

NOTE: Comments are from "issue cards" and interviews held before the Workshop.

Agriculture and Open Space

- > Del Monte closure makes future of Kunia Village uncertain -- saving this is a priority
- > Del Monte closure makes future of agricultural infrastructure (wells, etc.) uncertain: protect these
- > Save Kunia and Galbraith agricultural lands for agriculture
- > Viable agriculture: Central Oahu should be protected as a major source of Hawaii's foods
- > Treat Agricultural and Preservation land differently in maps and plans;
- > Make quasi-agricultural uses provide infrastructure for productive agriculture
- > Recognize or support perpetual agricultural dedication
- > Review UCB -- along Pearl City side of Waiawa
- > Review UCB -- Pine Spur
- > Review UCB -- Army Hawaii Housing land bank area near Schofield
- > Promote agricultural activity on agricultural lands
- > Take a more flexible approach to marginal non-urban lands
- > Base UCB on a coherent vision, not just negotiations
- > Ensuring Preservation Land remains zoned as preservation land. Especially concerned about the 172 acres in the center of Royal Kunia.
- > How far are we going to continue to build? Are we going to continue to build all the way out to the North Shore?
- > It is critical agricultural lands are protected & preserved.
- > Provided / allow density to reduce sprawl.
- > To know the plan and bring info back to the PCNB #21 to share.
- > Permit process takes too long for unzoned lands. 3 - 5 years to build - EIS, LUC, zoning, subdivision - takes to long.
- > Most important item: Keep visions 1-5 in mind! Pattern Residential Development After Waipo Gentry - It Works!!
- > Separate road's outside of new development's for agriculture products.
- > Do not shrink the urban growth boundaries.

- > Need to plan for population. Growth moratoriums proposed will do nothing to help w/affordable housing.
- > Protection of AG lands.
- > Sandwich Isle Co. wants to C.U.P. to allow all admin staff to work out of 39,000 square foot bldg being built on ag land between Mililani & Wahiawa. Their claim is that they will never use it for a mini mall etc. However, if they sell, the next owner may not share that position. Can city issue permits with restrictions that follow the land rather than owners to protect ag land?
- > No more agricultural subdivision run by community associations that limit agricultural activity. Two acres of lawn is not agricultural. (POAMOHO)
- > Grow Agriculture.
- > The Galbraith lands are being marketed for development. Has the current plan addressed this concern? If the goal is to protect AG land? Why are AG lands under threat of development?
- > Balance "realistic" agricultural needs (should be diminishing as sugar has diminished/ and needs for affordable housing.
- > How do we keep diversified agriculture alive to preserve then open space - i.e.. Del Monte closing down & the land continuing on as a viable agricultural activity.
- > Dept of P & P needs to stand firm when considering permit to change zoning from AG to allow business use.
- > Agricultural lands are essential. A land book for the private sector. Need to find a way to preserve "important" AG land in perpetuity.
- > Will the plan be unduly influenced by a small vocal minority like with the superferry opponents on the neighbor islands or by other strong lobbyists?
- > Central Oahu has great parks and open space.
- > Why is there no enforcement of AG use? - Not zoning violations.
- > Residents want a "vision" of proposed outcomes. I.e. Koa Ridge - x # of jobs, increase in travel time.
- > Will the plan be flexible enough to allow furthers affordable & market housing on AG lands. -->If not, why not -- Explain -->If the plan will be flexible - what will be the evaluation criteria?
- > Who are the planners Bob Standfield referred to in his introduction that will be incorporating / revising sustainable plan as it is processed?
- > Preserve open space

