

**PLANNING TEAM RESPONSES TO COMMENTS / QUERIES FROM
CENTRAL O'AHU STAKEHOLDERS
October 27, 2007**

<i>COMMENT OR QUERY</i>	<i>RESPONSE TYPE</i>	<i>RESPONSE</i>
<i>THE REVIEW PROCESS</i>		
How will the SCP be reviewed and changed?	Clarification	The first step is to identify whether changes are wanted or needed. The Department of Planning and Permitting (DPP), with support from Belt Collins Hawaii Ltd. (BCH), is collecting the views of stakeholders in the community. We will follow up by talking with City and State agencies, and then drafting a review report. In 2008, a public review draft will be published, and we will ask for community reactions and suggestions. It will be revised based on public input, and then submitted to the Honolulu Planning Commission and the City and County Council. Both of these bodies will solicit public comment on the proposed revisions before they decide on the recommended changes.
Who are the planners who will take into account changes in the SCP?	Clarification	The staff and director of DPP take the SCPs into account when reviewing zone change applications. Other agencies are expected to take the SCPs into account in their functional planning.
Follow-through is needed for provisions within the plan. How will this be achieved?	Implementation, Revision	<p>The Central O`ahu SCP was adopted as an Ordinance by the City and County Council in 2002. All City actions are required by the City Charter to be consistent with the Plan. DPP must review consistency with the Plan when evaluating whether to recommend approval of proposed developments, and City infrastructure agencies must follow the Plan when conducting their own functional planning.</p> <p>The SCP review process offers an opportunity to assess whether current implementation processes are effective and to identify ways to improve them.</p>
Is the plan consistent with current zoning for communities within Central O`ahu?	Clarification	Actually, it should be the other way around – zoning should be consistent with Sustainable Community Plan designation. Zoning identifies current development rights - how land can be used now - while the SCP provides a long-range view based on community objectives.

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Identify the basic vision and values of each community, and then build the plan based on the consensus or convergence of community visions.	Clarification	The Central O`ahu SCP emerged out of many years of discussions among the communities and planners. It is also derived from local plans such as the Waipahu Livable Communities Plan and Wahiawā Urban Design Plan. So, the current plans, as well as upcoming updates do reflect the basic visions and values of the major communities, as well as the overall region.
Why is an Economic Development component missing from the plan?	Clarification	The Vision Elements include the development of master planned communities with a mix of homes, jobs, and recreational opportunities. Economic development is part of both of these themes, although not addressed as a separate component.
How are the activities of the military accounted for in the plan?	Clarification	<p>Federal agencies are not accountable to local land use planning agencies – although in practice, both sides try for good working relations. The planning team has sought to learn from both the Army and the Navy about their current and likely future activities in the area. We hope to recognize the needs and plans of the Armed Forces and minimize any disruption that might arise if Federal and local plans for adjacent lands are in conflict.</p> <p>The current plan provides guidelines for City policy towards military areas in Central Oahu (Schofield Barracks/Wheeler Army Airfield and Pearl Harbor Naval Base), including allowance for expansion of urban areas within Schofield; encouragement of landscaping and buffers around base and training areas; and increased public access to West Loch for recreation.</p>
Reopen the question of whether Central Oahu is “urban fringe” or part of Oahu’s true urban zone.	Clarification	The General Plan, rather than the Central Oahu SCP determines the role of Central Oahu in the overall island growth pattern. The built areas in all the districts of Oahu are grouped as “urban centers” (the Primary Urban Center (PUC) and *Ewa), “urban fringe” (Central Oahu, Ko’olaupoko, and East Honolulu), and “rural” (the rest of the island). More importantly, the General Plan calls for new population growth in (a) the PUC, and (b) *Ewa and Central Oahu. Central Oahu is recognized as an area of population growth and is projected to accommodate about 17% of Oahu’s total population by 2025. (<i>Oahu General Plan, Policy 1C and Objective B Policy 4</i>).

