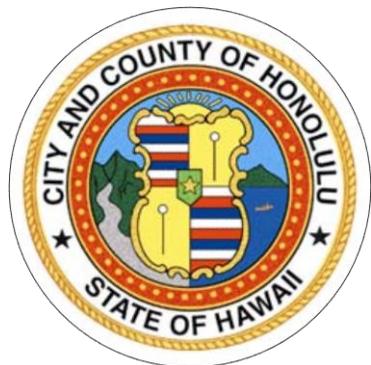




**EAST HONOLULU  
SUSTAINABLE COMMUNITIES PLAN  
PROPOSED REVISED PLAN  
PLANNING COMMISSION HEARING**



# Submittal Package

## EAST HONOLULU SUSTAINABLE COMMUNITIES PLAN



City and County of Honolulu | Department of Planning and Permitting | September 2020

## EAST HONOLULU SUSTAINABLE COMMUNITIES PLAN MODIFIED RAMSEYER VERSION



City and County of Honolulu | Department of Planning and Permitting | September 2020

## EAST HONOLULU SUSTAINABLE COMMUNITIES PLAN TECHNICAL REPORT

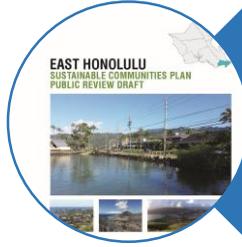


**1999 TO 2020**

Volume 1 of 2

DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU  
SEPTEMBER 2020

# Presentation Agenda



Context and Overview



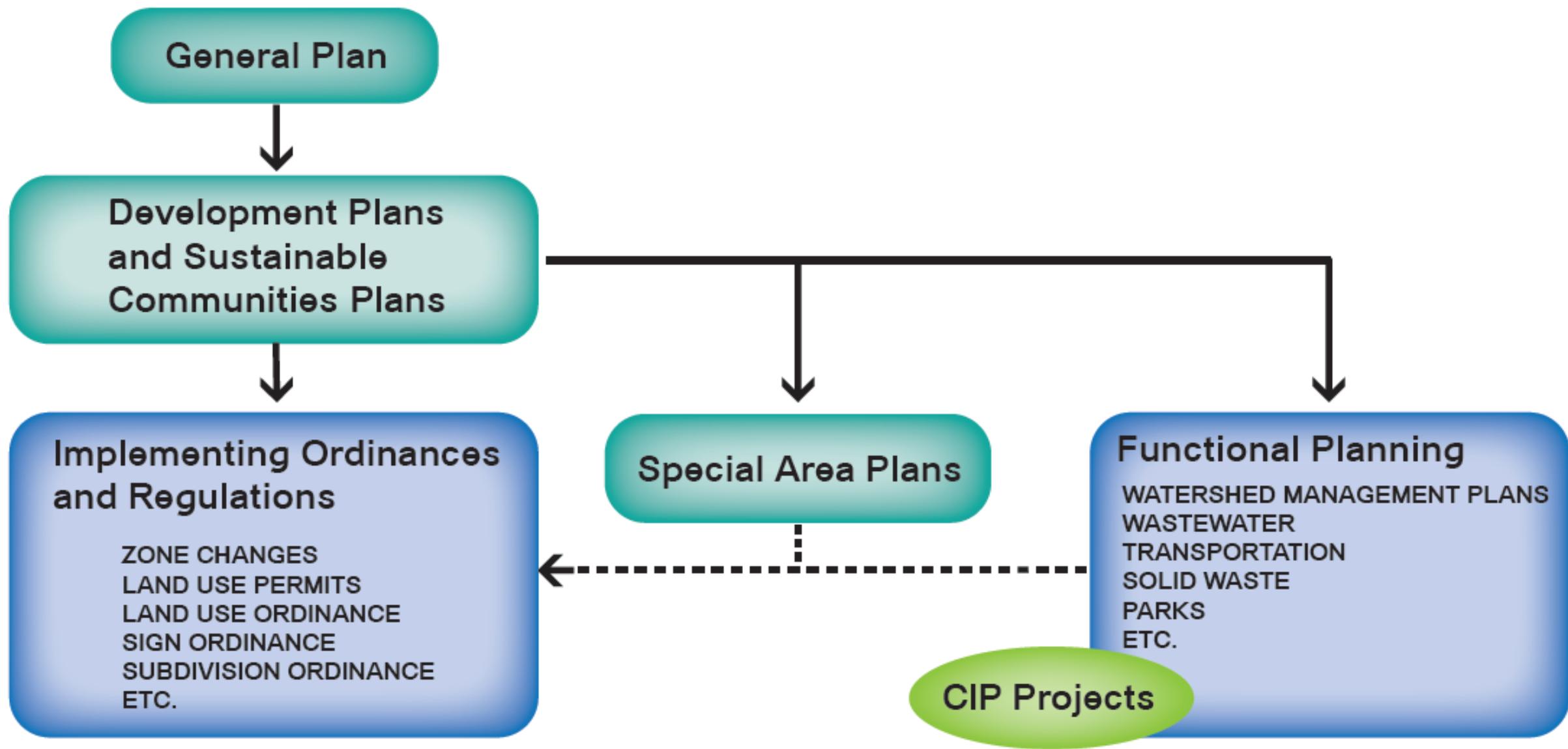
Plan Contents



Process of Revisions



Proposed Changes



# East Honolulu's Role in O'ahu's Development Pattern

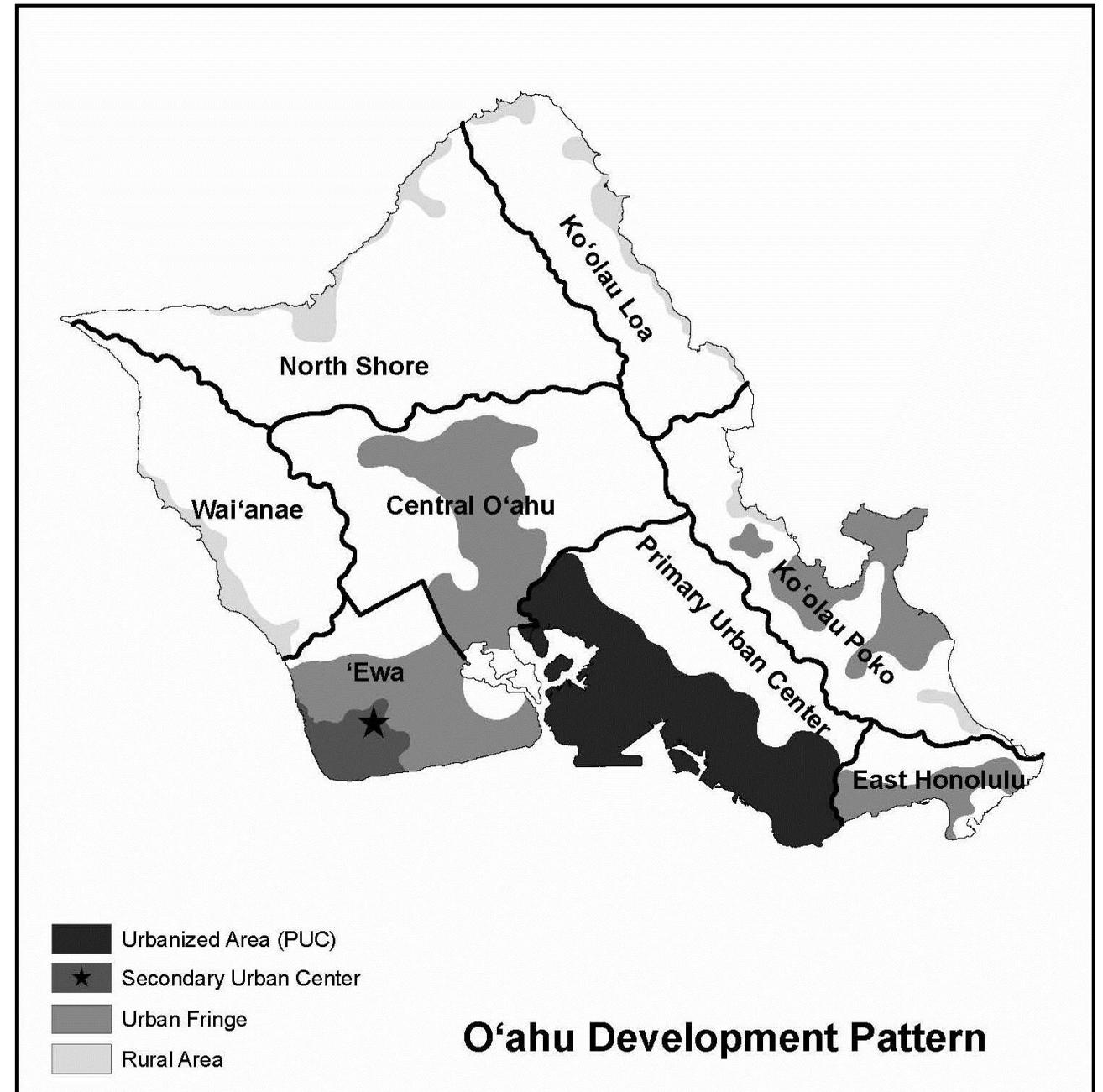
Designated Urban Fringe

Limited development and population growth

Predominantly residential area, generally low-rise

Maintain the existing Community Growth Boundary

Population stabilization around 50,000



## Table 2-2: Population and Projections by Development Plan Area

DP Area	2000 Pop	2000 % Share	2010 Pop	2010 % Share	2035 Pop	2035 % Share	2040 Pop	2040 % Share
PUC	419,333	47.9%	435,118	45.6%	458,200	42.8%	467,100	43.0%
‘Ewa	68,696	7.8%	101,397	10.6%	173,800	16.2%	172,700	15.9%
Central O‘ahu	148,208	16.9%	168,643	17.7%	189,500	17.7%	192,400	17.7%
<b>East Honolulu</b>	<b>46,735</b>	<b>5.3%</b>	<b>49,914</b>	<b>5.2%</b>	<b>48,900</b>	<b>4.6%</b>	<b>50,000</b>	<b>4.6%</b>
Ko‘olau Poko	117,999	13.5%	115,164	12.1%	110,800	10.3%	113,300	10.4%
Ko‘olau Loa	14,546	1.7%	16,732	1.8%	18,000	1.7%	18,100	1.7%
North Shore	18,380	2.1%	17,720	1.9%	19,200	1.8%	19,600	1.8%
Wai‘anae	42,259	4.8%	48,519	5.1%	52,900	4.9%	53,600	4.9%
<b>Population Total</b>	<b>876,156</b>	<b>100%</b>	<b>953,207</b>	<b>100%</b>	<b>1,071,200</b>	<b>100%</b>	<b>1,086,700</b>	<b>100%</b>

# Content of the East Honolulu Plan

## Chapter 1

- East Honolulu's Role in O'ahu's Development Pattern defines the region's role and identity;

## Chapter 2

- The Vision for East Honolulu's Future summarizes the community-based vision for the future of the region;

## Chapter 3

- Land Use Policies and Guidelines provides the land use policies needed to implement the vision;

## Chapter 4

- Public Facilities and Infrastructure Policies and Guidelines provides the infrastructure policies needed to implement the vision;

## Chapter 5

- Implementation identifies the means through which the policies will be applied, including zone changes, and infrastructure budgeting;

## Appendix

- Conceptual Maps

Workshop I – January 2005

- Community orientation and outreach

Workshop II – September 2012

- Community outreach restart

Workshop(s) III – Spring 2016

- 3 Climate adaptation workshops

January / February 2019

- Publication of the **Public Review Draft**

Workshop IV – March 4, 2019

- Announcement, presentation, and Q&A

Workshop V – May 18, 2019

- Presentation and Q&A

April 2020

- Publication of the **Proposed Revised Plan**

Summer 2020

- NB discussions and public review

September 30, 2020

- Planning Commission Public Hearing

Fall/Winter 2020

- Transmittal to City Council





# EAST HONOLULU

## SUSTAINABLE COMMUNITIES PLAN



# Major Additions to the Vision in the PRD

Become more age-friendly and focus on complete streets

Implement ahupua'a concept and low-impact development standards

Address, minimize, and adapt to potential impacts of climate change and sea level rise

Create resilient, disaster-ready communities



Image: Hawaii Bicycling League



Image: Image from <https://davidlakota.files.wordpress.com/2013/01/ahupuaa-3.jpg>

# Changes Made Since the PRD (2019)

Updated data and  
figures

Technical and  
non-substantive  
corrections

Incorporated  
comments into Plan

Published the  
Technical Report

# Highlights of Changes to the Plan

Vision Statement

Oahu Resilience Strategy

Discussion on historical use and development 3.4.1

Wāwāmalu Beach discussion

East Honolulu is a safe, clean community with unique landscapes and natural and cultural resources. Each residential neighborhood has its own special quality and sense of place...

