At the community workshop held on January 31, 2013 at Mililani Mauka Middle School, participants were asked to provide their questions, comments, and suggestions regarding the preliminary results from the Department of Planning and Permitting’s review of the 2002 Central O‘ahu Sustainable Communities Plan. Preliminary results were provided in the form of two handouts:


2. **Central O‘ahu Issues and Opportunities: Preliminary Review Findings** which provides preliminary findings from research and analysis of eight categories of issues and opportunities facing Central O‘ahu. (See [http://www.beltcollins.com/centraloahu/Preliminary_Findings-Draft.pdf](http://www.beltcollins.com/centraloahu/Preliminary_Findings-Draft.pdf).)

Workshop participants were randomly divided into three groups coded by color as red, blue, and green. Participants in each group were then asked to discuss the two handouts while a facilitating recorder listed their questions, comments, and suggestions on large notepads. At the end of the workshop, each group provided a summary of the results of their discussion to the rest of the participants.

The summaries of the discussions for each group are provided below.

### BLUE GROUP

**Vision Implementation Summary Scorecard**

**A. Protect Agricultural Lands and Open Space**
- 1,750 acres for Wahiawā will stay agricultural.
- Encourage Whitmore to be hub for ag processing.
- Koa Ridge should remain important ag land.
- Water comes from Waiahole Ridge.
- Need to identify important ag land.
- Since 2002 urban boundary has changed, need to have urban growth returned to ag.
- Use of ag land for solar farms is not ag, but keeps land from urban development.

**B. Revitalize Waipahū and Wahiawā**
- Already have NRSA (Wahiawā Neighborhood Revitalization Strategy Area plan).
- No longer have community strengthening program.
- Urban design has not been implemented, but in process.
What is vision for interaction and integration between community and military?

C. Protect Natural, Cultural, and Historical Resources
- Bikeway is not from Rainbow Marina because gate is locked.
- Is plan saying there is no aquifer for Pearl Harbor, or is it being developed?
- What impact will (Board of Water Supply) watershed plan have on sustainable plan?
- Is R1 water going to be used for ag and is it suitable based on latest Dep’t of Ag rules?
- Where does the water go?

D. Build Master Planned Communities that Support Walking, Biking, and Transit Use and Provide Affordable Housing
- Recreational use of land not suitable for ag has not been implemented.
- What is affordable housing? $180,000? Other level?
- Impact of added housing units on local traffic and commute.
- What is reasonable density? Vision statement seems to envision unlimited development.

E. Provide Adequate Infrastructure
- Present rail plan doesn’t seem to qualify as the high-speed transit mentioned in plan.
- Confusing as to what development has occurred.
- State and City plans concerning roads, schools, etc., aren’t coordinated.
- There is no road infrastructure for Central O‘ahu.
- How can we move forward if we can’t maintain what is already in place, i.e., roads?
- Who pays for all this?
- Even if we mitigate traffic in Central O‘ahu, we still have traffic problems getting to Honolulu.

Central O‘ahu -- Issues and Opportunities

1. Protection of Agricultural Lands and Open Space
- Any decision on how much land to be used for seed farms vs. growing food?
- Water availability for ag?

2. Transportation Capacity
- Developers need to contribute to transportation infrastructure.
- Any Plan B if rail is not built?
- Commute time to both Honolulu and Kapolei increasing. Never know how long will take.
- Where is reference to rail spur to Central O‘ahu?
3. **Revitalization of Waipahū and Wahiawā / Job Creation/Economic Development**
   - How is the land going to be obtained to undertake development?

4. **Schools Capacity**
   - There has been [no?] school construction since 2004.
   - Even if no schools, are there funds for maintenance and improvement?
   - Development impact not just on Koa Ridge mauka, but on all of Koa Ridge.
   - Should build schools at the same time as housing is built.
   - What is the leaseback plan?

5. **Capacity of Other Public Facilities and Infrastructure**
   - No money is available, i.e., Blaisdell Park.
   - Paths, etc., in bad shape; don’t just develop, have to also maintain.

6. **Management and Mitigation of Development**
   - Neighborhood Board 25 has stated there should be no development without infrastructure.
   - Revisit the Urban Growth Boundary to allow for more ag.
   - Light pollution discussion should be made relevant to Central O‘ahu.

7. **Protection of Historic, Cultural, and Natural Resources**
   - Kipapa Ditch should be designated historic.
   - Wahiawā registered as historic.

8. **Hazards Planning**
   - How many millions of gallons are in watershed protection?