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<p>Does the SCP actually deal with sustainability? Should it do so?</p>	<p>Clarification, Revision</p>	<p>Sustainable development was not widely discussed in 2002, when the current version of the SCP was adopted. Now, the City and County Sustainability Plan explicitly addresses the topic, identifying ways that City and County operations can be more sustainable. In discussions with Central Oahu stakeholders, we have heard some interest in expanding the account of sustainable development for Central Oahu (and the island as a whole) with regard to:</p> <ul style="list-style-type: none"> • Food security (i.e., producing enough food on Oahu to support the population if overseas sources fail); • Maintaining agricultural infrastructure, notably irrigation systems; • Making more effective use of resources such as surface water for irrigation; • Increasing the density of urban areas, so there's less pressure to develop agricultural areas and open space, thereby improving opportunities to "keep the country, country"; • Planning drainage and roads in subdivisions to minimize the area covered or lined concrete; • Protecting the island's water resources; and • Encouraging energy and resource conservation (e.g., solar heating, recycling, and xeriscaping). <p>Similar questions were raised in other SCP areas, so DPP is considering ways to respond to them consistently in all the review processes.</p>
<p>As a business interested in community involvement, where can we most effectively place our efforts?</p>	<p>Information</p>	<p>You can stay informed (and keep your members and staff informed) by reviewing the project's web sites and by sharing your ideas and concerns via letter, email, or phone.</p>

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CENTRAL O'AHU'S FUTURE																								
<p>How much land is developable?</p>	<p>Information</p>	<p>Using Real Property data, we can count the developed and vacant acreage in Central Oahu according to current zoning districts.¹</p> <p style="text-align: center;">Vacant and Developed Lands, Central Oahu, 2007*</p> <table border="1" data-bbox="932 513 1785 829"> <thead> <tr> <th rowspan="2">Zoning</th> <th colspan="2">Acreage</th> <th rowspan="2">Vacant Share</th> </tr> <tr> <th>Vacant</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Agricultural</td> <td>11,592</td> <td>21,272</td> <td>54%</td> </tr> <tr> <td>Business</td> <td>158</td> <td>460</td> <td>34%</td> </tr> <tr> <td>Industrial</td> <td>67</td> <td>297</td> <td>23%</td> </tr> <tr> <td>Residential</td> <td>822</td> <td>4,446</td> <td>18%</td> </tr> </tbody> </table> <p>Real Property records identify parcels without structures as “vacant”; this land may or may not be in productive use. For example, parking lots may not have structures, yet they cannot be developed if they provide parking for adjoining Commercial parcels.</p> <p>DPP keeps track of residential construction. Based on calls to developers, DPP estimates that some 24,828 units could still be built under existing development plan designation in Central Oahu, as of mid-2007.</p>	Zoning	Acreage		Vacant Share	Vacant	Total	Agricultural	11,592	21,272	54%	Business	158	460	34%	Industrial	67	297	23%	Residential	822	4,446	18%
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¹ Data downloaded from files maintained by Hawaii Information Service, Inc. for Census Tracts 82 and 87.01 through 95.05. Data are deemed accurate, but not guaranteed, and should be up to date as of mid-2007.

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<p>With the new urban development in the Central Oahu area, will there be affordable housing?</p>	<p>Clarification and information</p>	<p>Several workshop participants expressed concern that (a) too much housing is being built in agricultural areas, and (b) the housing being built is not affordable for Oahu.</p> <p>(a) The SCP includes mechanisms to limit urban development of agricultural land and open space – above all, the Urban Community Boundary, discussed in the next section.</p> <p>(b) Through the re-zoning process, current city policy is to require new residential development to provide 30% of the total number of units to be affordable. This policy is usually implemented through a Unilateral Agreement by the developer.</p>

