Welcome / Meeting Agenda

• Opening remarks and introductions
• Project background and overview
• Comment stations
• Open microphone
• Next steps/Adjourn (8:30 PM)
Project Team

Department of Planning and Permitting

- David Tanoue, Director
- Jiro Sumada, Deputy Director
- Kathy Sokugawa, Planning Division Chief
- Randy Hara, Policy Planning Branch Chief
- Mike Watkins, Project Manager

Helber Hastert & Fee, Planners

- Scott Ezer, Principal
- Corlyn Orr, Project Manager

O‘ahu 2035: General Plan Focused Update
Your Island. Your Future.
Presentation Overview

- County planning program
- General Plan update process
- Summary of on-going information gathering effort
Why Planning?

- Fort Ruger looking towards Wilhemina Rise, c1914
- Theo H. Davies building at the corner of Merchant and Bishop Streets looking toward the ocean, c1920
- King Street looking toward Fort Street, c1910

*O‘ahu 2035: General Plan Focused Update
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Why Planning?

Make efficient, intelligent and focused use of limited resources
Why Planning?

Anticipate future needs and address current issues to achieve a desired future.
Why Planning?

Strengthen and maintain global competitiveness
Why Planning?

Meet Federal, State and City Charter requirements

Heiau at Koko Head Avenue between Crater Road and the current Kaimuki Fire Station, date unknown

Punahou Street, with Punahou School (Pauahi Hall) at right, c1900
Section 6-1508. General Plan

- The general plan shall set forth the city's objectives and broad policies for the long-range development of the city. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the city and the most desirable population distribution and regional development pattern.

Section 6-1510. Preparation and Review of the General Plan and Development Plans

- In addition, the director shall undertake a comprehensive review of the general plan at least once every ten years.
Honolulu’s Land Use Planning System

Development Plan and Sustainable Communities Plan Areas

General Plan

Development Plans and Sustainable Communities Plan

Implementing Ordinances and Regulations
Zone Changes
Land Use Permits
Land Use Ordinance
Sign Ordinance
Subdivision Ordinance
Etc.

Special Area Plans

Functional Planning
Water Use
Wastewater
Transportation
Solid Waste
Parks

CIP Projects

O‘ahu 2035: General Plan Focused Update
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General Plan’s Eleven Areas of Concern

- Population
- Economic Activity
- Natural Environment
- Housing
- Transportation and Utilities
- Energy
- Physical Development and Urban Design
- Public Safety
- Health and Education
- Culture and Recreation
- Government Operations and Fiscal Management
General Plan Population and Distribution

• Primary Urban Center, ‘Ewa and Central O‘ahu are the primary growth areas
• Rural and suburban areas to remain relatively stable
• Projected demand by 2035: 102,000 net additional housing units

General Plan 2025 Distribution Guidelines (%)

- Primary Urban Center: 46.0%
- ‘Ewa: 13.0%
- Central O‘ahu: 17.0%
- Wai‘anae: 4.0%
- North Shore: 1.7%
- Ko‘olau: 1.4%
- Ko‘olau Loa: 14%
- Poko: 11.5%
- Honolulu: 5.3%
- East: 4.0%

Excerpted from General Plan Objectives and Policies, Appendix, pg 48
Project Purpose

Conduct a focused update of the existing General Plan, with emphasis on specific issues

- Tourism
- Agriculture
- Housing
- Sustainability
- Economic Health
- Growth and Development
General Plan Update Process

Information Gathering Effort

- **COMMUNITY MEETING**
- June 2011

Public Input/Identify recommended changes

- **COMMUNITY MEETING**
- July – November 2011

Present Public Review Draft

- Public comment period
- **COMMUNITY MEETING**
- January 2012 – March 2012

Review agency/public comments

- Prepare Final Updated General Plan
- April – May 2012

Planning Commission Review

City Council Review and Adoption

O‘ahu 2035: General Plan Focused Update
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Ongoing Information Gathering Effort

PROJECT WEBSITE ADDRESS:
http://honoluludpp.org/planning/OahuGenPlan.asp

Background trend reports (5)
- Tourism, Agriculture, Affordable Housing, Sustainability, Commercial/Industrial

Focus group meetings (3)
- Tourism, Agriculture, Affordable Housing

Key Planning Issues Summary (11)

On-line survey

Community Meeting

Written comments
Key Planning Issues: Tourism

**Current General Plan**
- Waikīkī as O‘ahu’s primary resort area, but discouraging further growth
- Secondary resort areas at West Beach (Ko Olina Resort), Kahuku (Turtle Bay), Mākaha, and Lā‘ie

**Trends**
- Waikīkī’s importance to O‘ahu & State’s economy
- Re-investment to maintain position as a world-class destination
- Increasing demand for luxury and deluxe units
- Shift away from traditional hotels towards timeshares and resorts (larger units, less total units)
- Market-driven trend for smaller, non-resort units
- Proposals for smaller hotels in select communities
- Debate about bed and breakfast units and transient vacation units (TVUs) in certain residential neighborhoods

**General Plan Issues**
- Should the GP recognize small, community-based hotels as appropriate in some neighborhoods?
- Given trends toward larger, fewer units, is there a need to regulate units numbers in Waikīkī?
- Should the GP recognize changes in the visitor industry that have created a demand for smaller, de-centralized accommodations?
Key Planning Issues: Agriculture

Current General Plan

- Recognizes pineapple and sugar as primary agricultural activities
- Agriculture policies incorporated as sub-section in Chapter 2 “Economic Activity”

