2035 O‘AHU GENERAL PLAN UPDATE.

Your Island.  Your Future.

Community Briefing #2  December 4 & 6, 2012

Prepared for:
City and County of Honolulu
Department of Planning and Permitting

Presented by:
Helber Hastert & Fee Planners, Inc.
MEETING PURPOSE

• Review project status and information gathering efforts to date

• Present summary of public input from community survey and written comments

• Highlight the major revisions proposed in the Public Review Draft

• Time for questions and comments
PROJECT TEAM

Department of Planning and Permitting
- Jiro Sumada, Acting 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

2035 O'ahu General Plan Update. Community Briefing #2
PROJECT PURPOSE

To conduct a focused update of the existing General Plan, with emphasis on specific topics:

- Agriculture
- Tourism
- Housing
- Sustainability
- Economic Health
- Growth and Development


- In addition, the director shall undertake a comprehensive review of the general plan at least once every ten years.
Revised Charter of Honolulu, Section 6-1508.

- 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.
GENERAL PLAN’S 11 CHAPTERS

- Introduction and Preamble
- I. Population
- II. Economic Activity
- III. Natural Environment
- IV. Housing
- V. Transportation & Utilities
- VI. Energy
- VII. Physical Development & Urban Design
- VIII. Public Safety
- IX. Health and Education
- X. Culture & Recreation
- XI. Government Operations & Fiscal Management
GENERAL PLAN UPDATE PROCESS

INFORMATION GATHERING EFFORT
COMMUNITY MEETING #1
Public comment period
July – November 2011

IDENTIFY RECOMMENDED CHANGES
Analyze comments and survey results; prepare draft changes to the Plan
December 2011 – December 2012

PRESENT PUBLIC REVIEW DRAFT
COMMUNITY MEETING #2 (Honolulu, Central O‘ahu, Windward)
Public comment period
December 2012 – April 2013

REVIEW AGENCY AND PUBLIC COMMENTS
Analyze comments; prepare final proposed changes
Summer 2013

PRESENT FINAL DRAFT UPDATED GENERAL PLAN
COMMUNITY MEETING #3
Fall 2013

PLANNING COMMISSION REVIEW
CITY COUNCIL REVIEW AND ADOPTION
At least 60 days after Community Meeting #3

2035 O‘ahu General Plan Update. Community Briefing #2
# INFORMATION GATHERING EFFORT

**PROJECT WEBSITE ADDRESS:**
http://dev.honoluludpp.org/Planning/GeneralPlan.aspx

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 Background Trend</td>
<td>• Agriculture, Tourism, Affordable Housing, Sustainability, Commercial/Industrial</td>
</tr>
<tr>
<td>Reports</td>
<td></td>
</tr>
<tr>
<td>3 Focus Group Meetings</td>
<td>• Agriculture, Tourism, Affordable Housing</td>
</tr>
<tr>
<td>1 Key Planning Issues</td>
<td>• Background summaries of 11 topics</td>
</tr>
<tr>
<td>Community Meeting</td>
<td>• 79 attendees (July 7, 2011 meeting)</td>
</tr>
<tr>
<td>Online survey</td>
<td>• 2,143 responses (June 13 - Sept. 1, 2011)</td>
</tr>
<tr>
<td>Written comments</td>
<td>• 141 comment letters (June - November 2011)</td>
</tr>
</tbody>
</table>
TOPICS IDENTIFIED BY DPP

AGRICULTURE  TOURISM  HOUSING  SUSTAINABILITY  ECONOMIC HEALTH  GROWTH & DEVELOPMENT

“TOP TEN” OF ON-LINE SURVEY (QSTN. 17)
1. Allow visitor units in residential areas
2. Incorporate sustainability
3. Limit visitor units to resort areas
4. Diversify economy; new industries
5. No conversion of agricultural lands
6. Efficient & safe, multi-modal transportation networks; bicycle & ped. facilities; traffic
7. Growth and development concerns; sense of overcrowding and overpopulation
8. Grow more for local consumption; food security
9. Address need for affordable housing
10. Improve quality of tourism experience

“TOP TEN” OF WRITTEN COMMENTS
1. Allow visitor units in residential areas
2. Improve quality of tourist experience
3. No conversion of agricultural lands
4. No development in rural areas
5. Preserve rural character
6. Develop affordable housing island-wide
7. Grow more for local consumption; food security
8. Allow development in Ko'olau Loa (for Envision La'ie and/or Turtle Bay)
9. Preserve Ko'olau Loa (opposes Envision La'ie and/or Turtle Bay)
10. Keep and enforce existing GP
ON-LINE COMMUNITY SURVEY