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<p>We need more updated information on population, current home building, etc., so we can assess the difference over the last five years.</p>	<p>Information</p>	<p>Please see the projections file on our webpage (www.beltcollins.com/centraloahu) for the long-term projections. For recent years, estimated new home construction in Central Oahu using data from the real property tax files is shown below:</p> <div data-bbox="821 488 1894 1166" style="text-align: center;"> <table border="1" data-bbox="821 488 1894 1166"> <caption>Homes Built, by Year</caption> <thead> <tr> <th>Year</th> <th>Homes Built</th> </tr> </thead> <tbody> <tr> <td>2000</td> <td>820</td> </tr> <tr> <td>2001</td> <td>700</td> </tr> <tr> <td>2002</td> <td>470</td> </tr> <tr> <td>2003</td> <td>710</td> </tr> <tr> <td>2004</td> <td>750</td> </tr> <tr> <td>2005</td> <td>590</td> </tr> <tr> <td>2006</td> <td>320</td> </tr> </tbody> </table> </div> <p>NOTE: See footnote 1 for data source. These totals could be larger than actual additions to the housing stock, since some new units could be remodeled or replacement for earlier structures.</p> <p>These figures show a strong market for new homes in Central Oahu. At the end of the period, the decline in new homes may be due to a lag in reporting.</p>	Year	Homes Built	2000	820	2001	700	2002	470	2003	710	2004	750	2005	590	2006	320
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AGRICULTURE AND OPEN SPACE		
<p>Recognize the value of agriculture in Central Oahu</p>	<p>Clarification, Revision</p>	<p>The SCP explicitly recognizes prime and unique agricultural land along Kunia Road, north of Wahiawa, surrounding Mililani, and on the Waipio Peninsula. Currently, both truck and seed crops are being grown in Central Oahu.</p> <p>The closure of Oahu Sugar Company (OSCo) raised questions about future uses for agricultural land. Much of the OSCo land is now back in productive use. The closure of Del Monte's pineapple operations raises similar questions about future use and the preservation of agricultural infrastructure.</p> <p>A new element in current discussions is the value of agricultural land for a sustainable food supply for the island. Some argue that Oahu needs to keep enough land in food production to be able to support the island population should food imports be disrupted.</p>
<p>Impact of Del Monte closure on Central Oahu:</p>	<p>Information</p>	<p>With the closure of Del Monte operations in Hawaii, large tracts are now fallow on the Galbraith lands and the Kunia lands. Change was already likely -- the landowners (James Campbell Company and the George Galbraith Trust) were moving towards sale of these lands when the Del Monte lease ended in 2008. The Campbell parcels lie west of Kunia Rod, between H-1 and Schofield Barracks. All but one of the nine parcels are already sold or under contract.</p> <p>The future of the Galbraith lands is unknown as of May 2008. The State Legislature has passed a bill directing the Agricultural Development Corporation to negotiate acquisition of the land (HB 2293); the trustee has been marketing the lands to private parties.</p> <p>Kunia Village is located within Campbell Parcel 9. The community association, other stakeholders and the landowner are working to find ways to preserve the camp as home for farmworkers. The SCP already recognizes the importance of Poamoho and Kunia Villages as homes for their residents, as possible sites for housing for future diversified agricultural farmworkers, and as evidence of Central Oahu's plantation era heritage.</p>

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Role of the Urban Community Boundary (UCB):	Clarification	<p>The UCB's role is to limit the area devoted to urban uses. It protects agriculture by limiting demand for agricultural lands to be put into urban use. It does <u>not</u> directly protect agricultural activity or provide any incentives for agricultural uses. The boundary could be changed, moving more land inside the boundary, if there is clear need to do so to meet demand for urban uses --above all, homes – within the region. The UCB was set with the aim of identifying space needed for urban growth at least through 2025. In light of the slow development market in Central Oahu in the last decade, there appears to be no need to revise the boundary during the present review process.</p> <p>The UCB line was drawn to separate current and permitted future urban development from areas in agricultural use and/or identified as agricultural or preservation. Lands outside the UCB include prime agricultural lands, undeveloped lands in gulches, and lands where development might affect the aquifer from which existing wells must draw.</p>
Threat of urbanization: <ul style="list-style-type: none"> • Stakeholders have expressed concern that large lot subdivisions, with lots bought as estates rather than as productive farms, could be developed outside the UCB 	Clarification	<p>The UCB is intended to make urbanization of agricultural lands and open space difficult. The Department of Planning and Permitting (DPP) will not accept rezoning applications for urban uses on lands outside the UCB.</p> <p>In a letter to the Waipahu Business and Community Association, the Mayor has recently emphasized that the administration is opposed to any development of these important agricultural lands in Central Oahu.</p>

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<p>Incentives for Agricultural Uses:</p> <p>Some stakeholders are interested in exploring ways in which the City and County can provide incentives, not just protection, for agricultural activity.</p> <ul style="list-style-type: none"> • Permanent dedication of agricultural lands, with a corresponding tax rate lower than the existing rate for dedicated land; • Help in securing agricultural infrastructure (e.g., wells, water transmission lines, separate farm roads); • Recognition that provision of agricultural infrastructure is, in itself, an agricultural activity, so gentlemen’s estates could be allowed if they provide infrastructure to neighboring areas 	Revision	<p><u>Response:</u> Land can be dedicated to agricultural use for as short as ten years. If so dedicated, the land is assessed at 1% of fair market value. Vacant agricultural land can also be dedicated; it is taxed at 50% of fair market value. Given the low valuation of land dedicated for agricultural use, it is not clear how a longer dedication period would benefit landowners.</p> <p><u>Response:</u> This issue involves specifics of existing, largely private, infrastructure and utilities, and can probably best be addressed on a case-by-case basis. The costs and impacts of a well, for example, are very different from those of an entire irrigation system.</p> <p><u>Response:</u> Property is commonly assessed on the basis of actual or highest and best use of that property itself. If parcel is to be considered a public service or utility because it provides infrastructure to other parcels, some assurance would be necessary that it would continue to do so for years. In other words, not only zoning law would need to be changed to allow new types of farm lot, but new agreements would be needed to assure that the promised service is actually provided to productive farm acreage.</p>