Add to discussion on streams

Section 4.3.3 Cesspools

# **EAST HONOLULU SUSTAINABLE COMMUNITIES PLAN TECHNICAL REPORT**



**1999 TO 2020**

**Volume 1 of 2**

**DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU  
SEPTEMBER 2020**

Written Comment	DPP Response	Section	Page #	Text Change from PRD	Reviewer
Add discussion on agriculture and food sustainability in the section on "A Sustainable Future for O'ahu."	No change. This is a summary. The Plan does not touch much on food sustainability and the community has expressed their desire to keep farm lots isolated from residential areas	ES	ES-3	-	Townscape
Besides the Sea Level Rise Report, Hawaii Emergency Management Agency's 2018 Hazard Mitigation Plan provides useful data, planning information, and vulnerabilities for Hawaii. There is also a Statewide "zero emissions clean economy target"/carbon "neutrality" requirement by 2045 (Hawaii Revised Statutes (HRS) § 225P-5) Act 15, SLH 2018.	Added to Technical Report	ES	ES-4	<i>o Hawaii Emergency Management Agency's 2018 Hazard Mitigation Plan provides useful data, planning information, and vulnerabilities for Hawaii. o There is a Statewide "zero emissions clean economy target"/carbon "neutrality" requirement by 2045 (HRS § 225P-5) Act 15, SLH 2018.</i>	OP
There is also a requirement for one-hundred percent reclaimed water use in State and County facilities by 2045 with exception. (HRS § 174C-31, g (6)) Act 170, SLH 2016.	<b>Revised Plan</b>	ES	ES-4, 4-8	<i>o Expand use of reclaimed water in State and County Facilities in accordance with HRS 174C-31. o Encourage use of reclaimed water in redevelopment projects.</i>	OP
Revise the second paragraph to the following: "The issues addressed either directly or indirectly by these regional plans certainly overlap with other planning responsibilities of other departments, such as recreation (parks, trails, shoreline), water delivery and consumption, wastewater services ... "	No change, consistent with other DPSCPs	ES	ES-5	-	Townscape
Revise statement to the following: "A community that can successfully manage change with respect to natural and cultural resources will flourish and prosper in the future."	No change. Language is consistent with newly revised plans.	ES	ES-5	-	Townscape
This concept needs to permeate throughout the entire Plan.			ES-6		
Revise second bullet to the following: "Protect lands designated for <u>recreation</u> , agriculture, physical and biological resources, and where appropriate, open spaces and view planes. "	<b>Revised Plan</b>	ES	ES-5	<ul style="list-style-type: none"><li>• Protect lands designated for <u>recreation</u>, agriculture, physical and biological resources, and where appropriate, open spaces and view planes;</li></ul>	Townscape
Add the following concepts to the Executive Summary:	See below	ES	ES	-	Townscape
City and State agencies to collaborate and partner with the community to protect and manage resources.				<u>Encourage greater collaboration across agencies</u>	Townscape
Protect and manage the integrity of our resources to serve the residents first and then visitors secondary.	<b>Revised Plan.</b> Added a bullet	ES	ES-6	<u>and with the public to manage and protect community resources.</u>	Townscape
1st bullet: List the "seven principles of universal design."	No change. This is the summary. The concept will be discussed in the relevant sections.	ES	ES-7	-	Townscape
Use language directly from the City Charter relating to the Sustainable Communities Plan.	<b>Partially revised Plan.</b> The 2017 edition does not impact the description of the DPs put in place prior to the adoption of the 1999 Plan. Added purpose	ES	ES-8	<i>"to recognize and anticipate the major problems and opportunities concerning the social, economic and environmental needs and future development of the city and to set forth a desired direction and patterns of future growth and development." (Section 6-1507)</i>	Townscape
Establish a management plan for cultural, historical, and natural areas to protect and preserve these important resources for future generations.	No change. While the DPP may be supportive of a separate plan, this is partially the role of the Plan.	ES	ES	-	Townscape
Usage of our resources is detrimental to the environment.	No change. Overly broad.	ES	ES	-	Townscape

# Executive Summary

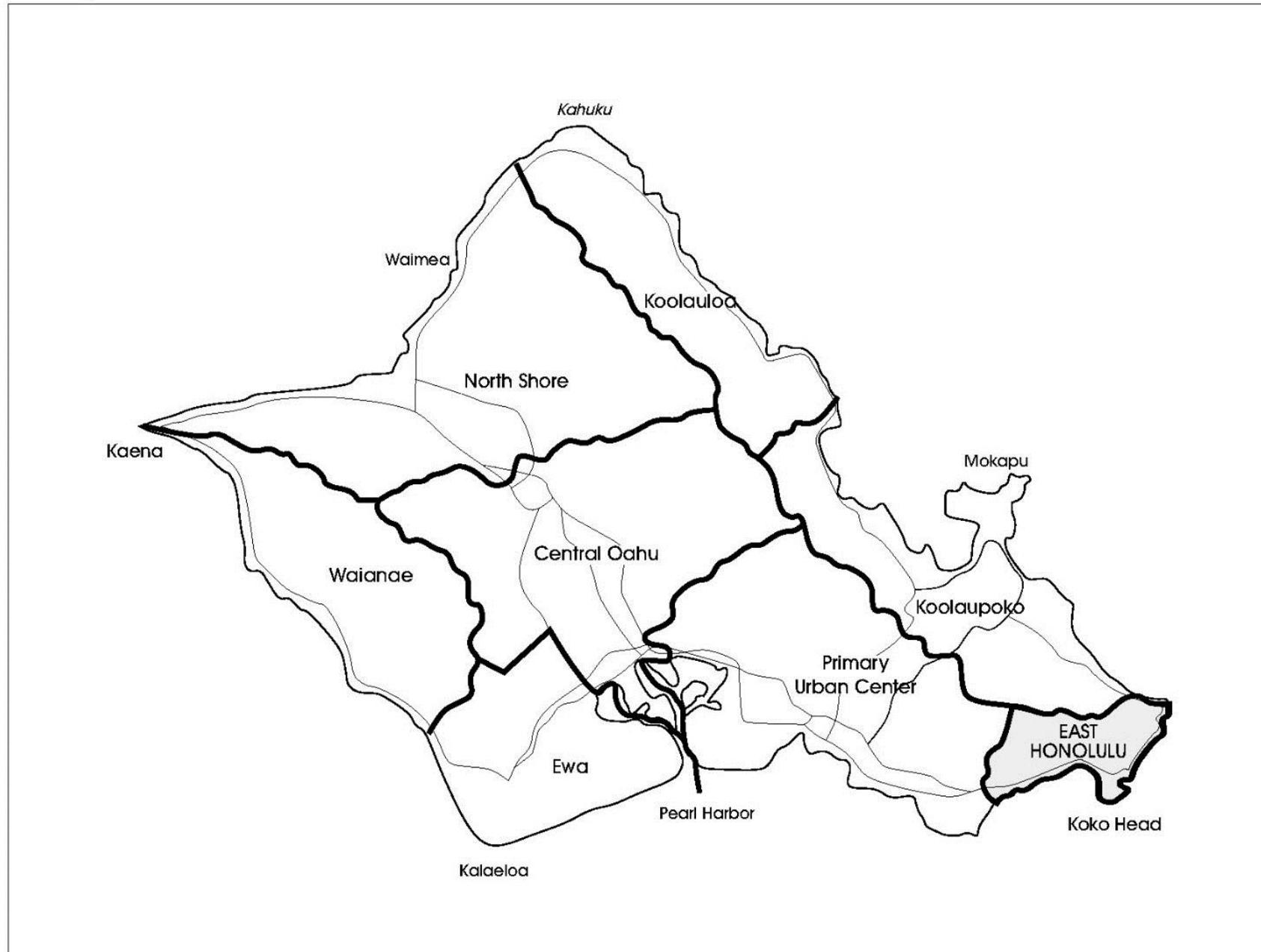
- Revised and clarified roles of DPs and SCPs. ES
- Simplified Preface and Executive Summary to be consistent with other SCPs.  
**Exhibit ES-1** has been updated based on the proposed **General Plan** currently before City Council and added to the ES to be consistent with other DPs and SCPs. ES
- + Expanded the generalized discussion of the community outreach process. ES-3
  - Changed five year review to ten year review ES-3
- Added discussion on climate change and sea level rise developments including plans and reports that address these concerns. ES-4
- Reintroduce ahupua‘a concept into the **Plan**. ES-5
- + Added recreation and support of the introduced and adopted **O‘ahu Resilience Strategy**. ES-5 & 6
- Added the principles of age-friendly communities. ES-6
- Reformat Honolulu Land Use Planning and Management System, previous Section P.2. ES-6

Key:

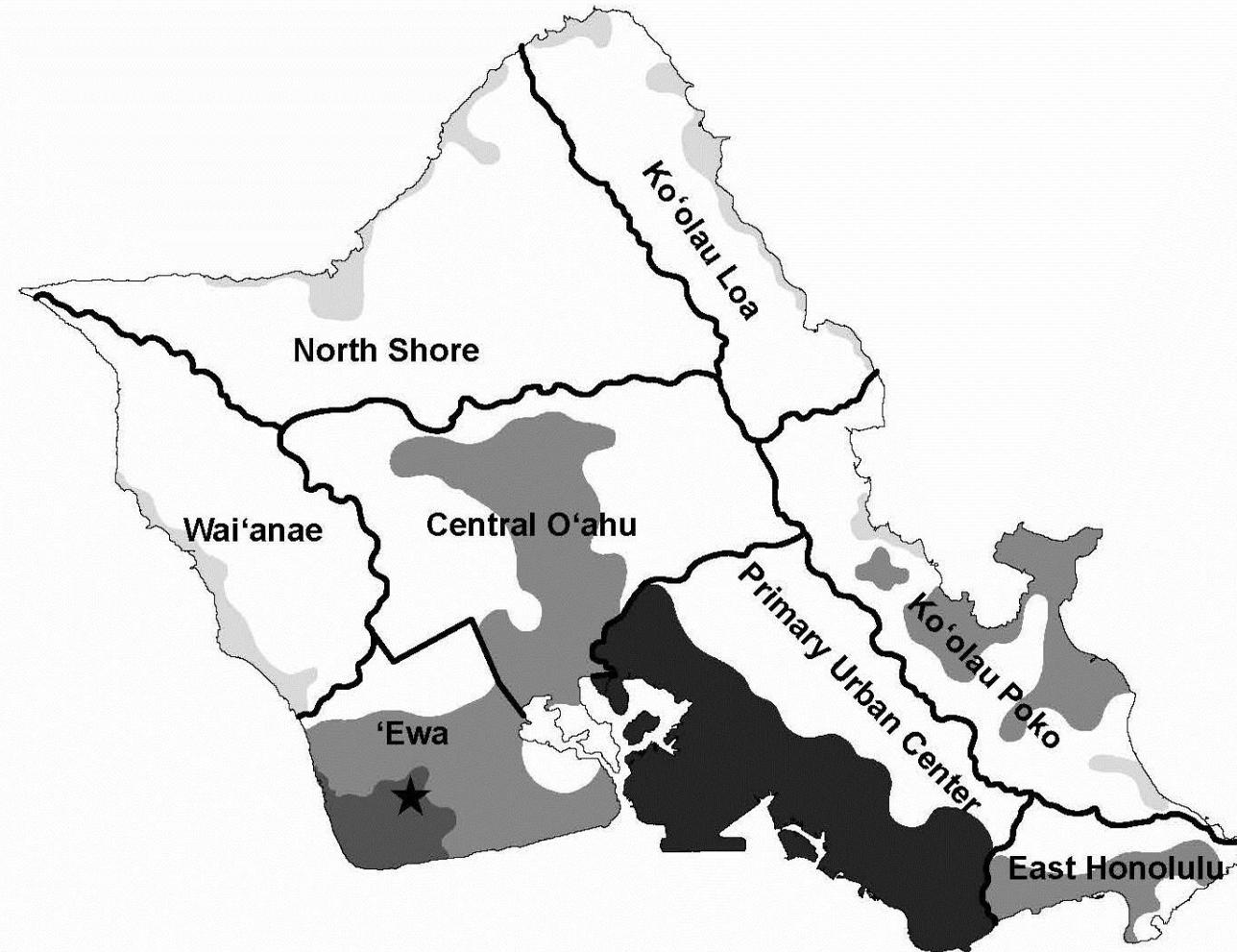
- Public Review Draft 2019
- + 1<sup>st</sup> draft Proposed Revised Plan – April 2020
- 2<sup>nd</sup> draft Proposed Revised Plan – September 2020

