O‘AHU GENERAL PLAN UPDATE.
Your Island. Your Future.

Community Briefing 3 | March 7, 2017

City and County of Honolulu
Department of Planning and Permitting

HHF PLANNERS
places for people
PLANNING TEAM

- Department of Planning and Permitting
  - Kathy Sokugawa, Acting Director
  - Eugene Takahashi, Planning Division, Acting Chief
  - Tim Hata, Project Manager

- HHF Planners
  - Scott Ezer, Principal
  - Corlyn Orr, Project Manager
PURPOSE AND ROLE OF THE GENERAL PLAN

HONOLULU’S LAND USE PLANNING SYSTEM

General Plan

Development Plans and Sustainable Communities Plans

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

Functional Planning
Water Use
Wastewater
Transportation
Solid Waste
Parks

Special Area Plans

CIP Projects

Revised Charter of Honolulu, Section 6-1508. General Plan.
"Sets the city's objectives and broad policies for the long-range development of the city"
"Contains statements of the general social, economic, environmental and design objectives...for:
• the general welfare and prosperity of the people...and
• the most desirable population distribution and regional development pattern."
Current General Plan was adopted in 1992; most recently amended in 2002

Since the General Plan was first adopted in 1977, amendments were made in ‘79, ‘82, ‘85, ‘87, ‘89, ‘90 and ‘91

City Council adopts the General Plan and revisions as resolutions; DPs and SCPs are adopted as ordinances

City Charter Section 6-1510.4 requires a comprehensive review at least once every 10 years

41 objectives + 246 policy statements in 11 chapters make up the current General Plan (2002 edition)
GENERAL PLAN KEY CONCEPTS

- A high-level policy document made up of 286 objectives and policies
- Sets the direction and framework for O‘ahu’s residential population distribution and regional development pattern
- Includes 1 generalized map that shows conceptually O‘ahu’s development pattern
- No parcel-specific maps, and no recommendations for implementing actions, projects, or programs
PROJECT PURPOSE AND NEED

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

  Agriculture
  Housing
  Economic Health
  Tourism
  Sustainability
  Growth and Development

“The General Plan is intended to be a dynamic, useful document, expressing the aspirations of the residents of O‘ahu....a living plan, rather than a static, fixed, one-time prescription for administrative action.”

-Mayor Frank F. Fasi, 1992
GENERAL PLAN UPDATE PROCESS

July–Nov 2011

INFORMATION GATHERING
- 5 background reports, 11 summaries
- 3 focus group meetings
  - COMMUNITY MEETING 1, July-2011
  - Public comments, survey

Dec 2011–Nov 2012

DPP reviews comments/survey responses, prepares draft revisions

Dec 2012–April 2013

PRESENT 1ST PUBLIC REVIEW DRAFT
- COMMUNITY MEETING 2, Dec-2012 and Jan-2013
- Public comments

May 2013–Feb 2017

DPP reviews comments, prepares 2nd round of draft revisions

March 2017–May 2017

PRESENT 2ND PUBLIC REVIEW DRAFT
- COMMUNITY MEETING 3, Mar-2017
- Public comments

June 2017–Sept 2017

DPP reviews comments, prepares Revised General Plan

Fall 2017

PRESENT REVISED GENERAL PLAN
- Planning Commission Review

City Council Review and Adoption

O'AHU GENERAL PLAN UPDATE. YOUR ISLAND. YOUR FUTURE.
COMMENTS BY AFFILIATION

<table>
<thead>
<tr>
<th>AFFILIATION</th>
<th>COMMENTS (%)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal agencies</td>
<td>1 (0.2%)</td>
<td></td>
</tr>
<tr>
<td>State agencies</td>
<td>9 (2.4%)</td>
<td></td>
</tr>
<tr>
<td>City agencies</td>
<td>9 (2.4%)</td>
<td></td>
</tr>
<tr>
<td>Neighborhood boards</td>
<td>6 (1.6%)</td>
<td></td>
</tr>
<tr>
<td>Public and private organizations/associations</td>
<td>20 (5.4%)</td>
<td></td>
</tr>
<tr>
<td>Individual citizens</td>
<td>328 (88%)</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>373 (100%)</strong></td>
<td></td>
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</tbody>
</table>

