of buildings.

Roof refers to the primary weather-protecting element of a building; shape and features influence architectural character.

Scale refers to the apparent size of a building with respect to pedestrians.

Window refers to an opening in an external wall to admit light and air, usually glazed; a key element in the design aesthetic of a building.

4.5.2.1 Existing Buildings

The Waipahu Town Plan states that “Existing significant historic structures shall be identified, maintained and restored wherever possible, and adaptive reuse encouraged where necessary to ensure their continued viability and use.” The mill buildings physically dominated the town and were symbolically and, until recently, economically, the center of Waipahu. The Mill Town Center Commercial Site Plan retains the existing Smokestack and encourages the reuse of the Generator Building, Administration Building, Human Resources Building, Laboratory Building, and the Waipahu Store Building within the respective Lots as shown on Figure 6.

The Waipahu Town Plan states that “Renovations to the sugar mill for adaptive reuse shall retain the visual qualities and building character that defined the mill’s original purpose.” Rehabilitation, additions or alterations to the above buildings and structures should be guided by the principles of the Secretary of the Interior's Standards for Rehabilitation. The basic assumptions are that the
buildings' materials and features define its historic character and, as much as possible, are to be retained, protected, and repaired rather than being removed or replaced. Specific design consideration should be given to the following architectural characteristics of the existing buildings:

**Proportion.** New or replaced elements should be consistent with the proportions of the original design so that the final composition will be unified in appearance.

**Building Height.** The overall proportions of existing buildings which contribute to the historic character should be retained. Stories should not be added or removed from the original building. Condition 1 of the Unilateral Agreement and Declaration for Conditional Zoning states: “Retain, if possible, the historic massing and form of the site as a mill by allowing sixty (60) feet in height in the vicinity of the present smokestack as delineated in the Urban Design Plan; other areas shall generally have a height limit of forty (40) feet.”

**Buildings Ornamentation/Articulation.** The Waipahu Livable Communities Initiative states: “Encourage storefronts in the town core to integrate design elements reminiscent of plantation era buildings.” The original details of the building should not be covered up with veneer material or added ornament that does not relate to the period and style of the buildings and detracts from its historic character.

A false historical appearance should not be created by adding additional ornamentation that hides and confuses the message from the real historical features.

**Color.** Building colors for existing buildings are addressed in Section 4.5.3.

### 4.5.2.2 New Buildings

The Waipahu Livable Communities Initiative states: “Encourage storefronts in the town to integrate design elements reminiscent of plantation era buildings.” The Waipahu Town Plan states that “The architectural character of new buildings should reflect the plantation era architecture of Waipahu’s historic past. Basic design principles, texture, construction materials and colors should be compatible with styles from this era.” Design guidelines for new construction aim to encourage quality development and to achieve a design compatibility between new construction and adjacent historic buildings and structures. The guidelines help to insure that the character of the older area is not adversely impacted by new construction and, as the Mill Town Center Commercial site is developed, a consistency of design is maintained. It is not intended that the design guidelines should be interpreted as requiring that new buildings be of “historical” appearance, or requiring any particular style. No buildings are proposed within the Hans L’Orange Park expansion area, however, restrooms could be built in the future.

There are many elements of scale and form that are important to maintain and enhance the character of the Mill Town Center Commercial site. The general architectural elements that define the character of the project site include the following guidelines for: proportion, scale, massing, rhythm,
composition, compatibility, roofs, facades, windows, exterior wall materials, and ornamentation. Refer to the site specific architectural design guidelines for the respective Lots.

Proportion. Variations in form and massing that create scale relationships between building elements in historic buildings and structures should be acknowledged in new designs, but not replicated. The ratio and spacing of solid to void (walls to windows) in nearby historic buildings and structures is an especially important relationship to be emulated in new construction.

Scale. The Waipahu Livable Communities Initiative states: “Maintain the pedestrian scale of building forms within the town core but allow the mill site to continue to function as the visual landmark of the town.” Condition 1 of the Unilateral Agreement and Declaration for Conditional Zoning states: “Retain, if possible, the historic massing and form of the site as a mill by allowing sixty (60) feet in height in the vicinity of the present smokestack as delineated in the Urban Design Plan; other areas shall generally have a height limit of forty (40) feet.” This condition is appropriate to the Heritage Museum site, but for the other parcels within the Mill Town Center Commercial area, the bulk and proportions of new construction should be compatible with the overall scale of any historic buildings and structures adjacent and across Waipahu Street. Human or “pedestrian” scale should be maintained in the Mill Town Center Commercial site. Ornamentation, canopies, doors, openings and building elements of great size are said to have monumental scale. Large, undifferentiated building surfaces are said to be scaleless. These last two approaches are not appropriate for the Mill Town Center Commercial site, except within the Heritage Museum site lot.

Massing. Simple rectilinear massing should be maintained. Canopies and balconies of a pedestrian scale should be used to reduce bulk.

Rhythm. Rhythm should be part of the building composition in repetition of windows and structural bays. Building rhythm should be attained by regular spacing of windows.

Shape. Simple, large forms, rectangular buildings with a pitched roof should be used, and groups of buildings should be related to each other as a ‘family’ of shapes or forms.

Composition. New buildings should be organized with balanced forms and distinct tripartite schemes.

Compatibility. Visual harmony and compatibility between buildings should be encouraged; however, buildings should maintain individual character and not replicate each other. New buildings in the Mill Town Center Commercial site can contrast with the visual character of the rest of Waipahu Town Core but all the buildings on the respective Lots should have consistency and compatibility between themselves. This should be achieved by using a similar palette of forms, materials, details, and colors.
Waipahu Livable Communities Initiative states: “Provide awnings as an important unifying design element for the town core.”

