Proposed Amendment to the ‘Ewa Development Plan

‘Ewa Development Plan 2013 (Ordinance 13-26)

- Community-based planning effort involving public meetings, workshops, interviews, and focus groups over the span of six years.
- Defines the ‘Ewa region’s role and identity in the context of the entire island through a long-term vision.
- Outlines policies and implementation guidelines to direct growth and development within the ‘Ewa region.

Summary of Proposed Amendment

(https://bit.ly/2S2ptLD Note: URL is case sensitive.)

Text Changes
- Incorporates language regarding the Affordable Housing Requirement for lands without existing Unilateral Agreements.
- Incorporates the Community Benefits Bonus as the mechanism for increased height or density within a TOD Special District.
- Increases the maximum height limit of 90 feet to 120 feet along the rail transit line and rail transit station areas which can only be achieved through a Community Benefits Bonus.
- Adds development guidelines for areas described as Other Industrial Areas.
- Amends language throughout the ‘Ewa Development Plan to refer to the rail transit line and rail transit stations.

Open Space Map
- Adds a future Landscaped Boulevard/Greenway and a District Park symbol in the Ho’opili area.

Urban Land Use Map
- Shows Medium Density/Commercial Mixed Use in the approximate areas along the rail transit line and around rail transit stations.
- Adds Industrial Area mauka of Farrington Highway.
- Adds a Future Intermediate/Middle School symbol in the Ho’opili area.
- Relocation of existing Community Commercial Center Symbol to ‘Ewa of Kualaka’i Parkway and existing Future High School symbol to Diamond Head of Kualaka’i Parkway.

Please send comments by March 7, 2020 to:
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