373 individuals/organizations sent in comments between December 2012 and April 2013

Amounts to 796 individual comments

Comments are posted on the project website: honoluludpp.org/Planning/GeneralPlan.aspx

Comments on the November 2012 Public Review Draft General Plan
- [Table of Comments and Responses for the 1st Public Review Draft](honoluludpp.org/Planning/GeneralPlan.aspx)
SCOPE OF UPDATE WAS EXPANDED IN RESPONSE TO COMMUNITY INPUT

Key Planning Issues (2011)
- Tourism
- Agriculture
- Housing
- Sustainability
- Growth and development

Additional Concerns (2014)
- Regional population growth and development
- Higher-density and transit-oriented development
- Economic diversification
- Quality of life issues
- Affordable housing and homelessness
- Resource stewardship
- Climate change
- Community resiliency
- Native Hawaiian culture

THE EXPANDED SCOPE ADDS MORE OBJECTIVES AND POLICIES TO THE SECOND PUBLIC REVIEW DRAFT

Number of Objectives and Policy Statements per Draft

<table>
<thead>
<tr>
<th></th>
<th>Objectives</th>
<th>Policies</th>
<th>Total Objectives and Policies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current General Plan (2002)</td>
<td>41</td>
<td>246</td>
<td>287</td>
</tr>
<tr>
<td>1st Public Review Draft</td>
<td>35</td>
<td>231</td>
<td>266</td>
</tr>
<tr>
<td>2nd Public Review Draft</td>
<td>39</td>
<td>281</td>
<td>320</td>
</tr>
</tbody>
</table>
Like the previous draft, revisions are proposed in every chapter of the 2nd Public Review Draft.

Proposed revisions are presented in the “REPORT ON PROPOSED CHANGES”.
BASIC THEMES AND FRAMEWORK FOR O‘AHU’S DEVELOPMENT REMAIN UNCHANGED

Directed growth policy calls for full development of the PUC, and urban development in ‘Ewa and Central O‘ahu

- Higher-density development supported by rail transit in the PUC
- Managed development in urban fringe / rural areas (East Honolulu, Ko‘olau Loa, Ko‘olau Poko, North Shore and Wai‘anae)

Tourism, agriculture and Federal spending as O‘ahu’s primary industries

- Development of Waikiki and secondary resort areas support the visitor industry
- Viability of agriculture in Ewa, Central, North Shore, Windward and Waianae
- Military-related employment at existing military bases

Desirable conditions for the general welfare and prosperity of O‘ahu’s people

- Natural environment—i.e., scenic, environmental and recreational resources—is O‘ahu’s greatest asset
- Reduced dependency on outside sources of energy
- Public safety, health and education, culture and recreation
HOW DO I REVIEW THE PROPOSED CHANGES?

honoluluudpp.org/Planning/GeneralPlan.aspx

Click here for the CURRENT GENERAL PLAN (2002 edition)

Click here for the FIRST PUBLIC REVIEW DRAFT (2012)
• Part 1: Clean Copy
• Part 2: Report on Proposed Changes

Click here for the SECOND PUBLIC REVIEW DRAFT (2017)
• Part 1: Clean Copy
• Part 2: Report on Proposed Changes

O'AHU GENERAL PLAN UPDATE. YOUR ISLAND. YOUR FUTURE.
A SAMPLING OF REVISIONS IN THE SECOND PUBLIC REVIEW DRAFT

• PRESENTED BY SUBJECT MATTER

• READ THE “REPORT ON PROPOSED CHANGES” TO SEE LINE-BY-LINE REVISIONS
FIGURE I-2. POPULATION TRENDS VS. GENERAL PLAN POLICY
ANNUAL REPORT ON THE STATUS OF LAND USE ON O’AHU, FY 2014

