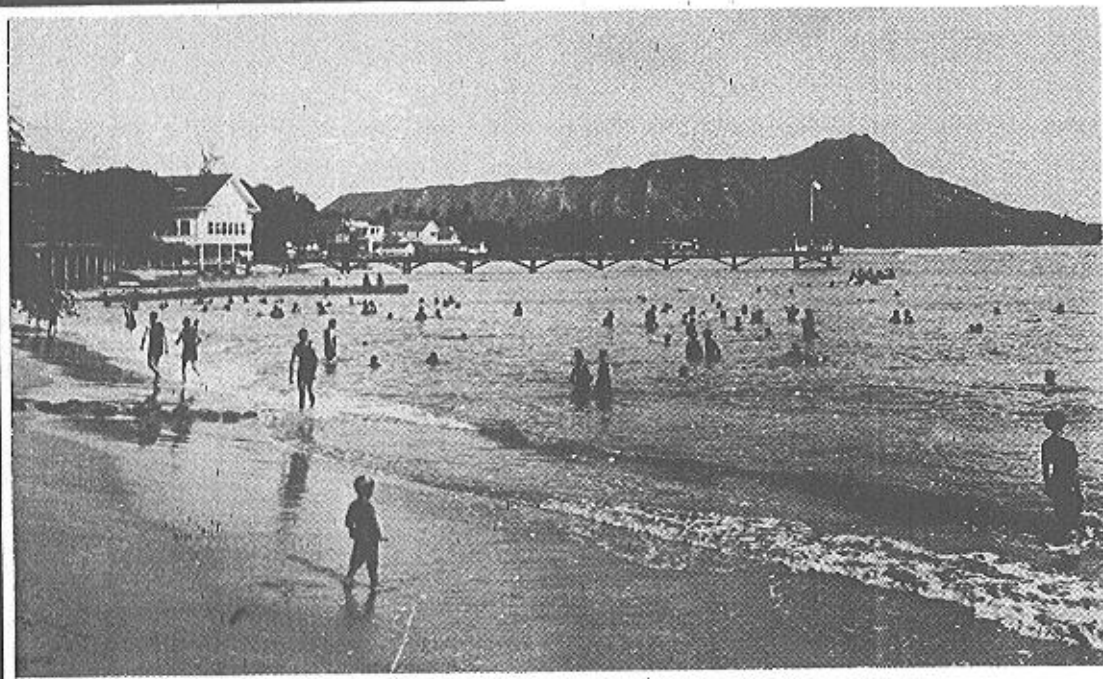


# Special District Design Guidelines

# DIAMOND HEAD



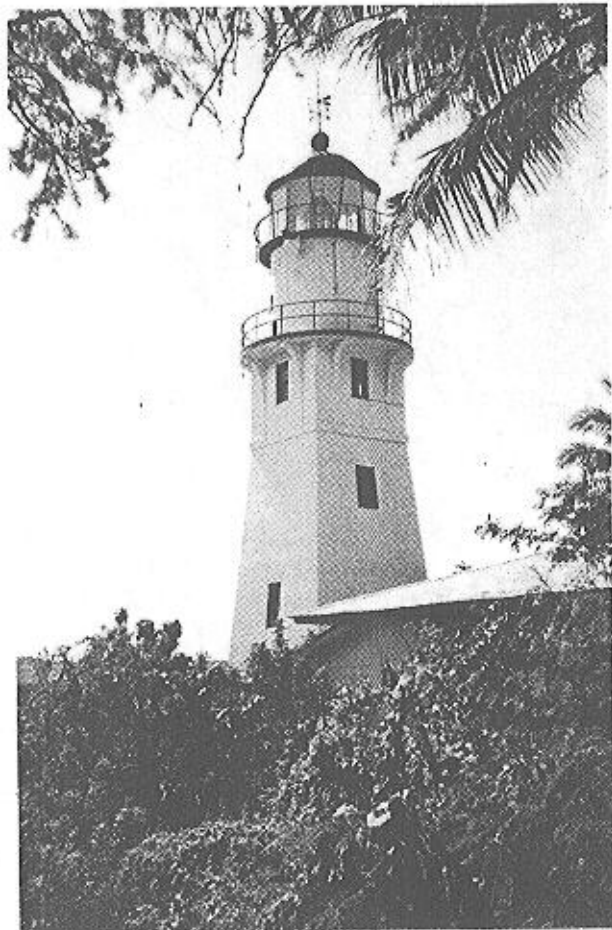
Department of Planning and Permitting  
City and County of Honolulu  
November 2000