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in productive agricultural use.		<p>Another incentive mentioned in the past is a relaxation of infrastructure standards for subdivisions in agricultural areas.</p> <p>Ongoing City and County efforts in support of agriculture include regular meetings of the City Council's Agricultural Task Force and efforts to help market local farm products.</p>
“Flexibility” of Uses for Agricultural Land and Open Space:	Revision	<p>We need to discuss a specific proposal in order to address this idea. Is it a question of including ancillary uses in agricultural areas? Or of dividing up Agricultural zoned acreage, and using some share of the land for urban purposes?</p> <p>One stakeholder asked about placing market and/or affordable housing on agricultural land. If the land is outside the UCB, the Department will not allow such housing. If the land is zoned Agricultural, but within the UCB, the landowner can apply for a change in zoning.</p>
Why is there no enforcement of agricultural use?	Clarification	<p>The City does enforce unilateral agreements and dedications of property to agricultural use. The Department of Planning and Permitting opposes urban zoning on Agricultural or Preservation lands outside the Urban Community Boundary. In the case of land dedicated to agricultural use, landowners must file annual reports, and City and County Real Property Tax appraisers follow up. If land is not being used as dedicated, it is subject to rollback taxes for the period from the date of dedication.</p>
Maps showing Agricultural and Preservation Lands are needed.	Clarification	<p>While the Urban Land Use and Public Facilities Maps in the Central Oahu SCP use the same coloring for Agricultural and Preservation lands, the Open Space Map (Map A1) and the Phasing Map (Map A4) already distinguish the two.</p>

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<p>Economics of agriculture and open space</p> <ul style="list-style-type: none"> • Agricultural 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. • Protect open space, but be realistic about the role of agriculture in central Oahu when looking at Oahu and the state as a whole. 	<p>Clarification, Revision</p>	<p>These comments appear based on the idea that vacant or agricultural land benefits its neighbors or those who view it while passing by, but not its owners. This assumes there is absolutely no human use of the land. Research shows that people value open space and say they would pay to maintain it. However, no mechanism exists to compensate owners of open land for providing a public good, beyond low tax valuation for land that can only be used for agriculture or conservation.</p>
<p>What is the current situation on agriculture in the Kunia area?</p>	<p>Information</p>	<p>Agricultural activity includes cultivation of seed corn and truck crops. The lower Kunia lands are irrigated from Waiahole Ditch. The lands above the ditch can be watered from a source within the Galbraith Trust lands, if landowners and users work out agreements to do so. The purchasers of the Campbell Kunia lands appear largely to be agricultural businesses.</p>

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<p>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 for this property?</p>	<p>Information</p>	<p>The Central Oahu SCP identifies the gulch lands as open space to be kept for recreational use and as a flood zone. However, Navy ownership limits the County's ability to enforce land use.</p> <p>City permitting will be guided by the SCP policies and guidelines to the extent allowed by Navy jurisdiction.</p>
<p>Sandwich Isle Communications is building a 39,000 SF facility on agricultural land between Mililani & Wahiawa. Their claim is that <u>they will never</u> 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 agricultural land?</p>	<p>Information</p>	<p>City and County zoning follows the land, not the owner. The land in question is zoned Agricultural. The State of Hawaii classifies it as Agricultural. These designations limit use of the property.</p> <p>The Sandwich Isle facility can be permitted on Agricultural land as a utility installation. As such, it can have accessory uses, such as offices needed to run the installation. Under the current zoning, this could not be a commercial facility or corporate headquarters. If a landowner wants a zoning variance to allow more intensive uses, members of the community would be notified and a public hearing would be held before the application was approved or rejected.</p>

