

APPENDIX A: CONCEPTUAL MAPS

This appendix includes the four primary conceptual maps used to illustrate the vision for Central Oahu's future development. The maps include:

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These maps illustrate the long-range vision of the future of the plan area and the major land use, open space, and public facility policies that are articulated in the plan. In using these maps, the reader should keep in mind that:

1. These maps are general and conceptual, and are not intended to be used to determine specific land use boundaries. Such boundaries are to be determined during the review of specific land use or public facilities investment decisions, and their exact locations are to be guided by the vision and policies of this Plan.
2. These maps illustrate the Plan's vision and policies which are presented in Chapters Two, Three, and Four. These policy statements are considered the most important elements of the Plan.

The maps are considered illustrations of the policies. However, it is recognized that the maps may be more accessible and more interesting than the written policies.

This section of the appendix, therefore, presents a brief explanation of the contents of each of these maps.

GLOSSARY OF TERMS

Elements common to each of the four maps include organizing boundaries and the following land use designations. They are presented in the following section. Information particular to each map (Open Space, Land Use, Public Facilities, Phasing) is presented under the section for each map topic.

COMMON ELEMENTS

Urban Community Boundary

The urban community boundary defines and contains the intended extent of developed or "built up" areas of urban and urban fringe communities. Its purpose is to provide adequate land to support established or developing communities while protecting lands outside this boundary for agriculture or open space values. Areas within this boundary are generally characterized by extensive tracts of residential, commercial, industrial, or mixed-use development clearly distinguishable from undeveloped or more "natural" portions of a region's environment.

In the Central Oahu *Sustainable* Communities Plan, the Urban Community Boundary generally circumscribes the existing communities of Waipahu, Wahiawa, and Mililani, and planned developments of Royal Kunia, Wahiawa, Mililani, Mililani Mauka, Koa Ridge Makai, Waiawa, Waiawa Castle & Cooke, Waiawa Mauka, Gentry Waipio, Waikele and Mililani Technology Park, and excludes:

- areas outside of the State Urban District, with the exception of Koa Ridge Makai, portions of Waiawa, Waiawa Castle & Cooke, and Waiawa Mauka, and a portion of Royal Kunia;
- areas inside the State Urban District which are in either the Preservation or Agriculture Zoning Districts, with the exception of the Phase II of the Mililani Technology Park (which has Development Plan approval for urban

use, but had not been rezoned as of February 1999) and a residential project of about 100 acres proposed for a site in Mililani Mauka previously proposed for the University of Hawaii West Oahu campus.

Agriculture Boundary

The agriculture boundary is to protect important agriculture lands for their economic and open space values, and for their value in helping to give a region its identifiable character. This boundary is not displayed as a discrete boundary line on the Open Space, Land Use, Public Facilities, and Phasing maps. It is implied, rather by the "agriculture" land use designations outside the Urban Community Boundary.

Lands within this boundary include agriculturally valuable lands outside the Urban Community Boundary. They include agriculturally important lands designated by ALISH as "prime," "unique," or "other."

Preservation Boundary

The primary purpose of the Preservation boundary is to protect lands which are not valued primarily for agriculture, but which form an important part of a region's open space fabric for their natural, cultural, or scenic resource values. The boundary generally circumscribes undeveloped lands designated "Preservation" outside the Urban Community Boundary on the Open Space, Land Use, Public Facilities, and Phasing maps.

Preservation Areas

Preservation lands include those lands not valued primarily for agriculture, but which form an important part of a region's open space fabric. They possess natural, cultural, or scenic resource values, and include important wildlife habitat, cultural sites, significant landforms, views, or hazard areas. They include the following types of land:

- Land necessary for protecting watersheds, water resources and water supplies.