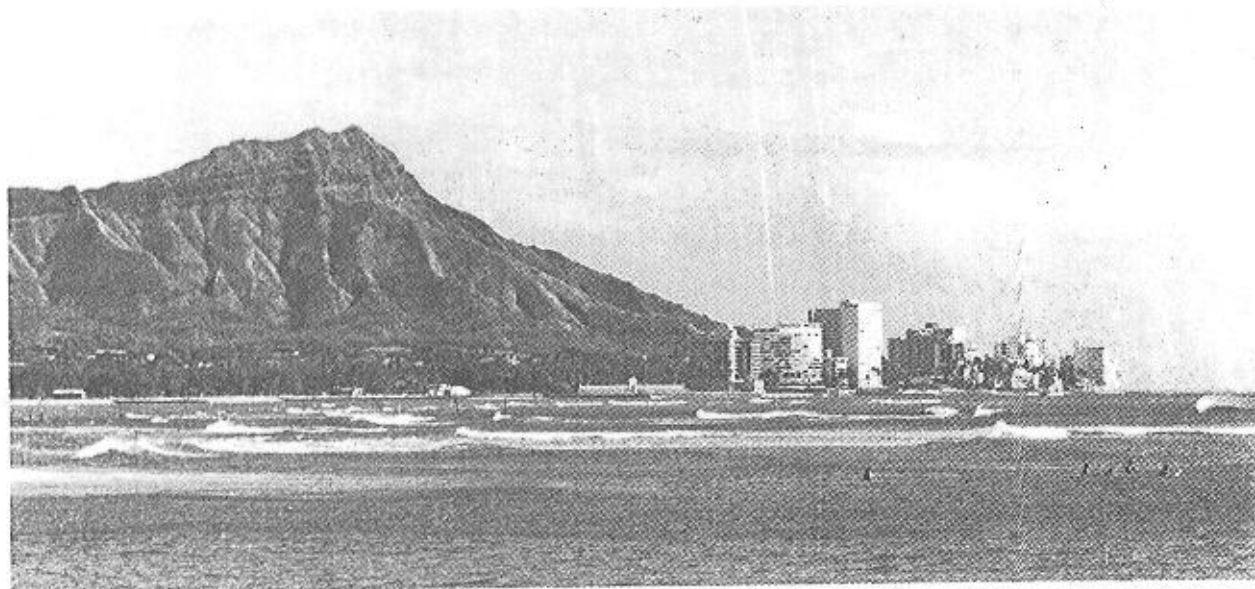
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*Diamond Head Lighthouse.*



*View of Diamond Head shows the man-made impact on the natural landform caused by high-rise buildings constructed prior to implementation of the District.*

## Introduction

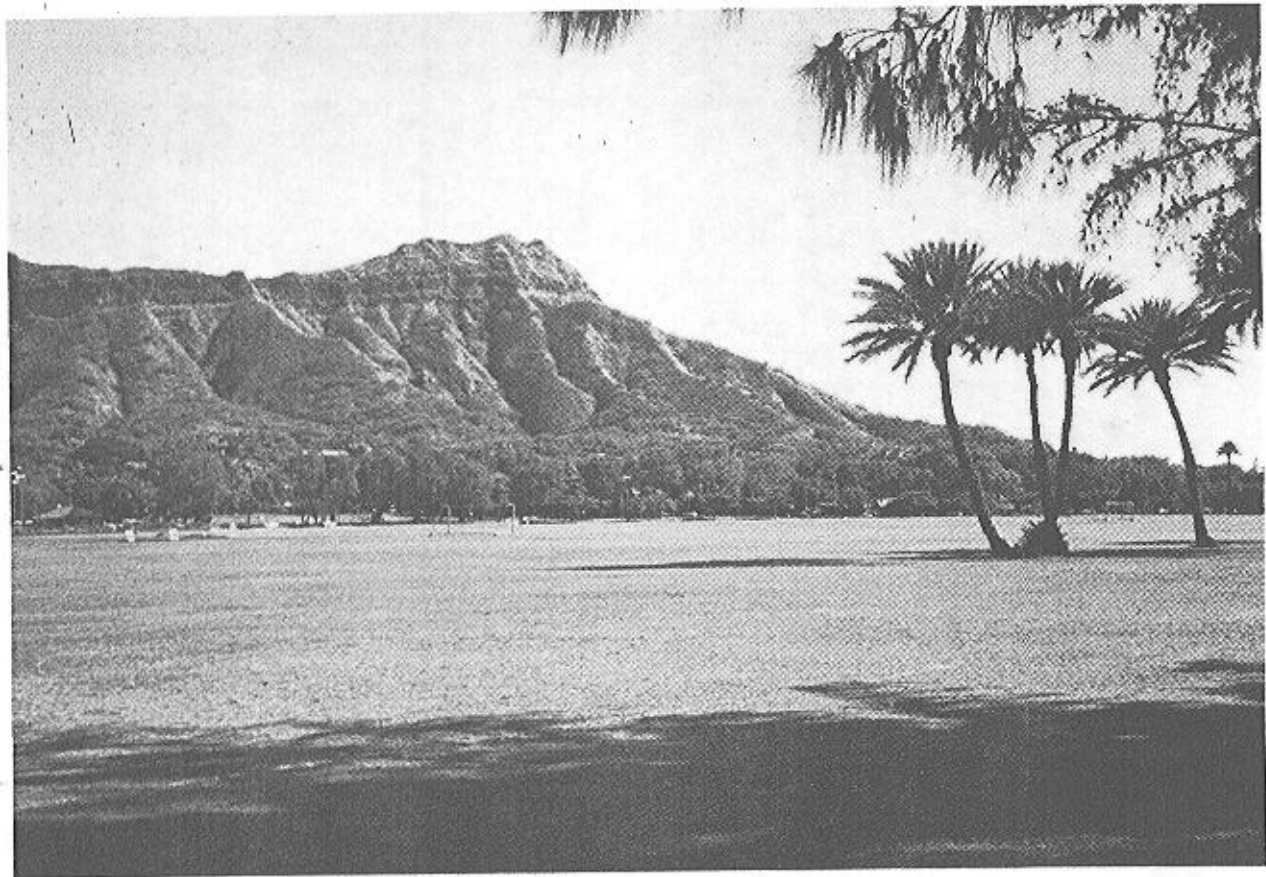
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Diamond Head is a volcanic crater that has been declared a State and National Monument. Its natural appearance and prominent public views have special values of local, state, national, and international significance. Through the early 1970's, land development threatened views of its slopes and diminished its park-like setting.

