

## Progress Achieved One Step at a Time

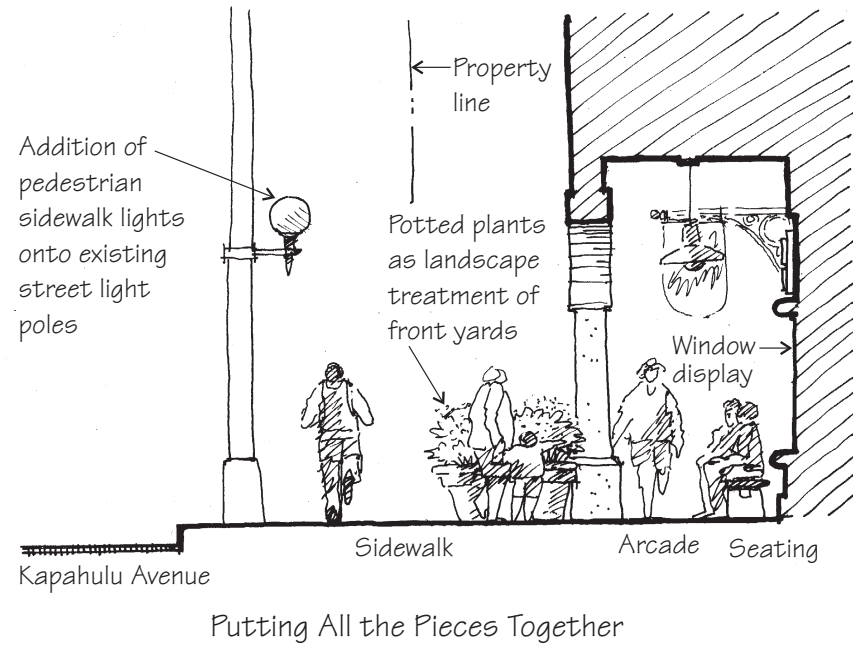
It is important to emphasize that a single project cannot revitalize the commercial district, but that an ongoing series of initiatives will play a vital role in building community support, realizing noticeable change to Kapahulu's physical appearance, and creating lasting progress.

Small projects, such as the restoration of a storefront with design concepts recommended in this brochure, demonstrate that "things are happening" in Kapahulu and will help reinforce the perception of positive change. By working together, progress will happen one step at a time.

Prepared by: PlanPacific and Bill Chang Architect LLC.



City & County of Honolulu  
 Department of Design and Construction  
 650 South King Street, 9th Floor  
 Honolulu, Hawaii 96813



# Design Guidelines for Kapahulu

## Key Component of the Kapahulu Community Plan

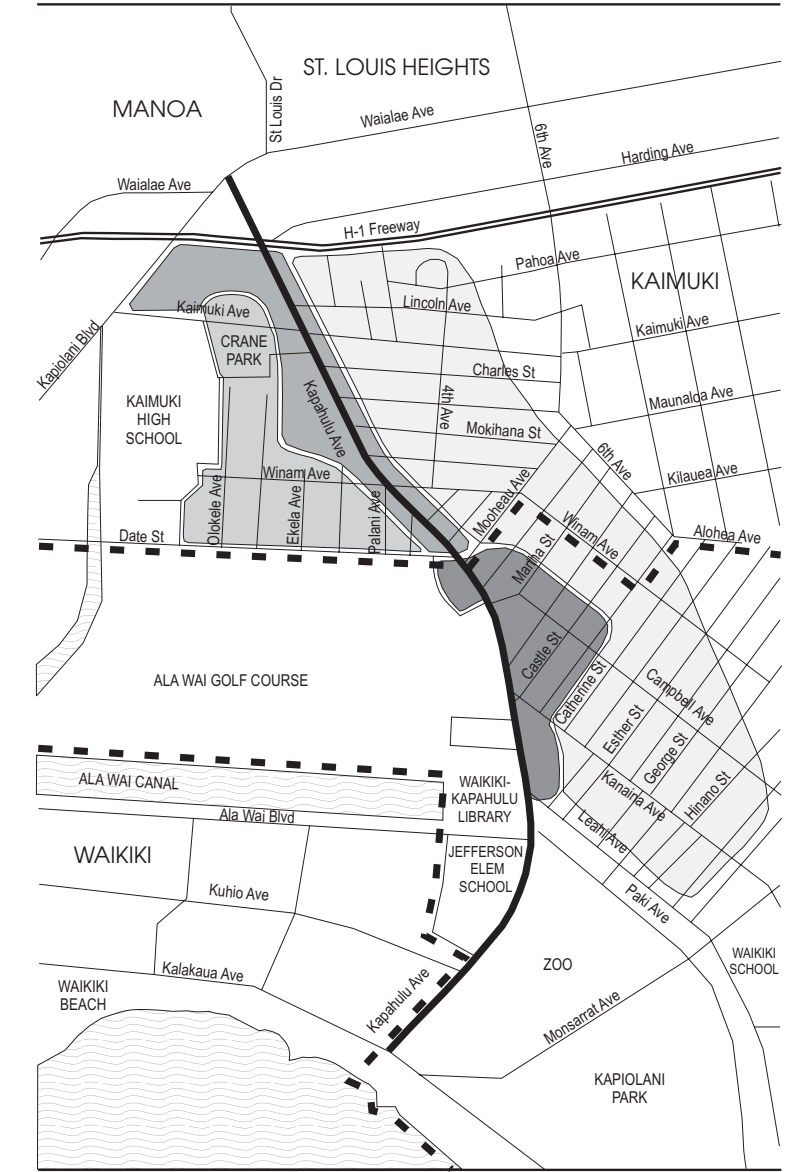
The design guidelines illustrated in this brochure are a key component to the long-term implementation of the Kapahulu Community Plan. The Community Plan is a product of the City's islandwide visioning process specifically Vision Team 17 (Waikiki/Kapahulu/ Diamond Head) and was funded in the City's FY 2000 budget.