Trends

- Fundamental shift since 1970s away from plantation ag
- About 30,000 acres of productive agricultural land are fallow or used for low-value grazing
- Loss of 37,000 acres (77%) in agricultural production (in large part due to plantation closures)
- Livestock production decreased by about 70% since 1980
- Last major dairy on O‘ahu closed in 2008
- Increasing interest in locally-grown food products
- International marketplace allows imported food products to be sold cheaper

General Plan Issues

- Desire to identify and protect high-quality lands
- Desire to achieve higher level of food self-sufficiency
- Poor condition of aging infrastructure
- Systemic issues prevent access to and use of fallow acreage
Key Planning Issues: Housing

Current General Plan

- Objective A: “To provide decent housing for all the people of O‘ahu at prices they can afford”
- Objective B: “To reduce speculation in land and housing”
- Objective C: “To provide... a choice of living environments... close to employment, recreation and commercial centers....”

Trends

- Smaller household size (rise in “empty nest” and single-occupant households)
- Aging population
- Higher-density redevelopment and gentrification
- More need for large-family & elderly housing and services
- 2008 HUD Report ranked Hawai‘i with 3rd largest homeless population
- Populations of hidden and at-risk homeless affected by economic recession
- City adopts new housing policy which guides affordable requirements

General Plan Issues

- Should the GP facilitate the maintenance and construction of affordable housing units when existing urban areas are redeveloped?
- Should the GP address the specific issue of homelessness?
Key Planning Issues: Sustainability and Climate Change

Sustainability strives to balance environmental, economic and social conditions without compromising the ability of future generations to meet their own needs.

Current General Plan
- Objectives and policies reflect sustainability principles
- No specific reference to sustainability

Trends
- Increased public awareness re: sustainability
- Multi-modal transportation networks
- Shoreline hardening
- Improve infrastructure/utility systems
- “Green” building and design strategies
- Conservation and recycling programs

General Plan Issues
- Should the GP specifically reference sustainability?
- Should the GP more emphatically emphasize reducing dependence on imported oil?
- Should the GP include policies to modify land use patterns to help adapt to potential effects of rising sea levels?
Key Planning Issues: O‘ahu’s Overall Growth

Current General Plan
Directed Growth policy - ‘Ewa, Central O‘ahu and PUC as the 3 main growth areas

Trends
- 3 growth areas received 85% of all new residents and new homes since 1980
- Growth will continue at a slower rate due to aging population and mature economy
- 2035 projections indicate differences in future realities for PUC, ‘Ewa and Wai‘anae

General Plan Issues
- Should GP “markers” be revised to better reflect current land use and demographic realities?

Figure 2. Population Growth Trends and General Plan Population Distribution Policy

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On-line Survey

• Take the survey until July 14, 2011
  http://honoluludpp.org/planning/OahuGenPlan.asp
• Another tool to gather information
• Participation based on individual’s willingness to take survey; not a scientific survey (“self-selecting”)
• Survey results will be posted on project website
Preliminary Survey Results

• Presenting general overview of survey responses to maintain objectivity
• 335+ completed surveys to date
• 55% of respondents have lived on O‘ahu for 20+ years
### Preliminary Survey Results

#### Characteristics that make O‘ahu unique and special

- Opportunities to enjoy surrounding natural areas
- Local culture and values
- Strong sense of community
- Proximity to family
- Economic opportunities

#### Important issues that need to be addressed by the General Plan

- Improving residents’ quality of life
- Economic opportunities
- Traffic and congestion
- Upgrading and expanding infrastructure systems
- Homelessness and availability of housing

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**O‘ahu 2035: General Plan Focused Update**

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## Preliminary Survey Results

### Agriculture
- Need to protect high quality agricultural lands
- Increased consumption of locally-grown products
- More crop diversification
- Control invasive species/pests

### Economy
- New growth industries and education to support them
- “Green” industries (clean energy, agriculture for local consumption)
- Support for the visitor industry and federal spending
- Increase consumption locally grown food/dependence on imported oil

### Housing
- Address housing affordability with better paying jobs
- Increase the affordable housing supply
- Disperse affordable housing (beyond ‘Ewa /Central O‘ahu)

### Sustainability and climate change
- Recognize goals of a sustainable future in the General Plan
- Policies to address the effects of sea level rise

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**O‘ahu 2035: General Plan Focused Update**

Your Island. Your Future.
Comment Stations

• Read through Key Planning Issues

• Post your written comments at the designated board

• Staff available to answer questions

• Reconvene as a group at 7:40 pm
Open Microphone

- We are always respectful and courteous, and welcome differing opinions
- Keep it short: 1 minute time limit
- Sign in before you approach microphone
- State name, organization (if any) and/or area of residence
- Until 8:25 pm
- Adjourn at 8:30 pm
What happens next?
How do I submit comments?

• Meeting summary to be posted on DPP’s project website
• Take the on-line survey until **July 14, 2011**
• Public comments until **September 1, 2011**
• Submit written comments
  • Email: gp2035@hhf.com
  • Fax: (808) 545-2050
• Sign-up for e-mail list
  • [http://honoluludpp.org/planning/OahuGenPlan.asp](http://honoluludpp.org/planning/OahuGenPlan.asp)
• Attend next Community Meeting
  • Tentative November 2011
  • Purpose: Present general recommendations
O‘AHU 2035 GENERAL PLAN FOCUSED UPDATE
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Community Meeting #1 July 7, 2011