Diamond Head and its surrounding major viewing area was designated as a Special District for protection and enhancement. The District regulations call for specific building height, front yard setback, landscape, and architectural design requirements. Special design review is required within the Core Area around Diamond Head itself.



*View of Diamond Head, from the Moana Hotel beachfront.*



*View of Diamond Head from Kapiolani Park.*

## District Objectives

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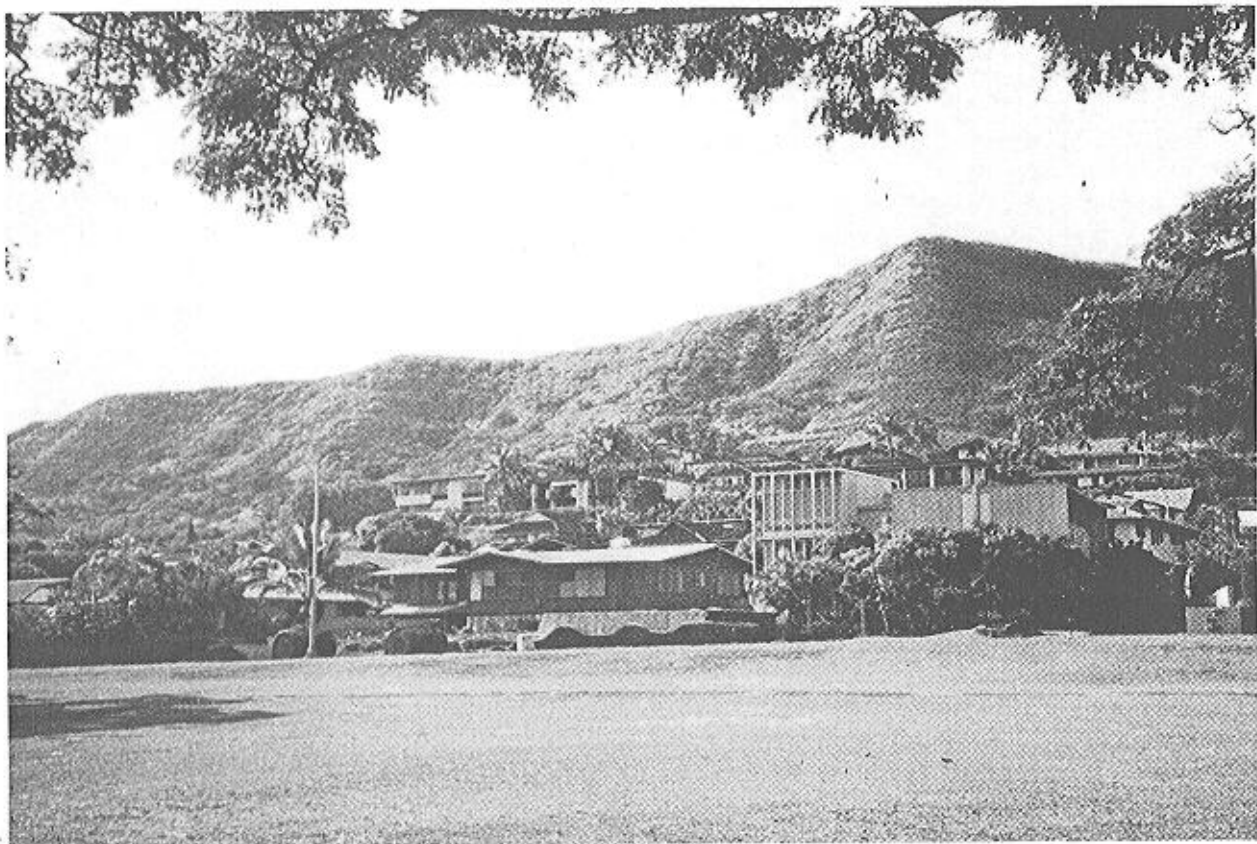
In order to protect and enhance the character of the Diamond Head Special District, the following objectives are stated in the City and County's zoning code, the Land Use Ordinance (LUO):

- A. To preserve existing prominent public views and the natural appearance of Diamond Head by modifying construction projects that would diminish these resources.
- B. To preserve and enhance the park-like character of the immediate slopes of the Diamond Head Monument, which includes Kapiolani Park.