General Plan % share of 2025 islandwide population

% of Total Population

2000 2010 2025 2040
Primary Urban Center

2025
"Ewa

2025
Central O‘ahu

2025
East Honolulu

2025
Koolaupoko

2025
Koolauloa

2025
North Shore

2025
Wai‘anae

2000 2010 2025 2040

46.0%

13.0%

17.0%

5.3%

11.6%

1.4%

1.7%

4.0%

X %

2010 2025 2040

2025

2025

2025

2025

2025

2025

2025

2025

2025
UPDATED REGIONAL POPULATION DISTRIBUTION GUIDELINES

Policy 4 updated to 2040 based on DBED&T’s latest population projections and the 2010 Census

NOTE: Population percentages reflect the % share of Oahu’s total population desired for each region (not the percent of population growth)

CHAPTER 1, OBJECTIVE B, POLICY 4

Policy 4
Direct growth according to Policies 1, 2, and 3 above by providing development capacity and needed infrastructure to support a seek-a-2025 distribution of O’ahu’s residential population that is consistent with the following table as follows:

<table>
<thead>
<tr>
<th>Distribution of Residential Population</th>
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<tbody>
<tr>
<td>LOCATION</td>
</tr>
<tr>
<td>Policy 1 Area:</td>
</tr>
<tr>
<td>Primary Urban Center</td>
</tr>
<tr>
<td>Policy 2 Areas:</td>
</tr>
<tr>
<td>‘Ewa</td>
</tr>
<tr>
<td>Central O’ahu</td>
</tr>
<tr>
<td>Policy 3 Areas:</td>
</tr>
<tr>
<td>East Honolulu</td>
</tr>
<tr>
<td>Ko’olau Poko</td>
</tr>
<tr>
<td>Ko’olau Loa</td>
</tr>
<tr>
<td>North Shore</td>
</tr>
<tr>
<td>Wai’anae</td>
</tr>
</tbody>
</table>

100.0%

* Oahu’s population is based on DBED&T’s latest population projections. The percent share for each DP area is an approximation derived through rounding.
Proposed map revisions incorporate the current boundaries of O‘ahu’s developed areas and areas approved for future development.
Chapter II, Objective B
To maintain a successful visitor industry that creates meaningful employment, enhances quality of life, and celebrates our unique sense of place, natural beauty, Native Hawaiian culture, and multicultural heritage.

Policy 1
Encourage the visitor industry to improve the quality of the visitor experience, the economic and social well-being of communities, and the quality of life of residents.

Policy 3
Guide the development and operation of visitor accommodations and attractions in a manner that avoids unsustainable increases in the cost of providing public services and which also respects existing lifestyles, cultural practices, and natural and cultural resources.
Chapter II, Objective B, Policy 10
Permit small-scale community-oriented visitor accommodations in non-resort areas as warranted by market demand, community input and the ability to enforce effectively.

Chapter VII, Objective F, Policy 5
Seek to protect residents’ quality of life and to maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities.
Chapter II, Objective C

Policy 1
- To ensure the long-term viability and continued productivity of agriculture on O‘ahu.
- Foster a positive business climate for agricultural enterprises of all sizes, as well as innovative approaches to farming as a business, to ensure the continuation of agriculture as an important component of O‘ahu’s economy.

Policy 2
- Support agricultural diversification to help strengthen the agricultural industry and to make more locally-grown food available for local consumption.

Policy 6
- Encourage landowners to actively use high quality agricultural lands for agricultural purposes.

Policy 7
- Encourage landowners to permanently preserve agricultural land with high productivity potential for agricultural production.

Policy 8
- Prohibit the urbanization of high-value agricultural land located outside the City’s growth boundaries.
Chapter IV, Objective A, Policy 9
Encourage the replacement of low- and moderate-income housing in areas which are being redeveloped at higher densities.

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.

Policy 17
Support programs to address all facets of homelessness, so that every homeless person has a place to stay, along with the infrastructure and support services that are needed.
Chapter IV, Objective C, Policy 1
Ensure that residential developments offer a variety of homes to people of different income levels and to families of various sizes to reduce large household sizes and alleviate the existing condition of overcrowding.