- Lands necessary for the conservation, preservation and enhancement of sites with scenic, historic, archaeological or ecologic significance.
- Lands necessary for providing and preserving park lands, wilderness and beach reserves, and for conserving natural ecosystems of endemic plants, fish and wildlife, for forestry, and other related activities to these uses.
- Lands with topography, soils, climate or other related environmental factors that may not be normally adaptable or presently needed for urban, rural or agricultural use.
- Lands with general slopes of 20 percent or more which provide for open space amenities and/or scenic values.
- Lands susceptible to floods and soil erosion, lands undergoing major erosion damage and requiring corrective attention by the State or Federal Government, and lands necessary to the protection of the health, safety and welfare of the public by reason of soil instability or the lands' susceptibility to landslides and/or inundation by tsunami and flooding.
- Lands used for national, state or city parks.
- Lands suitable for growing of commercial timber, grazing, hunting, and recreation uses, including facilities accessory to such uses when said facilities are compatible with the natural physical environment.

Agriculture Areas

Lands with agricultural value by virtue of current agricultural use or high value for future agricultural use, including those areas identified as Prime, Unique, or Other Important lands on the Agricultural Lands Important to the State of Hawaii (ALISH) maps. "Agriculture" includes lands suitable for crop growing, grazing and livestock raising, flower cultivation, nurseries, orchards, aquaculture, or similar activities.

OPEN SPACE MAP

The Open Space Map illustrates the vision for the Central Oahu Open Space Network which would consist of large areas of preservation and agricultural lands outside the Urban Community Boundary and a network of parks, wildlife habitats, golf courses, agricultural lands, ravines, grass-lined drainageways, and greenways along utility corridors and major arterials within the Urban Community Boundary. (See definitions of terms and discussion in Sections 2.2.1, 2.2.2, 2.2.3 in Chapter 2 and in Section 3.1 in Chapter 3.)

The Open Space Map is intended to illustrate the region's major open space patterns and resources as outlined in Chapter 3. It highlights major open space elements and resources, including agricultural and preservation lands, major recreational facilities, important "panoramic" views, natural stream corridors and drainageways, and important boundaries.

Military Training Areas

Open space areas used by the military for training purposes.

Urban Areas

Areas which have been developed or are planned for development for residential, commercial and industrial uses.

Wetlands

Habitat areas for endangered waterbirds located on the shoreline of Pearl Harbor which are to be protected.

Historic Railway/Bikeway Corridor

Part of a continuous shoreline park and greenbelt stretching from West Loch to Rainbow Marina near Aloha Stadium with a connection to the Waipahu Cultural Garden Park. The corridor would include a shoreline bike path and a restored OR&L right-of-

way that would allow train operations between Ko Olina and Waipahu with a possible extension on to the Makalapa area in the Primary Urban Center.

Natural Drainageways/Gulches

Natural waterways which are to be retained as flood plains and open space resources and protected from development, disturbance, or channelization except where absolutely necessary to protect existing urban development from flooding.

Panoramic Views

Significant views and vistas which are to be retained, whenever possible. (See Table 3.1 and Section 3.4.2.)

Landscaped Boulevard/Greenway

Major arterials and major collector streets which should be developed as landscaped parkways, complete with a landscaped median strip, landscaped sidewalk, and bikeways. (See Sections 3.1.4.8 and 3.8.2.4.)

URBAN LAND USE MAP

The Urban Land Use Map illustrates the vision for the foreseeable future for Central Oahu's land uses within the Urban Community Boundary. It portrays the vision for revitalization of Waipahu and Wahiawa, for the development of master planned residential communities, and for creation of new jobs in existing and planned community shopping centers, at Mililani Technology Park, and at a new medical park at Koa Ridge. (See definition of terms and discussion in Sections 2.2.4, 2.2.5, 2.2.6, 2.2.7, and 2.2.10 in Chapter 2, and in Chapter 3.)

This map illustrates the desired long-range land use pattern for Central Oahu. It supports the plan's vision and policies. The map includes the following terms:

Parks

Public and private parks and recreational facilities, including beach parks, playgrounds, playfields, district parks, botanical gardens, zoos, and golf courses.