*Waikiki War Memorial, Natatorium and Sans Souci State Recreation Area.*





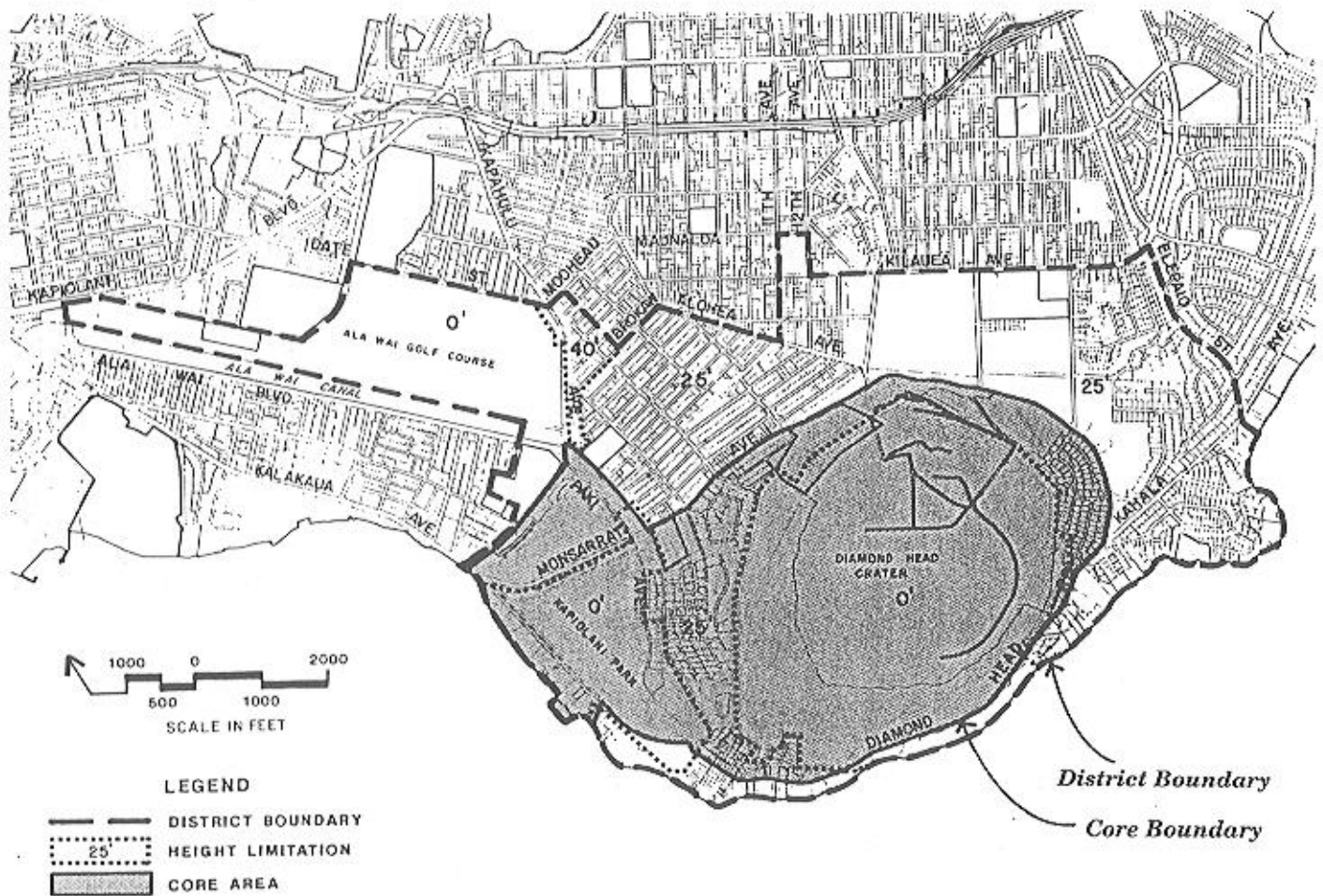
*View from Ft. Ruger Park of residential development in the "Core Area" on the slopes of Diamond Head.*

## Aerial Photo

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# District Map



**NOTE:** Upon adoption of the proposed amendments to the Waikiki Special District, Ala Wai Golf Course will be transferred from Diamond Head Special District to Waikiki Special District.

## Site Planning

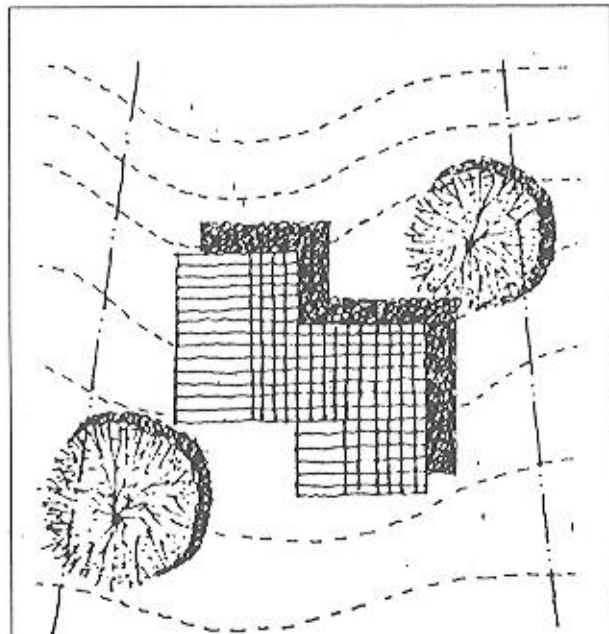
The prime objective of the District is to protect views of the Diamond Head Monument as the dominant physical form, and the park-like setting of its periphery.

Structures should be oriented to minimize disruption of views to Diamond Head. Large buildings in the Core Area should be offset in plan to reduce building bulk and visual impact.

Views of parking, service areas, driveways, mechanical equipment and other obtrusive uses and structures, should be screened to preserve the park-like setting of the District.



