EAST HONOLULU
SUSTAINABLE COMMUNITIES PLAN
PUBLIC REVIEW DRAFT
Community Workshop: May 18, 2019
‘Āina Haina Elementary School
Workshop Agenda

30 min Presentation

45 min Table Groups

15 min Report Back

30 min Question and Answer

Connections and Individual Questions
Presentation Agenda

- Context and Overview
- Plan Contents
- Process of Revisions
- Proposed Changes
- Other Concerns
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>
<thead>
<tr>
<th>DP Area</th>
<th>2000 Pop</th>
<th>2000 % Share</th>
<th>2010 Pop</th>
<th>2010 % Share</th>
<th>2035 Pop</th>
<th>2035 % Share</th>
<th>2040 Pop</th>
<th>2040 % Share</th>
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<tbody>
<tr>
<td>PUC</td>
<td>419,333</td>
<td>47.9%</td>
<td>435,118</td>
<td>45.6%</td>
<td>458,200</td>
<td>42.8%</td>
<td>467,100</td>
<td>43.0%</td>
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<tr>
<td>‘Ewa</td>
<td>68,696</td>
<td>7.8%</td>
<td>101,397</td>
<td>10.6%</td>
<td>173,800</td>
<td>16.2%</td>
<td>172,700</td>
<td>15.9%</td>
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<tr>
<td>Central O’ahu</td>
<td>148,208</td>
<td>16.9%</td>
<td>168,643</td>
<td>17.7%</td>
<td>189,500</td>
<td>17.7%</td>
<td>192,400</td>
<td>17.7%</td>
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<tr>
<td>East Honolulu</td>
<td>46,735</td>
<td>5.3%</td>
<td>49,914</td>
<td>5.2%</td>
<td>48,900</td>
<td>4.6%</td>
<td>50,000</td>
<td>4.6%</td>
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<tr>
<td>Ko‘olau Poko</td>
<td>117,999</td>
<td>13.5%</td>
<td>115,164</td>
<td>12.1%</td>
<td>110,800</td>
<td>10.3%</td>
<td>113,300</td>
<td>10.4%</td>
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<tr>
<td>Ko‘olau Loa</td>
<td>14,546</td>
<td>1.7%</td>
<td>16,732</td>
<td>1.8%</td>
<td>18,000</td>
<td>1.7%</td>
<td>18,100</td>
<td>1.7%</td>
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<td>North Shore</td>
<td>18,380</td>
<td>2.1%</td>
<td>17,720</td>
<td>1.9%</td>
<td>19,200</td>
<td>1.8%</td>
<td>19,600</td>
<td>1.8%</td>
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<tr>
<td>Wai‘anae</td>
<td>42,259</td>
<td>4.8%</td>
<td>48,519</td>
<td>5.1%</td>
<td>52,900</td>
<td>4.9%</td>
<td>53,600</td>
<td>4.9%</td>
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<tr>
<td>Population Total</td>
<td>876,156</td>
<td>100%</td>
<td>953,207</td>
<td>100%</td>
<td>1,071,200</td>
<td>100%</td>
<td>1,086,700</td>
<td>100%</td>
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</table>
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
## Process Since the 1999 Plan Adoption

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
<th>Activities</th>
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<tr>
<td>Workshop I – January 2005</td>
<td></td>
<td>• Community orientation and outreach</td>
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<tr>
<td>2006-2011</td>
<td></td>
<td>• Research, draft Plan revisions and recommendations</td>
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<tr>
<td>Workshop II – September 2012</td>
<td></td>
<td>• Community outreach restart</td>
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<tr>
<td>Workshop(s) III – Spring 2016</td>
<td></td>
<td>• 3 Climate adaptation workshops</td>
</tr>
<tr>
<td>January / February 2019</td>
<td></td>
<td>• Publication of the Public Review Draft</td>
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<tr>
<td>Workshop IV – March 4, 2019</td>
<td></td>
<td>• Announcement, presentation, and Q&amp;A</td>
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<tr>
<td>Workshop V – May 18, 2019</td>
<td></td>
<td>• Presentation and activities</td>
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</table>
Public Review Process – Going Forward