Roofs. All new building roof forms should be pitched with a slope of between 5/12 and 10/12, vertical to horizontal, except for any new construction adjacent to the existing Waipahu Store within the Heritage Park/Center site, which may have flat roofs with parapets, to develop compatibility between the adjoining structures. Building roofs should provide dominant form for the building. Roof materials should be the same materials of the roof of the largest building and structure on each of the respective Lots. If there is no existing building, then the roof material should either be similar to the existing Administration Building or the Waipahu Theater on Waipahu Street, subject to the approval of the DRC.

Facades. Balance the entry element similar to the massing of the historic building and structure closest in size to the new building on each of the respective Lots. Facades should be “broken up” with ordering elements such as columns as discussed in ‘scale’ guidelines.

Windows. The Waipahu Livable Communities Initiative states: “Storefront window designs should encourage pedestrian activity.” The Waipahu Town Plan states that in reference to fenestration, “Careful proportioning and placement of windows on all major facades is essential to maintaining architectural character.” Acknowledge the window treatment in the historic building and structure on each of the respective Lots with regard to: rhythm, spacing, proportion, alignment, design, and orientation. Avoid reflective coatings and colored glass, and use of jalousie windows.

a. Windows should be vertically proportioned and regularly spaced.

b. Limited use of half moon louvered windows located at the apex of gable walls should be considered as a reference to a typical design element of the existing mill buildings.

Exterior Wall Materials. The Waipahu Town Plan states that in reference to building material, “Although they do not create a sense of character independently, traditional materials such as tongue and groove wood siding, stucco and lava rock should be encouraged.” Provide major walls in masonry construction with stucco finish, similar to the Theater, Fire Station, Administration Building and Waipahu Store Building. Detailing should be simple and restrained. Consider using cut stone as a foundation wall material to give continuity with the surrounding buildings.

Buildings Ornamentation/Articulation. The shape, color and texture of details should be similar to, but not duplicate, historic buildings and structures. Keep ornamentation simple, restrained.
Use decorative elements in the following areas: parapet/roof interface; structural supports, columns; corner, door, and window trims; foundation articulation.

Avoid large areas without texture, shadow, and/or relief. Allow for facade relief at a lanai or entry.

Entry. The Waipahu Livable Communities Initiative states: “Storefront entry design should encourage pedestrian activity.”

4.5.3 Color

The Waipahu Livable Communities Initiative states: "Use building color schemes that are compatible with the overall plantation theme of the town core." The Waipahu Town Plan states that "Color in plantations towns is subdued, brought about by weathering of paints and material. The application of new colors should pursue this subdued feeling since it also softens the buildings and psychologically 'cools' the town atmosphere."

Recommended for All Conditions

1) Colors should be muted; bright, pure hues should not be used. Four colors should be sufficient - base, wall, trim, and accent. The colors should emphasize the different planes and ornamentation of the building. Dark colors are best for the base of the building. The body of the building should be lighter than the base and limited to one main color. In commercial buildings, the wall under the canopy should not be different in color from the wall above. Building trim should be a contrasting color, yet coordinated with the body color. The color of the roof, if visible, should also be coordinated with the wall and trim colors.

2) No high gloss paints should be used.

3) Colors of historic buildings and structures do not have to be the original colors, unless a museum-quality restoration is intended. However, the colors should be appropriate to the historic style of the structure and neighborhood.

4) Even if more than one user/tenant occupies a building, the color scheme should be uniform, unless there are architectural divisions that create the appearance of separate buildings. Similarly, the side elevations should be painted to be consistent with the main facade.

Other New Building Colors

The colors of new construction should be chosen to avoid clashing with colors of the historic buildings or structures in the respective Lot. The color scheme should be designed to highlight similar elements in old and new buildings. For instance, if the
historic building or structure in the Lot has windows and door frames painted in a contrasting trim, this same pattern should be followed in the new construction in the same Lot.

4.5.4 Lighting

The Waipahu Town Plan states that “Although the priority of street lighting is to provide safety, security and convenience to streets, sidewalks, parking, buildings, signs, and other aesthetic features, lighting features can be used to enhance the street scene and add ambience to old Waipahu town.” Exterior lighting shall be provided in a manner that does not detract from the architectural character of the building. Lighting can serve to both dramatize and highlight the landscape or a building, and create an overall sense of continuity throughout the project. Light sources should be recessed, screened or shielded to minimize glare or excessive light spillage on neighboring sites.

General Lighting

If exterior lighting is provided, the following standards should be followed:

1) Exterior lighting shall utilize low pressure sodium lighting, or similar type of lighting in the same spectral range as low pressure sodium lighting that equals or exceeds the energy efficiency of low pressure sodium lighting, unless the use of such lighting is inadequate for safety and security reasons. Motion sensor controlled security lighting, lighting for recreational facilities and illuminated signs shall be exempt from this requirement. Appropriate luminaire design shall prevent illumination from being directed towards adjoining properties.

2) All lighting visible from an adjacent street or Property, except bollard or pole lighting (up to 16 feet in height), shall be indirect or shall incorporate a full cut-off shield type fixture. Refer to Figure 9.

For signage lighting, refer to Section 4.5.5 Signage Design Guidelines.

Service Area Lighting

Service area lighting shall be contained within the service yard boundaries and enclosure walls. Light spillover outside the service area should be minimized. Refer to Figure 10.

Building Lighting

Building illumination and architectural lighting shall be indirect in character (no visible light source). Indirect wall lighting or “wall washing”, overhead down lighting, or
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interior illumination which spills outside is encouraged. Architectural lighting should articulate and animate the particular building design as well as provide the required functional lighting for safety and clarity of pedestrian movement. Refer to Figure 11.