# 1999 Map

**Figure 1-1**  
**Development Plan Areas for Oahu**



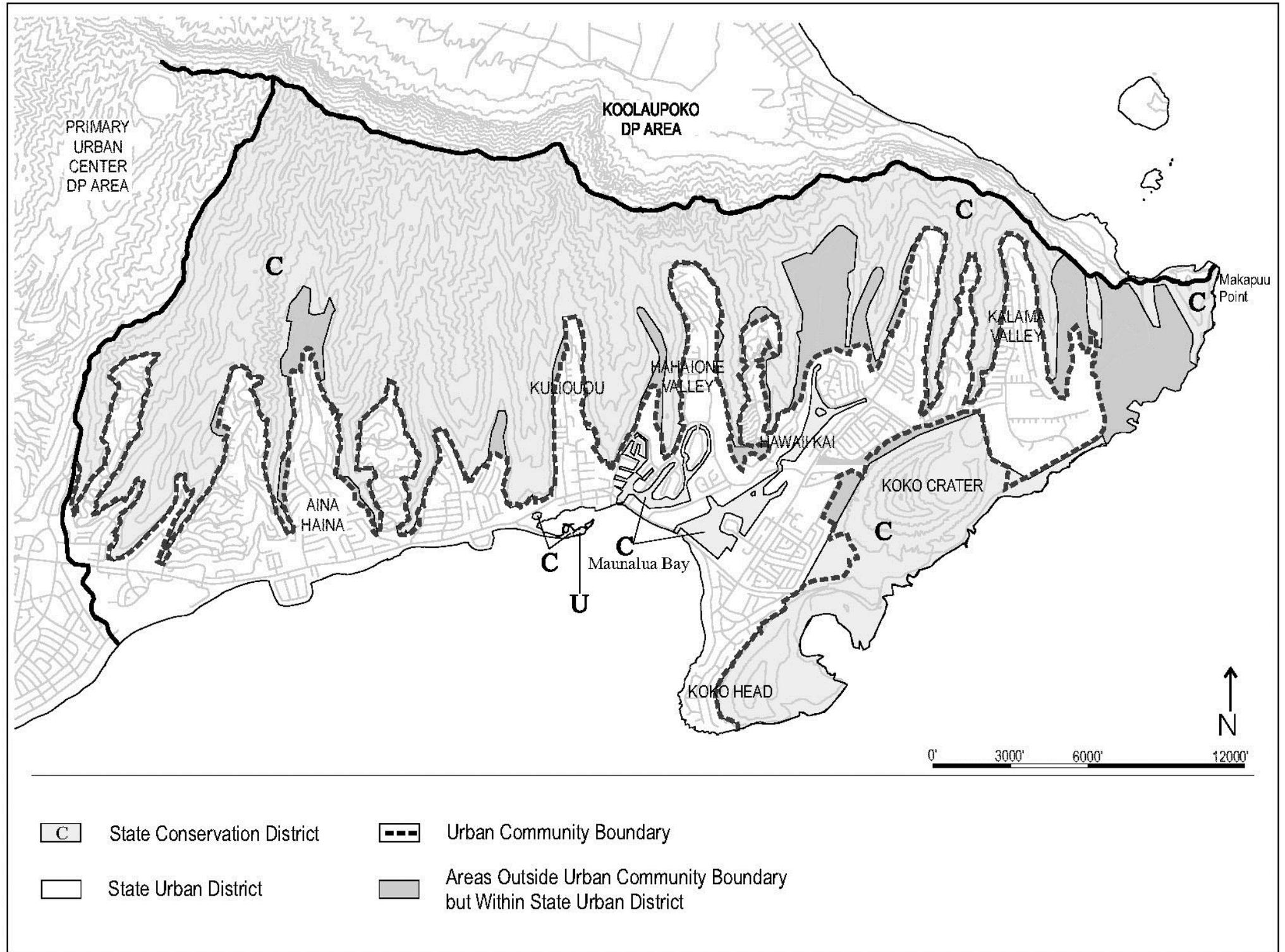
# 2020 Map

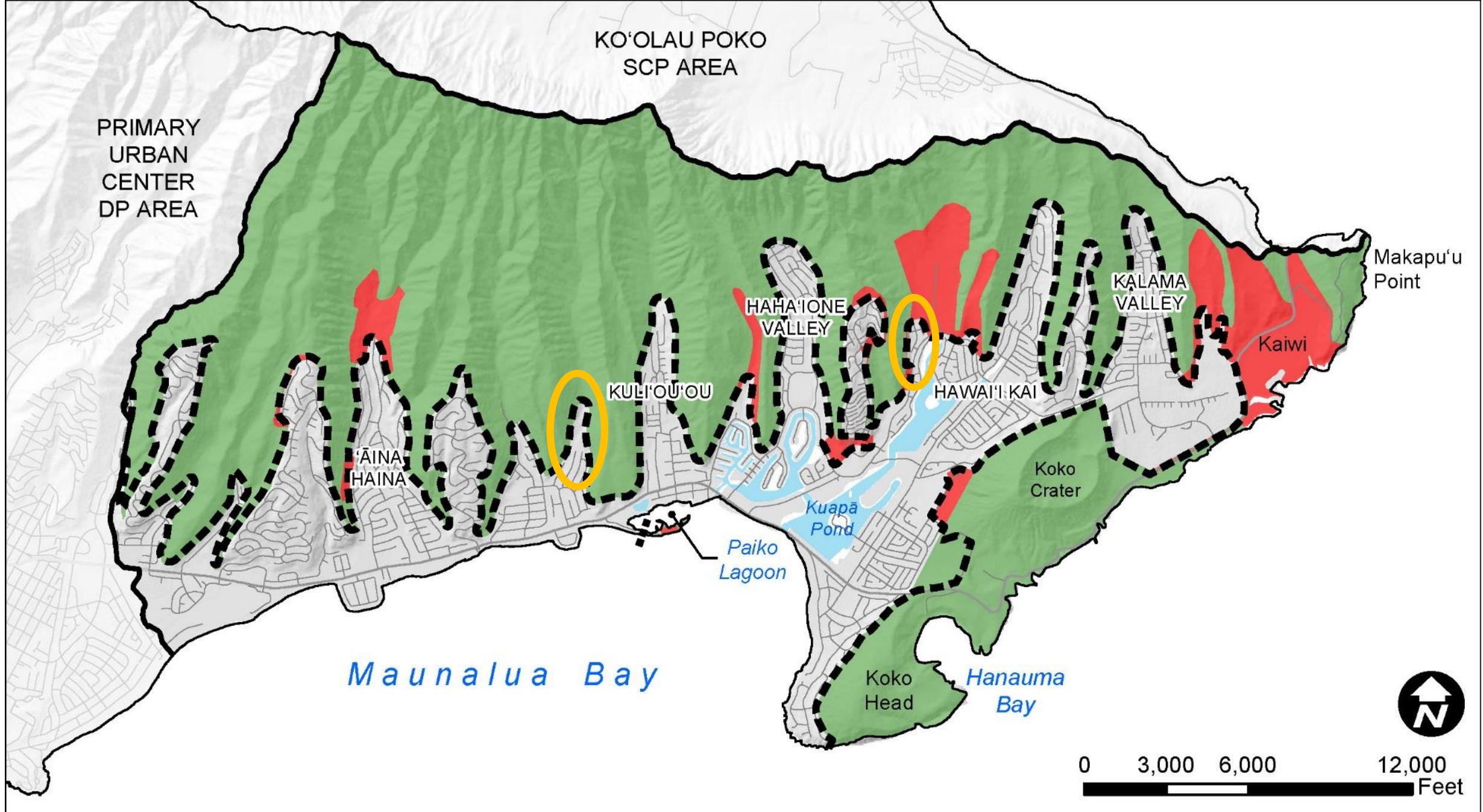


- Urbanized Area (PUC)
- ★ Secondary Urban Center
- Urban Fringe
- Rural Area

**O'ahu Development Pattern**

**Figure 2-1  
Urban Community Boundary**



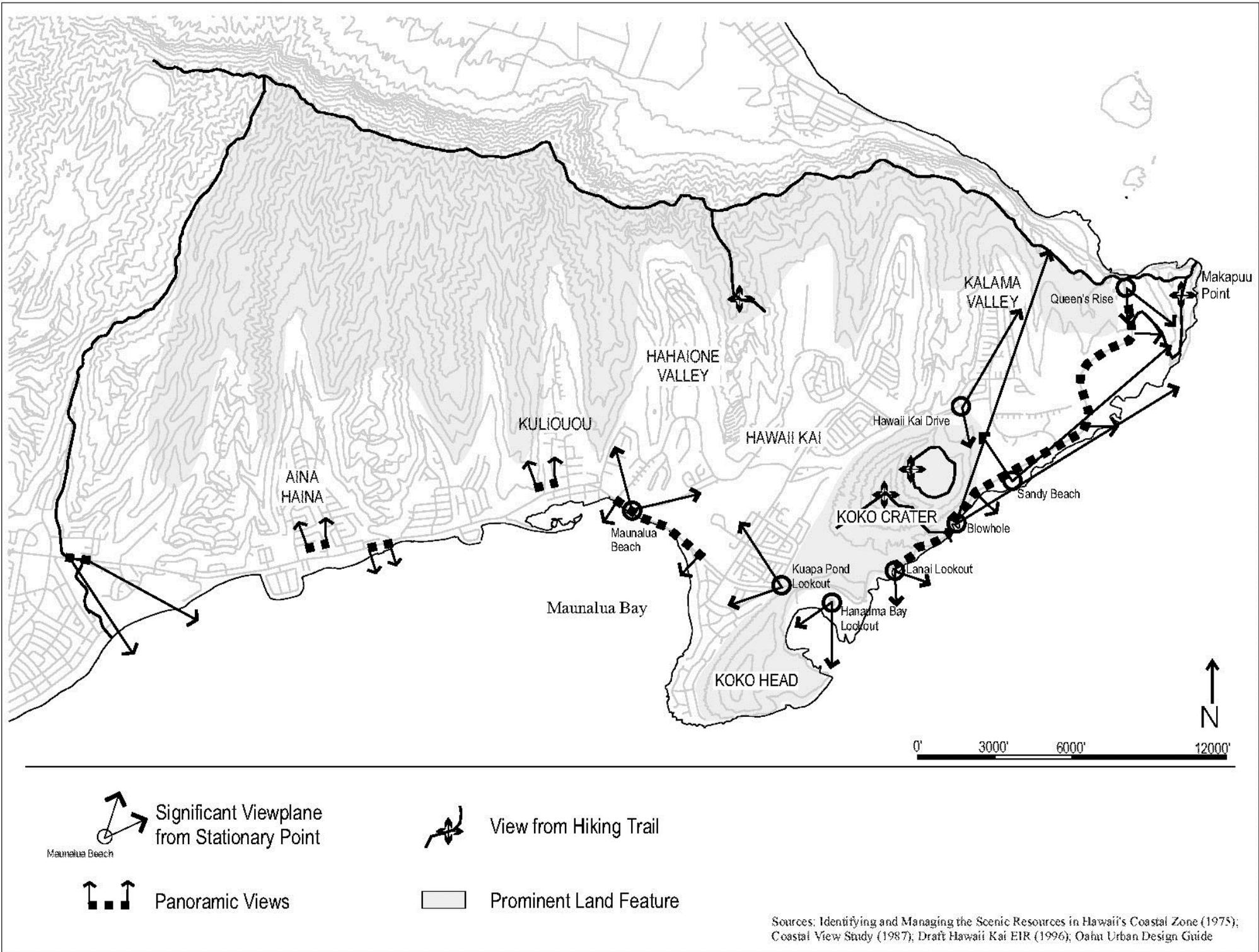


### COMMUNITY GROWTH BOUNDARY

- Community Growth Boundary (CGB)
- █ State Urban District
- █ Areas Outside of the CGB but Within the State Urban District
- █ State Conservation District