- Community Workshop V (May 18)
- End of Public Comment Period (June 28)
- Revised Plan and Review Report (Fall 2019)
- Planning Commission (Fall 2019)
- City Council (Winter 2019 and beyond)
The Vision to 2040

**Protect** Community Resources

- Manage urban growth
- Preserve open space, natural features, and scenic resources
- Enhance mountain and shoreline access
- Protect historic and community resources
- Provide adequate infrastructure and facilities

**Adapt** to Changing Community Needs
Major Additions to The Vision

- 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
Making Honolulu an Age-Friendly City

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>East Honolulu</td>
<td>9.3%</td>
<td>11.7%</td>
<td>18.2%</td>
<td>21.6%</td>
<td>23.5%</td>
<td>37%</td>
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<tr>
<td>All O‘ahu</td>
<td>7.3%</td>
<td>10.9%</td>
<td>13.4%</td>
<td>14.5%</td>
<td>16.2%</td>
<td>23.7%</td>
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</tbody>
</table>

“Redesign and repurpose infrastructure and programs to become a more age-friendly community with a focus on complete streets.” (page 1-3)
Making Honolulu an Age-Friendly City

Adopted as Ordinance 18-36

Photos courtesy of Making Honolulu an Age-Friendly City
“East Honolulu will strive to create “an inclusive and accessible urban or suburban environment that encourages active and healthy aging” in accordance with the goals and visions from *Making Honolulu an Age-Friendly City: An Action Plan.*” (2-18)

**Universal Design** – Apply the seven principles of Universal Design to projects to support the seniors who wish to age-in-place, as articulated in the *Making Honolulu an Age-Friendly City: An Action Plan.* (pages 2-18, 3-39, & 3-42)
Create an inclusive and accessible urban or suburban environment that encourages active and healthy aging, specifically age-in-place principles, that address or include the following: equitable, flexibility, simple and intuitive, perception information, tolerance for error, low physical effort, and size and space. (2-18, 3-39, and 3-42)

7 PRINCIPLES OF UNIVERSAL DESIGN:

- Equitable
- Flexibility
- Simple & intuitive
- Perception information
- Tolerance for error
- Low physical effort
- Size & space

Graphic adapted from: Claudine Casabonne, How Pinterest can teach you about Universal Design;
Making Honolulu an Age-Friendly City

**Accessory Dwelling Units (ADUs)**

**Mixed-Use Development**

**Mixed Uses in Business Districts** – Allow low-rise, multi-family residential use as a permitted accessory use above the first floor in the B-1 Neighborhood Business District and the B-2 Community Business District to meet the need for affordable housing for seniors, for those who are downsizing, for students and young families who are just starting out, and for others. (2-18 and 3-46)
Making Honolulu an Age-Friendly City

“Ensure street furniture is comfortable and does not impede sidewalk movement. See the Complete Streets Design Manual.” (4-7)

“Support the Safe Routes to School program and projects to improve pedestrian and bicycle links around schools.” (4-8)
Ahupua‘a Health & Low-Impact Development – NEW

Limit development of steep slopes

Implement Low-Impact Development (LID) Standards

Incentivize green infrastructure investments

Protect existing preservation lands inside and outside the CGB

Natural improvements and stormwater retention
“Join with Federal, State, and City agencies and local landowners and stakeholder organizations to create a Watershed Partnership to effectively manage the East Honolulu ahupua‘a to retain stormwater and keep sediment and pollutants from entering streams and being transported to the ocean.” (4-19)

“New structures and facilities are also designed to respond to the needs for ecological restoration through low-impact development standards, increased energy efficiency, and potable water conservation.” (2-3)

“Provide incentives for owners of existing homes to develop rain gardens, permeable driveways, and other strategies that hold stormwater on-site instead of discharging it into storm drains or streams.” (3-40)
Ahupuaʻa Health & Low-Impact Development