4.5.5 Signage

The Waipahu Town Plan states that "A well-designed signage system will help unify the district and present a more friendly image." Signage and lighting design should reinforce the overall character and image of the Mill Town Center Commercial and Park site and provide for an attractive and safe environment. Identification of businesses and/or agencies through adequate signage and appropriate lighting is an important factor in achieving a successful project. These guidelines are established to ensure that all Lots are developed with a coordinated and unified approach for signage and lighting.

Signage Design Guidelines

To avoid the appearance of visual clutter, signs for individual buildings should be attractive in appearance, blend with building facades, and be compatible in scale. To allow sufficient, though not excessive, business identification, the name of each business and/or agency shall be permitted to clearly identify the facilities it occupies when viewed from the fronting street.

These signage design guidelines shall be used to create a standardization of signs for Mill Town Center Commercial site. Signage will be a major contributing factor to the image of this project site. To avoid the appearance of visual clutter, signs for the individual buildings/tenants should be attractive, blend with the building facade(s) and enhance the architecture. All signs shall comply with all signage requirements of the LUO and the applicable CC&Rs and require approval by the DRC. Guidelines for the signs are established to ensure a coordinated and unified approach for all such signs and to establish size, location, color, materials, illumination, lettering size and style.

No sign shall be erected and/or maintained except in conformity with all applicable zoning ordinances, rules, regulations and in accordance with the following provisions:

1) The Waipahu Livable Communities Initiative states: "Develop a coordinated signage system with a plantation theme in the town core." Signs should be integrated into the overall design of the building. The signs should be designed to complement the architecture of the building rather than obscure it. For signs on a historic building or structure, they should reflect a historic character in detail, color, shape and size. Imagination and creativity should be incorporated into the design of the sign. This sign should reflect the overall architectural theme of the project site and Waipahu Town. See Figure 12 for additional information.
Figure 12
RECOMMENDED SIGN TYPES and LOCATIONS

MILL TOWN CENTER COMMERCIAL & PARK
URBAN DESIGN PLAN

MARCH 1999
2) Appropriate sign types that are allowed: Wall, hanging, projecting and signs painted on a glass window display. A free standing ground sign shall be permitted, only if all buildings are set back from the property line; refer to the LUO for the minimum setback requirement.

3) Each business and/or agency within the building (fronting a street or public way) is allowed 2 business signs per ground floor establishment, this sign may be any of the types mentioned above. For each second floor establishment with building frontage (fronting a street or public way) one wall sign is permitted.

4) One wall sign (12 sq. ft. maximum sign area) per building frontage for building identification or directory purposes may be erected. This sign maybe illuminated. This sign shall count as one of the two permissible signs for all ground floor establishments within the zoning Lot. See Figure 13 for additional information.

5) One ground sign (24 sq. ft. maximum sign area with minimum setback requirement as specified by the LUO) for identification or directory purposes may be erected. This sign shall not be directly illuminated and the ground sign shall not exceed 4 feet in height. This sign shall count as one of the two permissible signs for all ground floor establishments within the zoning Lot. The ground sign shall be located in the landscaped area fronting the property and adjacent to the vehicular access to the property. This sign shall not be located in the public right-of-way. To provide a uniform streetscape character within the site, all ground signs shall comply with the design as illustrated. See Figure 14 for additional information.

6) Except as hereinafter provided, the only signs permitted shall be signs which identify a person, firm, company corporation, other business entity or agency operating a business or service on the property where such sign is located and/or which identify a product or service produced, provided and/or sold on the property where such sign is located. The use of logos, trademarks or logo colors are permissible, provided all intended uses are submitted for review and approval to the DRC.

7) Signs may be directly or indirectly illuminated as defined by the LUO. Signs lighted with an exterior light source ("Historic Character") is highly recommended. Light box type sign shall not be permitted. Flashing or moving character type sign shall not be permissible. Second floor establishment signs shall not be illuminated.

8) The permitted area for the signs shall be as follows (Figure 15):
   Wall sign - maximum 24 sq. ft. in area, mounted no higher than 20' above finish grade
   Hanging or Projecting sign - maximum 12 sq. ft. in area, Bottom of
Figure 13
ELEVATION of a WALL SIGN
for BUILDING IDENTIFICATION

MILL TOWN CENTER COMMERCIAL & PARK
URBAN DESIGN PLAN

MARCH 1999
Figure 14
GROUND SIGN STANDARDS
MILL TOWN CENTER COMMERCIAL & PARK
URBAN DESIGN PLAN
Wall Sign - 8'-0" max.
Hanging, Projecting Sign - Varies

Typical Elevation of a
Wall, Hanging, Projecting Sign

Allowable Sign Area
Wall Sign - 24 Sq. Ft. max.
Hanging Sign - 12 Sq. Ft. max.
Projecting Sign - 12 Sq. Ft. max.

Typical Painted Sign

Figure 15
ELEVATION of a TYPICAL SIGN
for GROUND FLOOR ESTABLISHMENTS

MILL TOWN CENTER COMMERCIAL & PARK
URBAN DESIGN PLAN

MARCH 1999
sign shall be mounted no lower than 7'-6" above finish grade.
Painted Sign on display window - maximum 12 sq. ft. in area

Signs for business and/or agency identification shall be located within the lease line of the establishment. Wall signs shall not exceed a length of 8 feet. Signs shall be permitted only on the front wall facing the street where primary vehicular access is permitted, unless noted otherwise. Second floor establishments signs shall not exceed 6 sq. ft. in area, all signs shall conform to the requirements of the LUO for final size determination.