*Rooflines compatible with terrain.*



*Plan*



*Elevation*

*Building offset and terracing reduces the visual presence of building on slopes.*



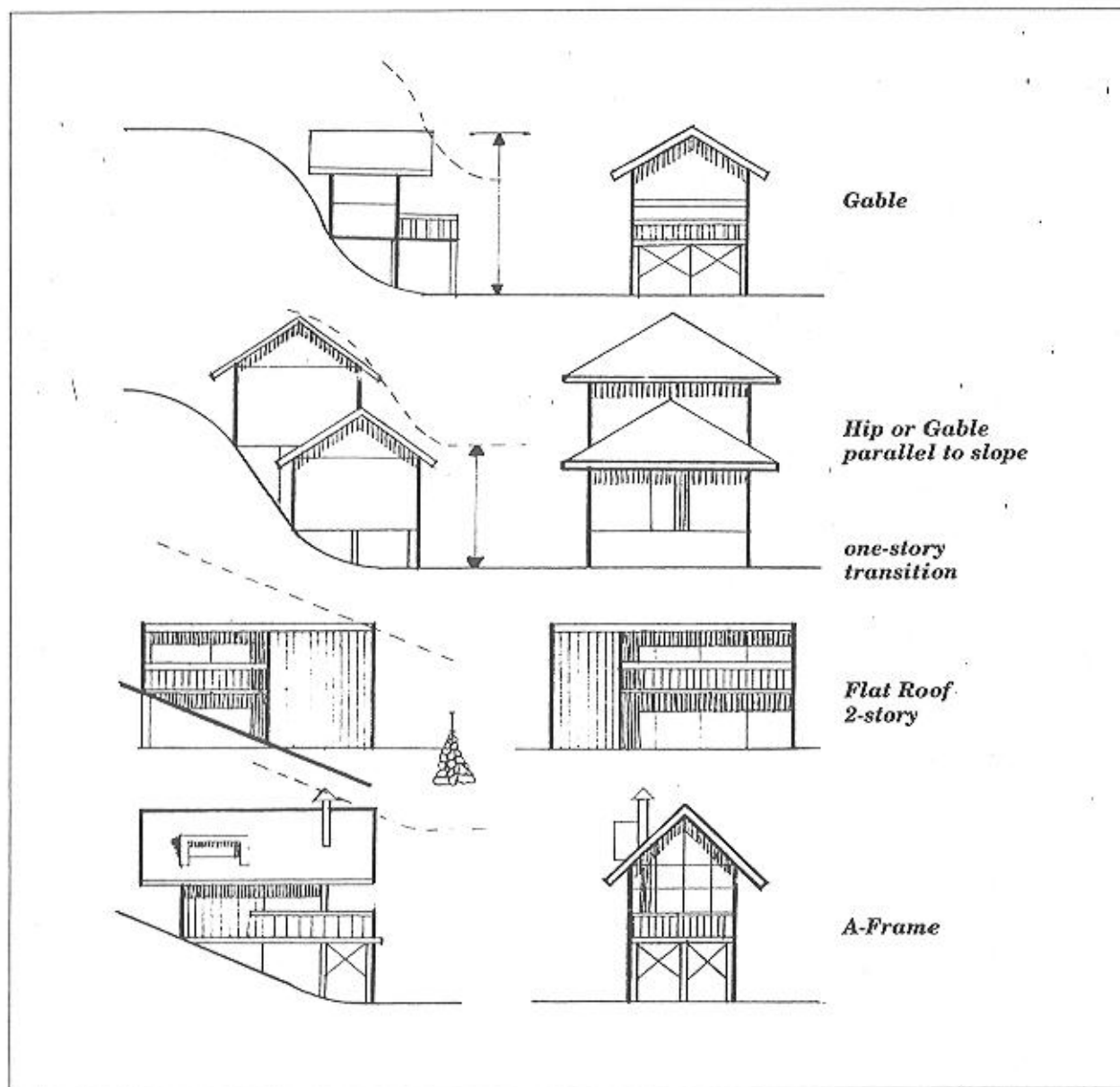
# Heights

The limitation of building heights in the District is the primary means of preserving views of Diamond Head from major streets and other public viewing areas.

The District boundaries, and height limits as designated in the LUO, are the result of view plane studies and analysis to determine the impact of building heights on views of Diamond Head from its surrounding environs.

Within the Core Area, on slopes exceeding 20 percent, structures should be terraced or split-level in design. This is to minimize the adverse visual effects of building height and bulk, grading, construction of retaining walls, and excessive removal of natural vegetation.

The examples on this page illustrate appropriate design solutions.



# Architectural Character

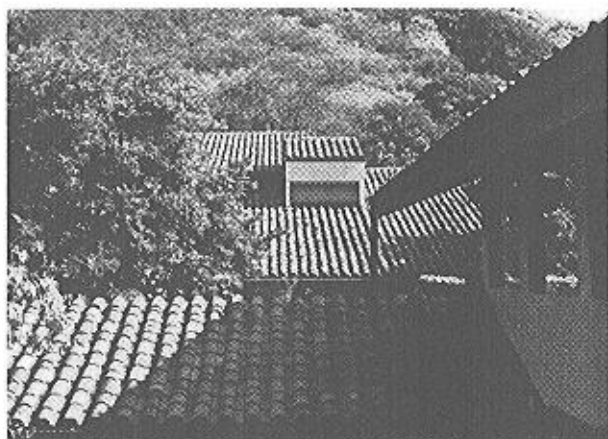
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## Roof Design

Within the Core Area along the base and slopes of Diamond Head, large flat and single-shaped roofs should not be used. Roofs should be faceted and sloped parallel with the topography to minimize their visual impact.

## Building Bulk and Facade Treatment

Building facades should be articulated to break up building bulk, and not visually detract from views of Diamond Head. Large, smooth surface walls perpendicular to views of Diamond Head when seen from public parks and major streets are inappropriate.