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**RED GROUP**

Vision Implementation Summary Scorecard

A. **Protect Agricultural Lands and Open Space**
   - Senator Dela Cruz mentioned the reduction in military in Schofield. How will this affect the area and the CO SCP?
   - What is the decision-making process regarding land in Kunia? Role of federal government and Campbell re: purchase and approval.
   - Unclear on what is the request to the community. It seems as though they want us to identify criteria for the area 5 years from now. Has the work done in 2002 been accomplished? It would be helpful to learn what criteria was set, learned, and the benchmarks set from back in 2002.
   - In 2002, was the important vision elements we set accomplished? How have things gone since then?
   - How will you accomplish these things in the vision scorecard?
   - Things have evolved since the last plan was set. There are seed farms and gentleman farms now.
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- How does competition in market dynamics factor into this plan? For example, the water distribution and the difficulties that smaller farms face. These issues set a different dynamic into the vision.
- Are there incentives for people to farm the land (i.e., subsidies to meet farmers)?
- Technology is changing the agriculture sector. Algae farms fall within the statutory definition of "ag farm". There are all types of creative ideas for using lands (i.e., composting, waste water sewage to Wahiawā, food waste).
- The vision and plan must be extremely fluid and take into account lots of changes that may occur in the future.
- Lots of different ideas in zoning and planning, but the marketplace and industry will drive the use of the area. Do we want planning to drive industry? Or, will the industry drive planning?
- Farming could be plants or pigs. We need to be clear of what is farming.
- Balance in ag uses. Must be both profitable and impact/benefit to the community as a whole.
- Plan that will come out of Central O'ahu will be similar in spirit to Windward, East, and West O'ahu. This would pit communities against each other and not everyone will be happy. For example, issues such as where to put the landfill and sewage plant often pits communities against one another.
- Don't see any other open space (park) in area except the Patsy Mink Park.

B. Revitalize Waipahū and Wahiawā
- Need to be more specific in this area. Need a timeline.
- Nothing on Wahiawā? Just Waipahū.
- What's been going on that should be mentioned here? Should identify more.
- It would be helpful to learn what benchmarks are set to see what was said/set 10 years ago (like the statistical data chart given to us). Need to use statistical criteria (example, in 2003, ____ acres have been zoned to ag land).
- Need to show economic factors for the area.
- Prevent developers from building affordable development when it is NOT affordable. Not the final result we want.
- In town, "affordable housing" is really expensive. Need to see cost, measures, affordability, subsidized housing costs. Also, average salary for area.
- Two towers in Waipahū are not affordable.

C. Protect Natural, Cultural, and Historical Resources
- I am happy that Kūkaniloko is being improved and cared for.
- I feel everything will be subject to change in this area.
- Regarding Galbraith Trust and OHA - OHA wants flexibility to do mixed-use housing, not only ag. Once it's a political question, it is harder to protect community priorities.
D. Build Master Planned Communities that Support Walking, Biking, and Transit Use and Provide Affordable Housing

- Is it true that we need more water for housing than ag land?
- How about using potable water for ag?
- Nice to have a transit center in Wahiawa for the island tour buses. The island tour buses need a restroom stop. There's only one bathroom for the bus driver. Even though there are costs associated with a bathroom, it is needed.
- Need to recognize and be aware of the master planned communities because they could significantly change the whole nature of the town. If there is a new suburb with rules, this will change the dynamic of the community. Is this what we want?
- Keep Wahiawa a historic community.
- Koa Ridge - We question the traffic and the roadway to Kam Highway and for the transit center. H2 is already really congested. If there is one accident, it backs up traffic for hours.
- Tried to create 2nd city. Tried to put businesses in area and create jobs. But main employment center is still downtown Honolulu. This does not mean jobs will be created here.
- Differences between Mililani town and Mililani Mauka.
- As design area, need to keep in mind the ingress and egress of emergency responders. There is only one way in and out. Need to keep in mind emergency response time.

E. Provide Adequate Infrastructure

- State/County transportation infrastructure must be kept current. Lots of needs in this area. Must be reflective of the needs of the increase in vehicles to West and Central O'ahu.
- Bridges -- need to improve infrastructure of bridges with increase in population and traffic in area.
- The planning process is a good time to re-evaluate initiatives that were created and used in the past. When was it decided to build 2nd city? Has enough been done?
- What's the limitation on the government budget? What options are there? Government must do what it can to maximize what's out there. Planning process is good starting place.
- Growth in urban development should positively impact this plan. Urban development vs. suburban development -- need to fit this into the plan.

Issues and Opportunities for Central O'ahu

1. Protection of Ag Lands and Open Space

- The ag sector is changing and the uses of ag are changing. Plan must be flexible and diversified.
Valves of dams are still adequate.

2. **Transportation Capacity**
   - Bridges should be considered as a critical component. Need bridges and overpasses to be repaired.
   - Looking at transportation from west to east. How else can we do it? Not use cars? Taxi to work?
   - Look at why people get stuck in traffic.
   - Rail -- how will we get on? Rail will be used by the aging population (baby boomers) and it will be our only alternative.
   - Culture must change. Prohibitive of going on train right now. Need incentives.
   - Need to have zoning as mixed-use (like Europe).
   - Buses are already full. When we get rail transit, will people take it?
   - Need to plan for complete streets. Will help but should not be car-centric.