9) The total sign area measured shall be the total area of the geometric shape, inclusive of any borders, which constitutes the background or field on which the information is displayed. If the sign does not have a background or field, the total area shall be deemed to be the total regular geometric shape which encompasses all the information.

10) Colors for the sign should ensure readability of the information and be complementary to the building colors. The amount of colors used should be limited to 2-3 major colors and bright colors should be used as accents only. The use of standard or established logo colors within the sign may be permitted if approved by the DRC. Finish for the signs shall be painted. Plexiglas, sintra, etc. - materials with a smooth finish are permitted but shall have a painted finish. All finishes shall be non-reflective. A coat of exterior protective graffiti finish shall be applied to the sign.

11) Materials used to construct the sign shall be of a high exterior grade. All materials used shall complement the exterior of the building and enhance the design of the sign. The use of cut out letters with a painted finish is highly recommended.

12) The type style used for the names, etc. shall be serif or of a decorative type. Block style lettering shall be permitted if it is consistent and compatible with the overall architectural design.

13) Multi-business/tenants in a building, not fronting a street or public way, are allowed one sign per ground floor establishment; this sign shall be wall mounted or hanging. This sign shall be limited to a maximum of 6 square feet in size and mounted adjacent to the main entry door and within the lease line of the tenant. For each second floor business/tenant not fronting a street or public way, one wall sign shall be permitted, if they have an exterior entrance. This sign shall be limited to 3 square feet in size and mounted adjacent to the exterior entry door and within the lease line of the tenant.
14) One sign for depicting the street address of a building is permitted and shall not exceed 1 sq. ft. in area per sign.

15) No signs, pictorial symbols, logos, or murals shall be painted directly on to any exterior surface of any wall.

Temporary Signs

No temporary sign shall be erected and/or maintained in the Commercial or Park site, unless it conforms to the following standards. All temporary signs shall be non-illuminated and no sign shall be located in any required setback area. Temporary signs shall be removed after a 6-month period.

4.5.6 Telecommunication Facilities Master Plan

The installation of antennas associated with telecommunications facilities shall comply with the Land Use Ordinance. Freestanding (not attached to a building or structure) antenna structures (including a freestanding tower, pole, mast or similar structure, exceeding three inches in diameter or horizontal dimension used as the supporting structure for a transmitting antenna) associated with telecommunications facilities shall not exceed the elevation of the top of the Oahu Sugar Mill Stack (232 feet above mean sea level). Anyone proposing a freestanding antenna structure exceeding 50 feet in height shall be required to publicly brief the Waipahu Neighborhood Board in one or more meetings before submitting any applicable permit applications.

Sites where antennas “blend in” with existing structures and heights (such as on the interior of a lot, and attached to structures) are preferred to locations where the structure will create greater visual impact (such as in the forefront of public views [from Waipahu Street], or monopoles). When locating antennas on rooftops, seek more internal locations on a structure and avoid locating these facilities close to the perimeter/parapet of the building.

Antennas less than 3 inches in diameter or horizontal dimension may be attached to and exceed the height of the smokestack by no more than 10 feet.

4.6 LANDSCAPING

Landscaping can enhance the attractiveness of areas by softening the mass of buildings, providing a “park-like” setting, and providing visual continuity throughout the project. Landscaping will play a key role in conveying an impression of the Mill Town Center Commercial and Park site as a coherent, unified development. Landscaping will also help in the visual transition between the Mill Town Center Commercial site and adjacent commercial, industrial, and civic uses and Hans L’Orange Park. Landscaping also plays a key role in assuring compatibility with future development under the Waipahu Master Plans.
4.6.1 Existing Site Features

The landscaped slope and the hedge at the top of the bank which runs along the mauka side of Waipahu Street, west of the driveway to the Heritage Park/Center site, should be preserved.

The existing specimen trees on site including the mahogany tree near the Administration Building, and the large monkey pod tree between the Administration Building and the Generator Building shall be preserved in their current locations. The existing mango and shower trees can be removed if in conflict with new construction. The large plumeria trees shall be preserved or relocated within the parcel if they conflict with future construction.

The lawns and well kept vegetation around the Administration Building should be preserved except as necessary to provide handicapped access and parking. Swimming pools and children’s play equipment should not be sited on the makai side of the Administration and Human Resources Buildings.

The Hans L’Orange Park expansion area contains an allee of mahogany trees which lines what used to be Makaaloha Street. These trees have been preserved.

Where possible, the low cut stone walls should be preserved as a visual reminder of the site’s past use. Where walls cannot be retained they should be carefully removed and the rock reused for any on-site walls.

4.6.2 Streetscape Design Principles

One of the stated objectives of the UDP in the Unilateral Agreement and Declaration for Conditional Zoning for Ordinance 98-61 is to: “Have a site plan which delineates a street tree plan and pedestrian pathways...” The Primary Streets, incorporating vehicular and pedestrian routes and Front Yard landscaping, function as the primary unifying landscape treatment of the Mill Town Center Commercial site. These landscape guidelines strive to provide a uniform landscape character throughout the Mill Town Center Commercial site. A site plan which delineates a street tree plan and pedestrian pathways are shown on Figure 16.