*Hawaii School for Girls at La Pietra, sloping, articulated roof forms do not contrast with the slopes of Diamond Head.*

The use of lanais, deep overhangs, recessed windows and offsets in wall planes are some ways to achieve desired scale and articulation.

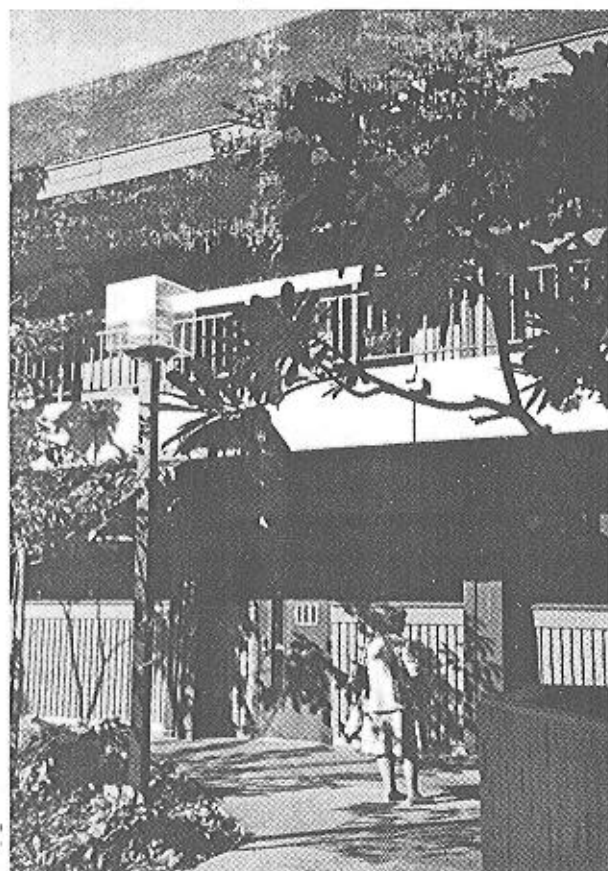


*La Pietra PDH residential development, appropriate building scale and landscaping.*

## Materials and Color

Building materials and finishes, especially located on the slopes of Diamond Head, should complement rather than contract with the natural earth-tone colors and park-like setting. The use of shiny metal or highly reflective surfaces should be avoided. On non-residential structures, large blank walls should be textured or patterned to subdue their visual appearance. Reflective or opaque glass films are not desirable, as they cause reflections and glare, which detract from views to and from Diamond Head.

Warm, earth-tone colors should be selected to reduce building contrast and enhance the serene quality of the District. Reflective and iridescent colors should not be used.



*Kapiolani Community College, use of earthtone shingle roof and siding effectively blends with the natural landscape of Diamond Head.*

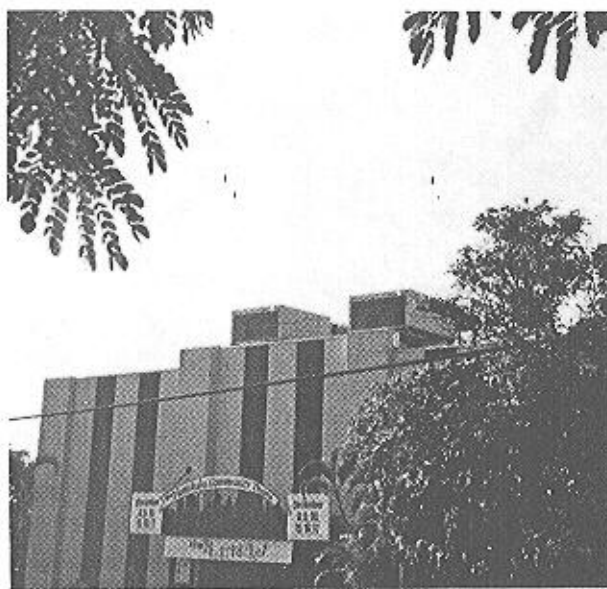


## Mechanical Equipment

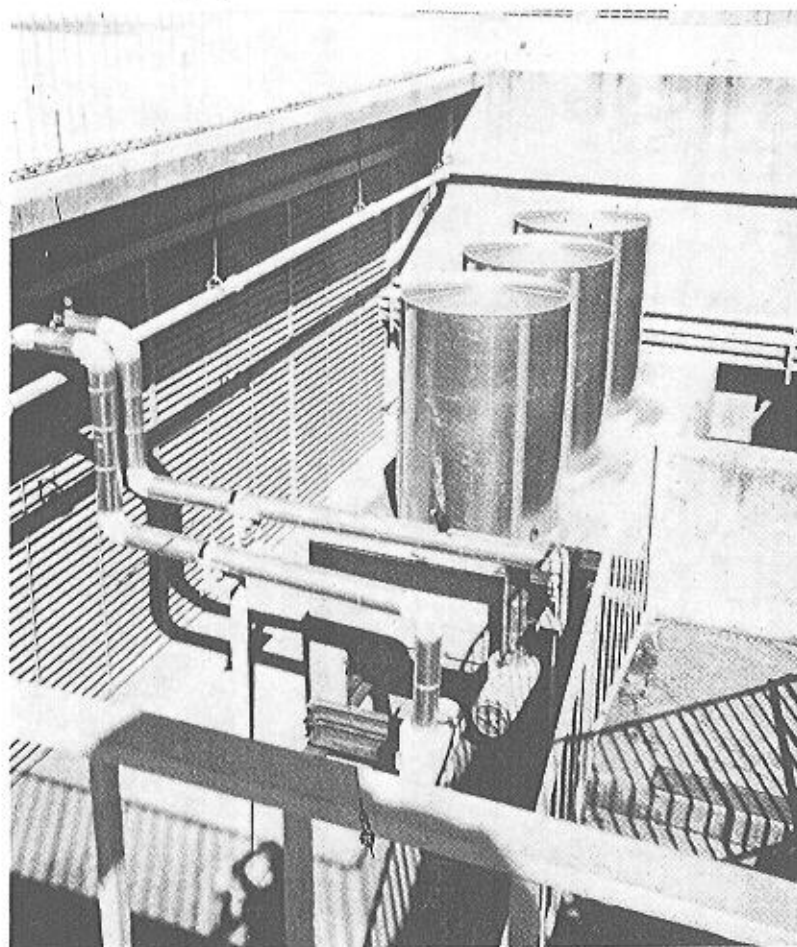
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Mechanical and communications equipment, such as ducts, chillers, cooling towers, and dish antennae, must be screened so that they are not visible from public areas within the District.

