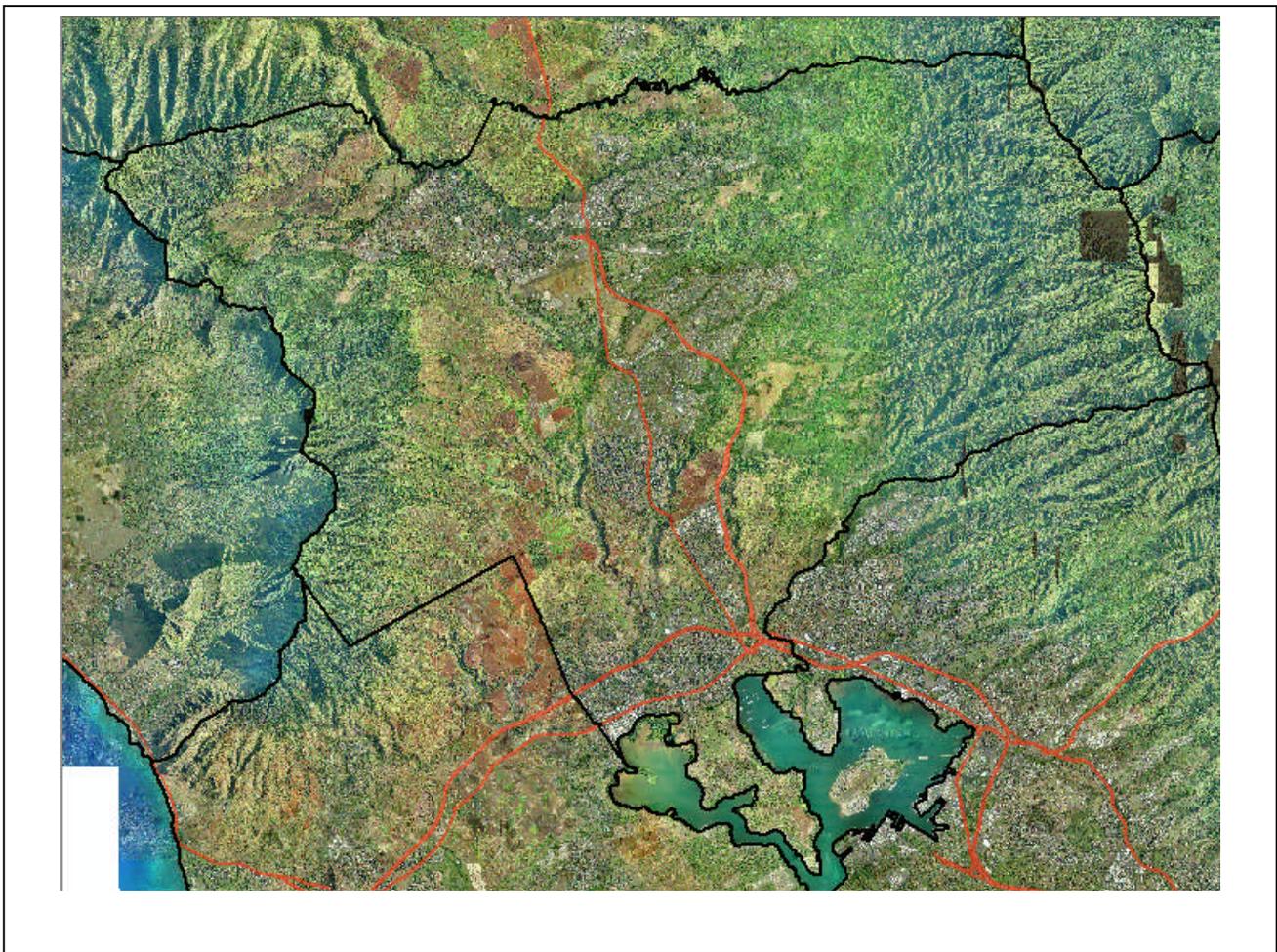


HANDOUT FOR
CENTRAL OAHU TRANSPORTATION STUDY
COMMUNITY MEETING
NOVEMBER 30, 2016
Briefing Materials for the