The Kapahulu Community Plan provides direction for the community with the primary objective of strengthening the physical character, appearance, and identity of Kapahulu. It is a long-term guide for the community that will require continuous and proactive participation by residents, businesses, community organizations, and public agencies.

Implementation of the Community Plan will reinforce the image of Kapahulu as a community for residents and local-serving businesses. This is particularly important for older urban communities such as Kapahulu that once had flourishing commercial districts, but now face competitive challenges from newer shopping centers and "big box" retail stores.

Although much has changed in Kapahulu over the years, the community has managed to retain some sense of architectural continuity and elements from its original commercial district. Visible changes to Kapahulu, as suggested in the design guidelines contained in this brochure, will serve as a catalyst for future improvements.

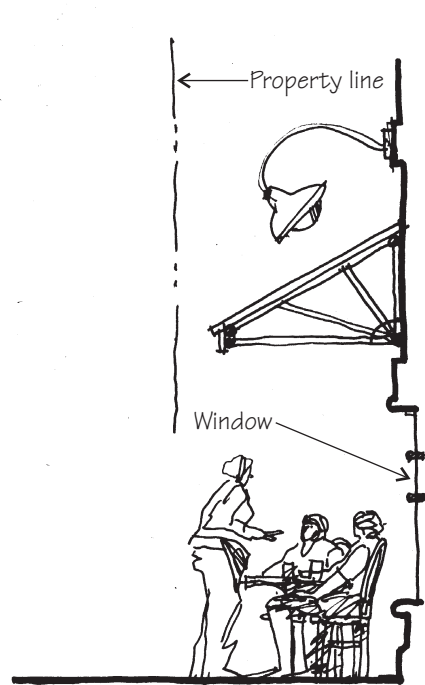
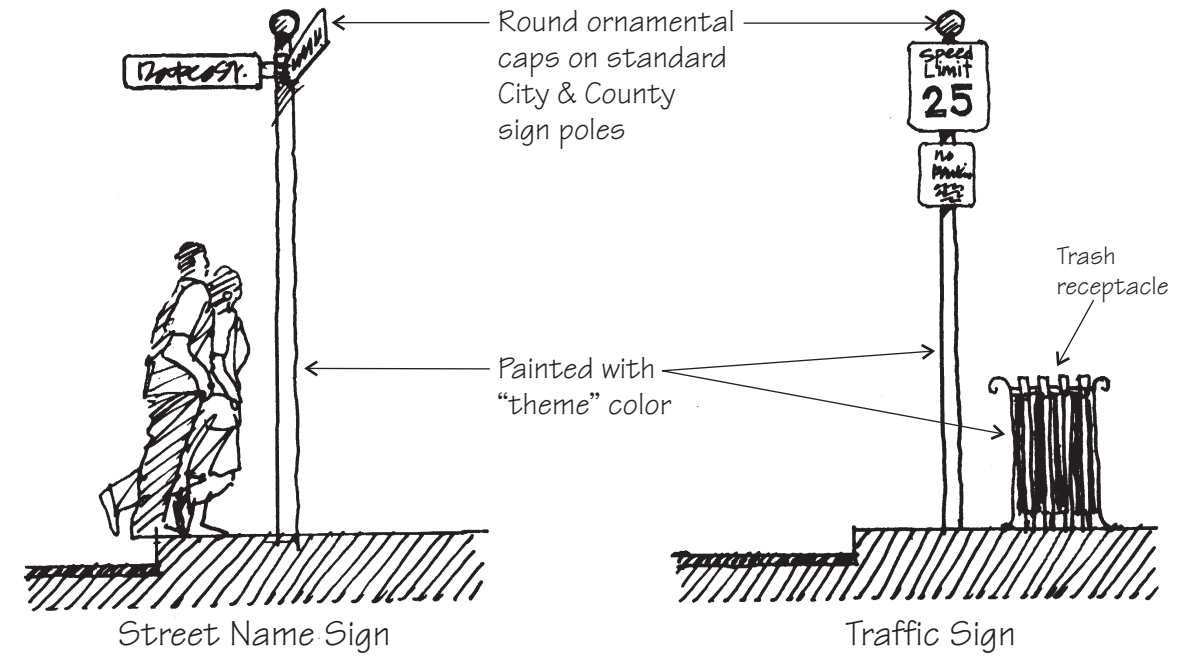
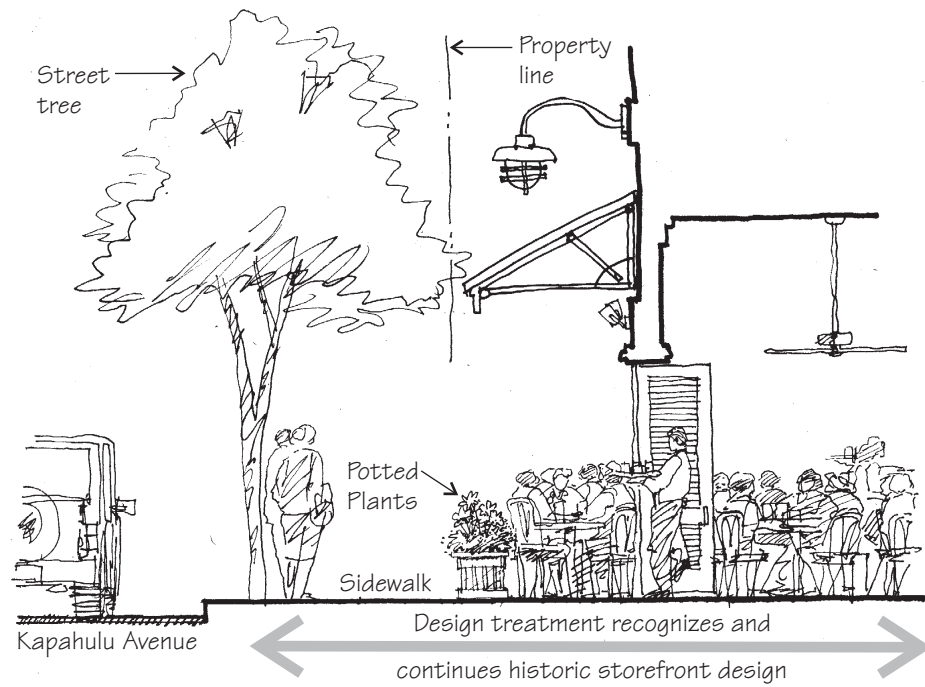
## Districts of Kapahulu



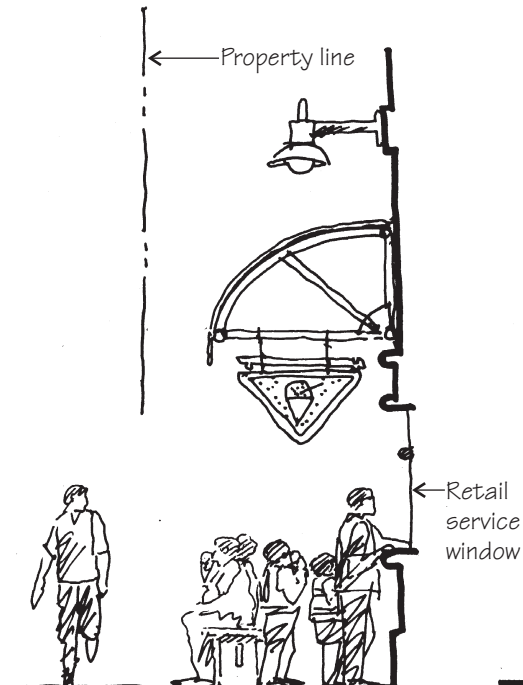
- Kapahulu Avenue
- H-1 Freeway
- Roadway
- Diamond Head Special District
- Mauka Business District
- Makai Business District
- Ewa Residential District
- Diamond Head Residential District