- Reduce area of impermeable surfaces
- Retain water on-site
- Plant more trees
- Use park and preservation lands for ecological functions
- Green corridors with recreation elements

Graphic: PBR Hawaiʻi
Ahupuaʻa Health & Low-Impact Development

<table>
<thead>
<tr>
<th>Reduces area of impermeable surfaces</th>
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<tbody>
<tr>
<td>Retain water on-site</td>
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<tr>
<td>Plant more trees</td>
</tr>
<tr>
<td>Use park and preservation lands for ecological functions</td>
</tr>
<tr>
<td>Green corridors with recreation elements</td>
</tr>
</tbody>
</table>

“Include more landscaping along roadways to improve aesthetics, to manage stormwater, sediment, and toxic pollutant runoff, and to filter oils and sediment from the roadway improving downstream water quality.” (4-8)

“Retention – Retain stormwater, sediment, and toxic pollutant runoff through the installation of linear landscaping features and permeable pavement along roadways, particularly Kalanianaʻole Highway

**Natural Improvements** – Identify potential natural improvements to park and preservation lands within the Community Growth Boundary to improve its ecological function and retain an open, undeveloped character” (3-15)
Ahupuaʻa Health & Low-Impact Development

“Environmental and community organizations have a stewardship role in engaging the larger community, applying political pressure, fundraising for the purchase of lands for preservation, and routine beach cleanup events” (2-16)

“Protect aesthetic and biological value of wetlands, natural streams, and other drainage ways.” (3-1)

“Improve downstream water quality, particularly in sources leading to Maunalua Bay, through the restoration of channelized streams and wetlands, the installation of upland detention basins, implementation of low-impact development standards, and the encouragement of planting and maintenance of vegetation along drainage ways.” (4-19)
Address Impacts of Sea Level Rise
Address the Impacts of Sea Level Rise
Address the Impacts of Sea Level Rise

"Sea Level Rise Impact on New Projects – Analyze the potential impact of sea level rise for new public and private projects in shoreline areas." (3-10)

“Protect, adapt, or relocate commercial structures, public facilities, and natural and cultural resources vulnerable to sea level rise impacts” (3-46)
Address the Impacts of Sea Level Rise

"Sea Level Rise – Protect, adapt, or relocate commercial structures, public facilities, and natural and cultural resources vulnerable to sea level rise impacts, including coastal flooding, inundation, and erosion as feasible.” (3-46)

“Resorts and Institutional – If redeveloped, the resort area in Kāhala needs to take into account the projected impacts of climate change and sea level rise over the length of the building’s lifespan.” (3-48)

“Protect Infrastructure – Identify critical public and private infrastructure subject to sea level rise exposure and to mitigate these impacts through elevation, relocation, or other adaptation measures.” (3-10)
“Create resilient, disaster-ready communities that are strategically and physically prepared for disasters and environmental stressors.” (1-3)
Creating a Resilient, Disaster-Ready Community

“Hazard Assessment – Incorporate assessments of all hazards into the land development application process. (3-11)

“Prevent development of areas susceptible to natural hazards such as soil movement, rock falls, coastal erosion, and sea level rise” (page 3-2)

“Work cooperatively to develop and implement land use policies, hazard mitigation actions, and design and construction standards that mitigate and adapt to the impacts of climate change and sea level rise.” (page 2-20)
Other Proposed Changes in the Public Review Draft

“Preserving significant historic and pre-historic features including Native Hawaiian cultural and archaeological sites.” (2-10)

“Retaining visual landmarks and significant vistas including the Ka Iwi Scenic Shoreline, views of Maunalua Bay and other shoreline areas from Kalaniana‘ole Highway, and views from ridge hiking trails.” (2-11)

“Limiting building heights to low-rise and mid-rise structures to protect panoramic views and the existing character of the built environment.” (2-11)
Map is intended for illustrative purposes only. The contents of this map are not survey accurate.
Other Proposed Changes – Parks

“Prohibit access to any trails or paths outside Koko Crater Botanical Garden from within the garden.

Protect the fragile topography of Koko Crater by restricting recreational uses such as horseback riding to areas apart from the conservation plant collections.