Residential Uses

In certain instances, residential designations displayed on the map may denote the predominant residential pattern but also contain minor occurrences of other residential categories. For instance, "rural residential" may contain minor pockets of "low density apartment." These distinctions are cited and elaborated on in the text.

Rural Single-family homes on large lots. On-site development is characteristically low-intensity, typically consisting of a single-family detached home, ancillary structures if necessary, low site coverage, non-urban development standards, and a large predominance of landscaped open space.

Rural Residential Single-family homes in country settings on medium-sized to large lots, on which rural development standards are employed and provisions for pedestrian circulation, landscaping, and open space are emphasized.

Residential Single-family detached and attached homes or townhouse units with individual entries.

Low-Density Apartment Low density, low rise, multi-family residences, including townhouses, stacked flats, or apartment buildings.

Medium-Density Apartment Medium density, low- to mid-rise multi-family residences which may occur in mixed-use contexts, with the ground or lower floors occupied by retail or service commercial uses.

High-Density Apartment High-density, mid- to high-rise multi-family residences consolidated into large structures.

Commercial

The following commercial designation descriptions summarize the types of commercial establishments within the region. As with the overall approach taken by the plan, they indicate vision and intent.

Rural Community Commercial Center A small cluster of small-scale, low-rise commercial and service businesses which serve primarily the immediate community. Its primary visual appearance is rural. Buildings are generally compatible in scale and form with adjacent residential areas.

Rural Regional Commercial Center A consolidated cluster of small-scale, low-rise retail, office, and dining establishments that serve the immediate and nearby communities. Its primary visual appearance is rural, pedestrian circulation and amenities are emphasized to and throughout the complex, and structures are compatible in scale and form with adjacent residential areas. While supermarkets are encouraged, "big box" retail is not.

Country Town A small-scale, low-rise, mixed use center of commerce and community activity in rural character and setting in which principal establishments are oriented to the street. Land use mixtures may include retail, office, and dining establishments, compatible service businesses and light industry, and residential uses. Commercial activity is concentrated along street frontages in typically "Main Street" settings.

Neighborhood Commercial Center An urban or urban fringe commercial center cluster of commercial establishments intended for neighborhood service in urban and urban fringe areas. Uses are typically grocery and sundry stores and other services or shops catering to common household or neighborhood-level convenience items. (See Sec. 3.9.1.1, 3.9.1.2, and 3.9.3.1.)

Community Commercial Center An urban or urban fringe commercial center intended to serve a specific community and its constituent neighborhoods. In addition to facilities offered by Neighborhood Centers, this type of center often incorporates "anchor" tenants and includes offices, service industrial businesses, entertainment facilities, and social centers. (See Sec. 3.9.1.1, 3.9.1.3, and 3.9.3.2.)

Major Community Commercial Center A shopping center intended to serve large planned communities which are not located near an Urban Center. These centers offer similar shopping and service opportunities as Community Commercial Centers at greater variety and large scale. (See Sec. 3.9.1.1, 3.9.1.4, and 3.9.3.2.)

Regional Shopping Center An urban or urban fringe shopping center with major commercial outlets and a regional or islandwide service area. (See Sec. 3.9.1.1, and 3.9.1.5)

Regional Town Center An urban fringe town which serves as a center for shopping, civic activity, and municipal services for its region. It offers a wide range of shopping and dining opportunities and professional, business and industrial services.

Industrial

Facilities for light- and service-related industrial uses associated with repair, processing, construction, manufacturing, transportation, wholesaling, distribution, storage and similar economic activities. Industrial areas also include a range of compatible commercial activities, except where otherwise specified within the text of the Development and Sustainable Communities Plans. (Areas intended primarily for more intensive, noxious industrial uses are specified in the text of specific Development and Sustainable Communities Plans.)

Technology Park

Facilities intended for light, technology and service-oriented industrial and business uses, developed in a campus-like setting. Development intensity is low, while open space and landscaping are the predominant visual and physical elements.