Rooftop equipment can be effectively screened by using trellises and landscaping in planter boxes, or by providing building enclosures.



*Mechanical equipment screened from view.*



*Unattractive, exposed mechanical equipment on the Ruger Theater.*

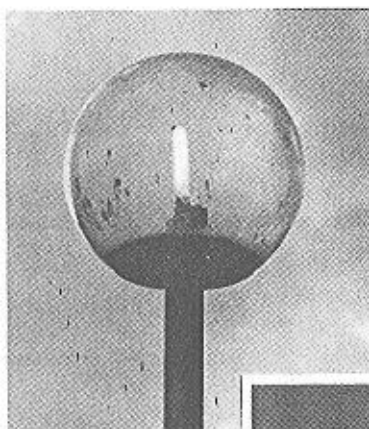


## Lighting

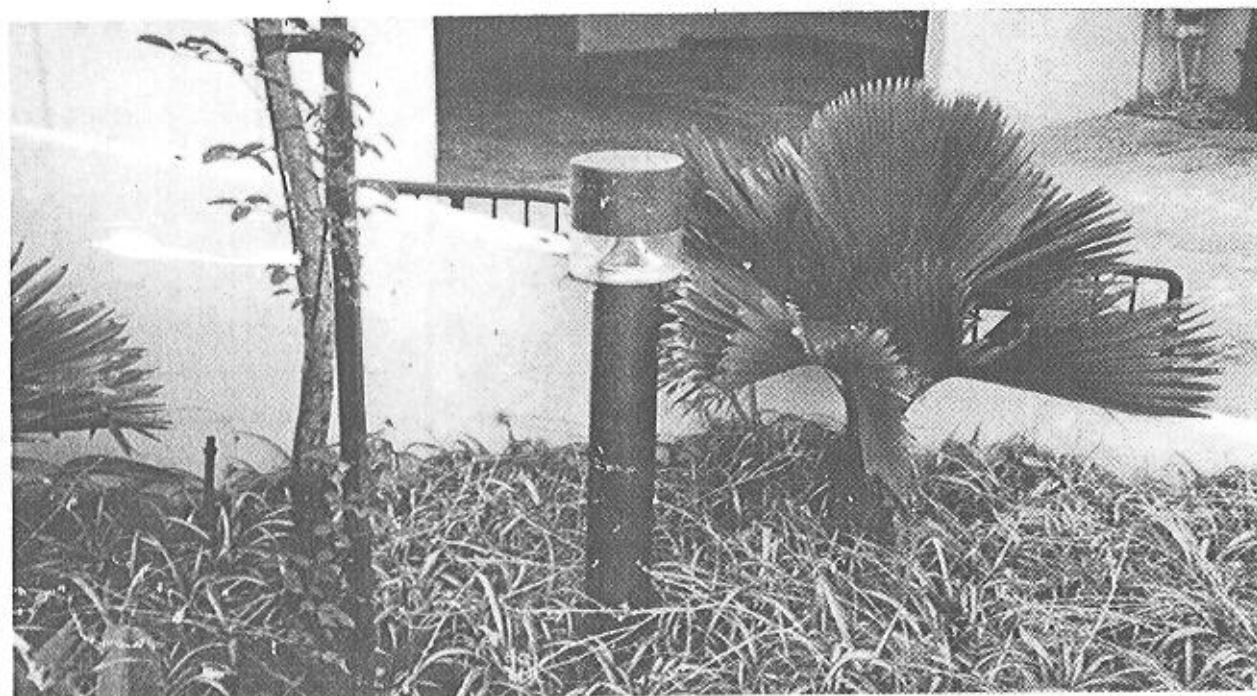
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Lighting should be subdued and shielded so as not to detract from the ambiance of the District. Incandescent light fixtures and low bollard-type fixtures are recommended. High intensity light sources, such as exposed sodium and fluorescent lamps, detract from the park-like setting and are discouraged.

Lighting in parking garages should be concealed or shielded to minimize glare and spillage onto vehicular and pedestrian rights-of-way.