- > Protect agricultural lands! (Virtually impossible to go backward)
- > How will the plan protect AG lands and open space?
- > How much land is developable.
- > What is current situation on agriculture in the Kunia area.
- > Stop developing subdivisions in central Oahu and build more employment centers - commercial and light industrial. We are losing AG land to housing, which creates more problems.
- > We need to do more to encourage agricultural development.
- > Ag land & open space should be defined separately and not used synonymously. There is a cost to preserve open space. If people want to preserve open space, they must pay for it.
- > What incentives will the county provide to landowners & farmers to encourage keeping land in AG?
- > More jobs in the area
- > Provide incentives & promote the growth of diversified agriculture.
- > Protect open space, but be realistic about the role of agriculture in central Oahu when looking at Oahu and the state as a whole.
- > The current lease holder of Navy - owned "Waikele Gulch" property intends to continue use of the property down in the Gulch as storage, Are there other plans from this property?
- > Maintain the Urban Community Boundary.
- > Keep the boundary (UCB). It facilitates good planning.

Revitalize Waipahu and Wahiawa

- > TOD in Waipahu and Pearl City – making this work for redevelopment of Waipahu and for easy access to transit for the rest of Central Oahu
- > Need more attention to redevelopment in Wahiawa
- > Need continued attention to redevelopment in Waipahu
- > Redevelopment of Wahiawa has stalled – a new approach may be needed
- > Lower height limits to preserve views (Wahiawa)
- > Complete Waipahu Town Plan
- > Support Waiapahu Culture Garden, eg. Railroad idea
- > Follow Wahiawa Town Plan directions for architecture, landscaping
- > Let's support higher densities at TOD sites to encourage redevelopment
- > Need to do a "revitalization" plan for Mililani Town (not Mililani Mauka)
- > If the new homes being currently built in central Oahu, Ewa & Kapolei, are in the \$600-800k what will the cost be in the future? So who will be able to afford to live in this area in the future? Income levels will need to be \$_____. Is that what we're planning for?
- > The TOD will supercede current zoning. Who makes the final decision?
- > We've seen the city council override our urban design guidelines in Waipahu. How can we prevent that in the new plan? (e.g.. Plant. Town Apts') will definitely affect the view plans in Waipahu. (co implementations)
- > It's one thing to revitalize an area, but how will you ensure maintenance? - Are you spending money on a project that might not last 5 years?
- > In addition to preserving and revitalizing Waipahu and Wahiawa, we need to work on revitalizing the old part of Mililani Town which is nearing 40 years old. Waipo Acres should be included in the effort - this area is much older.
- > Have ideas / examples from other municipalities on the continental US been looked at for revitalization initiatives in Waipahu and Wahiawa?
- > Good things A) Waipahu - Filcom ctr - YMCA - Waipahu Festival Market - Transit CTR - SERVCO Auto CTR
- > Revitalize Waipahu & Wahiawa.
- > In Wahiawa there are a lot of elderly people that do not drive, also handicap, disable residents. How about adding a satellite / central dep't to get state I.D.'s or passport?

- > Has the Council / Plan considered tax relief for property owners revitalize their properties.
- > Keep Central Oahu a sustainable balance of housing, agriculture, and commercial activity,
- > Preserve & revitalize Waipahu, Wahiawa especially work on Wahiawa vision plan.

- > Preserve and revitalize Waipahu & Wahiawa. (Especially Waipahu)
- > How do we attract business investment to Wahiawa and Waipahu to create jobs and help revitalize the communities.
- > What type of business will be opening in these communities.
- > How do we find out if the state has any funding reserve for the revitalizing of the communities.
- > Wahiawa and Waipahu are old towns, need to build or revitalize the towns. Kapolei and Mililani have all newer buildings.
- > What are the revitalization plans for Wahiawa? How will it be achieved?
- > We need more quality jobs in central Oahu.
- > To know what's happening to the area in the near future (Waipahu)
- > Waipahu & Wahiawa are becoming slums.
- > With the new urban development (in the Central Oahu area) will there be affordable housing?
- > To clean pre-existing communities
- > Affordable housing.
- > Need for job centers closer to home in Central Oahu.
- > How do we start beautifying the business area of Wahiawa town?
- > Include Mililani in preservation & revitalizing. -Mililani Town is 40 years in the making. - Preserve & revitalize now! Before it is too far gone.
- > Revitalizing communities must include commercial & light industrial developments that supple jobs locally. Gentrification is not revitalization. No more Kakaako's please.