Central O'ahu Sustainable Communities Plan

PROPOSED REVISED PLAN



City and County of Honolulu
Department of Planning and Permitting

October 2016

EXECUTIVE SUMMARY

This plan is organized in five chapters and an appendix, as follows:

- Chapter 1: Central O‘ahu’s Role in O‘ahu’s Growth defines Central O‘ahu’s role and identity within the overall framework of island-wide planning and land management.
- Chapter 2: The Vision for Central O‘ahu’s Future summarizes the community’s vision for the future of the region, and lists important elements of that vision.
- Chapter 3: Land Use Policies and Guidelines is the plan’s policy core, and provides the land use policies needed to implement the vision for Central O‘ahu described in Chapter 2.
- Chapter 4: Public Facilities and Infrastructure Policies provides the infrastructure policies needed to implement the vision for Central O‘ahu described in Chapter 2.
- Chapter 5: Implementation identifies the means through which the policies will be applied, including zone changes and infrastructure budgeting and development.
- **Appendix A** includes:
 - Four conceptual maps (Open Space, Urban Land Use, Public Facilities, and Development Capacity) which illustrate the vision and policies of the Plan; and
 - A glossary of terms used in the Plan and on those maps.

The following summary provides an overview to the vision and policies of the Plan.

CENTRAL O‘AHU’S ROLE IN O‘AHU’S DEVELOPMENT PATTERN

- Promotes and protects diversified agriculture on 10,350 acres of high-quality agricultural lands;
- Provides a variety of housing types in master planned suburban residential communities and mixed-use medium density centers in Waipahū;
- Promotes new employment in existing commercial and industrial areas, and in new commercial areas designed to support their surrounding residential communities;

THE VISION TO 2035

- Population growth from 168,600 in 2010 to 181,400 in 2035;
- Addition of almost 12,800 new housing units to the existing 51,000 homes in Central O'ahu in 2010;
- Increase of jobs from 62,600 jobs in 2010 to 83,600 in 2035 (with nearly all the increase consisting of civilian jobs);
- New master planned residential developments at Royal Kunia, Koa Ridge Makai, and Waiawa; and
- Long-term protection for agricultural and preservation lands from urban encroachment.

ELEMENTS OF THE VISION

- **Protect Agricultural Lands and Open Space** by containing urban development for the foreseeable future within the existing Community Growth Boundary, and creating an Open Space Network within the Boundary which includes parks, golf courses, agricultural areas, deep ravines, natural habitat areas and greenways along major roads (See Open Space Map in Appendix A);
- **Revitalize Waipahū and Wahiawā** based on Special Area Plans and Community Vision Statements for each town prepared in partnership with their communities;
- **Build Master Planned Residential Communities** with identifiable town centers and homes that meet the needs of a wide range of families and age groups;
- **Design Communities to Reduce Automobile Usage** by providing easy access to transit, supporting moderate density housing and commercial development along the Waipahū rail transit corridor, implementing traffic calming design, and guiding development to encourage people to walk and bike.
- **Protect Natural, Historic, and Cultural Resources;** and
- **Provide Adequate Infrastructure** to address current deficiencies, and assure availability of key infrastructure prior to approval of new development.

IMPLEMENTING POLICIES AND GUIDELINES

Chapter Three provides **land use development policies and implementing guidelines** for:

- Open Space Preservation and Development
- Regional Parks and Recreation Complexes
- Community-Based Parks
- Historic and Cultural Resources
- Natural Resources
- Waipahū Town
- Wahiawā Town
- Central O‘ahu Plantation Villages
- Existing and Planned Residential Communities
- Planned Commercial Retail Centers
- Industrial Centers
- Mililani Technology Park
- Military Areas

Chapter 4 contains **infrastructure policies and implementing guidelines** for:

- Transportation
- Water Allocation and System Development
- Wastewater Treatment
- Electrical Power Development
- Solid Waste Handling and Disposal
- Drainage Systems
- School Facilities
- Public Safety Facilities
- Other Community Facilities

Chapter 5 describes **the means for implementing the Central O‘ahu Sustainable Communities Plan** through:

- Development Priorities;
- Special Area Plans;
- Functional Plans;
- Review of Zone Change Applications and Other Development Applications; and
- Review and Revision of Development Codes.