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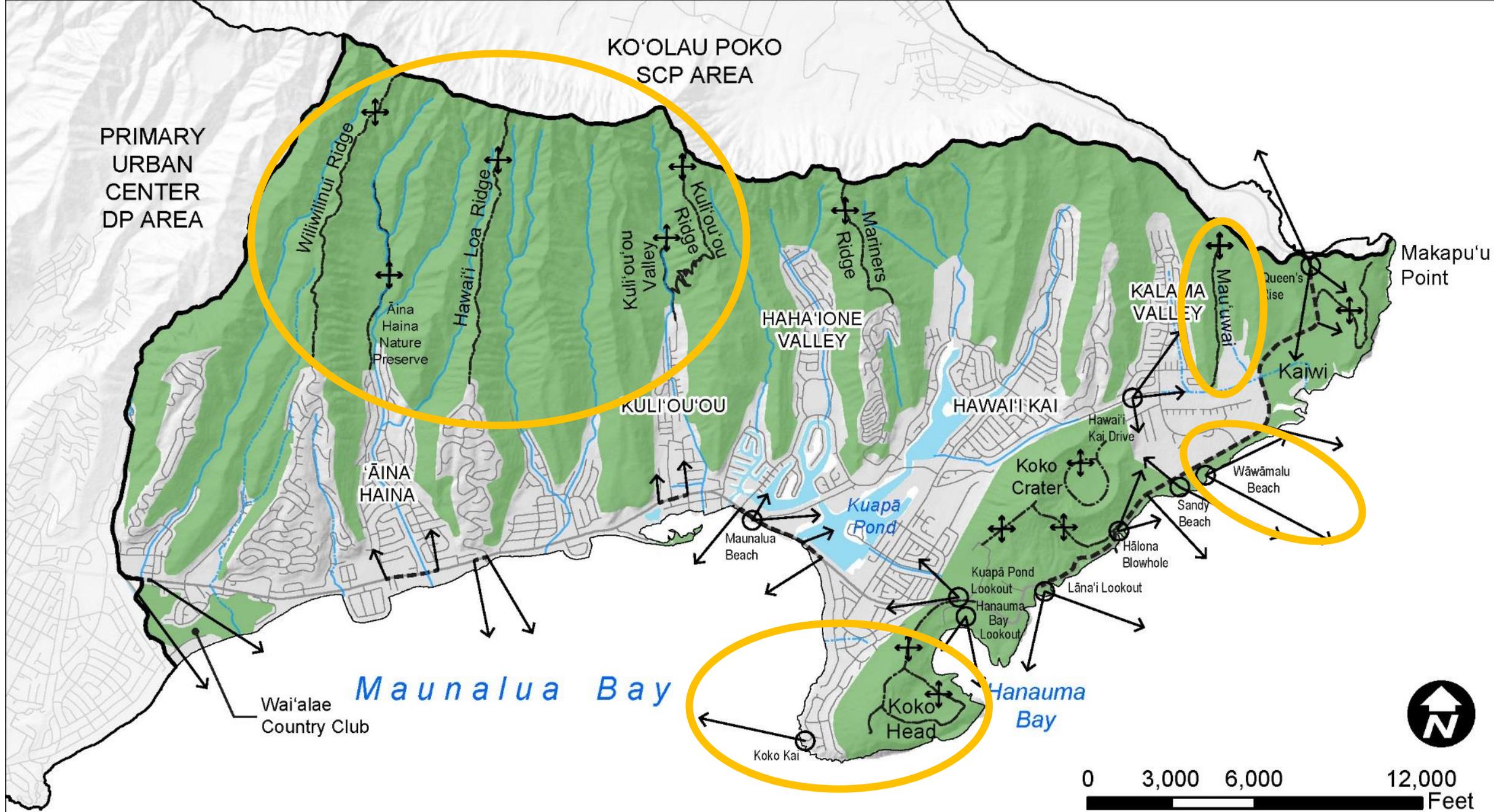
**Figure 2-4  
Koko Head - Makapuu Viewshed**



 Significant Viewplane from Stationary Point  
 Panoramic Views

 View from Hiking Trail  
 Prominent Land Feature

Sources: Identifying and Managing the Scenic Resources in Hawaii's Coastal Zone (1975); Coastal View Study (1987); Draft Hawaii Kai EIR (1996); Oahu Urban Design Guide

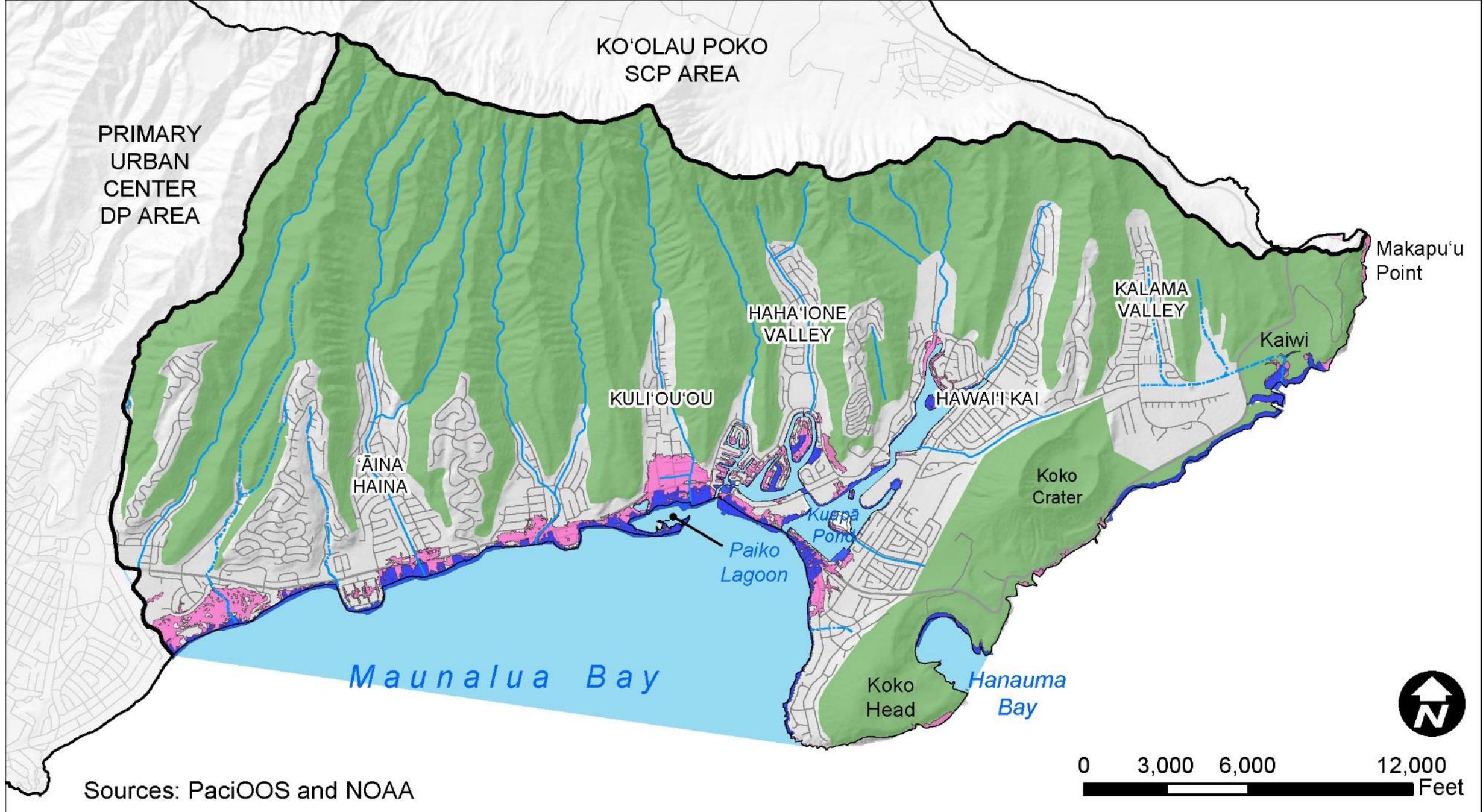


**SCENIC RESOURCES**

- Significant Viewplane From Stationary Point
- Panoramic View

- View from Hiking Trail
- Prominent Land Feature

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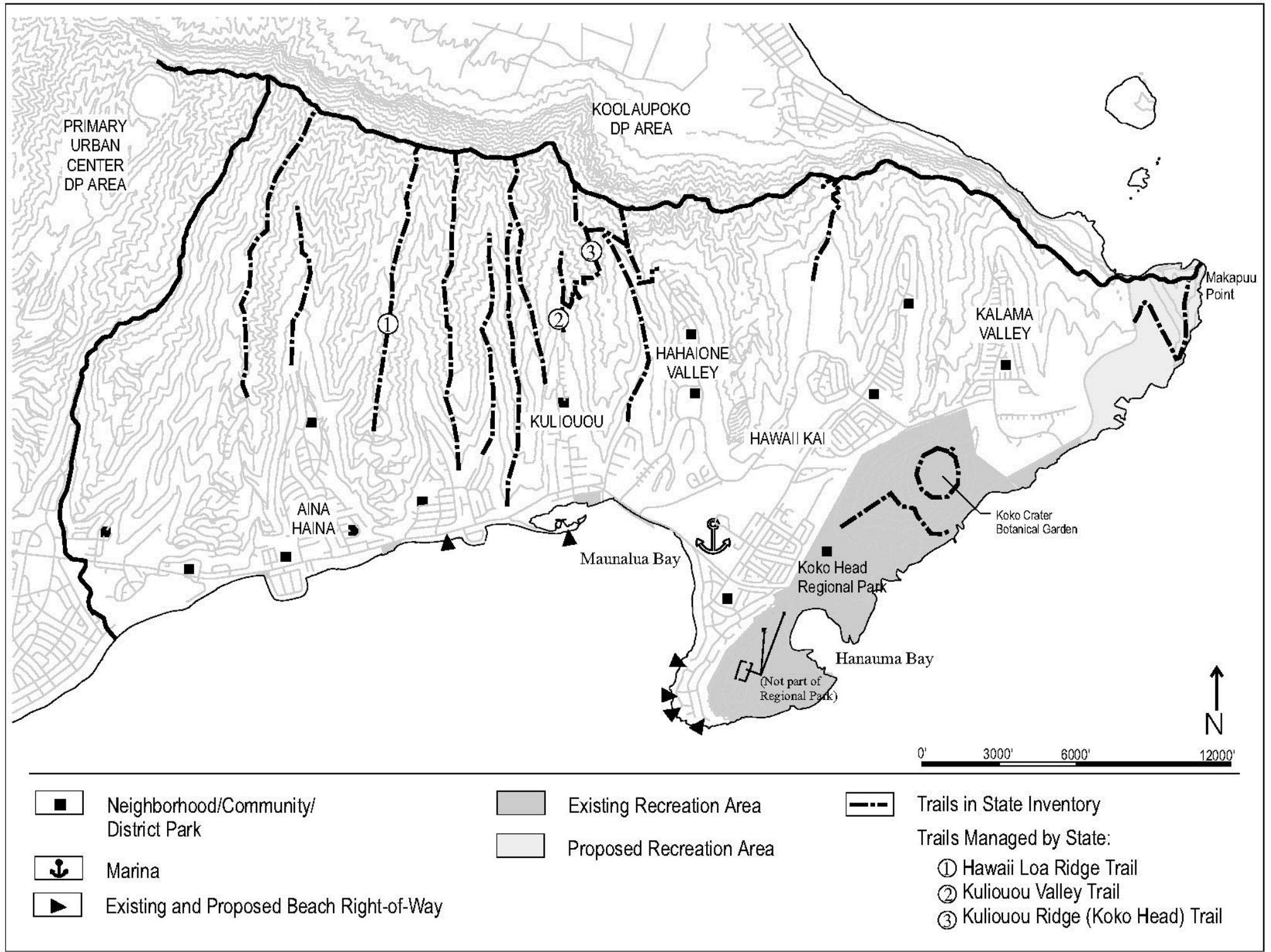


