Central O‘ahu Sustainable Communities Plan
PROPOSED REVISED PLAN
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.
VISION IMPLEMENTATION EVALUATION

The 2002 Central O‘ahu Sustainable Communities Plan vision has six major elements. The vision elements and our evaluation of how well the vision has implemented since adoption of the Plan in 2002 are as follows:

1. **Protect Agricultural Lands and Open Space.** There has been success in protecting agricultural lands and open space areas outside the Community Growth Boundary and planned open space areas inside the Boundary. Much more is needed to realize the vision of creating an Open Space Network within the Boundary.

2. **Revitalize Waipahū and Wahiawā.** Redevelopment of Waipahū has resulted in new job centers and residential construction; Wahiawā has had far less new development and faces a major challenge with the planned relocation/redevelopment of Wahiawā General Hospital.

3. **Protect Natural, Historic, and Cultural Resources.** Strong protections are in place for these resources, but challenges, such as protecting and promoting aquifer recharge or reducing light pollution, need to be addressed, and opportunities, like reuse of recycled water or creation of a shared-use path for pedestrians and bikes, need to be pursued.

4. **Build Master Planned Communities that Support Walking, Biking, and Transit Use.** Approved plans, regulations, and conditions for new master planned developments in Central O‘ahu since 2002 do require or support affordable housing, a range of housing types, transit friendly street networks, and community center place-making.

5. **Design Communities to Reduce Automobile Usage.** Approved plans, regulations, and conditions for new master planned developments in Central O‘ahu since 2002 do require or support complete streets, connectivity, and transit friendly development, and will provide easy access to the rail system stations in Waipahū and at Pearl Highlands.

6. **Provide Adequate Infrastructure to Meet the Needs of New and Existing Development.** Significant State and City infrastructure development has occurred, but provision of sufficient transportation and schools capacity remains a challenge.
VISION AND POLICIES CLARIFICATIONS AND IMPROVEMENTS

- **Central O‘ahu Agricultural Lands are protected**
  - Clarify that “Keep the Country country” required some loss of agricultural lands in Ewa and Central Oahu for development
  - Emphasize protection for thousands of acres of good agricultural land in Central Oahu, on the North Shore, and elsewhere
  - Ensure that uses of non-residential farm buildings are consistent with the LUO and that structures are not exposed to flood hazards

- **Central O‘ahu will have Adequate Transportation Services**
  - Completion of Rail Transit is critical
  - Provide a Flyover from H-2 and Bus Rapid Transit to provide connection to Pearl Highlands rail station by express bus and automobile
  - Alternate access road for Wai‘anae via Kolekole Pass is needed

- **Waipahu revitalization will be supported by Transit-Oriented Development**

- **Wahiawā revitalization will be supported by**
  - Whitmore Project jobs linked to Central O‘ahu and North Shore agriculture
  - A Geriatric research and services center supporting Age Friendly community

- **Central O‘ahu will be Age-Friendly**
  - Communities with gathering places or “Main Street” Areas
  - Accessible and safe public facilities and infrastructure
  - Transit access and Transit Oriented Development

- **Central O‘ahu will provide affordable housing**
  - Accessory Dwelling Units
  - Ohana Units
  - Residential Units above the first floor in commercial retail centers

- **Central O‘ahu will have Complete Streets**

- **Central O‘ahu will be Resilient, Storm Safe and Climate Ready**
  - Drought: Conserve water, use non-potable, promote aquifer recharge
  - Flash Floods, Sedimentation, Storm Water Retention projects
  - Hurricanes: Outdoor Warning Sirens, Evacuation Routes, public and private shelter improvements and incentives
  - Sea Level Rise flooding and erosion: setbacks and adaptive design
Proposed Significant Changes to the Central O‘ahu Sustainable Communities Plan

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 to 3-61, 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 2-7

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
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 2-25, 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
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 Waipahu 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

12. Delete all references to Railway Operations on the OR&L Historic Railway Right-of-Way in Central O‘ahu 3-28 thru 3-30

13. Add a new Section 3.5:Natural Resources with policies and guidelines 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 3-32

14. Update the Waipahu Town section to incorporate TOD planning 3-35 thru 3-47

15. Incorporate Complete Streets policies and guidelines 3-45, 3-52, 3-64, 3-66, 3-72, 4-13

16. Updates to the Wahiawa Town section to add
   a. protection for the historic architectural character of the town,
   b. prohibition of urban development north of Wahiawa, and
   c. creation of job centers supporting Central O‘ahu and North Shore diversified agricultural and age-friendly communities 3-48 to 53

17. Clarify Off-Street Parking Guideline for Wahiawa 3-53

18. Clarify Protected Vistas for Wahiawa 3-53

19. Delete redundant Public Access Policy for Plantation Villages 3-57
20. Add **City Affordable Housing policy** to Residential Communities section  
21. Allow **Accessory Dwelling Units** to provide affordable housing and  
provide housing alternatives for seniors, young individuals, and young families  
22. Modify **Medium Density Apartment guidelines** to reflect Waipahu TOD  
23. Provide **pedestrian pass-throughs or mid-block cross walks** if possible where  
blocks exceed 350 feet on a side  
24. **Adopted Waipahu Neighborhood TOD Plan policies have precedence**  
over SCP policies, no need to amend SCP to resolve discrepancies  
25. Permit **multi-family residential above the first floor in commercial retail centers**  
26. **Allow business hotels** in Major Community Commercial Centers where compatible  
27. **Allow heights up to 90 feet in Major Community Commercial Centers**  
where justified by community benefits  
28. Require **master roadway plan design to provide transit access** for  
commercial developments with more than 1,000 sq ft or more than 10 workers  
29. Require **view plane studies for industrial structures over 100 feet**  
30. Expansion of **policy guidance for City-military relationships**  
31. Clarify **applicability of City land use plans and regulations for private**  
leases for private uses on Federal owned lands  