Table I-3
GROWTH PROJECTIONS BY DP AREA
 (2010 - 2040)

Development Plan Area	RESIDENT POPULATION					VISITOR UNITS										
	Number			Share		Number			Share							
	2010	2020	2025	2040	2010	2020	2025	2040	2010	2020	2025	2040				
Primary Urban Center	435,118	444,795	449,881	467,074	46%	44%	44%	43%	30,961	26,457	27,364	30,117	92%	76%	76%	76%
Ewa	101,397	130,702	146,096	172,679	11%	13%	14%	16%	1,154	6,323	6,541	7,198	3%	18%	18%	18%
Central Oahu	168,643	174,351	179,984	192,369	18%	17%	17%	18%	212	177	183	202	1%	1%	1%	1%
East Honolulu	49,914	51,514	50,627	49,985	5%	5%	5%	5%	370	310	320	352	1%	1%	1%	1%
Koolaupoko	115,164	115,868	114,626	113,258	12%	12%	11%	10%	68	58	60	71	0%	0%	0%	0%
Ko'olau Loa	16,732	17,427	17,704	18,104	2%	2%	2%	2%	586	1,230	1,272	1,218	2%	4%	4%	3%
North Shore	17,720	18,570	18,906	19,641	2%	2%	2%	2%	28	23	25	27	0%	0%	0%	0%
Waianae	48,519	50,480	51,590	53,589	5%	5%	5%	5%	217	181	187	206	1%	1%	1%	1%
OAHU TOTAL	953,207	1,003,700	1,029,400	1,086,700	100%	100%	100%	100%	33,596	34,800	36,000	39,400	100%	100%	100%	100%
Annual Growth Rate		0.3%	0.3%	0.5%						0.2%	0.3%	0.9%				

Development Plan Area	HOUSING UNITS					TOTAL JOBS										
	Number			Share		Number			Share							
	2010	2020	2025	2040	2010	2020	2025	2040	2010	2020	2025	2040				
Primary Urban Center	174,569	184,343	189,377	204,112	52%	51%	50%	49%	437,011	458,299	473,329	493,054	73%	71%	71%	68%
Ewa	30,726	40,899	46,425	57,505	9%	11%	12%	14%	28,294	44,567	46,028	73,607	5%	7%	7%	10%
Central Oahu	50,998	54,482	57,168	63,679	15%	15%	15%	15%	56,174	64,965	67,095	78,524	9%	10%	10%	11%
East Honolulu	18,774	19,991	19,945	20,283	6%	5%	5%	5%	10,252	10,357	10,696	10,406	2%	2%	2%	1%
Koolaupoko	36,894	38,328	38,477	39,154	11%	11%	10%	9%	46,181	47,271	48,822	47,578	8%	7%	7%	7%
Ko'olau Loa	4,884	5,262	5,432	5,756	1%	1%	1%	1%	7,316	8,287	8,558	9,144	1%	1%	1%	1%
North Shore	6,678	7,228	7,478	8,011	2%	2%	2%	2%	5,888	6,055	6,254	6,059	1%	1%	1%	1%
Waianae	13,376	14,363	14,906	16,136	4%	4%	4%	4%	9,098	9,364	9,671	9,382	2%	1%	1%	1%
OAHU TOTAL	336,899	364,900	379,200	414,600	100%	100%	100%	100%	600,214	649,200	670,500	727,800	100%	100%	100%	100%
Annual Growth Rate		0.5%	0.4%	0.9%						0.5%	0.3%	0.8%				

NOTE: All projected "Oahu Total" counts are rounded to the nearest 100. Percentage shares by DP area may not sum to 100% due to rounding.
 (1) Areas with negative increases should be interpreted as stable communities with little or no growth expected. The negative population is caused by declines in household size that negated any