3. **Revitalization of Waipahu/Wahiawa / Job Creation / Economic Development**
   - Future bright for Waipahu TOD. But, makes more glaring the differences with Wahiawa. If Wahiawa and Waipahu are put in the same plan, must rank and recognize the differences between the two. They are distinct geographic areas.
   - Wahiawa has a major homeless problem. This affects revitalization of the area.
   - Homeless issue in Wahiawa has pit communities against one another.

4. **Schools Capacity**
   - School capacity is a big issue for area. Why was there no mention of this? Are there stats available? How many schools have been built in the area? The area schools are bursting already.
   - Koa Ridge proposes to build an elementary school, but what about middle and high schools? They need to be absorbed by other communities.
   - Plans for Koa Ridge and schools have not gone the way we want it to go.
   - Need to update table that exists in 2002 plan. DOE would need to be part of the discussion. Why is DOE info missing here?
   - If we compare schools in Mililani to Kalihi, we would say Mililani has better schools. Lots of schools got money and improvements with former representative Marilyn Lee. If use criteria, need to look at area schools, including class size and affect of No Child Left Behind.
   - Very good schools in area - very active and parents are hands-on.
   - Our schools may be a lower priority than other areas.

5. **Capacity of Other Public Facilities and Infrastructure**
   - The swimming pool was vandalized recently. Need to put security cameras in area with infrastructure.

6. **Management and Mitigation of Development**
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- Fire stations and other public safety must be a priority in planning. Placement of the fire department needs to be part of the master plan and development of the community. Fire stations are often left to less desirable lands and this does not mesh with the needs for public safety. Planning for fire department should be included in the master plan development.

7. **Protection of Historic, Cultural, and Natural Resources**
   *(No comments recorded)*

8. **Hazards Planning**
   *(No comments recorded)*

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**GREEN GROUP**

**Vision Implementation Summary Scorecard**

A. **Protect Agricultural Lands and Open Space**
   - Goes hand-in-hand with Koa Ridge, which is agricultural land that is NOT being protected (community member is opposed to these development projects). Another member stated that Koa Ridge, however, is within the urban community boundary.
   - Add as indicator -- the development of the New Hope Church proposed project on ag land off Kunia Road.

B. **Revitalize Waipahū and Wahiawā**
   - Important to protect the Pearl Harbor aquifer during revitalization efforts.
   - Recognize climate change impacts on revitalization efforts due to drought and violent weather.

C. **Protect Natural, Cultural, and Historical Resources**
   - Add as an indicator -- Hawaii Plantation Village (Waipahū)

D. **Build Master Planned Communities that Support Walking, Biking, and Transit Use, and that Provide Affordable Housing**
   - Edit last bullet -- “Castle and Cooke’s Koa Ridge Makai and their Waiawa Ridge…” Delete the word “Ridge.” Waiawa Ridge belongs to Kamehameha Schools.
   - What is the process to stop development of Koa Ridge and Waiawa Ridge projects? The development of these projects does not protect ag lands nor mitigate traffic. Remove these projects as indicators for this vision element.
   - Add indicator -- Do master planning to accommodate expected population growth.

E. **Provide Adequate Infrastructure**
   - Why develop new projects knowing the challenges associated with transportation, schools, etc.?
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- Add indicator -- Development of secondary access in and out of Mililani Mauka. Right now there is only one way in and out of community.
- Add indicator -- Development of Paiwa Road Extension -- connect Paiwa Rd. to Kamehameha Hwy.

Central O'ahu -- Issues and Opportunities

1. Protection of Agricultural Lands and Open Space
   - Add to list -- Flooding in the Waikakalaua Gulch impacts Waipio Acres.

2. Transportation Capacity
   - Add rail transit spur to Mililani.
   - Community wants increased opportunity to brainstorm ideas to address traffic issues from Mililani Mauka to Honolulu.

3. Revitalization of Waipahū & Wahiawā/Job Creation/Economic Development
   - Identify the economic opportunities resulting from the sale of the Galbraith property.
   - Identify the tourism opportunities related to Lake Wilson, e.g., fresh water fishing.

4. Schools Capacity
   - In light of challenges related to infrastructure and schools, why is Koa Ridge being built? (Community member opposed to Koa Ridge project.)

5. Capacity of Other Public Facilities and Infrastructure
   - Use photovoltaic cells on park facilities to mitigate electricity costs.
   - What is the island water capacity and what is being done to find a balance between usage and preservation of water resources?
   - What is the WWTP capacity? Will it meet the needs of proposed development?
   - There are problems with water pressure in Mililani Mauka. There was an incident when fire fighters did not have adequate water pressure while putting out a fire.

6. Management and Mitigation of Development
   (No comments recorded)

7. Protection of Historic, Cultural, and Natural Resources
   (No comments recorded)

8. Hazards Planning
   - What is the emergency shelter capacity for Central O'ahu?