The East Honolulu Sustainable Communities Plan (the “Plan”) – Public Review Draft (PRD) is now available, and East Honolulu community members, agencies, organizations, and others with an interest in East Honolulu’s future development are invited to comment.

This status report provides a quick overview of the review work program, what we have learned from the review so far, and what changes we are considering for the Plan.

### EAST HONOLULU SUSTAINABLE COMMUNITIES PLAN REVIEW

- **Required by Ordinance 99-19 by which the Plan was adopted in 1999.**

- **WORK PROGRAM STEPS (✓ = completed)**
  - ✓ *Community Interviews* (Initial round completed, but ongoing through Council adoption)
  - ✓ *Workshop I*: Orientation and collection of community comments, questions, and suggestions (Held at ‘Āina Haina Library on January 15, 2005)
  - ✓ *Inventory of Comments* (Review of initial comments completed)
  - ✓ *Issues Research/Projections Update* (Completed and incorporated in PRD)
  - ✓ *Workshop II: Community Outreach Restart*: Collect additional comments on issues and needed improvements to the Plan and its implementation (Held at Niu Valley Middle School Cafeteria on September 19, 2012)
  - ✓ *Workshop III: Climate Adaptation Workshops*: Present anticipated climate change impacts, identify vulnerabilities and assets, and develop “no regret” or “low regret” mitigation and adaptation strategies (Spring 2016)
    - Receive Public Comments on PRD and Findings (June 28, 2019)
    - Inventory Public Comments and Compile Findings (anticipated August 2019)
    - Final Proposed Revised Plan and Plan Review Report (anticipated Fall 2019)
    - Planning Commission Public Hearing (anticipated Fall 2019)
    - Transmittal to City Council (anticipated Winter 2019)
    - City Council Review (Three formal votes, committee meetings, and one public hearing)
WHAT WE HAVE LEARNED SO FAR

In the Review, the Department of Planning and Permitting (DPP) must determine if the Plan vision, implementing policies, and implementation methods are still appropriate. We have found that:

- The Plan vision and policies enjoy widespread support from the community;
- Since the Plan was adopted in 1999, issues have emerged (climate change adaptation, Maunalua Bay water quality protection, affordable housing needs, and creating age-friendly communities) which should be addressed in the Plan; and
- There is agreement that implementation needs to be improved, particularly with regard to the design of streetscapes and waterfront developments.

The 1999 Plan vision has seven major elements organized around two key goals. The DPP’s preliminary evaluation, based on comments collected through meetings and interviews, consultations, and follow-up research is as follows:

GOAL 1: PROTECT COMMUNITY RESOURCES:

Agricultural lands and open space outside the Community Growth Boundary have been protected from urban development since adoption of the Plan. Lands have been acquired by the City, State, and land trusts to protect the Ka Iwi scenic shoreline area and other areas identified for their natural, scenic, and/or cultural value.

This goal includes five vision elements:

<table>
<thead>
<tr>
<th>Vision Element</th>
<th>Evaluation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Establish Urban Community, Agriculture, and Preservation Boundaries</td>
<td>• An Urban Community Boundary (UCB) was adopted as part of the Plan in 1999. Leolani, a project located outside of the proposed UCB, was submitted before adoption of the Plan and approved after the Plan was adopted. Since then no land outside the UCB has been approved for urban use.</td>
</tr>
<tr>
<td></td>
<td>• The City has adopted Ordinances to reduce exposure to hazardous areas, partially as a result of boulder falls in Hawai’i Kai.</td>
</tr>
<tr>
<td></td>
<td>• Proposals to develop Kamilo Nui Valley farm lots, which are outside the UCB, did not move forward, and leases for the farms have been renegotiated.</td>
</tr>
<tr>
<td></td>
<td>• A cemetery approved for the area mauka of the Kamilo Nui Valley farm lots, after initial stockpiling and grading of soils, has been delayed in development.</td>
</tr>
<tr>
<td></td>
<td>• Capacity was provided inside the UCB for residential in-fill development. Between July 1999 and June 2015, around 1,950 residential units were built in East Honolulu.</td>
</tr>
<tr>
<td>Vision Element</td>
<td>Evaluation</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| Preserve the Scenic Value of the Koko Head-Makapu’u Viewshed      | • The State acquired the land for the Ka Iwi State Scenic Shoreline Park in 2001, and the City acquired lands behind Sandy Beach in 2002.  
• A 2006 application to build vacation cabins above the Hawai’i Kai Golf Course on 182 acres outside the UCB was not accepted for processing by the DPP.  
• In 2015, a community land trust acquired the lands in order to preserve them as open space.                                                                                                                                                                                     |
| Maintain the Urban Form of the Ridge-and-Valley Neighborhoods      | • No additional ridge developments have been approved since 1999.  
• Ocean view lots for large homes on Paikō Ridge were advertised nationally, but no application for the needed Land Use District Boundary Amendment or Plan Amendment has been submitted.  
• A proposal for 19 single-family dwellings in Kuli’ou’ou Valley applied for a cluster permit in 2016 but was rejected by the DPP.                                                                                                                                                                                                 |
| Expand Mauka-Makai Recreational Access                             | • There have been problems for hikers seeking access to trailheads within gated communities.  
• There have been conflicts regarding beach access in the Paikō Lagoon and Portlock areas. A City condemnation process has begun for the Portlock access lane.  
• A public-private partnership reopened the Hanapēpē Loop access.  
• The State has increased parking for hikers visiting the Ka Iwi State Scenic Shoreline Park.  
• There are conflicts with parking and congestion in neighborhoods with maintained trails potentially due to nearby trail closures like Mariners Ridge.                                                                                                                                       |
| Protect and Preserve Natural Areas                                 | • A public-private partnership has cleared over 28 acres of Maunalua Bay of invasive algae, and established rain gardens, catchment systems, and siltation basins to reduce pollutant and sediment runoff.  
• Protections for key natural areas have either been maintained or expanded since 1999.  
• A community land trust successfully acquired and created a 5-acre wetland, bird habitat, and cultural park area near the Hawai’i Kai Post Office.  
• A public-private partnership has cleared over 28 acres of Maunalua Bay of invasive algae, and established rain gardens, catchment systems, and siltation basins to reduce pollutant and sediment runoff.  
• Protections for key natural areas have either been maintained or expanded since 1999.  
• A community land trust successfully acquired and created a 5-acre wetland, bird habitat, and cultural park area near the Hawai’i Kai Post Office. |
GOAL 2: ADAPT TO CHANGING COMMUNITY NEEDS:

The O‘ahu General Plan population guidelines call for East Honolulu to house 5 percent of O‘ahu’s residential population in 2025. In 2010, the United States Census Bureau counted East Honolulu’s population at 49,100, which was 5.2 percent of O‘ahu's 2010 population.

The DPP projects that the population in East Honolulu will remain stable at around 5 percent of the island’s population. The DPP projects that the area’s population in 2025 will peak at 50,600 or 5 percent of O‘ahu’s population, and then decline to 50,000 (5 percent) by 2040.

This goal includes two vision elements:

<table>
<thead>
<tr>
<th>Vision Element</th>
<th>Evaluation</th>
</tr>
</thead>
</table>
| Adapt Housing Supply to Changing Demographics | • A portion of the new housing built in Hawai‘i Kai and Wai‘alae Iki since 1999 is for senior citizens.  
• A major Hawai‘i Kai apartment project with 215 market-rate units and 53 affordable rental units was completed in 2016.  
• The City adopted an Accessory Dwelling Unit Ordinance which allows adding small residential units of 400 to 800 square feet on existing developed residential lots, providing housing options for seniors, students, and young families.  
• The City is revising affordable housing rules for proposed new projects. |
| Focus Commercial Centers on Serving the Region’s Neighborhoods | • Commercial center redevelopment in Hawai‘i Kai has added floor space and is attracting customers from areas outside Hawai‘i Kai, including Waimānalo and Kāhala.  
• The ‘Āina Haina Shopping Center has been redeveloped under new ownership.  
• Non-construction jobs in East Honolulu have not increased significantly since 1999, and are not expected to show any significant growth through 2040. |
WHAT CHANGES ARE BEING CONSIDERED FOR THE PLAN

- Many proposed changes under consideration are either to update information and references to reflect changes since 1999, or to further clarify how policies and guidelines adopted in 1999, should be implemented.

- However, we are also considering how to address issues that have emerged since adoption of the Plan, including:
  - Making East Honolulu more friendly and supportive for the youngest, the most vulnerable, and the oldest members of the community;
  - Improving watershed management for the East Honolulu ahupua’a to retain storm waters, and to reduce sediment and toxic pollutant impacts on Maunalua Bay; and
  - Reducing vulnerability and improving resiliency to impacts of coastal hazards including those made more threatening by climate change and sea level rise.

- Changes to the Plan are proposed in the PRD, which is available for review and comment as of January 31, 2019 on DPP’s website at:
  

- A list of the proposed changes to the EH SCP can be found in the Briefing Materials Handbook, also online at the above address.

- A list of comments, questions, and suggestions we receive during the review process will be provided in the Review Report for the Proposed Revised Plan. A matrix will explain what response was made to the comments, such as:
  - When a change will be made to the Proposed Revised Plan,
  - When a comment is noted for feedback on implementation, or
  - When no change is needed.

HOW YOU CAN KEEP INFORMED ABOUT THE REVIEW

For additional information about the Review scope and work program, please contact Thomas Blair, of the DPP staff, at the following:

- Mail: The Department of Planning and Permitting
  650 South King Street, 7th Floor, Honolulu, HI 96813;

- E-mail: thomas.blair@honolulu.gov; and/or

- Phone: 768-8030.

Information about the East Honolulu SCP (the “Plan”) – PRD, and the current Plan are available at:


Information about the Plan Review programs underway for other Development Plan or Sustainable Communities Plan areas is available at:

http://www.honoluludpp.org/planning.aspx