EXHIBIT 2.3

EXISTING AND NEW MASTER-PLANNED COMMUNITIES

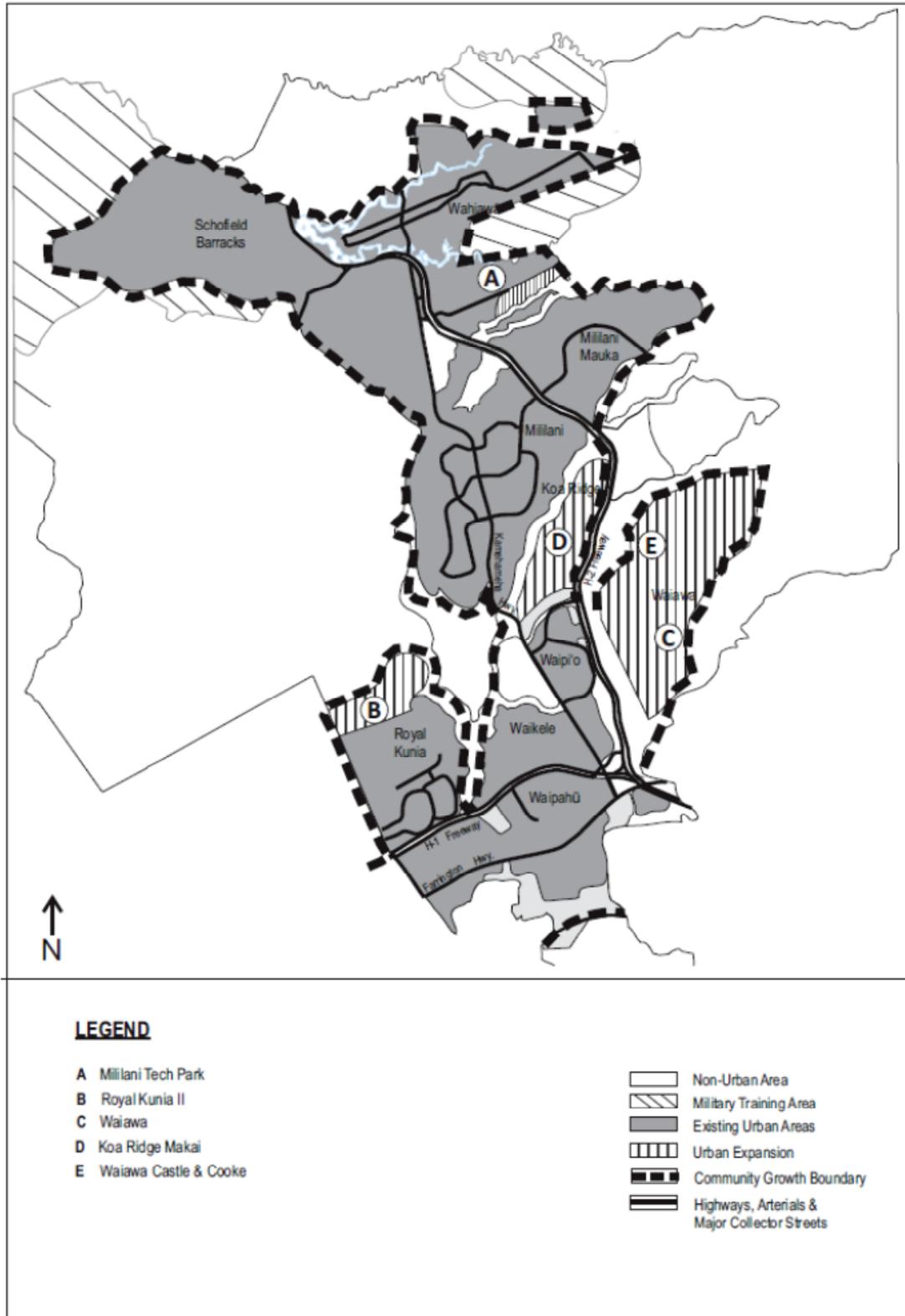


TABLE 2.1: CENTRAL O‘AHU DEVELOPMENT CAPACITY AND ENTITLEMENT STATUS

Projects ⁽¹⁾	Potential Housing Units	Number of Units Which		Developable Land Area (Gross Acres)				Total
		Need LUC	Need Zoning	Housing	Comm.	Ind.	Tech. / Med. Park	
Mililani Mauka ⁽²⁾	300			7	4			11
Mililani Technology Park ⁽³⁾							166	166
Royal Kunia Phase II	2,000			206	20	103		329
Royal Kunia Phase II expansion ^{(4) (5)}	1,600	1,600	1,600	161				161
Waiawa Phase I & II ^{(4) (6)}	5,000			546	119			665
Waiawa Phase III	4,550	4,550	4,550	280				280
Waiawa Castle & Cooke ^(7,8)	1,500	1,500	1,500	114				114
Koa Ridge Makai ^(7,9)	4,050			360	136	10		506
Koa Ridge Medical Park ⁽⁷⁾							28	28
Waipahū TOD ⁽¹⁰⁾	4,500		4,500					
Leeward Community College TOD ⁽¹⁰⁾	820		820					
Totals	24,320	7,650	12,970	1,674	279	113	194	2,260
Total Zoned	11,350			1,119	279	113	59	1,570

NOTES:

See Exhibit 2.3 for location of projects. Acreages and housing unit capacity estimates as of June 2014. Construction timing will depend on market conditions, approvals and permits.

- (1) Projects on lands located inside the Community Growth Boundary which are eligible for processing zone change and other development applications and permits.
- (2) A 7-acre commercial area within Mililani Mauka will be used for the Meheula Vista senior rental apartment project under an Act 201H exemption.
- (3) 135 acres in Phase II of Mililani Technology Park needs zoning approval, and may be subject to Low Impact Development standards requiring maintenance of existing aquifer recharge.
- (4) Development may be delayed due to long term leases for photovoltaic projects.
- (5) When Royal Kunia Phase II was placed in the State Urban District by the State Land Use Commission (LUC), the applicant stated that this 161 acre area would be developed as a golf course. Because one condition of the LUC approval is to develop in "substantial compliance with representations" made to the LUC, LUC approval will be required to change to residential use.
- (6) Commercial acreage includes 68 acres in Commercial/Industrial Mixed Use.
- (7) The State Land Use Commission granted reclassification for Koa Ridge Makai in June 2012. Waiawa Castle & Cooke was identified for "incremental" reclassification when and if further conditions are met.
- (8) Community areas in Waiawa Castle & Cooke can contain small commercial centers.
- (9) Koa Ridge Makai total residential units include 1,050 units in mixed use commercial and mid-rise residential located on 40 acres included in the residential acreage total.
- (10) The units estimate shown is the potential increase in development capacity if TOD regulations are adopted based on the **Waipahū Neighborhood TOD Plan** (April 2014).

Source: Department of Planning and Permitting records and annual survey results.