## #2: Outdoor Dining and Seating Areas

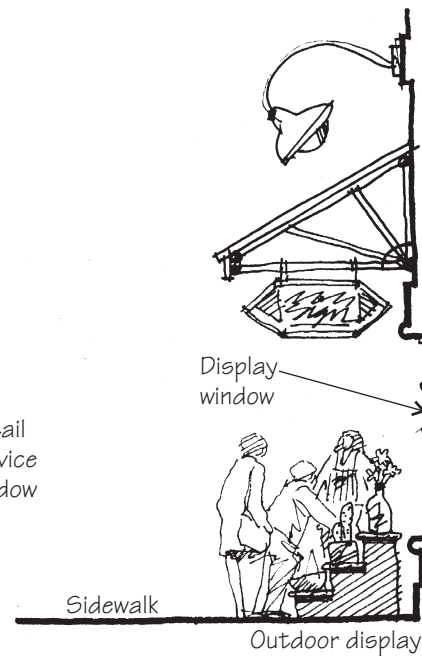
The creation of pleasant outdoor dining, retailing, seating, and display spaces should be encouraged. The design treatment of these spaces should recognize and continue Kapahulu's historic storefront design. Sidewalk activities such as cafes and flower vendors would add vitality to the neighborhood.



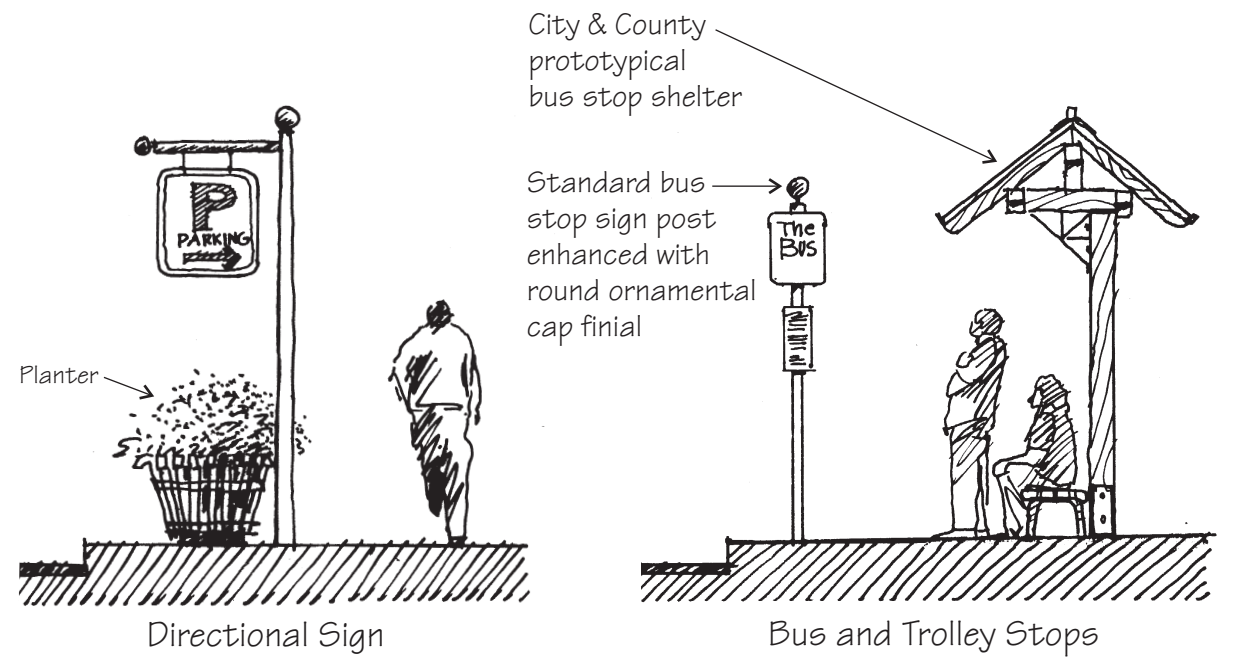
Sidewalk Dining  
e.g., coffee and dessert shops