Medical Park

Medical diagnostic and treatment, research, and education centers developed in a campus-like setting. Building heights and densities comparable to those allowed for technology park.

Institutional

Facilities for public use or benefit, including schools, churches, hospitals, group living establishments, utilities and infrastructure production or support facilities, civic, public, and social services facilities, and government facilities.

Military

Lands for military and military support purposes.

Transit Node (Medium Density Residential and Commercial)

Center of medium density residential and commercial development located along a planned rapid transit corridor connecting Waipahu with the City of Kapolei to the west and to the Primary Urban Center to the east. (See Sections 3.5 and 4.1.3.2.)

PUBLIC FACILITIES MAP

The Public Facilities Map illustrates the major infrastructure needed to implement the vision for Central Oahu. It shows the location of existing facilities and conceptual locations for future facilities. It is not meant to be amended between revisions of the Plan.

Public facilities not listed in the Plan will be shown on a Public Infrastructure Map which is not part of the *Sustainable Communities Plan* and is adopted and amended by resolution. (For definitions, information about existing and planned public facilities, and functional planning processes, see Chapter 4 and Sec. 5.3 in Chapter 5.)

For Central Oahu, terms on the Public Facilities Map which have not been previously defined include:

Bike Path

A biking facility (bikeway) which is separate from the roadway network.

Bike Lane

A biking facility (bikeway) which is a four- to six-foot lane exclusively for bike use which is included in a roadway.

HOV (High Occupancy Vehicle) Lane

An exclusive lane on a roadway reserved for transit and vehicles with more than one occupant which is developed to improve transit speed and to provide incentives for commuters to opt for mass transit or carpooling.

Park & Ride Site

Special parking lots where commuters park their cars and continue their commute by mass transit.

Transit Corridor

An area designated for establishment of communities that do not require use of the automobile to go to work, school, shop, or have fun because they have access to high speed mass transit. Areas along the corridor will be supported for medium-density residential and commercial development to permit efficient use of buses and other forms of mass transit on the corridor. Sufficient land will be reserved in the corridor so that an at-grade separated rapid transit system can be developed in the future. (See Sections 2.2.7, 3.8.1.2, and 4.1.3.2.).

In addition, the Public Facilities Map also displays the following types of facilities:

- Highways, Arterial & Major Collector Streets
- Grade Separated Interchange
- Historic Railway/Bikeway Corridor
- Transit Node
- Parks and Golf Courses
- Wetlands
- Intermediate School
- High School
- Hospital
- Civic Center
- Airfield
- Cemetery
- Correctional Facility
- Wastewater Treatment Plant
- U.H. Leeward Community College
- Corporation Yard

PHASING MAP

The Phasing Map shows where urban development has already occurred in Central Oahu, where new development will take place within the Urban Community Boundary, and where the areas are that have Special Area Plans (Waipahu and Wahiawa).

Existing Urban Areas

Areas which already have been developed for residential, commercial, or industrial uses. Growth in such areas can occur through re-development or in-fill.

Urban Expansion Areas

Undeveloped areas formerly in agricultural uses which are either already approved or will be considered for approval for development for residential, commercial or industrial uses. Applications for zone changes and other development approvals needed for new urban development in the Urban Expansion Area will be accepted for processing, and will be supported for approval if the project supports the vision and implementing policies of the Central Oahu Sustainable Communities Plan and if adequate infrastructure can be provided. (See Sections 2.2.10 and 5.1.2.) Total acreage is estimated at almost 3,200 acres with capacity for development of over 24,000 housing units (See Table 2.2.)

Special Areas

Areas which require more detailed planning than can be provided in the *Sustainable Communities Plan* (See Section 5.2). Waipahu and Wahiawa are the only areas in Central Oahu currently designated for a Special Area Plan.

- The Waipahu Town Plan was completed in December 1995 and the Waipahu Livable Communities Initiative in May 1998 (See Section 3.5).
- The Wahiawa Urban Design Plan was prepared and transmitted to the City Council in 1998 (See Section 3.6).