- > Preservation & revitalization must include housing for all income levels. Don't create another Kakaako.
- > Bus terminal built just like the one in Mililani. We need only one story.

Master Planned Communities

- > Let's support higher densities at TOD sites to encourage redevelopment
- > Offer incentives for sustainable development (e.g., if development succeeds in cutting back runoff, adjust required detention basins and the like accordingly)
- > Encourage mixed use zoning
- > Change height limits -- allow LDA over 30 feet
- > Raise height limits to allow density
- > Allow more urban development to support affordable housing
- > Encourage housing to keep prices down
- > Change government review processes to incentivize sustainable development
- > Are we going to make any of these houses affordable to local, middle class families?

- > I'm new member of the carpenters union and I want to grow in this trade so I can learn and feed my family.
- > Need regional shopping center to avoid having to drive to Kapolei or town!
- > Multi-generational communities. - Old & young -
- > How can we get the state & city to decentralize their work force from urban areas with the vision of developing Central Oahu, Is the state & city willing to move their workforce in to these up and coming developed areas to ease traffic into town and keep those who live in these new developed areas to work in their developed areas.
- > Regional commercial areas (Live > work, not just service jobs)
- > Transportation alternatives! How do we get out & back effectively?
- > First Priority - Within the mast planned communities create the opportunity to live, shop, work, play, and go to school to reduce the need to drive out side the community.

- > Need a new destination area - New planned urban village.
- > That the COSCP include a plan for future connectivity to the rail transit system. (TODs, SPUR, etc.)
- > Enable an adequate supply of housing so out children will have market housing at competitive prices.
- > What are the specific plans to develop master planned communities & business development.

- > Do an analysis of the present Mililani H-2 Interchange in order to effect changes in the 2035 ORTP. Full clover leaf development would facilitate movement to the Pearl City Transit Center and relieve congestion in both Mililani and Mililani Mauka.
- > Study how the Central Mauka Road can be developed to facilitate travel to the Pearl City Transit Center and avoid congestion at H-2 merge.
- > Provide adequate lands for housing and job growth.
- > Support development and growth in Hawaii. All districts, Waipahu, Wahiawa, Ewa, Leeward, Central, exc.
- > Develop master-planned communities that allow families to live, work, and play within Central Oahu. (Homes, jobs, schools, shopping, and recreation.)
- > Sustainable communities have small commercial areas mixed with housing, not vast tracts of housing and commercial centers we have to drive to.
- > Kapolei is a bad example of a planned community - mixed use makes a sustainable community and Kapolei doesn't have it.
- > Look at a Transit Center near Koa Ridge - Look at the Park n Ride. Study that Wes Frystaiki completed.
- > Certain communities are designed so people walk & bike more, drive less and develop community (ex.W. Gentry)
- > Mass Transit (railway maybe) - make sure there's a station in each community with a stop at Uh-Manoa. Student traffic accounts for at least 25%.
- > Reduction of automobile use - Good idea in theory but how do you advocate alternatives modes of transportation in an automobile generation.
- > Will people get a tax break if they DON'T use their automobiles?
- > Affordable housing.
- > I'm a member of the Carpenters Union and also a resident of Central Oahu. I want to know what lies ahead for Central Oahu and for my trade.
- > What type of business will be opening up in these new communities? Will they be jobs that people of these areas will actually be working? Jobs that pay enough for someone to afford a house in these new developments?
- > Create new and more jobs for locals (TOD's) Keep jobs where they live! Less traffic.
- > Multi modal transportation (bike/pedestrian) can work in flat areas. In hilly areas people won't do that.
- > Develop master planned communities. Provide adequate land for growth.