Survey was available on-line for 2½ months
• Between June 13 and September 1, 2011

Another information-gathering tool to help identify issues
• Results are not representative of O‘ahu’s resident population

Non-scientific survey
• Participation based on individual’s willingness to take survey (“self-selecting”)

17 questions
• 16 closed-ended (6 with blank comment fields)
• 1 open-ended question

QUESTIONS 1-13: Issues relevant to the GP Update, i.e., agriculture, visitor industry, affordable housing, sustainability, economic health and regional growth

QUESTIONS 14-16: Respondent’s home and work zip code, and length of residency

QUESTION 17: Any additional comments about Honolulu’s GP? (open-ended)
SURVEY PARTICIPATION

SURVEY RESULTS POSTED ON PROJECT WEBSITE:
http://dev.honoluludpp.org/Planning/GeneralPlan.aspx

2,413 Total Survey Responses
- 471 (20%) Answered all questions
- 1,942 (80%) Did not finish

2,193 respondents indicated place of residence
- 97% (2,133) were O'ahu residents
- 3% (60) from other islands, CA, OR, WA, AZ, UT, TX, IND, NY, Guam
## TOP 10 TOPICS: SURVEY QUESTION 17

**QUESTION 17:** Any additional comments about Honolulu’s GP?

1,109 comments aggregated into 43 distinct categories

<table>
<thead>
<tr>
<th>TOPICS</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Allow visitor units in residential areas (209, 19%)</td>
<td></td>
</tr>
<tr>
<td>Incorporate sustainability (129, 12%)</td>
<td></td>
</tr>
<tr>
<td>Limit visitor units to resort areas (123, 11%)</td>
<td></td>
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<tr>
<td>Diversify economy; new industries (114, 10%)</td>
<td></td>
</tr>
<tr>
<td>No conversion of agricultural lands (100, 9%)</td>
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<tr>
<td>Efficient and safe, multi-modal transportation networks; bicycle &amp; ped. facilities; traffic (94, 8%)</td>
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<tr>
<td>Growth and development concerns; sense of overcrowding and overpopulation (93, 8%)</td>
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<tr>
<td>Grow more for local consumption; food security (93, 8%)</td>
<td></td>
</tr>
<tr>
<td>Address need for affordable housing (88, 8%)</td>
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<tr>
<td>Improve quality of tourism experience (80, 7%)</td>
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Responses indicate desire for a better quality of life, and concerns that O‘ahu is experiencing too much growth, too fast.
WRITTEN COMMENTS

WRITTEN COMMENTS SUMMARY POSTED ON PROJECT WEBSITE:
http://dev.honoluludpp.org/Planning/GeneralPlan.aspx

Comment period from June to November 2011

Another information-gathering tool to help identify issues

141 parties submitted comments

Comments by Affiliation

- Individuals (114, 81%)
- Federal agencies (1, 0.1%)
- Other organizations, (7, 5%)
- City Agencies (8, 5.7%)
- State Agencies (6, 4.3%)
- Ngbd Boards (5, 3.5%)

141 parties submitted comments to 2035 O'ahu General Plan Update. Community Briefing #2
TOP 10 TOPICS: WRITTEN COMMENTS

10 most popular comments reflected in the topics DPP identified

- Allow visitor units in residential areas
- Improve quality of tourism experience
- No conversion of agricultural lands
- No development in rural areas
- Preserve rural character
- Develop affordable housing island-wide
- Grow more for local consumption; food security
- Allow development in Koʻolau Loa (for Envision Laʻie and/or Turtle Bay)
- Preserve Koʻolau Loa (opposes Envision Laʻie and/or Turtle Bay)
- Keep and enforce existing General Plan (none/minor revisions)
PROPOSED REVISIONS

Current General Plan contains 41 objectives and 246 policies (287 total)

Public Review Draft contains 35 objectives and 231 policies (266 total)

Revisions are proposed in every chapter of the Public Review Draft

Rationale for proposed revisions are presented in “Part II: Report on Proposed Changes”

<table>
<thead>
<tr>
<th>No Change</th>
<th>Revised</th>
<th>Deleted</th>
<th>Added New</th>
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<tbody>
<tr>
<td>126</td>
<td>132</td>
<td>29</td>
<td>37</td>
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</table>

Public Review Draft
Number of Objectives and Policies
PROPOSED REVISIONS: AGRICULTURE

Refer to Chapter II, Objective C and 13 policies

REVISIONS ADDRESS:

Viability of the diversified agricultural industry
Protection of agricultural lands and increased productivity
Greater food security and self-sufficiency

Sample revisions

REVISED POLICY 2. Support agricultural diversification to help strengthen the agricultural industry and to make more locally-grown food available for local consumption in all agricultural areas on O‘ahu.