Continue to develop Koko Crater Botanical Garden as a conservation site of global importance for rare and endangered species from Hawai‘i and other tropical dryland areas.” (3-27)

“Recreation Corridors – Incorporate landscaped pathways and bikeways adjacent to stream channels and drainage corridors, where appropriate and feasible.” (3-15)

“Expand access to existing park lands by improving neighborhood linkages along shared paths for people walking and biking” (3-26)
**Other Proposed Changes – Mauka-Makai Access**

“**Access Easements** – Acquire and maintain public access easements, or encourage the transfer of easements to the State or NGOs that preserve access to open space areas.

**Resource Management** – Create a City Resource Management Program to address the demands from outdoor recreational activities and the associated stresses to the natural and built environment.

**More Trails** – Balance trail demands across East Honolulu and alleviate congestion through the opening and sanctioning of additional trails” (3-6)

“**Codify Access** – Recognize and codify mauka-makai shoreline access into the Revised Ordinances of Honolulu (ROH).” (3-10)
Other Proposed Changes in the Public Review Draft

- Access needs to be balanced with ability to mitigate impact (2-16)
- Promote and support long-term viability of agriculture (3-1)
- Protect endangered species habitats (3-1)
- Protect value of wetlands, streams, and drainage ways (3-1)
- Reduce light pollution’s adverse impact (3-28, 4-7)
- Prohibit shoreline alterations that disrupt natural processes (3-26)
- Improve management and enforcement of TVUs (3-39)
Contact Information and Timeline

Thomas.Blair@Honolulu.gov
Phone: (808) 768-8030
Fax: (808) 768-6743

Dept. of Planning & Permitting
650 South King Street, 7th Fl.
Honolulu, Hawaii 96813

End of Public Comment Period (June 28)

Proposed Revised Plan and Review Report (Fall 2019)

Planning Commission and Public Hearing (Fall 2019)

City Council (Winter 2019 and beyond)

<table>
<thead>
<tr>
<th>Project Areas</th>
<th>Probable Units¹</th>
<th>Possible Units²</th>
<th>Description</th>
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<tbody>
<tr>
<td>Wai’alae Nui</td>
<td>14</td>
<td></td>
<td>Ord. 96-69 limits site to 14 units</td>
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<tr>
<td>Wai’alae Iki</td>
<td>9</td>
<td></td>
<td>Owner-build lots</td>
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<tr>
<td>‘Āina Haina</td>
<td>10</td>
<td></td>
<td>Lots in upper ‘Āina Haina (2); lower ‘Āina Haina (8)</td>
</tr>
<tr>
<td>Hawai‘i Loa Ridge</td>
<td>26</td>
<td></td>
<td>Owner-build lots</td>
</tr>
<tr>
<td>Niu Valley</td>
<td></td>
<td>30</td>
<td>3 large adjacent lots with 6 existing units</td>
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<tr>
<td>Kuli‘ou‘ou</td>
<td></td>
<td>8</td>
<td>Large vacant lot</td>
</tr>
<tr>
<td>Kamilo Iki Valley</td>
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<td>16</td>
<td>Large vacant lot</td>
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<tr>
<td>Hawai‘i Kai</td>
<td>28</td>
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<td>Remaining units from Ord. 99-54 &amp; Ord. 00-70</td>
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<tr>
<td>Nā Pali Hāweo (Kamehame)</td>
<td>16</td>
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<td>Owner-build lots</td>
</tr>
<tr>
<td>Lower Kalama Valley</td>
<td>21</td>
<td></td>
<td>2015/CL-5 (14) &amp; 499 Kealahou (7)</td>
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<td>Infill Vacant Lots</td>
<td>50</td>
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<td>Vacant standard-size lots within the Plan area</td>
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<tr>
<td>‘Ohana or ADU units</td>
<td>50</td>
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<td>Assumes 2-3 units per year between 2020 &amp; 2040</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>224</strong></td>
<td><strong>54</strong></td>
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**Cumulative Total** 278 units