Chapter VII, Objective A, Policy 6
Facilitate transit-oriented development in transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion.

Chapter VII, Objective E, Policy 5
Encourage the development of a variety of housing choices including affordable housing in rural communities to replace lost housing inventory, and give people the choice to continue to live in the community that they were raised in.
Plan and prepare for the impacts of climate change on the natural environment, including strategies of adaptation.

Evaluate impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities located along or near O‘ahu’s coastal areas.

Encourage siting and design solutions that seek to reduce exposure to natural hazards, including those related to climate change and sea level rise.

To plan and prepare for the long-term impacts of climate change.
SUSTAINABILITY AND RESOURCE STEWARDSHIP

Preamble
- "A future which is sustainable is of great importance for an island community interested in the current and future well-being of its people..."

Chapter I, Objective A
- To plan for future population growth in a manner that considers the limits of O'ahu's natural resources, that protects the environment, and that minimizes social, cultural, and economic disruptions.

Chapter IV, Objective A, Policy 10
- Promote the design and construction of dwellings which take advantage of O'ahu's year-round moderate climate and use other sustainable design techniques.

Chapter V, Objective A
- To create a multi-modal transportation system which moves people and goods safely, efficiently, and at a reasonable cost and minimizes fossil fuel consumption and greenhouse gas emissions....

Chapter VI, Objective A, Policy 2
- Support and encourage programs and projects, including economic incentives, regulatory measures, and educational efforts, which will reduce O'ahu's dependence on fossil fuels as its primary source of energy.
COMMUNITY RESILIENCY

Chapter II, Objective A, Policy 7
• Explore and encourage alternate economic models that reflect traditional cultural values and improve economic resilience, i.e., subsistence, barter and a culture of reciprocity and sharing.

Chapter III, Objective A, Policy 5
• Require sufficient setbacks from O‘ahu’s shorelines to minimize threats to life and property and to minimize the future need for protective structures or relocation of structure.

Chapter VIII, Objective A, Policy 8
• Create disaster-ready communities that are mentally and physically prepared for disasters.

Chapter VIII, Objective B, Policy 7
• Provide adequate resources to effectively prepare for and respond to natural and manmade threats to public safety, property, and the environment.
NATIVE HAWAIIAN CULTURE

**Chapter II, Objective B, 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.

**Chapter III, Objective A, Policy 3**
Protect, restore, and enhance stream flows and stream habitats to support aquatic and environmental processes and riparian, scenic, recreational and Native Hawaiian cultural resources.

**Chapter X, Objective A, Policy 1**
Encourage the recognition of the Native Hawaiian host culture, including its customs, language, history, and close connection to the natural environment, as a dynamic, living culture and as an integral part of O'ahu's way of life.

**Chapter X, Objective B, Policy 7**
Encourage the protection of areas that are historically important to Native Hawaiian cultural practices and to the cultural practices of other ethnicities, in order to further preserve and continue these practices.
QUALITY OF LIFE

TRANSPORTATION AND UTILITIES
• Connectivity and mobility
• An efficient and convenient multi-modal transportation system and upgraded utilities

RECREATION
• Well-maintained parks and public facilities
• Diverse opportunities to enjoy the natural environment

PUBLIC SAFETY
• Healthy lifestyles
• Plan for an aging population
• Safer communities
• Honolulu as an “age-friendly city”

HEALTH AND EDUCATION
• Honolulu as an international crossroads, becoming home to the wisdom of nations
HOW DO I SUBMIT COMMENTS?

Send comments, including your name and physical address by May 8, 2017 to:

HHF Planners
ATTN: O‘ahu General Plan
733 Bishop Street, Suite 2590
Honolulu, HI 96813

EMAIL: gp2035@hhf.com
QUESTIONS?
SPEAKER’S GROUND RULES

- Sign in before you approach the speaker’s area
- Tell us your name, organization (if any) and where you are from
- Be brief, two-minute time limit per speaker
- Always be respectful and courteous
- Honor differing opinions

Meeting will close on time. Individuals who do not get a chance to speak will be asked to submit written comments for the meeting record.
Mahalo

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