4.6.2.1 Street Landscaping

The Waipahu Town Plan states that “Existing and planned parks and open space areas shall, wherever possible but particularly within the town core, be connected by a series of tree-lined pedestrian pathways, jogging paths and bikeways...Roads and pathways shall be landscaped in a manner which identifies their role as visual and functional linkages between open spaces and centers of activity.” Such a route is shown on the Waipahu Town Plan’s Landscape and Open Space Plan, from Hans L’Orange Park along the proposed Mokuula Street Extension, to Mokuula Street to Hikimoe Street. The Waipahu Livable Communities Initiative states: “Add trees along Waipahu’s streets, both within the existing rights-of-way and adjacent private properties to reinforce the streetscape. Recommended tree types for each major street are: . . . Mokuula Street - Rainbow
Shower or Hong Kong Orchid... Create landscape features at major intersections.” Trees shall be planted on each side of the Mokuola Street Extension by the Declarant, except where they interfere with street sight distance requirements and/or utilities. Mokuola Street Extension shall be planted with Rainbow Shower trees. Giant Crepe Myrtle street trees will enhance Waipahu Street.

4.6.2.2 Waipahu Street and Mokuola Street Extension Frontage Landscaping

The Front Yard Setback areas fronting Waipahu Street and the Mokuola Street Extension shall be landscaped with an effective combination of vertical trees, screen hedges, lawn, and ground cover, consistent with the overall character of Waipahu Street. The Front Yard Setback fronting Waipahu Street shall be landscaped with monkeypod trees to reinforce the existing row of monkeypod trees along this street.

Landscaping within these Yards shall complement Waipahu Street and the Mokuola Street Extension and provide a unifying landscape character throughout the Mill Town Center Commercial site.

4.6.3 Lot Landscaping

All portions of the Lot shall be landscaped, except for portions of the Lot used for buildings, parking, walkways, drainage or storage (suitably constructed or paved for such use). The use of gravel and/or rock gardens within the landscaped area will only be permitted if not visible from the adjacent street unless approved by the DRC.

4.6.4 Hedges, Walls and Fences

The Waipahu Town Plan states that “Fences, walls and hedges may be used to define a property's 'formal but friendly' relationship to the street, as well as to maintain privacy.” However, to achieve an open, park-like landscape character within the Mill Town Center Commercial site, the use of hedges, walls, and fences should be minimized. Where functionally desired, hedges, walls, and fences should be designed in compliance with the following standards.

4.6.4.1 Hedges

All hedges used for screening undesirable views shall be planted with spacing to insure satisfactory and effective screening of undesirable views appropriate to the plant material being used. Hedges screening parking areas shall be planted at a maximum spacing of 1 foot 6 inches as required by the City and County of Honolulu. All hedge spacings not dictated by the City and County of Honolulu shall be at a maximum spacing of two (2) feet. Hedges shall be maintained at an appropriate density to effectively screen the improvements requiring screening.

4.6.4.2 Walls and Fences

Any wall and/or fence which must be used for visual screening, grade separations (retaining walls), security and/or sound attenuation should have a cohesiveness (similar materials, form, texture, and
color) with the adjacent architecture and/or surrounding environment. All walls and/or fences shall be included in the construction plans reviewed and approved by the DRC and conform to the following general guidelines:

1) Materials and colors of walls or fences shall be compatible with the building architecture, except where walls are located within 35 feet of Waipahu Street. These walls shall be constructed of cut stone or with cut stone veneer, similar to the existing cut stone walls along Waipahu Street.

2) No wall or fence shall be located within the Front Yard Setback area, except where already present. Existing walls within the Front Yard Setback area may be rebuilt to the original height, unless denied by the DRC.

3) No wall shall obstruct visibility for motorists or pedestrians nor in any way constitute a hazard.

4) Walls, fencing, and/or hedging shall be kept to a maximum height of three (3) feet unless otherwise required for health, security and safety purposes or visual screening. Screen walls and/or fencing may be a maximum height of ten (10) feet. A screen wall or fence with a screen hedge may be constructed/installed along the future commercial center boundary.

5) New chain link fencing may be permitted only if green vinyl clad and integrated with a screen hedge planting.

6) All walls shall comply with Land Use Ordinance requirements.
5.0 SITE SPECIFIC GUIDELINES

For each of the five lots that comprise the Commercial site, site specific architectural design and site development guidelines are provided to guide the adaptive re-use and development of these Lots. All buildings, existing and proposed, shall comply with Section 4.5.2 Building Design.

5.1 SPECIFIC GUIDELINES FOR THE YMCA SITE

Buildings and Structures to Remain. The Administration & Human Resources Buildings (1914) shall be retained, for use by the YMCA.

The long rectangular shape of the Administration Building is covered by an asphalt shingled, double pitch hip roof accented by ridge rolls. The concrete frame is expressed in the piers and panels of the wrap-around porch, mostly infilled now to create additional space. The Human Resource Building is similar in details and construction to the Administration Buildings except that it is nearly square.

Repairs and alterations should be performed in accordance with The Secretary of the Interior’s Standards for Rehabilitation.

These buildings and structures may be eligible for inclusion in the National or State Register of Historic Places. All new buildings should be designed to be compatible (similar in details and construction) to the Administration and Human Resources Buildings.

Site Features. The following site features should be preserved:

1) Preserve the existing specimen trees on the mill site; the tamarind trees near the Administration Building, the mango trees near the driveway and the large monkey pod tree between the Administration Building and the Generator Building.

2) Preserve the lawns and well kept vegetation around the Administration Building. Swimming pools and children’s play equipment should not be sited on the makai side of the Administration and Human Resources Buildings.

3) Wherever possible preserve the low cut stone walls as a visual reminder of the site’s past. Where walls can not be retained they should be carefully removed and rebuilt, the rock reused for walls elsewhere on the site.

Building Height. Any new building to be located on the Lot may be as high as the zoning permits but may not block existing views of the Administration and Human Resources Buildings as seen from Waipahu Street.

Final 7/03/00
Exterior Wall Materials. Provide major walls in masonry construction like the Administration and Human Resources Buildings.