Table 4.1

Planned and Proposed Central O’ahu Roadway Network Improvements

Planned and Proposed Extensions and Improvements	ORTP 2040 Project Number (Responsibility)	ORTP 2040 Phasing
<p><u>North-South Corridors</u></p> <ul style="list-style-type: none"> Widen Kamehameha Hwy (4 lanes, Ka Uka Blvd to Lanikūhana Ave) Widen Kunia Road (6 lanes, H-1 to Royal Kunia) Widen Kunia Road (4 lanes, Royal Kunia to Wahiawā) Kolekole Pass Road (alternative access to Waianae) Widen Kamehameh Highway (3 lanes, Wahiawa Interchange to California Avenue) Central Mauka Road, Whitmore to Waiawa ⁽¹⁾ Pāiwa Street extension to Ka Uka Blvd. ⁽¹⁾ 	<p>207 (S)</p> <p>702 (S)</p> <p>702 (S)</p> <p>708 (S)</p> <p>857 (S)</p>	<p>2019-2029</p> <p>Illustrative</p> <p>Illustrative</p> <p>Illustrative</p> <p>2011-2018</p>
<p><u>East-West Corridors</u></p> <ul style="list-style-type: none"> Widen Farrington Hwy, Kunia to Waiawa (2 more lanes) Widen H-1 Freeway, Waiawa to Paiwa 	<p>356 (S)</p> <p>306 (S)</p>	<p>2030-2040</p> <p>2019-2029</p>
<p><u>Interchange Improvements</u></p> <ul style="list-style-type: none"> Waipi’o Interchange (H-2) Waiawa Interchange (H-1) H-1/H-2 Interchange ramps 	<p>307 (S)</p> <p>702 (S)</p> <p>704 (S)</p>	<p>2019-2029</p> <p>Illustrative</p> <p>Illustrative</p>
<p><u>New Interchanges</u></p> <ul style="list-style-type: none"> New H-2 Interchange (Pineapple Road Overpass) 	<p>308 (S)</p>	<p>2019-2029</p>
<p><u>Transit Projects:</u></p> <ul style="list-style-type: none"> Honolulu Rail Transit Project Bus service expansion Construct transit centers Fixed guideway, Central O’ahu 	<p>852 (C)</p> <p>603 (C)</p> <p>604 (C)</p> <p>754 (C)</p>	<p>2011-2018</p> <p>2019-2029</p> <p>2019-2029</p> <p>Illustrative</p>
<p>Notes:</p> <p>⁽¹⁾ Projects in <u>O’ahu Regional Transportation Plan 2030</u> (ORTP 2030), but omitted from ORTP 2035 and ORTP 2040.</p> <p>Projects are identified as C (City) or S (State) projects.</p> <p>Project numbers from ORTP 2040 Table 6-1.</p> <p>Illustrative projects were not included in the financially-constrained ORTP 2040 due to funding limitations. If additional funding becomes available, they may be considered for amendment to the ORTP.</p> <p>Source: <u>O’ahu Regional Transportation Plan 2040</u>, April 2016.</p>		

**Proposed Significant Changes to the
Central O’ahu Sustainable Communities Plan**

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Chapter 2: The Vision for Central O’ahu's Future

1. **Some Prime Ag Land Loss** is a necessary part of the General Plan growth management strategy that directs growth to Ewa and Central Oahu and away from rural O’ahu 2- 3

2. City policy is to **save substantial amounts of agricultural land** from urban development islandwide, and also to **nurture and strengthen the community of farmers** conducting agricultural and related activities on that land 2-3

3. Require Master Planned Communities to have **gathering places or "Main Street" areas** supported by existing or planned commercial or job centers 2-4, 2-20
also 3-60, 3-69 to 71

4. Use **Accessory Dwelling Units** to help provide affordable housing 2-4

5. Reduce automobile use by providing **Connectivity** 2-5, 2-22
also 3-60, 3-59, 3-64 to 3-65, 4-15 to 16

6. Reduce automobile use by seamlessly integrating bus service with rail service using local shuttles and Bus Rapid Transit to **connect Central O’ahu communities to rail stations** 2-5

7. **Protect and Conserve Water Resources** 2-6, 2-23

8. Conduct **surveys to identify Historic and Cultural Resources** 2-6

9. **Completion of the Rail Transit System is critical** to providing adequate transportation infrastructure for Leeward O’ahu 2-6 to 7, 2-19, 2-21

10. Revise the Community Growth Boundary to
 - a. Show Kunia Agricultural Park outside the Boundary; and
 - b. Show the East Range Training Area outside the Boundary 2-8 to 2-10, App. A

11. **Develop infrastructure needed to support diversified agricultural activities** in Central O’ahu, including water system improvements, and creation of economic infrastructure like grower cooperatives, storage and distribution systems, and an expanded network of farmers’ markets 2-14

12. **Support military job centers in Central O’ahu** as appropriate, consistent with the vision for Central O’ahu 2-20