DELETED POLICY 4. Provide sufficient agricultural land in ‘Ewa, Central O‘ahu, and the North Shore to encourage the continuation of sugar and pineapple as viable industries.

ADDED NEW POLICY 8. Prohibit the urbanization of high value agricultural land located outside the City’s growth boundaries.
**PROPOSED REVISIONS: TOURISM**

Refer to Chapter II, Objective B and 10 policies

<table>
<thead>
<tr>
<th>REVISIONS ADDRESS:</th>
<th>Residents quality of life</th>
<th>Native Hawaiian culture</th>
<th>Quality visitor experience in Waikīkī</th>
<th>Secondary resort areas</th>
<th>Options for visitor lodging</th>
</tr>
</thead>
</table>

**ADDED NEW POLICY 2.** Respect and emphasize the value that Native Hawaiian culture and cultural practitioners, and other established ethnic traditions, bring to enriching the visitor experience.

**POLICY 6 (PREVIOUSLY POLICY 4).** Concentrate on the quality of the visitor experience in Waikīkī, rather than on Prohibit major increases in permitted development densities in Waikīkī.

**POLICY 7 (PREVIOUSLY POLICY 6).** Permit the development of the following secondary resort areas: KoʻOlina Resort, Kuilima Resort, Hoakalei Resort at Ocean Pointe, Makaha Valley in West Beach, Kahuku, Makaha, and Laʻie.

**ADDED NEW POLICY 10.** Diversify the visitor experience by allowing options for visitor accommodations, including community hotels and alternative lodging.
**PROPOSED REVISIONS: HOUSING**

Refer to Chapter IV Housing and Chapter VII Physical Development & Urban Design

<table>
<thead>
<tr>
<th>REVISIONS ADDRESS:</th>
<th>Updated affordable housing policies</th>
<th>Special needs housing (elderly, disabled and homeless)</th>
<th>Sustainable building design and smart growth strategies</th>
<th>Use of military areas for military housing</th>
</tr>
</thead>
</table>

**CH IV, OBJECTIVE A, POLICY 3.** Encourage innovative residential developments which will result in lower costs, added convenience and privacy, the sustainable use of resources, and the more efficient use of land and infrastructure, greater convenience and privacy, and a distinct community identity.

**CH IV, OBJECTIVE A, ADDED NEW POLICY 12.** Promote higher-density, mixed use development, including transit oriented development, to increase the supply of affordable and market homes convenient to jobs, shops and public transit.

**CH IV, OBJECTIVE A, ADDED NEW POLICY 16.** Support collaborative partnerships that work towards immediate solutions to house and service homeless populations and also towards long-term strategies to prevent and eliminate homelessness.

**CH IV, OBJECTIVE C, ADDED NEW POLICY 8.** Encourage the military to provide housing for active duty personnel and their families on military bases and in areas turned over to military housing contractors.
**PROPOSED REVISIONS: SUSTAINABILITY**

Refer to Preamble and various chapters (e.g., II, III, IV, V, VI, VII)

<table>
<thead>
<tr>
<th>REVISIONS ADDRESS:</th>
<th>Increasing use of renewable energy resources</th>
<th>Protecting AG, natural and open space resources</th>
<th>Reducing consumption and increasing recycling</th>
<th>Mixed-use, higher density and transit-oriented development</th>
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</thead>
</table>

**Sample revisions**

**PREAMBLE:** Added discussion about sustainability.

**CH II, OBJECTIVE A (current OBJ B)** To plan for future population growth in a manner that considers the limits of O‘ahu’s natural resources and that minimizes social, cultural, economic and environmental disruptions.

**CH II, OBJECTIVE C, POLICY 2.** Support agricultural diversification to help strengthen the agricultural industry and to make more locally grown food available for local consumption in all agricultural areas on O‘ahu.

**CH VI, OBJECTIVE B, POLICY 4.** Promote further progress in the development of a multi-modal, energy-efficient transportation system that minimizes fossil fuel consumption and greenhouse gas emissions.