- > I'm here retraining to the growth and future of construction.
- > To make sure development is a livable community. (Open spaces, walkable, green.)
- > To make sure there are enough housing for the future.
- > Provide housing opportunities for residents of central Oahu.
- > Ensure adequate land is available to accommodate population growth.
- > Promote development of master planned communities. Change zoning & subdivision codes to encourage compact development and mixed use,
- > The cost must balance all elements of sustainability including environmental protection, economic growth, and social equality.
- > I'm here because of job security, building homes for families, and feeding my family.
- > To keep construction business going.
- > Need more businesses & shopping alternatives
- > Need job creation. (Live and work in same area.)
- > Rumor - Mililani neighborhood board is anti-development?? What about us that build for living. You have your nice houses. If I don't work I can't buy my home.
- > More affordable homes for blue collar workers. We build the houses but cannot afford to buy the homes
- > We have many families moving away to the mainland, create work for carpenters to keep their families here in Hawaii.
- > 1) Create affordable housing for our youth while preserving the prevailing wages.
2) Create Jobs for Construction industry
- > Housing / Growth - therein housing supply & choices if essential for Hawaii's future.
- > Most important & why I'm here - 1) Infrastructure - transportation. 2) Prier to building - traffic problems from heavy equipment (TRUCK'S) to build project. 3) Consider to Revise or amend or add on and off ramp's as need of if needed.
- > I am a young carpenter with many years to work and I'm for development.
- > The carpenters union should not influence development planning b/c they don't care about sustainment & quality of life.
- > Increase residential density (We live on an island).
- > We don't have a quality hospital in central Oahu.
- > Mililani is a great place to raise a family because of activities.

- > Our public school need improvement.
- > We still need to travel to Honolulu for fine dining, concerts, and high end entertainment.

- > Time spent in traffic reduces our quality of life.
- > We need more updated info on population current Home building etc so we can access the difference over last 5 yrs.
- > I don't want to see H-2 change into a bumper to bumper H-1.
- > Additional land needed for commercial and industrial use.
- > How will affordable housing be accommodated?
- > The current plan does not reduce reliance on the automobile.
- > Offer wide range of housing opportunities. - (entry / moderate / custom homes) for a balanced community demographically.
- > Affordable housing.
- > City / County needs ways to ensure developers actually build affordable housing.
- > I want to understand the concerns regarding development in Waiawa.
- > Need for affordable housing in Waiawa area
- > Make affordable housing an explicit vision element, given islandwide need
- > Incorporate "sustainability" as a concept
- > Change from current code to a form-based code that reflects community values
- > Strengthen recycling programs, with investment based on value of sustainability, not just on local market pricing
- > We need facilities for the elderly
- > Mililani is a great place to live
- > How is the urban boundary defined? What factors are used to determine the urban boundary?
- > Need new affordable housing
- > Workforce housing
- > Prove to us that Master Planned communities have reduced auto usage

Protect Natural, Historic and Cultural Resources

- > Prove to us that Master Planned communities have reduced auto usage
- > Encourage bike route Pearl City - Waipahu - Ewa
- > How do you preserve natural resources if you continue to build houses? Won't that deplete resources?
- > Have you done a study on historic sites in central Oahu?
- > As a business interested in community involvement, where can we most effectively place our efforts?
- > Include native plants in landscaping of public areas.
- > How to control growth via water usage via car registrations via building restrictions (population density).
- > How are the "natural historic and cultural resources " determined?
- > Allow density levels to reduce sprawl.
- > Controlled population growth, retain open space!
- > Need for employment opportunities in central Oahu - to reduce traffic.
- > How do we preserve natural, historic resources.
- > How are you measuring impact of protecting # 4 vision element.
- > The current lease holder of Navy - owned "Waikele Gulch" property intends to continue use of the property down in the Gulch as storage, Are there other plans from this property?
- > Protect & preserve Kukanilako.
- > If our roads, schools, etc are at their max, what else can we do to ensure that they will be adequate if we approve future development & population increases in this plan? (Policies)