Sidewalk Retailing and Seating  
e.g., okazuya, shave ice



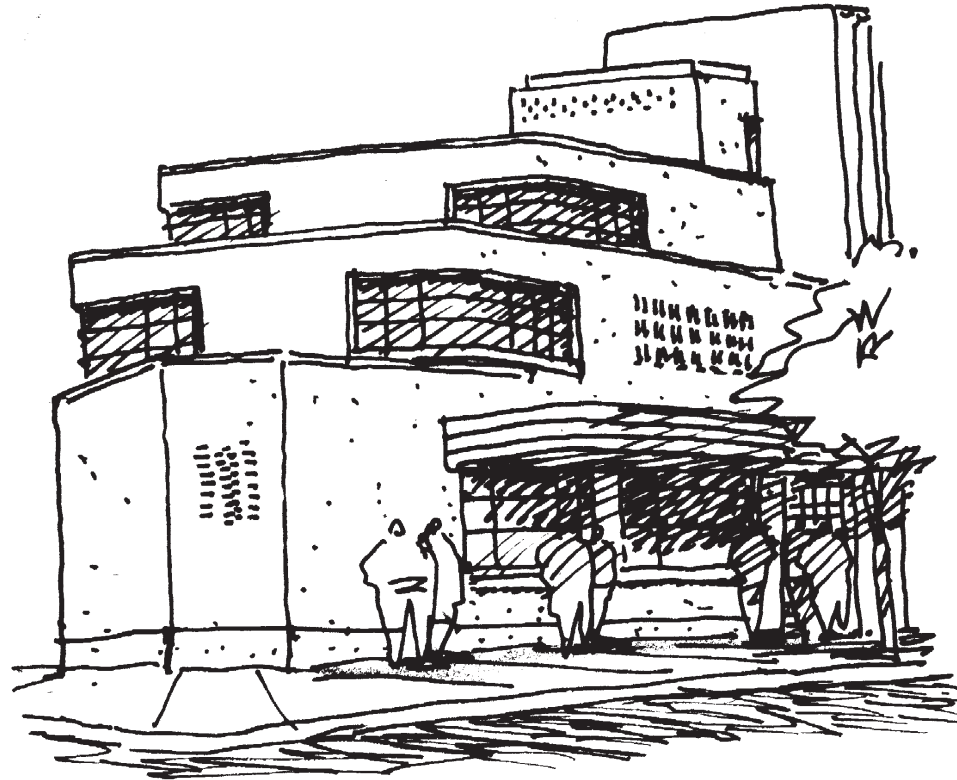
Outdoor Display Spaces  
e.g., flowers, plants



