‘Ewa Development Plan Amendment
Public Meeting
Department of Planning and Permitting, City and County of Honolulu
February 20, 2020
Agenda

‘Ewa Development Plan Amendment

• Introductions and Acknowledgements
• Background – City’s Planning Process and the ‘Ewa Development Plan
• Proposed Amendment
• Next Steps and Q&A
Background
City Land Use Planning Process

The O‘ahu General Plan is a comprehensive statement of broad objectives and policies that set forth the long-range aspirations for the island.

Eight regional plans that implement the O‘ahu General Plan by guiding public policy, describe patterns of desired land use for a region, provide guidance for infrastructure planning, and identify areas that may benefit from more detailed planning efforts through Special Area Plans.

Specific mechanisms that implement the O‘ahu General Plan and the 8 regional Development and Sustainable Communities Plans.

These include the Land Use Ordinance, Watershed Management Plans, and Special Area Plans like the East Kapolei Neighborhood Transit-Oriented Development Plan.
Background
‘Ewa Development Plan

‘Ewa Development Plan 2013 (Ordinance 13-26)

• Community-based planning effort involving public meetings, workshops, interviews, focus groups, and meetings over the span of 6 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.

• Concentrates employment to create a Secondary Urban Center.

• Directs residential development through master planned communities in order to relieve housing pressures around the island.

• Encourages the development of communities that support multi-modal transportation.

• Protect cultural and historic resources and agricultural land and open space.
Proposed Amendment
‘Ewa Development Plan

Summary of Proposed Text Changes

• Proposed amendment is in line with the vision and policies discussed in the ‘Ewa Development Plan by continuing to support development of residential communities that are supportive of non-automotive travel and the development of a Secondary Urban Center.

• Incorporates language regarding the Affordable Housing Requirement for lands without existing Unilateral Agreements.

• Incorporates the Community Benefits Bonus as the mechanism for increased height and/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 station areas through a Community Benefits Bonus.

• Adds development guidelines to the development of Other Industrial Areas.

• Amends language throughout the ‘Ewa Development Plan to refer to the rail transit line and the rail transit stations.

• Administrative changes to names of City and State agencies and place names throughout the document for consistency.
Proposed Amendment
‘Ewa Development Plan

Summary of Map Changes

• Open Space Map
  • Adds a future Landscaped Boulevard/Greenway in the Ho‘opili area
  • Adds 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 the rail transit stations
  • Adds an Industrial Area mauka of Farrington Highway
  • Relocates an existing Community Commercial Center symbol to ‘ewa of Kualaka‘i Parkway
  • Relocates an existing Future High School symbol to Diamond Head of Kualaka‘i Parkway
  • Adds a Future Intermediate/Middle School symbol in the Ho‘opili area
Next Steps and Q&A

Public comment period is open through March 7, 2020

• Comments are reviewed and may be incorporated into the proposed amendment
• Proposed amendment is transmitted to the Planning Commission
• Planning Commission Public Hearing
• Proposed Amendment is transmitted to the Honolulu City Council

For more information:
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