*Unshielded lighting is distracting and inappropriate.*



*Low bollard type fixtures incorporated into landscaping can provide subdued pleasant illumination.*

## Landscaping

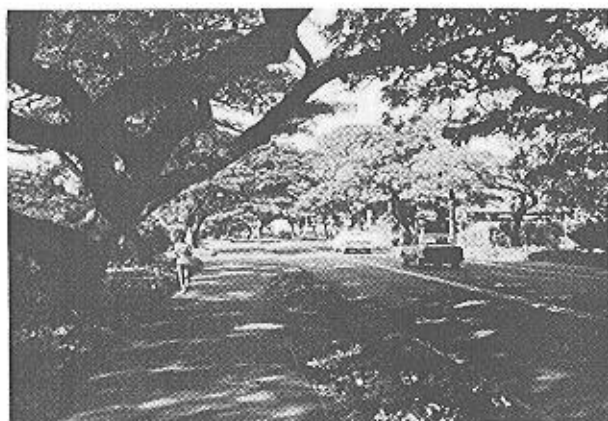
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Landscaping is required and encouraged in the District in order to soften and blend man made elements with the natural backdrop of Diamond Head.

In order to enhance the appearance of the District, all yards are required to be landscaped, and trees are required along all streets. Retention of existing trees over 6-inch caliper is encouraged when there are development alternatives. Planting of large, canopy-form trees, such as Monkeypod and Formosan Koa, is encouraged.

Landscaping of on grade, surface parking is required in accordance with specific guidelines and regulations in the zoning code. All fences and walls exceeding 36-inches in height within the Core Area, and along Diamond Head Road, Monsarrat Avenue and Kalakaua Avenue, shall be set back a minimum of 18-inches, and landscaped with vine or hedge plantings.

Within the Core Area, the downhill side of structures should be landscaped with tall, vertical or canopy-form trees. The underside of elevated structures should be screened with landscaping.



*Monkeypod street trees on Paki Avenue are on Exceptional Tree list.*



*Fence setback with landscaping as required along major streets.*



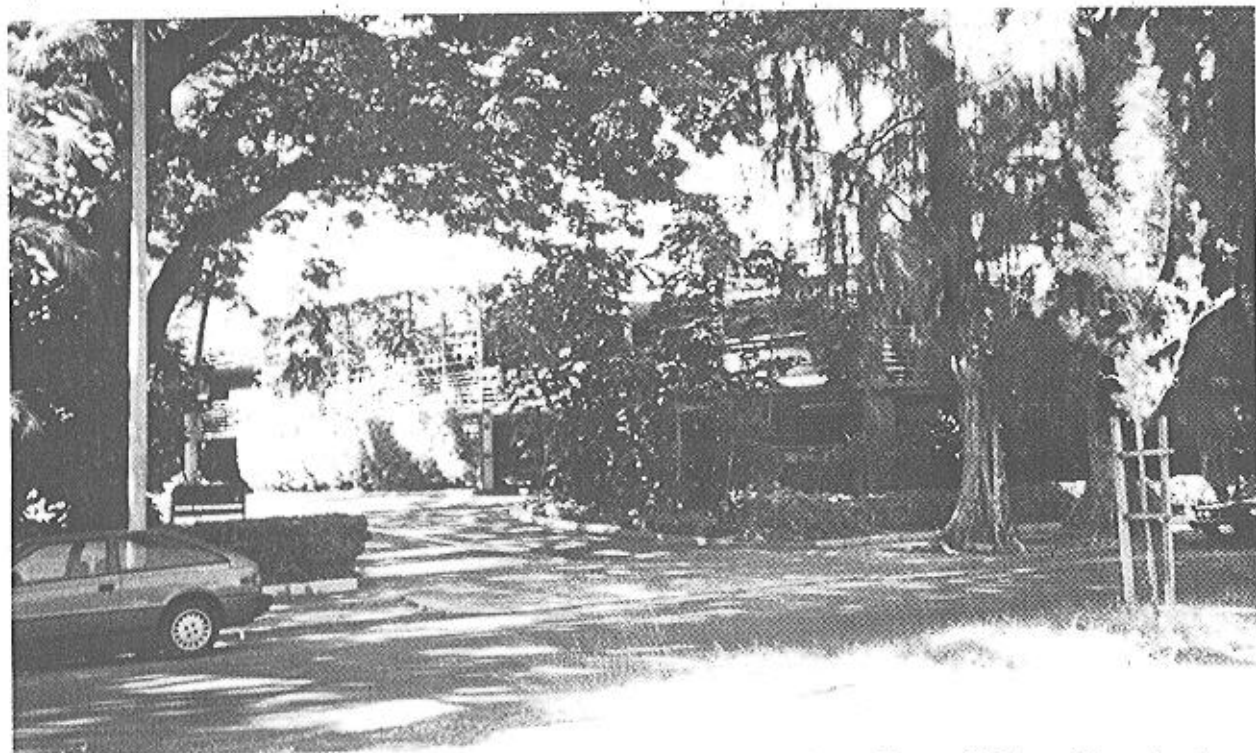
*Intermixing of palm trees with canopy-form trees is typical makai of Diamond Head Road.*

## Parking

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Parking and loading areas should be located within the interior of lots whenever possible and must always be screened from view with hedges at least 42 inches high.

Where parking garages are necessary, they should be screened from view by canopy-form and tall, vertical-form trees. Planters with climbing or cascading vines and flowering shrubs should also be used along the exterior edges of parking decks, to soften the appearance of the parking garage. Trellises and planting material should be used to help mitigate the visual impact of rooftop parking.



*Effective landscape screening conceals public views of the Outrigger Canoe Club parking structure.*