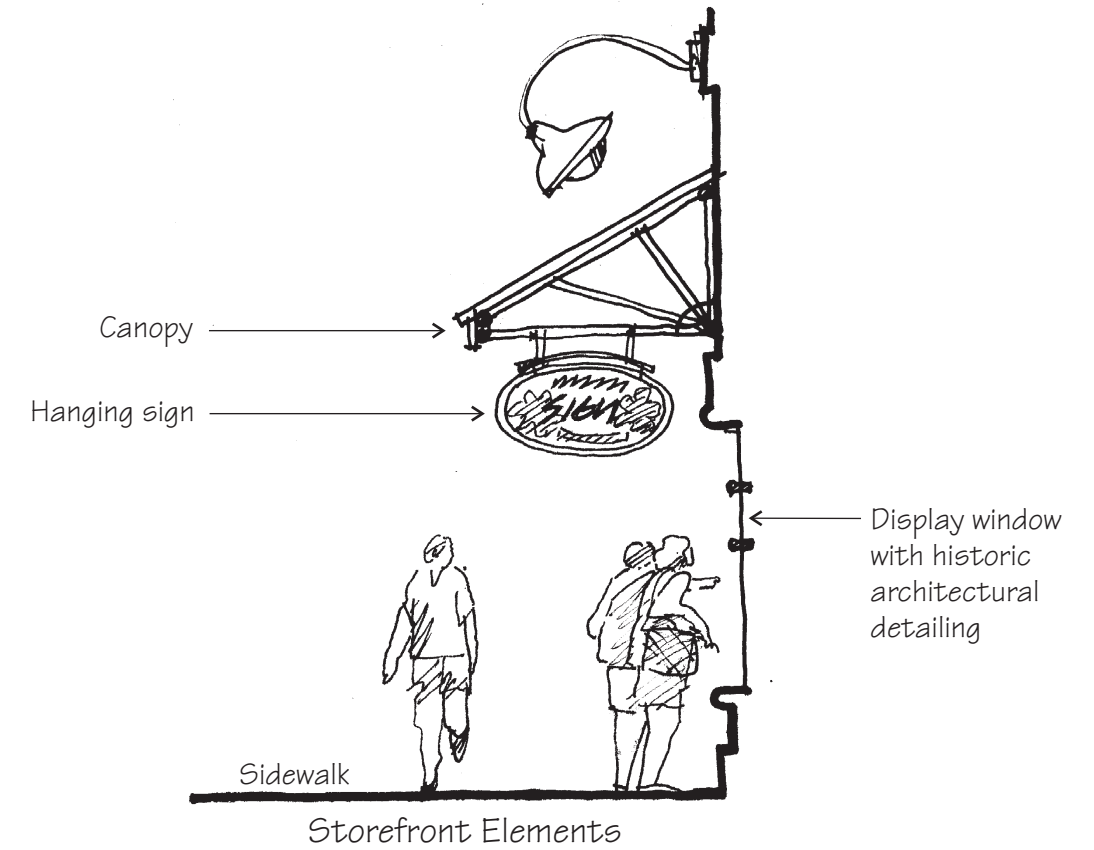
### #5: Historic Streetfront Design

New construction and renovation of existing structures should include architectural treatments that recognizes and continues Kapahulu's historic streetfront design.

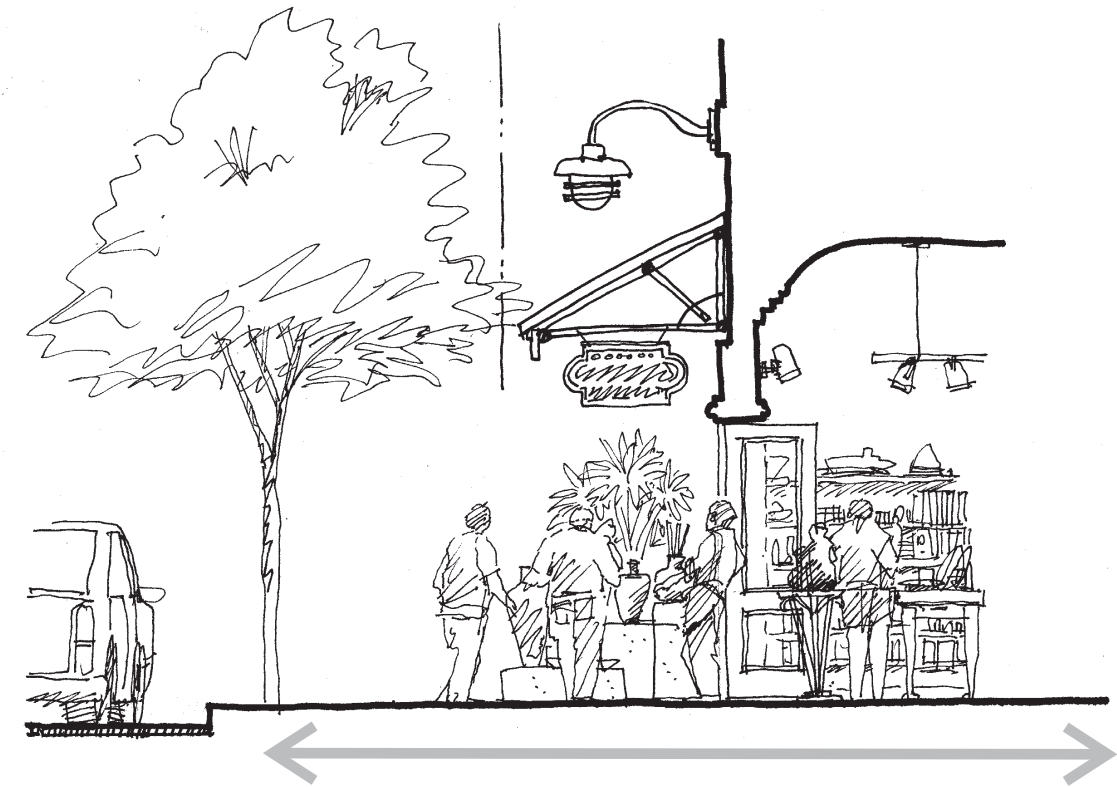
New or renovated buildings should blend with the character of the neighborhood by adopting a similar low-rise "Art Deco" design that emphasizes horizontal lines and rounded corners.



Continue Kapahulu's low-rise "Art Deco" stylings.



Continue the emphasis on rounded building corners.



Entrances and storefront designs that encourage an outdoor/indoor flow of activity promote pedestrian activity and help to create an interesting streetfront.