Additional Guidelines. The YMCA Site is also subject to the following additional guidelines set out herein:

Site Planning
Setbacks .................................................. Section 4.5.1.1
Screening of Undesirable Views .......................... Section 4.5.1.2
Access and Parking ...................................... Section 4.5.1.3

Architectural
Building Design ........................................... Section 4.5.2
Color ......................................................... Section 4.5.3

Landscape
Streetscape Design ........................................ Section 4.6.2
Lot Landscaping ........................................... Section 4.6.3
Hedges, Walls, and Fences ................................. Section 4.6.4

Signage and Lighting
Signage Design ........................................... Section 4.5.5
Lighting Design ............................................. Section 4.5.4

5.2 SPECIFIC GUIDELINES FOR THE HERITAGE PARK/CENTER SITE

Buildings and Structures to Remain. The following structures are currently intended to be retained:

1) Smokestack (before 1919). This was the second stack to be constructed. It was originally taller (225 feet) than it is now (170 feet).

Other Buildings and Structures of Historical Value. The Laboratory Building and Generator Building shall be retained for adaptive reuse to the extent practicable and/or permitted by law.

1) Laboratory Building (1913). This building may have been altered or extended as old photographs show a different pattern of windows on the makai elevation.

2) Generator Building (before 1919). This building was constructed later than the main mill structures. It is unusual because it has plastered walls and windows that are close to square.
These buildings and structures may be eligible for inclusion in the National or State Register of Historic Places. Repairs and alterations should be performed in accordance with The Secretary of the Interior’s Standards for Rehabilitation.

Site Features. The following site features should be preserved:

1) The landscaped slope and the hedge at the top of the bank which runs along the mauka side of Waipahu Street, west of the driveway to the Heritage Park/Center Site, should be preserved.

2) Wherever possible preserve the low cut stone walls as a visual reminder of the site’s past. Where walls can not be retained they should be carefully removed and rebuilt, the rock reused for walls elsewhere on the site.

Shape. A visual image related to the complex massing of industrial equipment could be appropriate particularly for the part of the site near the base of the mill stack. This dynamic image will contrast with the Generator Building but it should be limited to smaller areas.

Building Height. Condition 1 of the Unilateral Agreement and Declaration for Conditional Zoning states: “Retain, if possible, the historic massing and form of the site as a mill by allowing sixty (60) feet in height in the vicinity of the present smokestack as delineated in the Urban Design Plan; other areas shall generally have a height limit of forty (40) feet.” Any new building to be located on the site of the former boiler structure may be as high as the zoning permits. Any other building shall be no higher than the Generator Building and shall not block the existing views of the Administration and Human Resources Buildings as seen from Waipahu Street.

Exterior Wall Materials. As noted in 2.3.5.2.2, provide major walls in masonry construction, except around the Smokestack, where vertical corrugated sheet metal may be appropriate.

Additional Guidelines. The Heritage Park/Center Site is also subject to the following additional guidelines set out herein:

Site Planning
Setbacks .................................................. Section 4.5.1.1
Screening of Undesirable Views .................. Section 4.5.1.2
Access and Parking ................................. Section 4.5.1.3

Architectural
Building Design ..................................... Section 4.5.2
Color .................................................. Section 4.5.3

Landscape
Streetscape Design .................................. Section 4.6.2
Lot L Landscaping .................................. Section 4.6.3
Hedges, Walls, and Fences ............................................. Section 4.6.4

Signage and Lighting
Signage Design ......................................................... Section 4.5.5
Lighting Design ....................................................... Section 4.5.4

5.3 SPECIFIC GUIDELINES FOR THE WAIPAHU STORE BUILDING SITE

Building and Structure to Remain. The Waipahu Store Building shall be retained and be used for commercial or office purposes. Tax records for the two-story plantation store of the Oahu Sugar Company show it was constructed in two phases, 1919 and 1940. The 1920 date on the main facade is apparently when the first section was completed. Although both constructed of concrete, the earlier building is easily distinguished from the later addition. The classical pilasters and vertically oriented windows of the front section are not used in the rear addition. Alterations to the building include remodeling of the storefront facade, replacement of some second-story windows with jalousies, and the addition of exterior piping, due to the conversion of the store to a medical clinic. The building retains a parapet with raised center section, incised date and building name - “Waipahu Store”, awning supported by chains, glass blocks in the transoms over the awning, and some double-hung windows on the second floor. The structure has substantial architectural integrity, and maintains its historic associations as well. It is a reminder of an important aspect of the pre-union era of plantation life.

The siting of the store is also unique. No other business is located on the mauka side of Waipahu Street; this was true even when this street was the main road between Pearl City and Nanakuli. The terrain of much of this side of the street is sloping, requiring a massive retaining wall of mortared cut stone around the Waipahu Store Building.

This building may be eligible for inclusion in the National or State Register of Historic Places. Repairs and alterations should be performed in accordance with The Secretary of the Interior’s Standards for Rehabilitation.

Building Height. No new structure or addition(s) shall exceed the existing building height.

Exterior Wall Materials. As noted in Section 4.5.2.2, any new structure or addition(s) shall be constructed of concrete and maintain the color palette of the existing building.