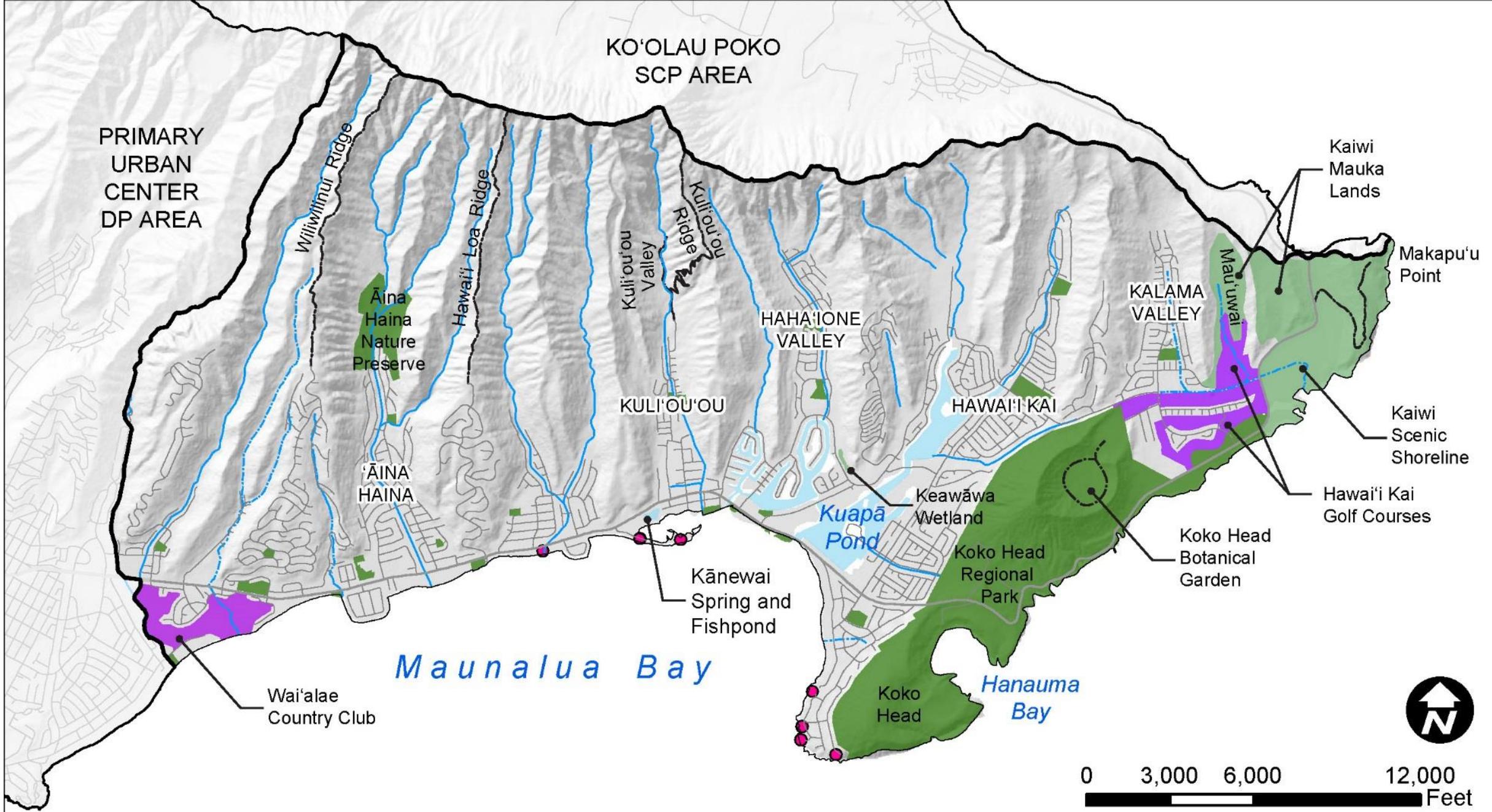
## SEA LEVEL RISE EXPOSURE AREA AND PASSIVE FLOODING

- Perennial Stream
- - - Non-Perennial Stream
- 3.2 Feet SLR-XA
- 6 Feet Passive Flooding

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**Figure 3-1  
Public Parks and Recreation Areas**

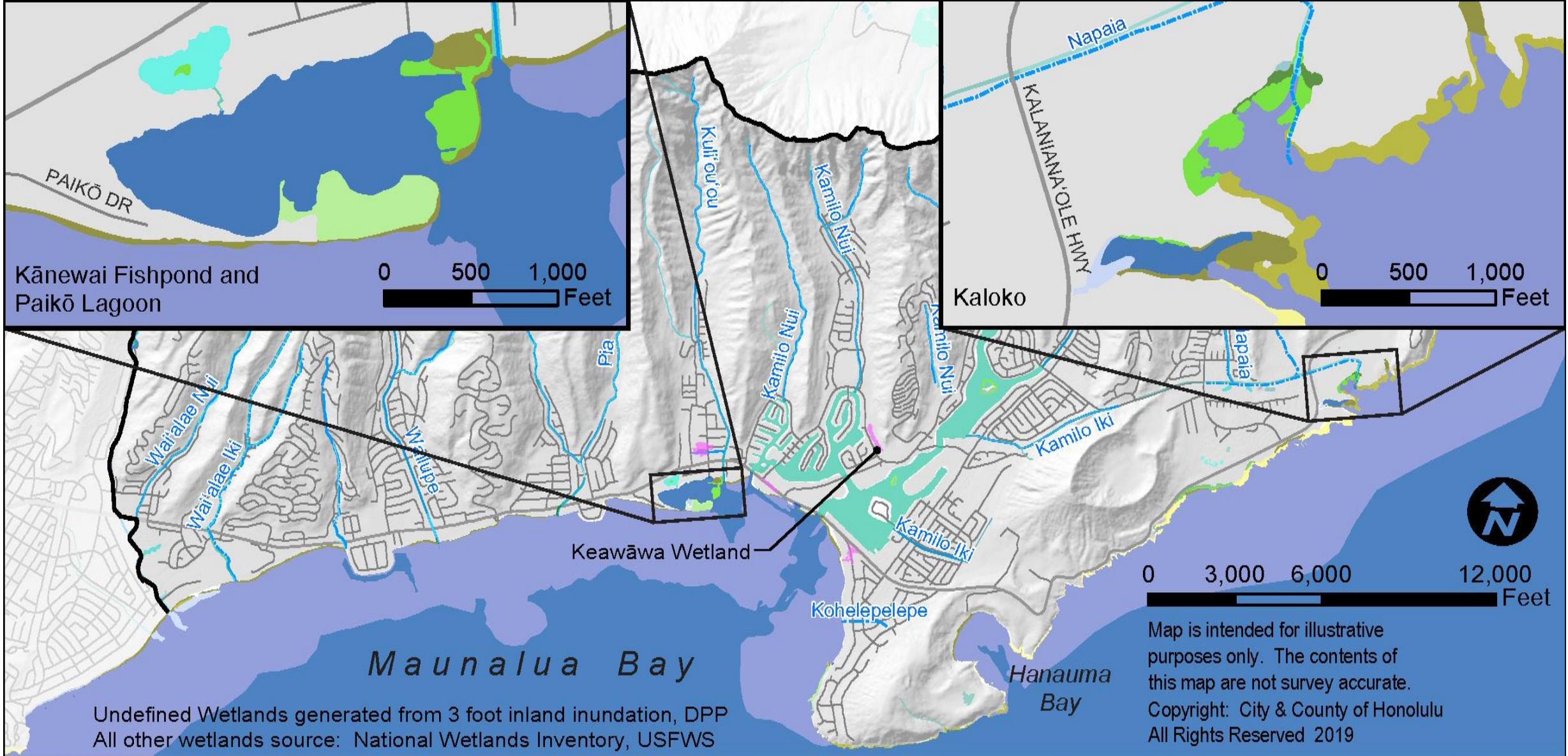




### PUBLIC PARKS, TRAILS, AND OPEN SPACE

- Public Beach ROW
- Maintained Trail
- City-Owned Parklands
- Open Space with Access
- Golf Course (Private)

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### WETLAND AREAS

-  Perennial Stream
-  Non-Perennial
-  Undefined Wetland
-  Palustrine Scrub-Shrub