Over the long-term, these improvements will not only improve the appearance of Kapahulu, but will also contribute to the social and economic well-being of the community.

### What is the Purpose of Design Guidelines?

Design guidelines, while not regulatory, are a useful means to coordinate public improvements with private property development. They provide an overall design scheme for a streetscape, so that improvements within the public right-of-way and developments on adjoining private properties are aesthetically compatible and consistent in theme.

The recommended design guidelines are intended to reflect Kapahulu's history and character and facilitate adaptive reuse and improvement of older buildings. Treatments are suggested that would improve the physical appearance of Kapahulu, create a more inviting atmosphere for residents and visitors, and enhance the economic vitality of the area. Design guidelines are also useful in that they discourage the introduction of incompatible design and building styles.

For Kapahulu, the recommended design guidelines help promote the development of pedestrian-friendly streets. Design guidelines for architectural details such as canopies, display windows, building entries, expression lines, street trees, and street fixtures help to create a more interesting, pedestrian-friendly streetscape of storefronts along the public sidewalks of commercial streets.

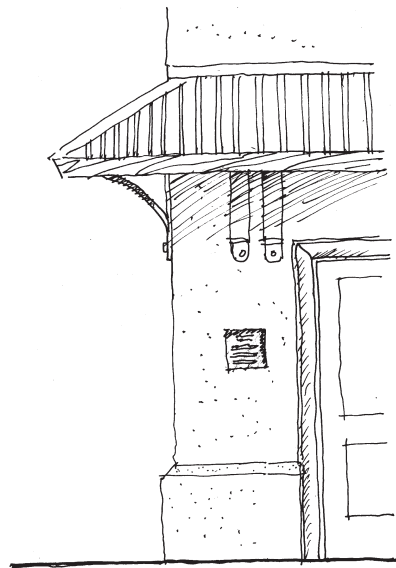
Landowners and public agencies are encouraged to consider the following design guidelines for Kapahulu's commercial district when undertaking new construction, renovation, or public improvements.

## Recommended Design Guidelines

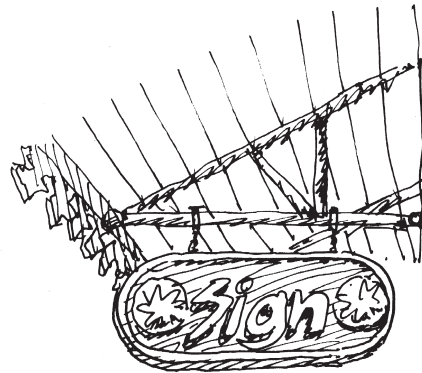
### #1: Storefront Design

Storefronts should be designed in a manner that is sensitive to the architectural character and detailing of buildings in Kapahulu and that promotes a high level of pedestrian activity. This would include appropriate treatments for entrances, windows, signs, and canopies.

Signs identifying business establishments should reflect Kapahulu's historic streetfront design. Creative lettering and logos, combined with a variety of sign styles, will help create an interesting and diverse streetscape.