**CH IX, OBJECTIVE A, ADDED NEW POLICY 4.** Encourage healthy lifestyles by supporting opportunities that increase access to fresh, locally grown foods and that promote greater physical activity and reduced automobile dependency.
### PROPOSED REVISIONS:

#### ECONOMIC HEALTH

<table>
<thead>
<tr>
<th>REVISIONS ADDRESS:</th>
<th>Economic diversification and resiliency</th>
<th>Stronger tourism and agricultural industries</th>
<th>Greater entrepreneurship and innovation</th>
<th>Supportive business climate</th>
</tr>
</thead>
</table>

Refer to Chapter II

#### Sample revisions

<table>
<thead>
<tr>
<th>CH II, OBJECTIVE A, POLICY 1.</th>
<th>Support a strong, diverse and dynamic economic base resilient to changes in global conditions. Encourage the growth and diversification of O‘ahu’s economic base.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CH II, OBJECTIVE A, ADDED NEW POLICY 5.</td>
<td>Foster a healthy business climate by removing unnecessary regulatory barriers.</td>
</tr>
<tr>
<td>CH II, OBJECTIVE B, Policy 4 (current Policy 1).</td>
<td>Provide for the long-term viability of Waikīkī as a world-class visitor destination O‘ahu’s primary resort area by giving the area priority to in visitor industry related public expenditures and by encouraging private investment in physical improvements that support the visitor industry.</td>
</tr>
<tr>
<td>CH II, OBJECTIVE E, ADDED NEW POLICY 5.</td>
<td>Identify emerging industries and encourage investments needed to support the industries and to develop a skilled workforce.</td>
</tr>
</tbody>
</table>
REVISED CH I, OBJECTIVE A, (previously Objective B). To plan for future population growth in a manner that considers the limits of O'ahu’s natural resources and that minimizes social, cultural, economic and environmental disruptions.

CH I, OBJECTIVE A, POLICY 4. Establish geographic growth boundaries to accommodate future population growth while protecting key agricultural lands and open space.

CH VI, OBJECTIVE C, POLICY 4. Encourage residential development in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where higher densities can be readily accommodated.

CH VII, OBJECTIVE F, POLICY 1. Encourage new construction in established areas to be compatible with the character and cultural values of the surrounding community, to complement the ethnic qualities of the older communities of O'ahu.
2025
POPULATION DISTRIBUTION GUIDELINES

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

2025 POPULATION DISTRIBUTION GUIDELINES (%)
CH 1, Objective B, Policy 4

46%  13%  17%  5.3%  11.6%  1.4%  1.7%  4%
PUC  Ewa  Central Oahu  East Honolulu  Koolau Poko  Koolau Loa  North Shore  Waianae

Excerpted from: General Plan Objectives and Policies, Appendix, pg. 48
PROPOSED REVISIONS: OTHER TOPICS

CH III, OBJECTIVE A, ADDED NEW POLICY 12. Monitor and study global climate changes, including sea level rise.

CH V, OBJECTIVE A, ADDED NEW POLICY 12. Promote opportunities for the community to participate meaningfully in planning and development processes.

CH VII, OBJECTIVE A, ADDED NEW POLICY 4. Work with the State to ensure adequate and safe access for communities served by O‘ahu’s coastal highway system.

CH X, OBJECTIVE A, ADDED NEW POLICY 1. Preserve and recognize the Native Hawaiian host culture, and its customs, language and history, as a dynamic, living culture and as an integral part of O‘ahu’s way of life.

Policy 8 Encourage ocean and water-oriented recreation activities that do not adversely impact on the natural environment and cultural assets, or result in overcrowding or overuse of beaches, shoreline areas and the ocean.
Public Comment Period

Submit written comments until April 15, 2013

Send comments, including name and residence address to:

- Email: gp2035@hhf.com
- Fax: (808) 545-2050
- Helber Hastert & Fee, Planners
  733 Bishop Street, Suite 2590, Honolulu, HI 96813

Download the Public Review Draft (Part I and Part II):
http://dev.honoluluudpp.org/Planning/GeneralPlan.aspx
GROUP SHARING

• Always be respectful and courteous
• Honor differing opinions
• Be brief; 2 minute time limit
• Sign in before you approach speaker’s area
• Tell us your name, organization (if any), and where you live
PUBLIC COMMENT PERIOD

DOWNLOAD THE PUBLIC REVIEW DRAFT
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Mahalo

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