COMMENT OR QUERY	RESPONSE TYPE	RESPONSE
REVITALIZING WAIPAHU AND WAHIAWĀ		
<p>How does the Central Oahu SCP support revitalization of these towns?</p>	<p>Clarification</p>	<p>Special Area Plans were drawn up by the Waipahu and Wahiawā communities, accepted by the City and County of Honolulu.² Additionally, a Waipahu Neighborhood Transit Oriented Development (TOD) Plan is being prepared for two proposed transit stations on Farrington Highway. DPP takes these into consideration in supporting or opposing proposals for development. These plans and the COSCP will direct expansion of commercial and industrial development in Central Oahu to existing areas (e.g., Mililani Technological Park) and allow new commercial centers sized to serve residential neighborhoods, not the region or island market. Both towns have been identified as Enterprise Zones. Both State and County tax incentives are available for businesses that create new jobs in these zones.</p>
<p>Improvements suggested for Waipahu</p> <p>Comments included:</p> <ul style="list-style-type: none"> • We need to complete the Waipahu Town Plan. • Support Waipahu Culture Garden, e.g., with the idea of a railroad (connection to the Hawaii Railroad Society's line in 'Ewa). • We've seen the city council override our urban design 	<p>Information</p>	<p>DPP has long supported planning for revitalization. DPP is encouraging the effort to define how TOD can work for Waipahu. Most of past and future success in revitalizing the town is due to the initiative taken by members of the local community to create community and commercial resources such as the FilCom Center, the Leeward YMCA, and the Mill Town industrial park. Community advocacy for a shared vision, and initiatives by individuals and firms to redevelop their own sites, will continue to make a difference.</p>

² *Waipahu Town Plan* (1995), *Waipahu Livable Communities Initiative* (1998), *Wahiawā Town Master Plan Task Force Report* (1994), *Wahiawā Urban Design Plan* (1998).

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<p>guidelines in Waipahu. How can we prevent that in the new plan? (e.g. Plantation Town Apts.) will definitely affect the view planes in Waipahu.</p> <ul style="list-style-type: none"> • How do we attract business investment to Wahiawa and Waipahu to create jobs and help revitalize the communities? • Let's support higher densities at TOD sites to encourage redevelopment. 		
<p>TOD in Waipahu will supercede current zoning. Who makes the final decision?</p>	<p>Information</p>	<p>DPP has submitted a TOD enabling ordinance to the City and County Council (Bill 10, 2008). This bill defines the planning process that will conclude with recommended changes to zoning and other code revisions. If Bill 10 is adopted, neighborhood TOD plans, such as the one being developed for Waipahu, become the basis for land use ordinance (LUO) amendments. Again, LUO changes are by ordinances adopted by the City Council. The Council and Mayor will decide whether to allow TOD special districts to supercede existing zoning.</p>

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Let's support higher densities at TOD sites to encourage redevelopment.	Revision	<p>The TOD planning process encourages Waipahu residents to plan the density and type of development for the two TOD sites. The consultants have already shown that allowing increased density can help to support redevelopment near mass transit stations.</p> <p>The Central Oahu SCP Review is intended to follow the TOD study and incorporate its results into the revised SCP.</p>
<p>New ideas for Wahiawā:</p> <p>Stakeholder comments included:</p> <ul style="list-style-type: none"> • Redevelopment of Wahiawa has stalled – a new approach may be needed. • How do we attract business investment to Wahiawa and Waipahu to create jobs and help revitalize the communities? • Lower height limits to preserve views. • In Wahiawa there are a lot of elderly people that do not drive, also handicapped and disabled residents. 	Information	<p><u>Response:</u> DPP welcomes further discussion of this issue with community stakeholders.</p> <p><u>Response:</u> DPP welcomes further discussion of this issue with community stakeholders.</p> <p><u>Response:</u> Driver's licenses can be renewed at Satellite City Halls, including the Wahiawā office. The only permanent site on Oahu for State I.D. forms is in Downtown Honolulu. However, persons 65 and over can get renewals by mail. Also, the State agency responsible for this program has been operating in local communities on alternate Saturdays, and could probably come to Wahiawā if urged to do so.</p>

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<p>How about adding a satellite / central dep't to get state I.D.'s or passports?</p> <ul style="list-style-type: none"> • A bus terminal similar to Mililani's new transit center. 		<p><u>Response:</u> the City is currently planning a new transit center for Wahiawā. Construction should begin in 2009.</p>
<p>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. Waipio Acres should be included in the effort - this area is much older.</p>	Revision	<p>Revitalization is a community effort, with or without government support. The first steps are to involve local stakeholders and to share ideas about what can be accomplished. DPP has supported community initiatives of this sort all over Oahu by working with local stakeholders on community plans.</p>
<p>Has the Council or the Sustainable Communities Plan considered tax relief for property owners who revitalize their properties?</p>	Clarification	<p>There is already a provision for a rebate on property taxes on new construction of commercial or industrial property in the Enterprise Zones. An expansion of this credit can be proposed to the Council.</p> <p>We would appreciate more suggestions on this point. Do stakeholders want any renovated property in Waipahu and Wahiawā to qualify for tax relief? Or only some properties that conform to the Urban Design guidelines for each town?</p>