Infrastructure

- > Need local parking areas with bus route to local train station.
- > Traffic congestion -- need new road in/out of Wahiawa
- > Traffic congestion -- need new Pearl City connection to Waiawa
- > Traffic congestion — need new route from Mililani to Kunia Road
- > Traffic congestion — need access from H-2 to Park-and-Ride for transit at Pearl City
- > CO Plan needs more strength to make infrastructure development happen
- > Make concurrency criteria explicit and a matter of City policy
- > Express bus lane on H-2 and flyover to Pearl City
- > The Royal Kunia Elementary School is long overdue for construction. This project needs to have priority!
- > Try to improve traffic conditions now before we even think about building more homes?

- > That we should expand and build.
- > Do not stop construction!
- > Workers needs works period. Work to live.
- > That the COSP include all private and government agencies that must coordinate their efforts to ensure that transportation and school infrastructure is adequate to meet new development needs.
- > Include in land set aside for the Pacific Health Center (PHC) commercial mix use land for: Senior Living Center, Alternative care / Despite Care, Nursing Home.
- > Support amendments to rules and regulations that promote "green building" techniques such as storm water reuse, tax credits for energy efficiency, water conservation.

- > To make sure traffic problems are addressed with the city & state.
- > To let the public know what agencies are responsible for the solutions to the problems that come up during workshop.
- > To make sure city's facilities are capable or will be capable to handle future developments.
- > Ensure that infrastructure (schools, transportation, etc.) is available to support development.
- > Need to "complete" city council's multi-modal transportation plan for Central Oahu before recommendation or making changes to the COSCP.

- > Need to decide "who" is going to pay for the proposed Central Mauka road and when it will be completed.
- > Proposed development cannot be accommodated by existing and proposed transportation regional infrastructure.
- > Need transit stop to go up Central Oahu corridor. Stop at Koa Ridge on Waiawa near Waipo Interchange.
- > How can we sustain more development in central Oahu if we know our Freeway (H-1) is max'd out? Same questions when you add Ewa - Kapolei to central Oahu. This question recognizes that the fixed guide way is not enough. (relates to Vision)
- > How will the traffic problem be alleviated with all this growth. H-2, H-1, Kamehameha Highway, Farrington Highway.
- > How do we encourage economic growth so varied jobs will be available locally and eliminate the commute and reduce the need for additional transportation infrastructure.
- > We need improved local mass transportation with all these communities. More local buses within out towns so older people who can't drive can get around.
- > Make sure that there is adequate affordable housing for locals!
- > Status of infrastructure in area, sewer system - are we continuing to dump water into Lake Wilson.
- > Do we have enough water? For urban and agricultural use?
- > What can we do about traffic? (Red Hill to P.C.) It's already Bad!
- > Study how the space that is opened in schools with declining enrollment can be used for senior daycare and concierge service for our growing elder population in Central Oahu.
- > There has been 10x increase in traffic leaving industrial area on Kam Hwy @ Kipapa Gulch. Large tractor trailers can not safely turn right (or left) & must turn into other lane. Permits should not have been issued for all the add'l bldgs because of the amount of traffic & type of traffic created. It is a serious safety issues when you must come to a screeching stop to avoid a truck turning out into your lane.
- > Transit stations, rail is needed, buy city also needs to be a leader in other areas which can reduce traffic: flex time, work from home, free bus passes to employees, free car pool parking.
- > DPP issues permits (and it is probably required by law) but infrastructure is inadequate. Can the requirements be reviewed to assure City is doing all it can to acquire adequate infrastructure.