Chapter 4: Public Facilities and Infrastructure Policies and Guidelines  
1. Provide **sites for bus transit centers and park-and-ride facilities** in  
new developments  
2. Expand **Community-Level Street Standards** in  
Transportation System guidelines  
3. Add **Water Resource Policies**  
   a. Ensuring adequate capacity for new development  
   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  
   c. Protecting against water contamination  
   d. Supporting infiltration enhancement  
   e. Promoting efficiency and conservation  
   f. Requiring dual water lines
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 4-26

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 4-30

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 4-42 to 43

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.  

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

6. Delete **outdated Sec. 5.6 Transition from the Current System**  

7. Update **Sec. 5.8 Review and Revision of Development Codes**  

8. 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  

Key: **Changes** to the Plan made since the 2015 Public Review Draft Plan.
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<th>Development Plan Area</th>
<th>RESIDENT POPULATION</th>
<th>Visitor Units</th>
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<td><strong>2010</strong></td>
<td><strong>2020</strong></td>
<td><strong>2025</strong></td>
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<tr>
<td>Primary Urban Center</td>
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<td>Ko'olaukoke</td>
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<td>Ko'olau Loa</td>
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<td>North Shore</td>
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<td>Annual Growth Rate</td>
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### HOUSING UNITS

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<td><strong>2025</strong></td>
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<td>2%</td>
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<td>Waianae</td>
<td>13,376</td>
<td>14,360</td>
<td>14,906</td>
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<td>0.1%</td>
<td>0.6%</td>
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**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.

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
### TABLE 2.1: CENTRAL O'AHU DEVELOPMENT CAPACITY AND ENTITLEMENT STATUS

<table>
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<th>Projects (1)</th>
<th>Potential Housing Units</th>
<th>Number of Units Which</th>
<th>Developable Land Area (Gross Acres)</th>
<th>Total</th>
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<td></td>
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<td>Need LUC</td>
<td>Need Zoning</td>
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<td>Mililani Mauka (2)</td>
<td>300</td>
<td>/</td>
<td>4</td>
<td>11</td>
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<td>Mililani Technology Park (3)</td>
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<td>166</td>
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<tr>
<td>Royal Kunia Phase II</td>
<td>2,000</td>
<td>206</td>
<td>20</td>
<td>103</td>
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<td>Royal Kunia Phase II expansion (4)(5)</td>
<td>1,600</td>
<td>1,600</td>
<td>161</td>
<td>161</td>
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<td>Waiawa Phase I &amp; II (4)(6)</td>
<td>5,000</td>
<td>546</td>
<td>119</td>
<td>655</td>
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<td>Waiawa Phase III</td>
<td>4,550</td>
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<td>290</td>
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<td>Waiawa Castle &amp; Cooke (7)(8)</td>
<td>1,500</td>
<td>114</td>
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<td>Koa Ridge Makai (7)(9)</td>
<td>4,050</td>
<td>360</td>
<td>136</td>
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<td><strong>1,119</strong></td>
<td><strong>279</strong></td>
<td><strong>113</strong></td>
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**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 "substantial compliance with representations" made to the LUC, LUC approval will be required to change to residential use.

(6) Commercial acreage includes 66 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 totals 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 Waipahu Neighborhood TOD Plan (April 2014).

Source: Department of Planning and Permitting records and annual survey results.
CENTRAL O'AHU SUSTAINABLE COMMUNITIES PLAN

Map A-2: Urban Land Use

- Residential and Low Density Apartment
- Medium Density Apartment/Commercial Mixed Use
- Regional Town Center
- Technology Park
- Industrial
- Royalty
- Parks and Golf Courses
- Agriculture and Recreation Areas
- Military Training Area (MTP)
- Brunswick

Legend:
- Community Growth Boundary
- Wetland
- Community Commercial Center
- Major Community Commercial Center
- Regional Commercial Center
- Highways, Airports & Major Corridor
- Transit Node (Medium Density Rail and Comm.)
- Coastal Use/Marine Education
- High School
- Civic Center
- Hospital
- Lumber
- Correctional Facility
- Waste Water Treatment Plant
- UH Leeward Campus College
- Other

Department of Planning and Permitting
City and County of Honolulu
CENTRAL OAHU SUSTAINABLE COMMUNITIES PLAN

MAP A-4: Development Capacity Map

- Preservation Areas
- Agriculture Areas
- Existing Urban Areas
- Urban Expansion Areas
- Special Areas (DISA)
- Military Training Areas (MTRA)
- Community Growth Boundary
- Wetlands

EXISTING

FUTURE

Highways, Arterials, & Major Collector Streets
Transit Corridor
Transit Node
Golf Courses
Parks