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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?	Information, Implementation	Mayor Hanneman's position is to invest limited municipal funds wisely.
Have ideas and examples from other municipalities on the Continental US been looked at for revitalization initiatives in Waipahu and Wahiawā?	Information	Yes. For example, the Waipahu TOD planners are presenting examples from Vancouver, Portland, and other cities.
Revitalizing communities must include commercial & light industrial developments that supply jobs locally. Gentrification is not revitalization.	Information	Waipahu has succeeded in creating both community facilities and commercial and light industrial development near the Waipahu mill site.

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MASTER PLANNED COMMUNITIES														
<p>Change height limits - allow LDA over 30 feet.</p> <p>Raise height limits to allow density One stakeholder commented that the 30-foot limit effectively limited LDA areas to two stories. If so, then an increase in the height limit to allow three stories would be in line with the current SCP.</p>	Revision	<p>The SCP includes density and height guidelines as follows:</p> <table border="1" data-bbox="875 431 1843 683"> <thead> <tr> <th data-bbox="875 431 1304 516"></th> <th data-bbox="1304 431 1520 516">Density <i>Units/acre</i></th> <th data-bbox="1520 431 1843 516">Building Height</th> </tr> </thead> <tbody> <tr> <td data-bbox="875 516 1304 581">Residential</td> <td data-bbox="1304 516 1520 581">5 to 12</td> <td data-bbox="1520 516 1843 581">not over two stories</td> </tr> <tr> <td data-bbox="875 581 1304 613">Low Density Apartment</td> <td data-bbox="1304 581 1520 613">10 to 30</td> <td data-bbox="1520 581 1843 613">not over three stories</td> </tr> <tr> <td data-bbox="875 613 1304 683">Medium Density Apartment</td> <td data-bbox="1304 613 1520 683">25 to 90</td> <td data-bbox="1520 613 1843 683">not over 60 ft.</td> </tr> </tbody> </table> <p>Are we interested in looking at changes in zoning rules throughout Oahu, or only within specific areas? The 30-foot limit is in the Land Use Ordinance (Revised Ordinances of Honolulu, Table 21-3.3.) for the A-1 Low Density Apartment District. Either it could be changed, or the SCP could include support for allowing LDA housing to reach three stories. The key issue is whether to encourage or require pitched traditional type roofs or allow flat roofs.</p>		Density <i>Units/acre</i>	Building Height	Residential	5 to 12	not over two stories	Low Density Apartment	10 to 30	not over three stories	Medium Density Apartment	25 to 90	not over 60 ft.
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<p>Encourage mixed use zoning.</p>	Revision	<p>The City and County has several mixed use zoning districts, and supports more mixed use districts. Through the TOD planning process, more mixing of uses is expected.</p>												
<p>Change from current code to a form-based code that reflects community values.</p>	Revision	<p>Duly noted.</p>												
<p>Change government review processes to incentivize sustainable development. Incorporate “sustainability” as a concept.</p>	Revision	<p>See comments on sustainability above.</p> <p>On incentives and policy changes – suggestions are very welcome. This issue will probably be addressed in ordinances affecting all of O‘ahu, not just one SCP area, but the SCP review process provides a chance for community input to shape new policies.</p>												

COMMENT OR QUERY	RESPONSE TYPE	RESPONSE
MASTER PLANNED COMMUNITIES		
<p>Allow more urban development to support affordable housing. Encourage housing to keep prices down. Make affordable housing an explicit vision element, given islandwide need.</p>	Revision	<p>The General Plan and the SCP allow for more housing in Central Oahu. The City and County affordable housing policy under the rezoning process, calls for 30% of all privately built homes to be affordable to families earning up to 120% of the county median family income. The need for affordable housing of various types is emphasized within the SCP, even though it is not a separate vision element. Of the over 14,000 housing units to be added by 2025, 30% or about 4,200, should qualify as affordable units.</p> <p>The administration and City Council are reviewing affordable housing policies, recognizing the importance of this issue.</p>
<p>We need facilities for the elderly.</p>	Revision	<p>This is an important issue for our aging population. The Land Use Ordinance allows special needs housing for the elderly in apartment districts and mixed use business districts (BMX-3, BMX-4) with a Conditional Use Permit. Adult residential care homes (ARCH) are also allowed in some residential areas. When the General Plan and Land Use Ordinance are updated, this issue will likely be re-examined since it affects all of Oahu.</p>
<p>Additional land needed for commercial and industrial use. Need more businesses & shopping alternatives Need job creation. (Live and work in same area.)</p>	Revision	<p>Central Oahu includes vacant land already zoned for business and industrial use, as shown earlier.</p> <p>The major proposed new developments, including parts of the Mililani Tech Park, Waiawa Ridge, and Royal Kunia. Waipio and Waipahu have seen steady growth of commercial and industrial areas.</p>
<p>Strengthen recycling programs, with investment based on value of sustainability, not just on local market pricing.</p>	Clarification	<p>This is an islandwide issue, not just a Central Oahu one. The City and County has made strong commitments to sustainability in its own operations. The Solid Waste division is piloting collection of recyclables in Mililani as well as in other areas.</p>