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13. Develop master-planned communities that protect and expand green infrastructure, and conserve water and reduce water pollution through **use of low-impact development best practices.** 2-20
14. Develop master-planned communities that are **complete communities** providing jobs and amenities so that more residents can live, work, and play without needing to leave their community. 2-20
15. Strengthen support for **affordable housing**, particularly rental housing for students, families, seniors, and those with special needs. 2-20 to 22, 3-60
16. Support protection and refurbishment of **Kunia Village and Poamoho Village** to be vital rural villages and not just nostalgic museum attractions. 2-22
17. Reduce **light pollution** through use of fully shielded light fixtures using lower wattages 2-24, 3-33
18. Support preservation and enhancement of **Hawaii’s Plantation Village** as a significant cultural resource 2-24
19. **Development Priorities** include
- a. **Revitalization of Waipahū through TOD** 2-25, 3-35 to 47
 - b. **Revitalization of Wahiawā through job centers supporting diversified agriculture, and** conducting research, developing technology, and providing services and products in support of **age friendly communities** 2-24, 3-48 to 49, and 3-76
 - c. **Provision of adequate funding for infrastructure** through methods such as TIF and CFD 2-25

Chapter 3: Land Use Policies and Guidelines

1. **Retain drainageways as natural or man-made vegetated channels** that provide pedestrian and bike access where practical 3-6
2. Add policy to allow **Shoreline Setback expansion** to as much as 150 feet where justified by historic or adopted projections of coastal erosion rates 3-7
3. Developers of new public and private projects in shoreline areas should analyze possible impacts of **sea level rise** on their project and incorporate appropriate measures 3-7
4. Strengthen policies regarding uses of **non-residential farm buildings** and their exposure to flood hazards 3-7

	<u>PAGE</u>
5. Add policy calling for use of environmental design to reduce crime and encourage “positive interactions” among park users	3-14
6. Update policies for development of Patsy Mink Regional Park, Wahiawā Botanical Garden , and the Waipahū Shoreline Park Complex .	3-14, 3-16
7. Delete language about golf course development requiring a " Community Integration Program "	3-15
8. Use xeriscaping and give preference to use of drought-resistant native Hawaiian plants	3-15 to 16 3-23, 3-66, 3-73, 3-75, 3-77
9. Clarify Park Land Standards per 1,000 residents	3-21
10. Clarify need for Community-Based Parks can be met either through public or private facilities	3-21
11. Use community-based parks as sites for farmer’s markets and community gardens	3-22 and 23
10. Delete all references to Railway Operations on the OR&L Historic Railway Right-of-Way in Central O’ahu	3-26 thru 3-30
12. Add a new Section 3.5:Natural Resources with policies and guidelines for <ul style="list-style-type: none"> a. water conservation, b. wildlife habitat protection, c. ravine preservation for flood water storage role and potential as open space recreation resource, d. Pearl Harbor aquifer protection, e. identification of endangered species habitat, f reduction of light pollution 	3-30
13. Update the Waipahū Town section to incorporate TOD planning	3-35 thru 3-47
14. Incorporate Complete Streets policies and guidelines	3-45, 3-52, 3-64, 3-66, 3-72, 4-13
15. Updates to the Wahiawā Town section to add <ul style="list-style-type: none"> a. protection for the historic architectural character of the town, b. prohibition of urban development north of Wahiawā, and c. creation of job centers supporting Central O’ahu and North Shore diversified agricultural and age-friendly communities 	3-48 to 53
16. Clarify Off-Street Parking Guideline for Wahiawā	3-53
17. Clarify Protected Vistas for Wahiawā	3-53
18. Delete redundant Public Access Policy for Plantation Villages	3-57

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19. Add City Affordable Housing policy to Residential Communities section	3-60
20. Allow Accessory Dwelling Units to provide affordable housing and provide housing alternatives for seniors, young individuals, and young families	3-63
21. Modify Medium Density Apartment guidelines to reflect Waipahū TOD	3-63 and 64
22. Provide pedestrian pass-throughs or mid-block cross walks if possible where blocks exceed 350 feet on a side	3-65
23. Adopted Waipahū Neighborhood TOD Plan policies have precedence over SCP policies, no need to amend SCP to resolve discrepancies	3-67
24. Permit multi-family residential above the first floor in commercial retail centers	3-69
25. Allow business hotels in Major Community Commercial Centers where compatible	3-70
26. Allow heights up to 90 feet in Major Community Commercial Centers where justified by community benefits	3-74
27. Require master roadway plan design to provide transit access for commercial developments with more than 1,000 sq ft or more than 10 workers	3-75
26. Require view plane studies for industrial structures over 100 feet	3-78
27. Expansion of policy guidance for City-military relationships	3-83 to 84
28. Clarify applicability of City land use plans and regulations for private leases for private uses on Federal owned lands	3-84