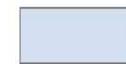
### Estuarine Subtidal

-  Aquatic Bed
-  Unconsolidated Bottom

### Estuarine Intertidal

-  Forested
-  Scrub-Shrub
-  Unconsolidated Shore

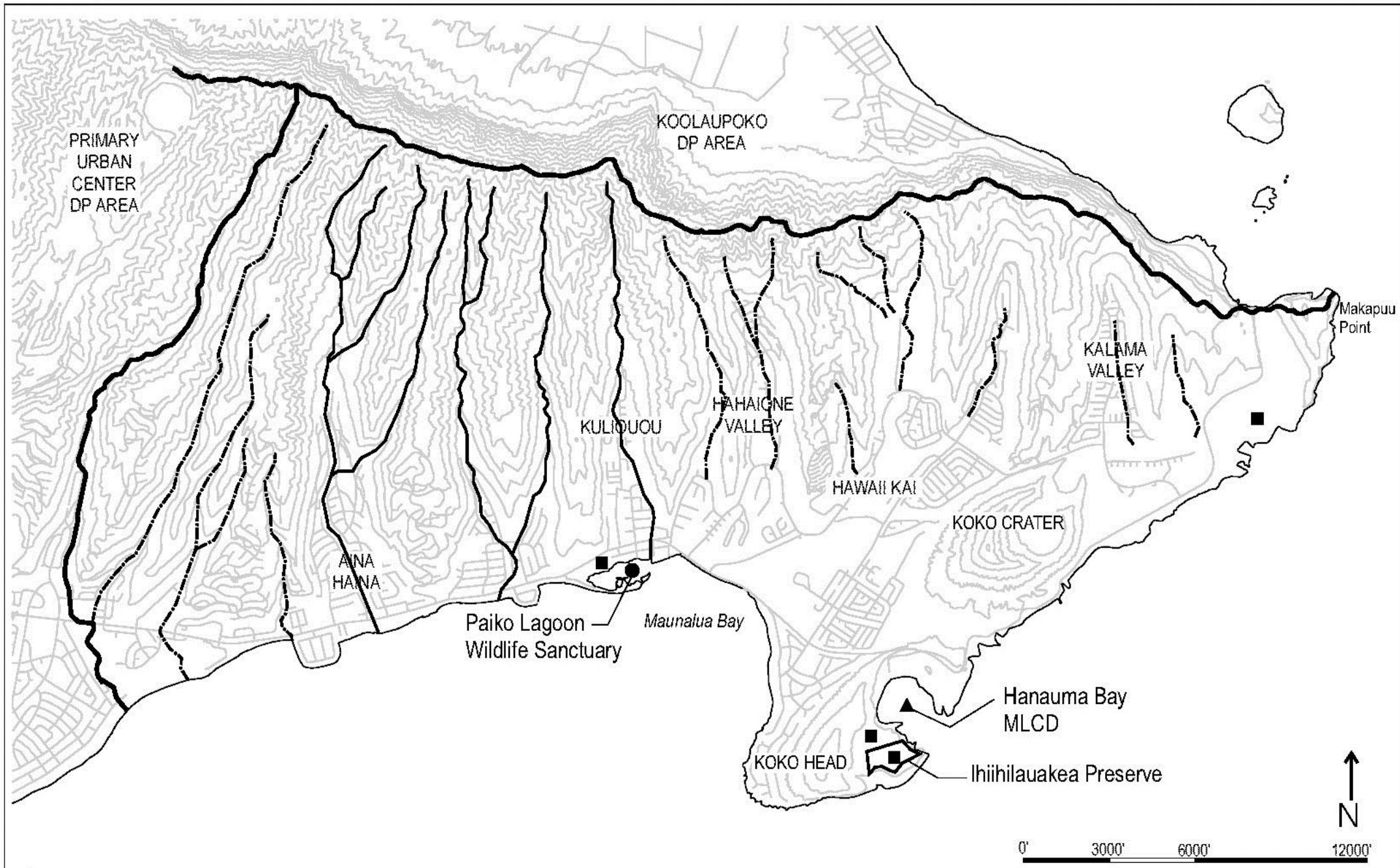
### Marine Subtidal

-  Aquatic Bed
-  Coral Reef
-  Unconsolidated Bottom

### Marine Intertidal

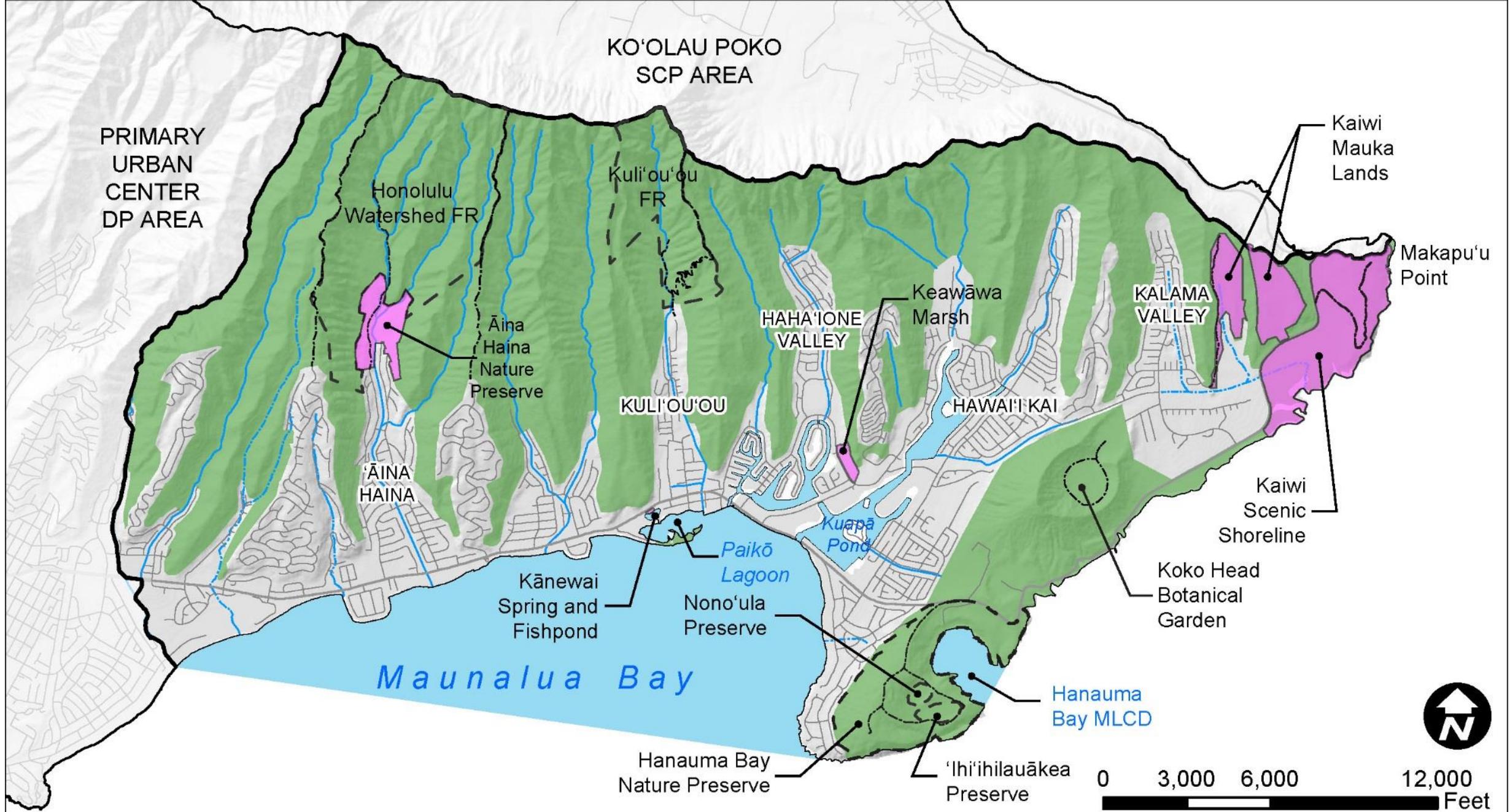
-  Rocky Shore/Aquatic Bed
-  Rocky Shore
-  Unconsolidated Shore

**Figure 3-2**  
**Natural Areas**



- Wetland/Waterbird Habitat
- Wildlife Sanctuary

- ▭ Natural Preserve
- ⋯ Stream Bed

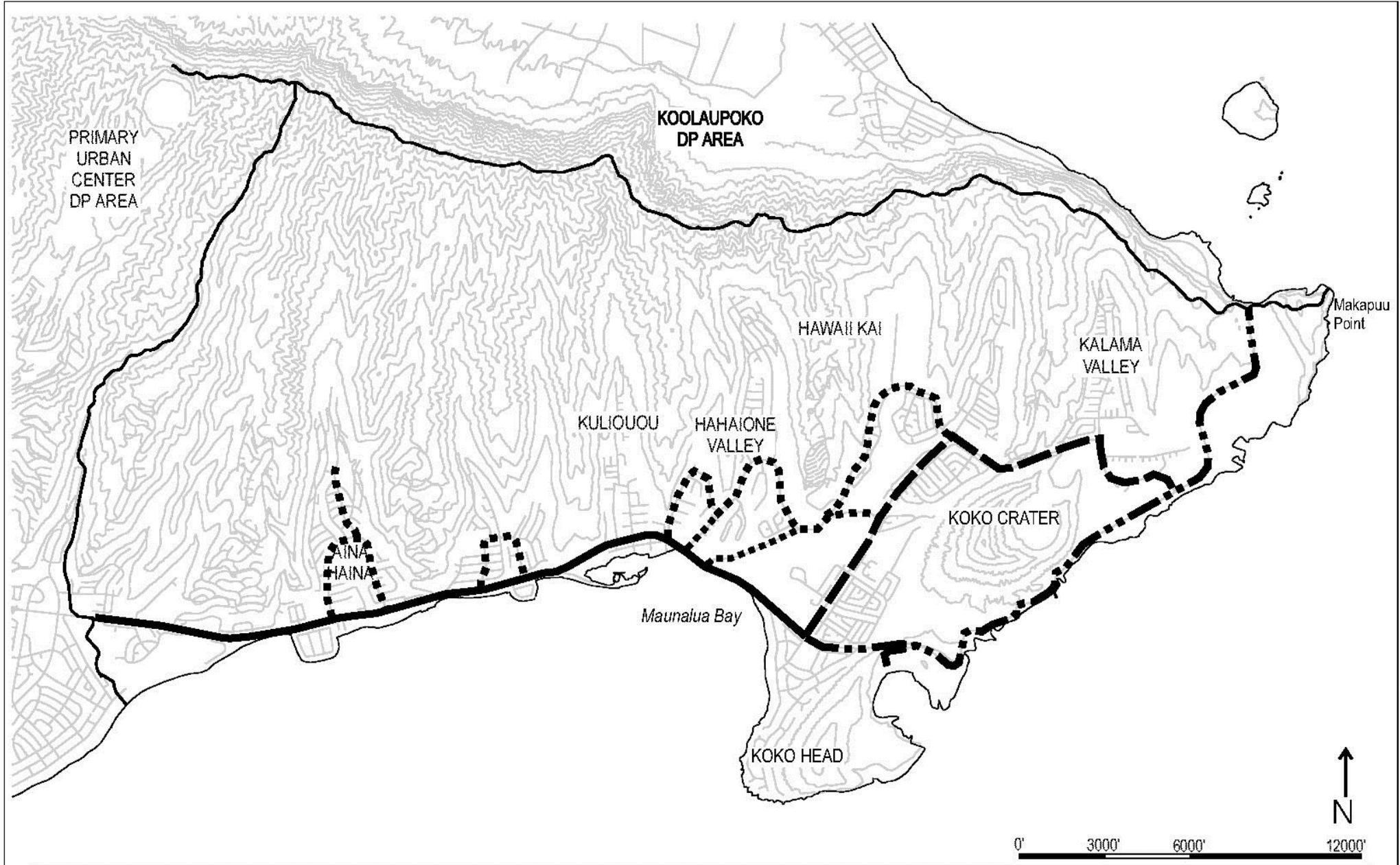


### NATURAL AREAS AND PRESERVES

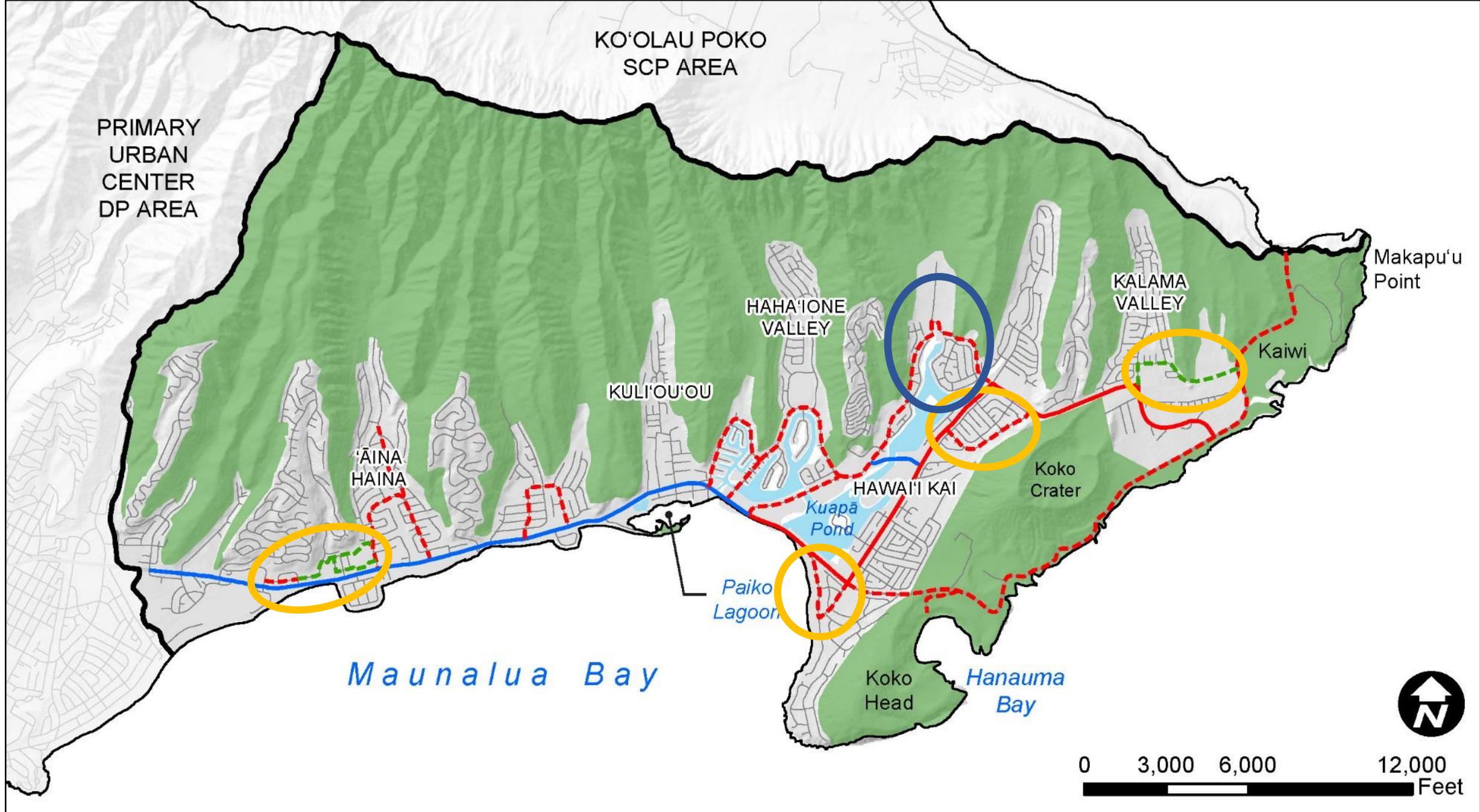
- |  |   |   |
|--|---|---|
|  Perennial Stream     |  Hiking Trail            |  State Conservation District |
|  Non-Perennial Stream |  Forest Reserve/Preserve |  Other Preservation Land     |

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**Figure 4-1**  
**East Honolulu Bikeway System**