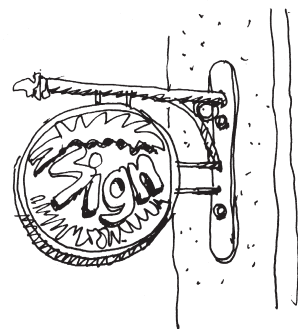
"Historic Style" Plaque



Hanging Sign



Wall Mounted Sign



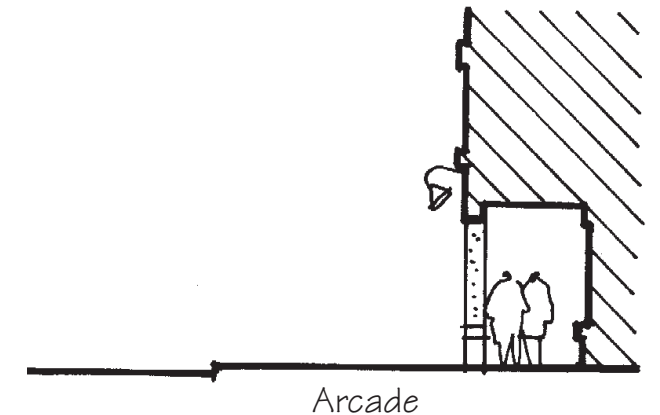
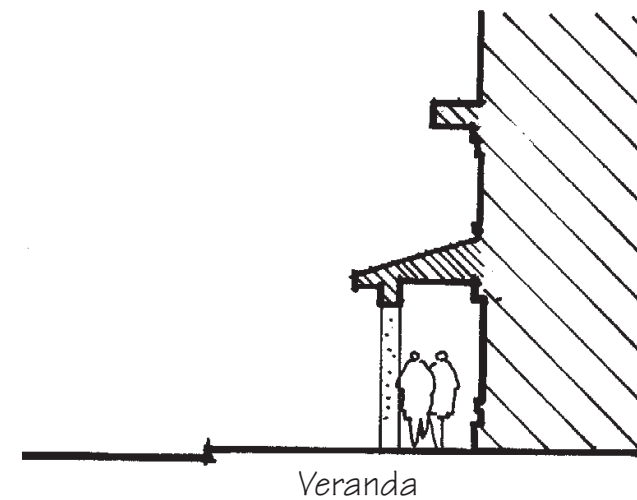
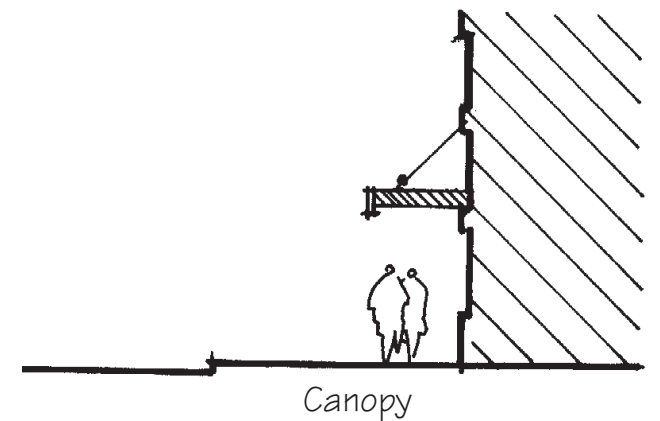
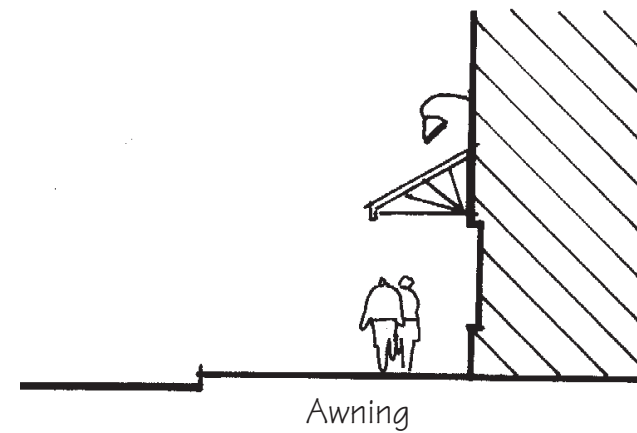
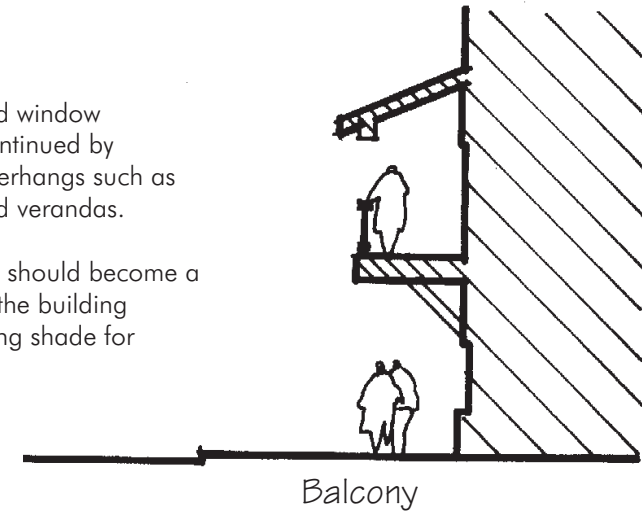
Projecting Sign



Ground Sign

The rhythm of door and window openings should be continued by employing sidewalk overhangs such as awnings, canopies, and verandas.

The canopied sidewalk should become a unifying theme linking the building storefronts and providing shade for pedestrian activities.



### #4: Street Fixtures, Treatments, & Signs in the Public Right-of-Way

Street fixtures, treatments, and signs in the public right-of-way should be added with the purpose of enhancing the aesthetic and functional purpose of Kapahulu Avenue. Fixtures and signs should incorporate design elements that reflect Kapahulu's historic streetfront design. Amenities such as benches, trash receptacles, bicycle racks, pedestrian-level lighting, planters, and tree grates should be considered.

