Proposed Significant Changes to the
Central O'ahu Sustainable Communities Plan

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

1. **Prime Ag Land Loss** is a necessary part of the General Plan growth management strategy that directs growth to Ewa and Central O'ahu 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 also 3-55, 3-64 to 66

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

5. Reduce automobile use by providing **Connectivity** also 3-55, 3-59, 3-61, 4-14 to 15

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, 2-21

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. **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 2-13

11. **Support military job centers in Central O'ahu** as appropriate, consistent with the vision for Central O'ahu 2-17

12. 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. 2-19
13. 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. 2-19

14. **Hawaii’s Plantation Village** is a significant cultural resource to be preserved and enhanced 2-22

15. **Development Priorities** include
   
a. **Revitalization of Waipahu through TOD** 2-23
   
   also 3-32 to 33; 3-36 to 43

   b. **Revitalization of Wahiawa through job centers supporting diversified agriculture, and** conducting research, developing technology, and providing services and products in support of **age friendly communities** 2-23
   
   also 3-44 and 3-71

   c. **Provision of adequate funding for infrastructure** through methods such as TIF and CFD 2-24

**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 3-5

2. **Shoreline Setbacks may be expanded to as much as 150 feet where justified by historic or adopted projections of coastal erosion rates** 3-5

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 3-6

4. Updated language re **Patsy Mink Regional Park, Wahiawa Botanical Garden, and the Waipahu Shoreline Park Complex.** 3-12 to 13,

5. **Delete language about golf course development requiring a "Community Integration Program"** 3-13

6. **Clarify Park Land Standards per 1,000 residents** 3-19

7. Clarify need for **Community-Based Parks** can be met either through public or private facilities 3-19

8. Use **community-based parks as sites for farmer’s markets and community gardens** 3-20 and 21
9. Use Xeriscaping to conserve water resources, favoring Hawaiian plants 3-21, 3-61, 3-68 to 69, 3-72

10. Delete all references to Railway Operations on the OR&L Historic Railway Right-of-Way in Central O‘ahu 3-26 thru 3-28

11. Add a new Section 3.5: Natural Resources with policies for
   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

12. Update the Waipahū Town section to incorporate TOD planning 3-31 thru 3-43

13. Updates to the Wahiawā Town section to add
   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 3-44 to 45

14. Clarify Off-Street Parking Guideline for Wahiawā 3-48

15. Clarify Protected Vistas for Wahiawā 3-49

16. Delete redundant Public Access Policy for Plantation Villages 3-53

17. Add City Affordable Housing policy to Residential Communities section 3-54

18. Allow Accessory Dwelling Units to provide affordable housing and provide housing alternatives for seniors, young individuals, and young families 3-57

19. Modify Medium Density Apartment guidelines to reflect Waipahū TOD 3-58

20. Add Complete Streets policy to
    a. Residential Communities guidelines section 3-59
    b. Commercial Centers policy section 3-66
    c. Transportation Systems policy section 4-12

21. Provide pedestrian pass-throughs or mid-block cross walks if possible where blocks exceed 350 feet on a side 3-59

22. Adopted Waipahū Neighborhood TOD Plan policies have precedence over SCP policies, no need to amend SCP to resolve discrepancies 3-62

23. Permit multi-family residential above the first floor in commercial retail centers 3-64
24. Allow **heights up to 60 feet in Major Community Commercial Centers** where justified by community benefits 3-69

25. Require **master roadway plan design to provide transit access** for commercial developments with more than 1,000 sq ft or more than 10 workers 3-70

26. Require **view plane studies for industrial structures over 100 feet** 3-73

27. Expansion of **policy guidance for City-military relationships** 3-77 to 78

28. Clarify **applicability of City land use plans and regulations for private leases for private uses on Federal owned lands** 3-78

**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

3. Add **Water Resource Policies**
   a. Ensuring adequate supply 4-18
   b. Protecting lands above the 50 inch-isohyet which are critical to Pearl Harbor aquifer recharge 4-18
   c. Protecting against water contamination 4-18
   d. Supporting infiltration enhancement 4-20
   e. Promoting efficiency and conservation 4-20
   f. Requiring dual water lines 4-21
   g. Promoting use of recycling water recovered from wastewater 4-21
   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. Add **solid waste planning consultation requirement** to Solid Waste Handling and Disposal policies 4-26 to 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** 4-29
   **and guidelines** to
   a. Address stream erosion problems 4-30
   b. Encourage and require best management practices for erosion reduction and storm water handling 4-30
c. Establish vegetated stream buffer zones  
d. Control flooding in Waipahū

9. Update School Facilities policies and guidelines to include impact fee requirements

10. Add emergency shelter policies to Public Safety Facilities policy section

11. Delete reference to Koa Ridge Medical Park in Other Community Facilities Section

12. Add Antennas policies to Other Community Facilities Section

Chapter 5: Implementation

1. Update of Public Facility Investment Priorities

2. 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.

3. 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.

4. Add statement recognizing precedents from recent Supreme Court cases concerning when EA may be required.

5. Delete outdated Sec. 5.6 Transition from the Current System

6. Update Sec. 5.8 Review and Revision of Development Codes

7. Add an Implementation Matrix

Appendix A: Conceptual Maps

1. Revise the Community Growth Boundary description

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

3. Revise map details on all four of the conceptual maps
   - Map A-1: Open Space Map
   - Map A-2: Urban Land Use Map
   - Map A-3: Public Facilities Map
   - Map A-4: Development Capacity Map