Chapter 4: Public Facilities and Infrastructure Policies and Guidelines

1. Provide sites for bus transit centers and park-and-ride facilities in new developments	4-13
2. Expand Community-Level Street Standards in Transportation System guidelines	4-15 to 16
3. Add Water Resource Policies	
a. Ensuring adequate capacity for new development	4-20
b. Allow development of lands above the 50 inch-isohyet which are critical to Pearl Harbor aquifer recharge only if it can be demonstrated that use of Low Impact Development practices will sustain or increase the amount of recharge	4-20
c. Protecting against water contamination	4-20
d. Supporting infiltration enhancement	4-20
e. Promoting efficiency and conservation	4-21
f. Requiring dual water lines	4-21

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g. Promoting use of recycling water recovered from wastewater	4-22
h. Promoting capture and reclamation of stormwater	4-22
4. Revise policy on use of recycled water recovered from treated effluent	4-24
5. Add clean energy policy to Electrical Power Development policies	4-25
6. Require protection of high quality ag lands and maintenance of aquifer recharge and encourage complementary ag uses in approving solar facilities on ag lands	4-26
7. Add solid waste planning consultation requirement to Solid Waste Handling and Disposal policies	4-27
7. Amend Drainage Systems existing policy re natural and vegetated drainageways to allow concrete-lined channels where no reasonable alternative exists	4-29
8. Add Drainage Systems policies to reduce sedimentation and add guidelines to	
a. Address stream erosion problems	
b. Encourage and require best management practices for erosion reduction	
c. Establish vegetated stream buffer zones	
d. Control flooding in Waipahū	4-30 to 31
9. Update School Facilities policies and guidelines to include impact fee requirements	4- 35
10. Add resiliency policy requiring provision of adequate Outdoor Warning Siren coverage, and safe and effective emergency evacuation and shelter provision as a condition of new development approval	4-40
11. Add emergency shelter policies to Public Safety Facilities policy section	4-40
11. Delete reference to Koa Ridge Medical Park in Other Community Facilities Section	4-41 to 42
12. Add Antennas policies to Other Community Facilities Section	4-43

Chapter 5: Implementation

1. Add policy encouraging public-private partnerships and new financing mechanisms to facilitate implementation of the vision for Central Oahu development	5-1
2. Update Public Facility Investment Priorities	5-2

3. Replace existing language about Applications for Urban Uses Outside the Growth Boundary with statement that the **Director should use power to deny zone change applications without submittal to the Planning Commission** [per LUO Sec. 21-2-2.40-2(c)] **to deny applications for urban uses for parcels outside the Community Growth Boundary.** 5-6
4. Add procedures and requirements for **Zone Change Environmental Assessment and Project Master Plans** found in the Adopting Ordinance in the 2002 Plan so that the Plan is a more comprehensive reference. 5-6 to 5-10
5. Add statement recognizing **precedents from recent Supreme Court cases** concerning when EA may be required. 5-7
6. Delete **outdated Sec. 5.6 Transition from the Current System** 5-12
7. Update **Sec. 5.8 Review and Revision of Development Codes** 5-13
8. Add an **Implementation Matrix** 5-15 through 5-33

Appendix A: Conceptual Maps

1. Revise the **Community Growth Boundary** description A-3 to 4
2. Correct the description of the **Historic Bikeway Corridor** to remove references to historic rail operations on the Central O’ahu segments of the OR&L Right-of-Way A- 5 to 6, A-13
3. **Revise map details** on all four of the conceptual maps
 - Map A-1: Open Space Map A-17
 - Map A-2: Urban Land Use Map A-19
 - Map A-3: Public Facilities Map A-21
 - Map A-4: Development Capacity Map A-23

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