<u>Existing</u>	<u>Future</u>	
		Bike Lane
		Bike Route



**BIKEWAY SYSTEM**

EXISTING

FUTURE

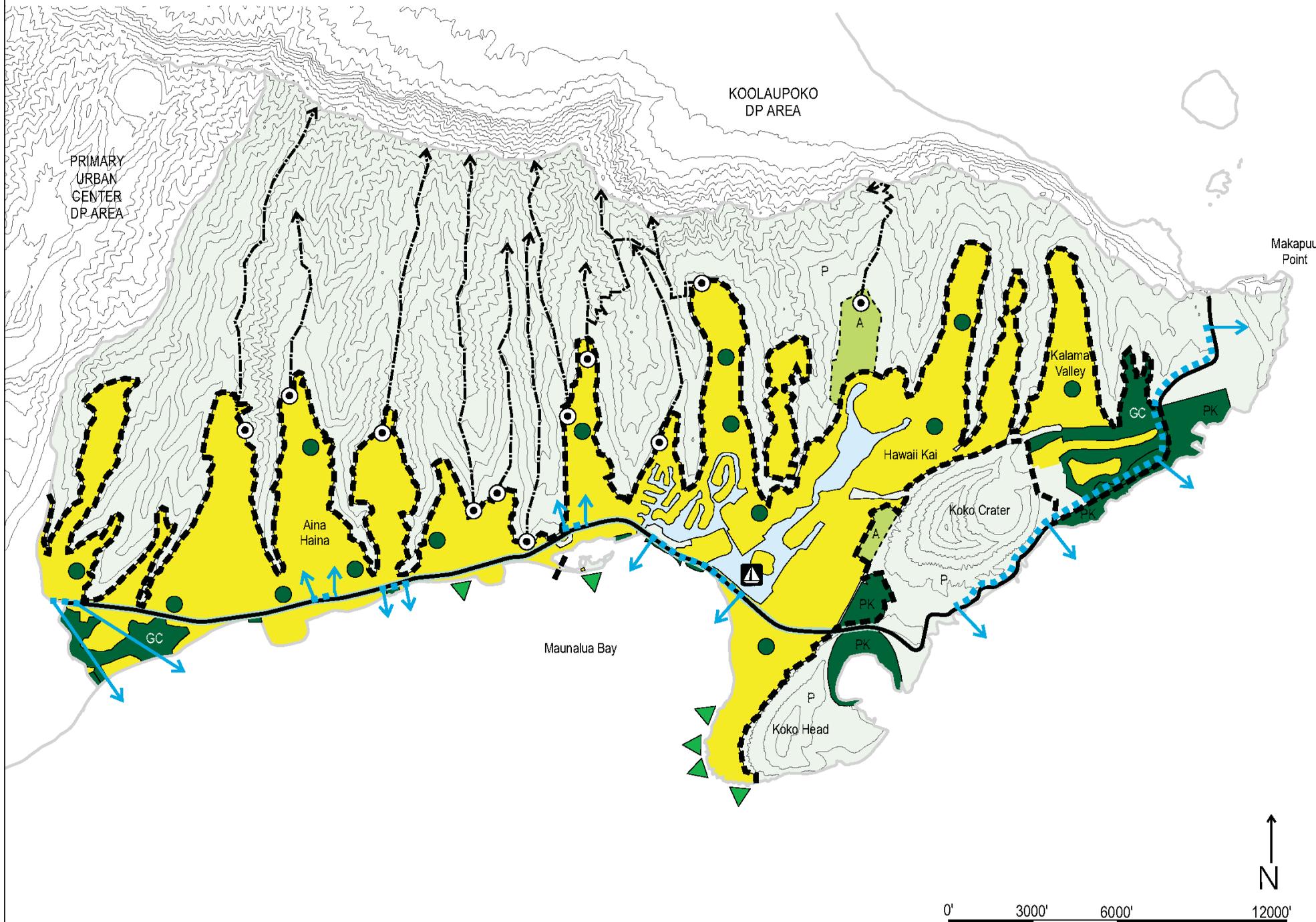


Bike Route  
Bike Lane  
Bike Path

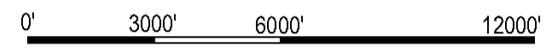
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# EAST HONOLULU SUSTAINABLE COMMUNITIES PLAN

## Map A-1: Open Space



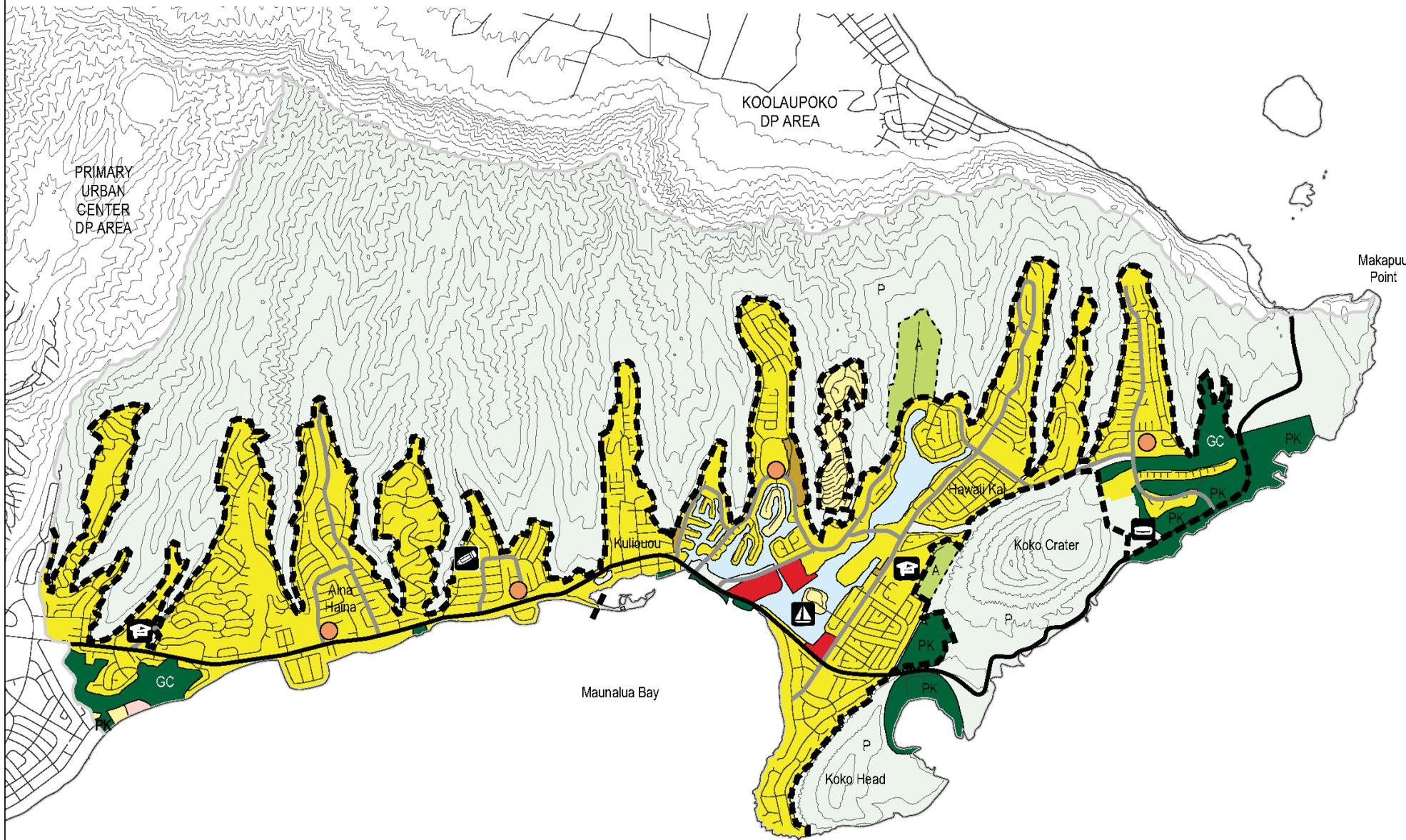
-  Preservation Areas
-  Agriculture Areas
-  Regional, District, and Beach Parks
-  Community and Neighborhood Parks
-  Golf Courses
-  Small Boat Marina
-  Panoramic Views
-  Mountain Access
-  Shoreline Access
-  Urban Areas
-  Urban Community Boundary
-  Agriculture Boundary
-  Highway
-  Landscaped Boulevard/Greenway



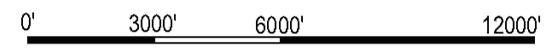
Department of Planning & Permitting  
City & County of Honolulu  
April 1999



# EAST HONOLULU SUSTAINABLE COMMUNITIES PLAN Map A-2 Urban Land Use



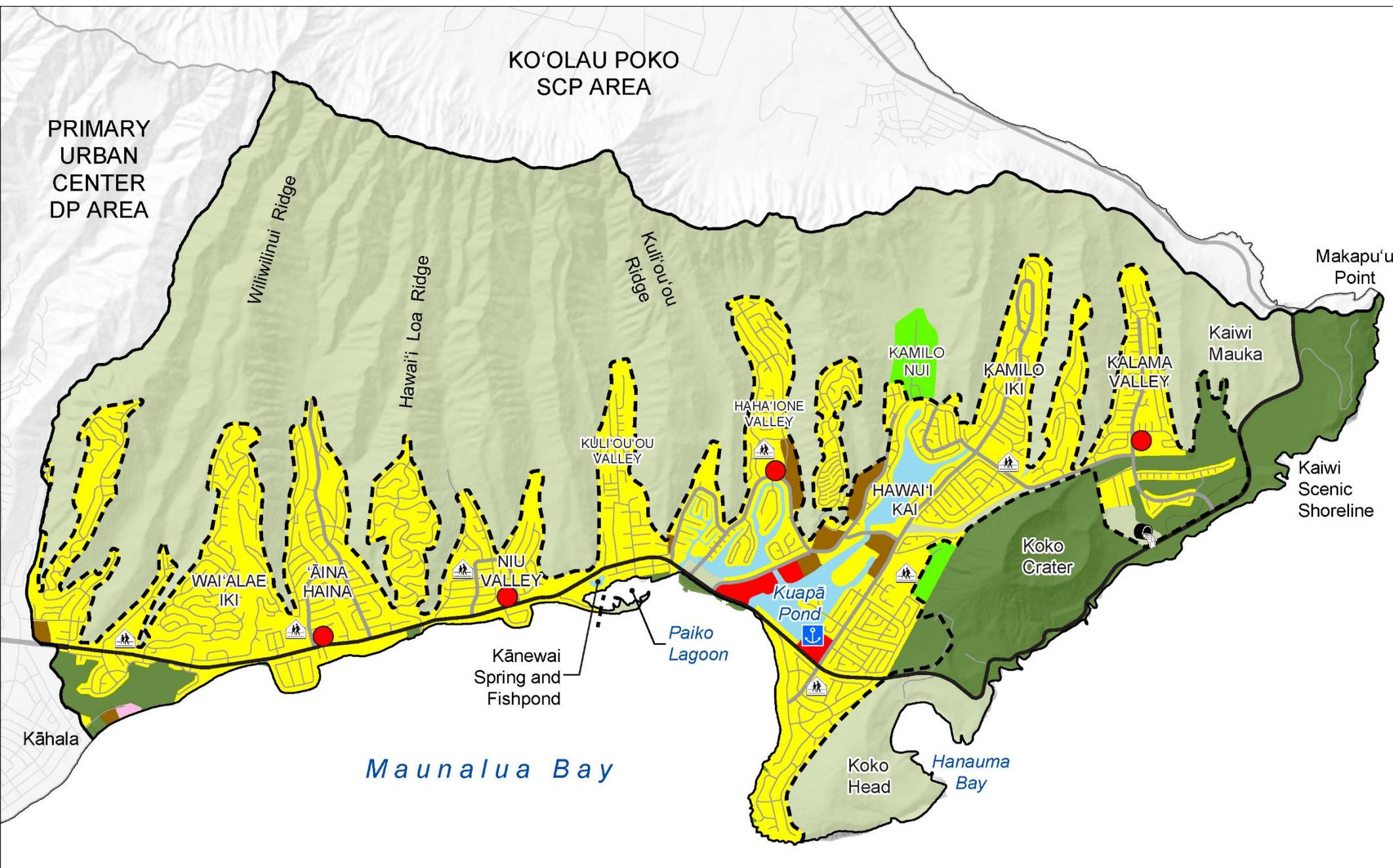
-  Residential and Low Density Apartment
-  Medium Density Apartment
-  Neighborhood Commercial Center
-  Regional Town Center
-  Resort Area
-  Agriculture
-  Preservation
-  Major Parks and Golf Courses
-  Urban Community Boundary
-  Agriculture Boundary
-  Wastewater T.P.
-  Intermediate School (State)
-  High School (State)
-  Small Boat Marina
-  Highway



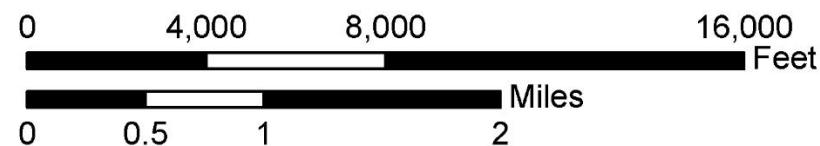
Department of Planning & Permitting  
City & County of Honolulu  
April 1999

# EAST HONOLULU SUSTAINABLE COMMUNITIES PLAN

## Map A-2: Urban Land Use



- Neighborhood Commercial Center
- Public School
- Marina
- Wastewater Treatment Plant
- Community Growth Boundary
- Highway
- Streets and Roadways
- Residential and Low-Density Apartment
- Medium-Density Apartment
- Regional Town Center
- Resort Area
- Agriculture Areas
- Major Parks and Golf Courses
- Preservation Areas