COMMENT OR QUERY	RESPONSE TYPE	RESPONSE
MASTER PLANNED COMMUNITIES		
<p>We don't have a quality hospital in central Oahu.</p>	<p>Information</p>	<p>Central Oahu residents (along with many throughout Oahu) seek to have access to high quality health facilities. A new medical complex has long been planned for Koa Ridge, and Kaiser Permanente has acquired space in Mililani Tech Park, but their long range plans for this property are not known.</p>
<p>Our public schools need improvement.</p>	<p>Information</p>	<p>School facilities have been planned for all major proposed developments in Central Oahu. The Department of Education also makes improvements to existing schools, when its budget permits. School construction decisions depend on statewide demand, the budget, and the condition of existing facilities, so improvements may only occur long after the need has been identified.</p>
<p>Time spent in traffic reduces our quality of life.</p> <p>I don't want to see H-2 change into a bumper to bumper H-1.</p> <p>The current plan does not reduce reliance on the automobile.</p>	<p>Clarification, Information</p>	<p>The Central Oahu SCP encourages increased mass transit use and development of transit centers. It encourages pedestrian ways and bicycle usage. It calls for an open space system which has been preserved. (Part of that system has been developed, in the Central Oahu Regional Park).</p> <p>Other initiatives that complement these SCP policies have included:</p> <ul style="list-style-type: none"> • Plans for bikeways (the Leeward Bikeway and Kipapa Gulch bike lanes along Kamehameha Highway) in the OMPO Transportation Enhancement list; • The City's Sustainability Plan (2007) includes programs to increase bus use (including reduced rates for University students and a program to encourage employers to buy bus passes for their staff. • Planning for mass transit and TOD along the mass transit route. • Park & Ride planned at Pearl Highlands which will also act as a major bus transfer to rail from Mililani.

COMMENT OR QUERY	RESPONSE TYPE	RESPONSE
PROTECT NATURAL, HISTORIC AND CULTURAL RESOURCES		
How are the "natural, historic and cultural resources" determined?	Clarification	The list of resources in the SCP has been developed over the years, from many sources. It is meant to reflect, first, community views of what's important.
Have you done a study on historic sites in central Oahu?	Information	The City has not done a separate study; this is the responsibility of DLNR. Community plans recognize information from archaeological inventories and local histories (e.g., Lani Nedbalek's studies of Waipahu and Wahiawā).
Encourage bike route Pearl City - Waipahu – Ewa.	Revision	<p>The City and County has developed the Pearl Harbor Historic Trail, including the bikeway that is now open between Pearl City and Waipahu Depot road.</p> <p>The City and County also supports the Leeward Bikeway. The bikeway runs from Waipio Point Access Road, all the way to Lualualei. This is one of the highest priority project in the list of Transportation Enhancement Projects endorsed by the Oahu Metropolitan Transportation Organization (OMPO) Policy Committee in May 2007.</p>
Protect & preserve Kūkanilako.	Revision	Kūkaniloko is under the protection of the State Department of Land and Natural Resources and the stewardship of the Wahiawā Hawaiian Civic Club.
Include native plants in landscaping of public areas.	Revision	In landscaping public areas, the City and County seeks to use plants that are well adapted to their setting and not invasive. Native plants are preferred, if available, but it is also important to plant diverse species, so that threats to any single species (such as <i>wiliwili</i> trees) have only limited impact.
How are you measuring impacts on this vision element?	Clarification, Implementation	<p>In the course of this five year Review, we will visit the sites and vistas mentioned. Vistas are being photographed, so that views from particular sites now can eventually be compared with future views. There is already evidence of change. Some of the points named as, in effect, scenic lookouts in the plan no longer function as such. For the new version of the plan, we will suggest alternative lookout points.</p> <p>The larger question is "What counts as success in protecting natural, cultural and historic resources?" Inclusion of a site or vista in the SCP should help to protect it from encroachment. DPP can and does follow the SCP when reviewing zoning change applications to determine if development per the zone change will affect resources.</p>