Additional Guidelines. The Waipahu Store Building Site is also subject to the following additional guidelines set out herein:

Site Planning
Setbacks ................................................................. Section 4.5.1.1
Screening of Undesirable Views ..................................... Section 4.5.1.2
Access and Parking ......................................................... Section 4.5.1.3

Architectural
Building Design ......................................................... Section 4.5.2
Color ................................................................. Section 4.5.3

Landscape
Streetscape Design ....................................................... Section 4.6.2
Lot Landscaping .......................................................... Section 4.6.3
Hedges, Walls, and Fences ............................................. Section 4.6.4

Signage and Lighting
Signage Design ............................................................ Section 4.5.5
Lighting Design ............................................................ Section 4.5.4

5.4 SPECIFIC GUIDELINES FOR THE FILIPINO COMMUNITY CENTER SITE

The Waipahu Town Plan states that "Strong pedestrian orientation shall be encouraged and maintained through the expansion of 'storefront' businesses, enhancement of the streetscape and walking environment, and consolidation of off-street parking behind buildings." The general direction recommended for the design of the Filipino Community Center is for the new building to read as a building in a park setting rather than as a building fronting the street similar to the commercial buildings on the makai side of Waipahu Street. The Waipahu Store Building has historically been a unique exception as the only commercial building on the mauka side of Waipahu Street in that area. The continuation of the green 'park-like' atmosphere on the mauka side of Waipahu Street up to the Waipahu Store Building is an important part of the existing character of the historic core of Waipahu and should be maintained. Large canopy trees should be planted along Waipahu Street and landscaping should be carefully integrated into the design of the Filipino Community Center Site.

It is recommended that since the Filipino Community Center will be a quasi-public building, its design should be related to the other nearby historic civic buildings, such as the Theater and Fire Station. However, it is not intended that the design guidelines should be interpreted as prescribing a building of 'historical' appearance. The Filipino Community Center will have symbolic importance as one of the first results to come out of the initiatives of Waipahu Master Plans as the town transitions to a new life after the closure of the sugar mill. Its design should set an example for the future of the town core.

Site Features. The following should guide the development of the site:

Vehicular Access and Parking. Vehicle access to the site shall be permitted only from the proposed extension of Mokuola Street.
Pedestrian Routes. Where possible, provide pedestrian access between the YMCA site and the Filipino Community Center.

Walls. Retain the low cut stone wall along Waipahu Street. If this wall is relocated to accommodate road widening, it should be carefully dismantled and rebuilt parallel to match the existing wall.

The Waipahu Town Plan states that “Storefronts should be oriented to the street and include elements such as canopies, overhangs, porches, and trellises to scale down building heights and enhance the street-level environment.” The elevation of the Filipino Community Center relative to Mokuola Street will have a great impact on the appearance of the building. The building should be designed to minimize the height of any required retaining wall along Mokuola Drive Extension. Landscaping should be used to soften the visual impact of any retaining walls.

Building Height. The Waipahu Town Plan states that “Buildings shall be limited to two or three floors in height in keeping with the area’s historic scale and to preserve views of existing mill structures.” A maximum height limit of 40 feet is appropriate to maintain the silhouette of the building within the height of the larger existing trees on Waipahu Street and along Makaaloha Street. The “plate” line shall not exceed a height of 30 feet and the maximum height of the roof shall be 40 feet. This will maintain the green park atmosphere on the mauka side of Waipahu Street.

Roof Form. All new building roof forms should be pitched with a slope of approximately 5/12, vertical to horizontal. Roof materials should be the same material of the roof of the largest building and structure on the Lot.

Exterior Wall Materials. Provide major walls in masonry construction, like the other existing civic buildings in the town core; the Theater, Fire Station, Administration Building and Waipahu Store Building. Consider using a cut stone base to give continuity with the surrounding buildings.

Scale. Maintain the scale of the streetscape on Waipahu Street, particularly those buildings which contribute to the historic character of the street (Theater, Fire Station, Waipahu Store Building). Also, maintain the prevalent human scale of Waipahu Street.

The Waipahu Store Building and Administration Building are buildings whose elevations are ordered by columns creating a rhythm of bays and a smaller apparent scale. Elevations ordered by expressed structural bays are recommended.

Reduce apparent scale with stepped forms.

The Waipahu Town Plan states that “Buildings should avoid awkward or overscaled forms, and long building forms should be broken down or offset into smaller masses of
more residential proportions." The frontage width of new Filipino Community Center building(s) should be in the same range as the frontage widths of the historic buildings and structures along Waipahu Street, between 50 and 75 feet wide. The Waipahu Store Building has a frontage width of 75 feet and the Alpa Corporation/Philippine Mini Mart Building has a frontage width of 50 feet. If the new Filipino Community Center building is wider than this, the elevation should be divided into sections, each of which reads as a distinct element with a frontage width in the above range.

**Color.** The colors of the new Filipino Community Center shall be compatible with the Waipahu Store Building.

**Additional Guidelines.** The Filipino Community Center Site is also subject to the following additional guidelines set out herein:

**Site Planning**
Setbacks .......................................................... Section 4.5.1.1
Screening of Undesirable Views .......................... Section 4.5.1.2
Access and Parking .............................................. Section 4.5.1.3

**Architectural**
Building Design .................................................. Section 4.5.2
Color ................................................................. Section 4.5.4

**Landscape**
Streetscape Design .................................................. Section 4.6.2
Lot Landscaping ........................................................ Section 4.6.3
Hedges, Walls, and Fences ............................................. Section 4.6.4

**Signage and Lighting**
Signage Design ........................................................ Section 4.5.5
Lighting Design ........................................................ Section 4.5.4

5.5 **SPECIFIC GUIDELINES FOR THE PARK SITE**

The Waipahu Livable Communities Initiative states: "Reinforce and enhance the existing character and quality of the open space elements. ... Develop community-wide linkages and improve pedestrian and non-motorized access to open space elements." As previously mentioned, the continuation of the green ‘park-like’ atmosphere on the mauka side of Waipahu Street up to the Waipahu Store Building is an important part of the existing character of the historic core of Waipahu and should be maintained. Large canopy trees should be planted along Waipahu Street and landscaping should be carefully integrated into the design of the Park Site.