- > Develop adequate infrastructure - govt funding for regional roadway improvement.
- > Need to begin planning "now" for how Central Oahu is going to tie into Pearl Highlands transit stop be it a spur or dedicated bus lanes from Central Oahu park & rides.

- > Need to plan for population. Growth moratoriums proposed will do nothing to help w/affordable housing.
- > Stop dumping wastewater into Lake Wilson for use as irrigation water for all crops & recreation area.
- > Need better transportation methods. Tunnel from Ewa to Town?
- > Fund transportation improvements.
- > Schools cannot and should not be developed before the houses. We need to plan and develop them over time.
- > No development until adequate infrastructure is in place especially traffic & schools.

- > I am concerned about the lack of transportation infrastructure here in Central Oahu.

- > How can we be assured that developers will construct the central Mauka Road at the same time of development in Waiawa? Or how can we get developers to do it at the time of construction and development.
- > Traffic improvements must be coordinated not incremental by development. Suggest phasing & funding plan for traffic.
- > What major infrastructure will be necessary to implement the plan, and how will it be funded?
- > Adequate education institutions.
 - don't overstuff the schools
 - enough middle and high schools
- > Must delay development of any more housing until infrastructure to support is approved / funded / projects well underway (schools, public safety, light rail for central Oahu etc).

- > Infrastructure needs:
 - Traffic
 - Water
 - Schools
 - Green Areas
 - Community areas so people don't have to drive elsewhere!

- > There should be a mandatory tie frame that schools to be up & running before developers can build additional units.
- > Are developers contributing to the financing of infrastructure & new schools that will to be built?
- > My main concern is adequate infrastructure to be built at the same time as home are being built. Roads! Schools! - smart planning leads to smart growth.
- > Make plans for a transit spur to Mililani and Wahiawa (either a train or dedicated bus lanes.
- > Infrastructure! Funding! Working with all agencies to ensure adequate funding is requested & released for design & construction as homes are being developed. - Schools, Roads, Highways.
- > Look at Central Mauka Road.
- > We need jobs where we live, so we commute less. If the jobs cannot be moved, then housing development must be where the jobs are. We get houses mostly and more traffic in town.
- > We need more intelligent street design. Four or six lane divided roads with 25 mph speed limits are wastes of pavement that encourage speeding throughout the community.
- > How will we assured schools will be timely built and staffed?
- > State & County, not just County must participate & plan for regional improvements.
- > Concurrency "Buzzword" is something that is very mis-interpreted infrastructure can't happen before homes & communities are built.
- > Too many cars - what can be done to help alleviate the congestion?
- > Second Priority - Identify and implement major State and County transportation projects in Central Oahu to meet expected growth.
- > How do we ensure the city is planning adequate infrastructure for all of the development in central Oahu.
- > Construction is the one thing I can do and if that is taken away my family will not eat.
- > Reopen the question of whether Central Oahu is "urban fringe" or part of Oahu's true urban zone

Other

- > Identify the basic vision and values of each community, and then build the plan based on the consensus or convergence of community visions
- > Is the plan consistent with current zoning for communities within central Oahu?
- > DPP & neighborhood should be open minded and create Business Sustainability for work force.
- > Anti-growth groups and individuals not concerned about shortage of enough homes/shelter for Hawaii residents - affordable housing. Homeless situation is an outcome of lack supply.
- > Live and work in Mililani and Waiawa.
- > Why is an Economic development component missing from the plan?
- > What percentage of the units being developed will be "affordable" housing units? B/c the housing need in Hawaii is for "affordable" housing.
- > [Heard that lower Mililani neighborhood board are anti-growth, anti-construction, not in my neighborhood.]
- > Hawaii's total overall development with construction to see where I stand with job security.
- > (Bob Stanfield) - What is the rule of thumb when deciding zoning change request?
- > How are the activities of the military accounted for in the plan?
- > Follow through is needed for provisions within the plan. How will this be achieved? How will the plan be implemented considering the plan itself has no force of law?