COMMENT OR QUERY	RESPONSE TYPE	RESPONSE
PROTECT NATURAL, HISTORIC AND CULTURAL RESOURCES		
How to control growth via water usage, via car registrations, [or] via building restrictions (population density).	Clarification	The City's main policies for directing growth (not controlling it) are found in the General Plan. The General Plan incorporates growth projections and directions for new development. Increases in urban densities are encouraged in some areas, but not in others. Water usage is important because new developments are not permitted unless they can draw on enough water to support the proposed development. As part of the entitlement process, developers commonly pay for water transmission lines hook ups, and may also pay to dig wells needed for their projects. Car registrations are not considered a useful tool to track development, much less control it.
How do you preserve natural resources if you continue to build houses? Won't that deplete resources?	Clarification	The City and County directs development to urban designated areas. It supports land use planning that will limit geographic growth and encourage forms of transportation other than automobiles. The Urban Growth Boundary was established to set limits to urban development; in Central O'ahu it protects 10,350 acres of agricultural lands. Additionally, the City and County has an active program to plant trees.

COMMENT OR QUERY	RESPONSE TYPE	RESPONSE
INFRASTRUCTURE		
<p>Central Oahu Plan needs more strength to make infrastructure development happen. Make concurrency criteria explicit and a matter of City policy. 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?</p>	<p>Revision, Implementation</p>	<p>Concurrency is a guideline in the SCP. It is a shared effort of public agencies, elected officials and stakeholders, and it applies to existing projects as well as proposed ones. For new development projects, DPP works to coordinate infrastructure development and urban development schedules. Land use approvals for new projects include conditions (which operate through unilateral agreements required as a condition for zoning approval) for development of key infrastructure in a timely manner. With respect to capital improvements, elected officials play a major role to see that projects are funded in a timely manner, .</p> <p>DPP now expects developers to link the timing of transportation improvements to their housing development schedules, and requires detailed traffic management reports to be updated regularly until a project is built out.</p> <p>The State Department of Education now has an impact fee system to make sure it gets land and money to help develop schools, and it is working with developers to finalize school siting agreements before zone changes for new developments are approved.</p> <p>For many Central Oahu stakeholders, the current SCP language still seems too vague. DPP will work with them to identify recommendations for new language.</p>
<p>Traffic congestion - need new road in/out of Wahiawa.</p> <p>Traffic congestion - need new Pearl City connection to Waiawa.</p>	<p>Information</p>	<p>The Oahu Regional Transportation Plan (ORTP) proposes a new Central Oahu Road, from Whitmore to Waiawa, to be built sometime between 2015 and 2030. (The ORTP is developed by the Oahu Metropolitan Planning Organization, which brings together the State, the City and County, and other stakeholders. The plan is both a statement of general policy and the basis for requests for federal road funds.)</p>
<p>Traffic congestion — need new route from Mililani to Kunia Road.</p>	<p>Information</p>	<p>This idea is not included in the ORTP, although plans for eventual widening of Kunia Road are included.</p>

COMMENT OR QUERY	RESPONSE TYPE	RESPONSE
INFRASTRUCTURE		
<p>Express bus lane on H-2 and flyover to Pearl City.</p> <p>Traffic congestion — need access from H-2 to Park-and-Ride for transit at Pearl City. Need local parking areas with bus route to local train station.</p>	<p>Information, Revision</p>	<p>Planning for the transit park-and-ride will be developed in more detail in the EIS process for the fixed guideway system and in a Pearl City TOD study. For residents of Mililani and other communities using the H-2 freeway, transit stops in Pearl City will be more important than the ones now being planned in Waipahu.</p> <p>The current SCP asserts that high-speed transit will run along the H-2 Freeway, from Waipahu to Wahiawa. That does not seem feasible, in light of technological and financial problems.</p>
<p>What is the rule of thumb when deciding zoning change request?</p>	<p>Information</p>	<p>When a zoning change is proposed, DPP reviews it in relation to the General Plan, the SCP, and any applicable Special Area Plan. The availability of infrastructure is also assessed, as well as input from the community. An environmental assessment or environmental impact statement is required for any zone change application involving more than 25 acres.</p>