**Site Features.** The following should guide the development of the site:
Vehicular Access and Parking. Vehicle access to the site shall be permitted only from Kupehe Street.

Pedestrian Routes. Where possible, provide pedestrian access along the Waipahu Street and Mokuila Street Extension edges of this site.

Walls. Retain the low cut stone wall along Waipahu Street. If this wall is relocated to accommodate road widening, it should be carefully dismantled and rebuilt parallel to match the existing wall.

Building Height. The maximum height of any structure within the Park site shall be 15 feet. This will maintain the green park atmosphere on the mauka side of Waipahu Street.

Roof Form. All new building roof forms should be pitched with a slope of approximately 5/12, vertical to horizontal. Roof materials should be the same material of the roof of the FILCOM Center.

Exterior Wall Materials. Provide major walls in masonry construction, like the other existing civic buildings in the town core; the Theater, Fire Station, Administration Building and Waipahu Store Building. Consider using a cut stone base to give continuity with the surrounding buildings.

Color. The colors of any new buildings within the Park site shall be compatible with the Waipahu Store Building.

Additional Guidelines. The Park Site is also subject to the following additional guidelines set out herein:

Site Planning
Setbacks .................................................. Section 4.5.1.1
Screening of Undesirable Views ..................... Section 4.5.1.2
Access and Parking .................................. Section 4.5.1.3

Architectural
Building Design .................................. Section 4.5.2
Color ................................................. Section 4.5.4

Landscape
Streetscape Design .................................. Section 4.6.2
Lot Landscaping .................................... Section 4.6.3
Hedges, Walls, and Fences ......................... Section 4.6.4

Signage and Lighting
Signage Design .................................... Section 4.5.5
Lighting Design ...................................... Section 4.5.4
6.0 IMPLEMENTATION

6.1 COMPLIANCE WITH URBAN DESIGN PLAN

To create a visually unified development, the UDP supplements the existing regulatory controls established by the City and County of Honolulu, including the zoning and subdivision standards and regulations. The UDP guidelines are general and advisory in nature and are not intended to be narrowly construed nor mechanically applied. Rather, they are intended to be broadly and flexibly interpreted in light of changing legal and factual circumstances. Where any conflict arises between the County regulations and standards and guidelines included in the UDP, the more restrictive provisions shall prevail. Neither Amfac, the association, the board of directors of the association, the DRC, or any committee, employee, officer, director, or member of any of the foregoing shall be held liable for regarding the structural integrity, soundness of design or construction of facilities within the project site.

6.1.1 Covenants To Assure Compliance

Enforcement of the UDP shall be accomplished by a Design Review Committee (DRC) established by Amfac. All developers will be required to present proposed projects to the DRC to show conformance with this UDP, the Design Guidelines, and the Covenants, Conditions and Restrictions (CC&R’s) to be provided for the project. Project approval by the DRC is required prior to construction. The CC&R’s may establish a mandatory association of owners, to approve rules and guidelines, maintain common area landscaping, enforce the CC&R’s, UDP, and rules and guidelines.

In addition to DRC approval, applicants shall satisfy governmental codes, ordinances and regulations, and will be required to obtain required approvals from all relevant agencies. Nothing herein removes or otherwise affects the responsibility of each project developer for satisfying all applicable laws, codes and ordinances, and for obtaining all permits and approvals required by law. Should a conflict arise between any of the provisions of this UDP, any law, code or ordinance, or any permit or approval condition, the stricter provision shall prevail.

6.1.2 Design Review Committee

6.1.2.1 Membership

To aid in the review of proposed developments, Amfac (the landowner and/or master developer) shall create a design review committee, hereafter referred to as the Design Review Committee (DRC). The DRC may later be turned over to the Association at Amfac’s discretion.

6.1.2.2 Duties and Responsibilities

The purpose of the review by the DRC is to assure the success of the project site as a development which has a clearly defined image and is well integrated with its surrounding community. The DRC
may in its sole discretion, disapprove plans that it determines may result in a possible reduction in value or utility of adjoining properties because of proposed improvements or uses considered to be unsightly or disharmonious with existing improvements, or in conflict with this UDP.

Activities or uses which result in noise, smoke, odors, dust, vibration, and glaring night lighting or the use of toxic materials and other such nuisances which can create an unsafe, obnoxious, or offensive impact on commercial users in general or upon any specific property are prohibited, unless adequate facilities which reduce the impact to acceptable levels are constructed and maintained at all times or other approved mitigation measures are taken.

The DRC shall review schematic, preliminary and construction drawings prior to the construction or alteration of property within the project site. The DRC will also be responsible for, and has the right to continually refine this UDP in order to ensure a high standard and quality of development.

The primary responsibility of the DRC is to review all proposed site planning and architectural improvements, including buildings, landscaping, signage, walls, fences, entry treatments, irrigation plans, and lighting, in order to maintain a high standard of development. A prior written approval from the DRC on all proposed improvements is required to proceed to the next step as outlined below and in the Design Guidelines.

In no event may plans be submitted to the City and County of Honolulu for grading and building permits (for preliminary or final approval) prior to the review and approval of the DRC or written waiver of said approval process. Also, no construction (including grading, excavation or fill work) shall be performed or commenced on any development parcel or lot without the prior approval of the DRC.

A specific plan review process with submittal requirements and additional design guidelines/details (rules and regulations) will be established to facilitate a timely review and approval of all plans. This process provides the DRC with a clear and complete understanding of the proposed improvements prior to construction and assurance of conformity with the UDP.