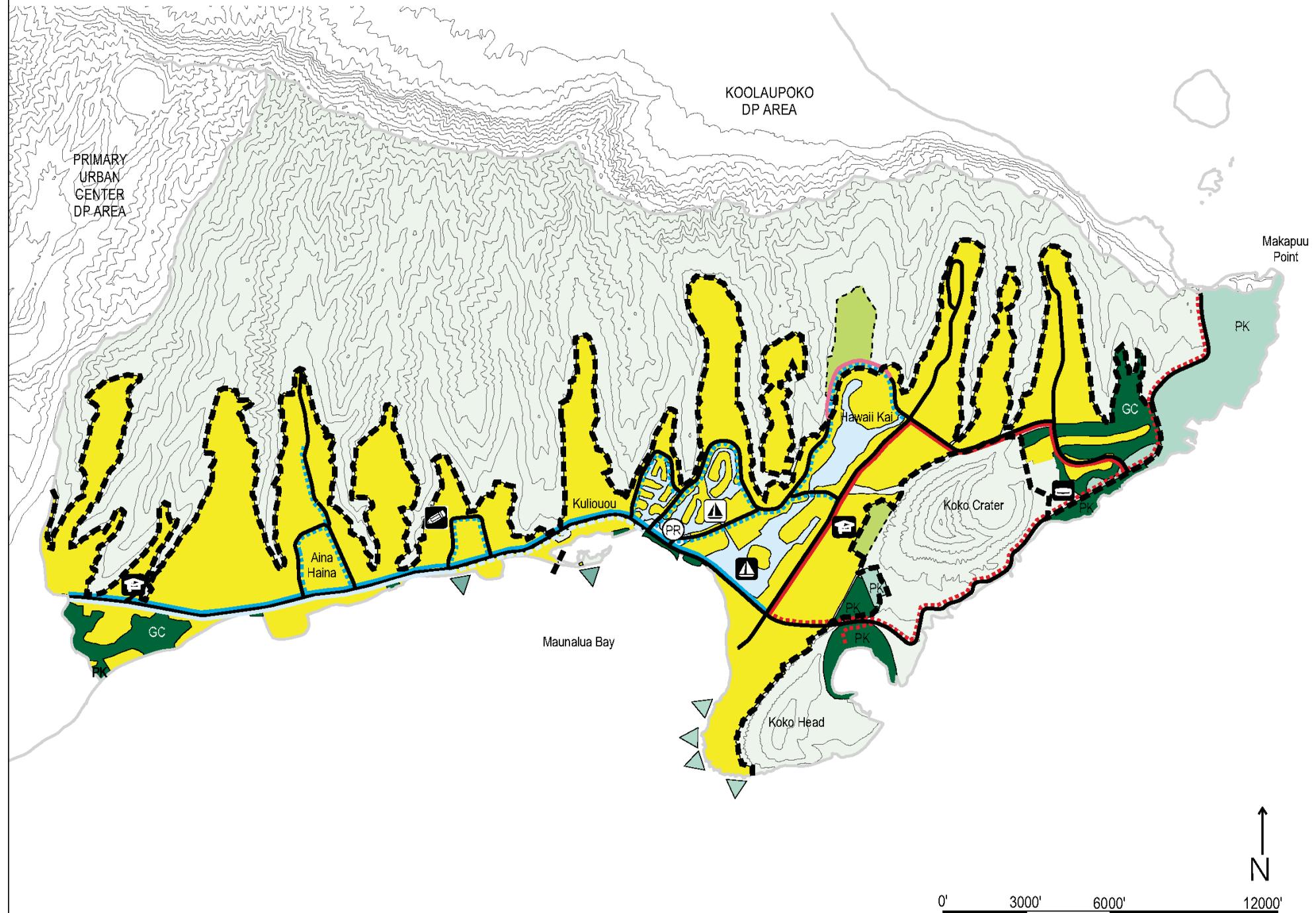
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Department of Planning & Permitting  
City & County of Honolulu  
2020

# EAST HONOLULU SUSTAINABLE COMMUNITIES PLAN

## Map A-3: Public Facilities



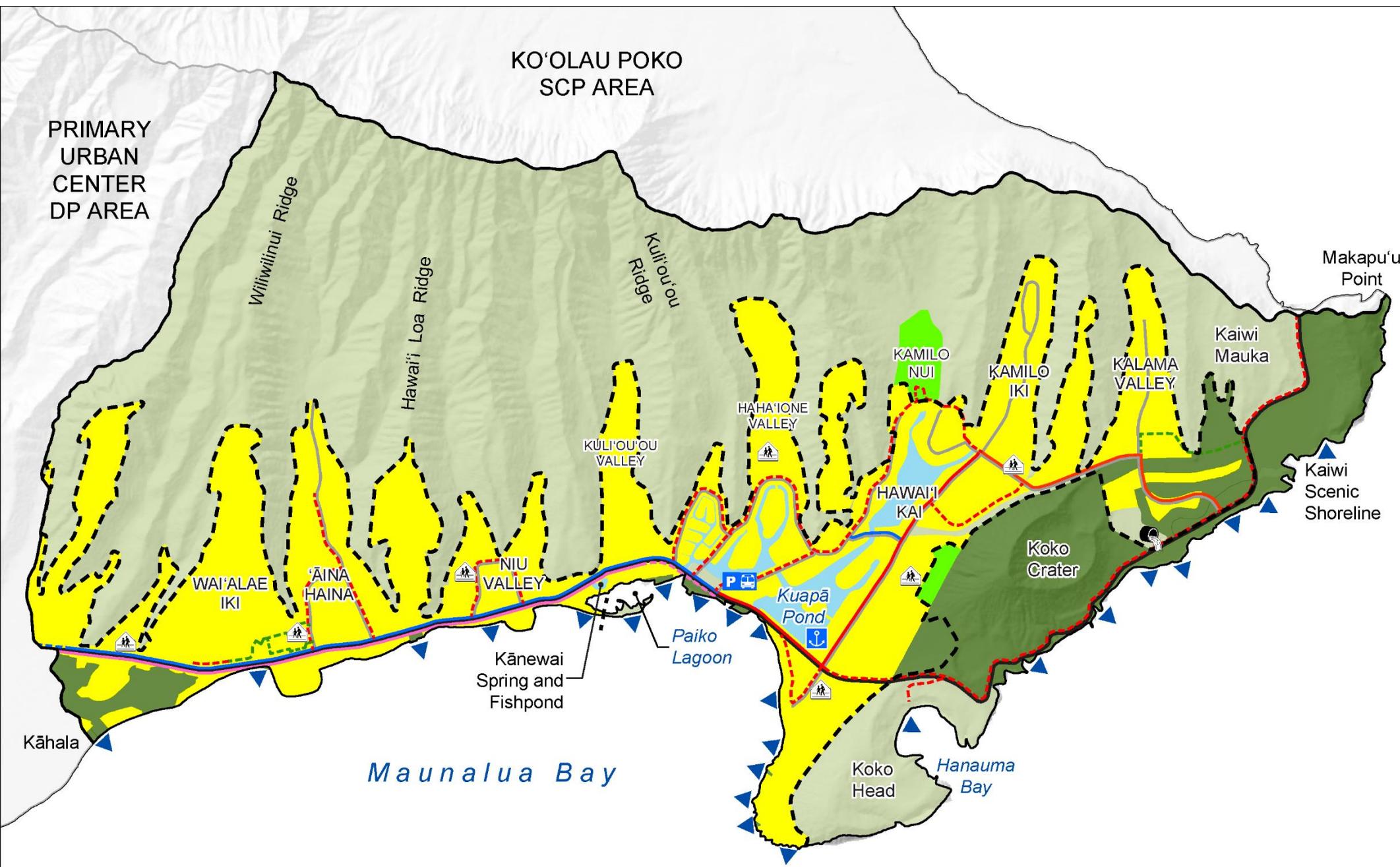
- |                           |                              |
|---------------------------|------------------------------|
|                           | Agriculture Areas            |
|                           | Urban Community Areas        |
|                           | Preservation Areas           |
|                           | Urban Community Boundary     |
|                           | Agriculture Boundary         |
| <b>EXISTING    FUTURE</b> |                              |
|                           | Highways & Major Streets     |
|                           | Park and Ride Site           |
|                           | High Occupancy Vehicle Lane  |
|                           | Bike Lane                    |
|                           | Bike Route                   |
|                           | Major Parks and Golf Courses |
|                           | Shoreline Access             |
|                           | Wastewater T.P.              |
|                           | Intermediate School          |
|                           | High School                  |
|                           | Small Boat Marina            |



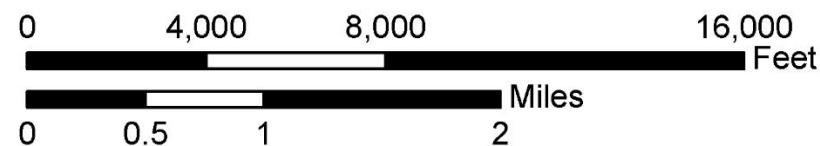
Department of Planning & Permitting  
City & County of Honolulu  
April 1999

# EAST HONOLULU SUSTAINABLE COMMUNITIES PLAN

## Map A-3: Public Facilities



- Park and Ride
  - Public School
  - Marina
  - Wastewater Treatment Plant
  - Shoreline Access
  - Community Growth Boundary
  - Urban Areas
  - Agriculture Areas
  - Major Parks and Golf Courses
  - Preservation Areas
- | EXISTING | FUTURE                      |
|----------|-----------------------------|
|          | Major Route                 |
|          | Highway                     |
|          | Bike Route                  |
|          | Bike Lane                   |
|          | Bike Path                   |
|          | High Occupancy Vehicle Lane |



Map is intended for illustrative purposes only.  
The contents of this map are not survey accurate.



Department of Planning & Permitting  
City & County of Honolulu  
2020

# Changes from April to September 2020

Removed Draft Ordinance from Plans and revised

Change Plan review from 5 to 10 years

Language and areas for the Aina Haina Nature Preserve

Removed the shelter list table



**A BILL FOR AN ORDINANCE**

---

TO ADOPT THE REVISED EAST HONOLULU SUSTAINABLE COMMUNITIES PLAN FOR THE CITY AND COUNTY OF HONOLULU.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose. The purpose of this ordinance is to repeal the existing Sustainable Communities Plan for East Honolulu, Chapter 24, Article 4, Revised Ordinances of Honolulu, and to adopt a new Article 4 incorporating the revised East Honolulu Sustainable Communities Plan.

This development plan ordinance adopts a revised sustainable communities plan for East Honolulu that presents a vision for East Honolulu's future development consisting of policies, guidelines, and conceptual schemes that will serve as a policy guide for more detailed zoning maps and regulations and for public and private sector investment decisions.

This ordinance is enacted pursuant to the powers vested in the City and County of Honolulu by Chapter 46, and Section 226-58 Hawaii Revised Statutes.

SECTION 2. Article 4 of Chapter 24, Revised Ordinances of Honolulu 1999, as amended ("East Honolulu"), is repealed.

SECTION 3. Chapter 24, Revised Ordinances of Honolulu 1999, as amended, is amended by adding a new Article 4 to read as follows:

**"Article 4. East Honolulu**

**Sec. 24-4.1 Definitions.**

Unless the context otherwise requires, the definitions contained in this section shall govern the construction of this article.

"Charter" or "Revised Charter" means the Revised Charter of the City and County of Honolulu, as amended.

"City" means the City and County of Honolulu.

"Council" means the city council of the City and County of Honolulu.

"County" means the City and County of Honolulu.

# Comments Received

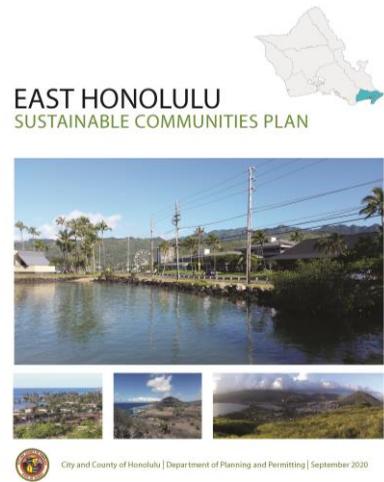
DOT comments

Technical and  
non-substantive  
corrections

Kuliouou Community  
Growth Boundary

Other concerns

# Project Information and Timeline



Public Review Draft (June 28)

Proposed Revised Plan and Technical Report

★ Planning Commission Hearing (September 30, 2020)

City Council (Fall 2020)