

Ewa DP Five Year Review (EDP5YR)

STATUS REPORT

October 2008

Ewa community members, agencies, organizations, and others with an interest in Ewa's future development are invited to participate in the Ewa Development Plan Five Year Review (EDP5YR). Please fill out a [participant form](#) to get on our mailing list.

EWA DEVELOPMENT PLAN REVIEW

- Required by the Ordinance that adopted the Plan in 1997
- **WORKPROGRAM STEPS (Status)**
 - Community Interviews (Completed)*
 - Workshop I: Orientation/Community Comments & Questions (Kapolei Hale, January 31, 2004)*
 - Smart Growth Workshops (Kapolei Hale and Campbell Building, May 2-4, 2004)*
 - Inventory Comments (Listing Prepared and Incorporated in Public Review Draft)*
 - Issues Research/Projections Update (Research Completed and Projections Updated; Preliminary Review Findings Prepared)*
 - Draft Plan Preparation (Draft Prepared for Circulation October 2008)*
 - Workshop II: Public Review Draft Revised Plan and Preliminary Review Findings, October 25, 2008, DHHL Hale Kalaniana'ole**
 - Inventory of Comments on Public Review Draft Plan and Preliminary Review Findings
 - Final Proposed Revised Plan and Final Review Report Preparation and Distribution
 - Public Information Meeting/Neighborhood Board Briefings
 - Planning Commission Hearing
 - City Council Review (Three formal votes, 1 public hearing)

WHAT HAS HAPPENED SO FAR

An [Orientation Workshop](#) for the Review was held Saturday, January 31, 2004 at Kapolei Hale. Handouts provided at the Workshop included

1. [Workshop Agenda](#)

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2. [Draft Briefing Package](#)
 - a. Overview of the Review Program and
 - b. Vision Scorecard: historical and projected indicators of progress in implementing the Plan Vision
3. [Phasing of Ewa Development](#): Most current estimates of residential project capacity and timing of development, updating Table 2.2.
4. [Ewa Development Plan Issues: Analysis of Concerns Raised at Ewa Neighborhood Boards](#)
5. [Ewa Development Plan: Vision and Policies Digest](#); a digest of the Plan's vision, land use & infrastructure policies, and implementation methods.

Copies of the Workshop Handouts, the [PowerPoint Presentation](#), notes from the [Question and Answer](#) session that followed the presentation, and a listing of [Comments and Suggestions from four Issue Groups](#) (Transportation, Schools, Development Process, Economic and Jobs Development) are available from the Department, and are available from the Planning Division Web page at <http://www.honoluludpp.org/Planning/>.

Community Interviews. Since the Fall of 2003, Department staff have held a series of interviews and small group meetings with Neighborhood Board members, residents, land owners, developers, and public agencies to collect their evaluations of the Ewa Development Plan and its implementation and ask for recommendations for ways either the Plan or its implementation might be improved.

Smart Growth Workshops and Meetings. Beginning in February 2004, at the invitation of former Mayor Harris, the U.S. Environmental Protection Agency Smart Growth Program, the University of Hawaii Sea Grant Program and School of Architecture, the Urban Land Institute Hawaii Chapter and Campbell Estate sponsored a series of workshops and meetings to evaluate how the Ewa Development Plan and the City of Kapolei Urban Design Plan might better incorporate "Smart Growth Principles."

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A team of nationally renowned architects, planners, developers, urban economists, transportation planners and other professionals was recruited to lead the sessions and to provide a report recommending ways to improve the plans and implementing measures (Land Use Ordinance, Subdivision Regulations, etc.)

A series of well attended workshops involving community members, landowners, builders and developers were held in Kapolei at Kapolei Hale and the Campbell Building between May 2 and May 4, 2004. After the May workshops, the team returned twice for meetings and consultations.

The team made the following recommendations for improving the Ewa Development Plan and its implementation :

- Improve connections
 - Between regional destinations and activities
 - Between neighborhoods and communities
- Focus on place making in villages and neighborhoods
- Mix housing types in neighborhoods
- Get the new stuff right now or the chance to get it right will have passed
- Improve implementation and finance tools and policies

WHERE WE ARE NOW

Public Review Draft Plan/Preliminary Plan Review Findings. The Public Review Draft of the revised Ewa Development Plan and a summary of key findings from the Plan Review has been completed and will be shortly be sent out to members of the public and Federal, State, and City agencies for review and comment.

Neighborhood Board Presentation. A presentation on the draft Plan and the preliminary findings will be made to the Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 on October 22, 2008. Copies of the Public Review Draft Plan will also be distributed to the public at the Board presentation. (A

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presentation could not be scheduled for the Ewa Neighborhood Board No. 23 prior to the October Workshop because a candidate's forum was scheduled for their October meeting.)

Workshop II: Public Review Draft Plan and Preliminary Review Findings.

A public workshop to collect comments, questions, and suggestions on the Public Review Draft Plan will be held on Saturday, October 25, 2008 from 8:00 am to 12:30 pm at the Department of Hawaiian Home Lands Hale Kalaniana'ole Meeting Room (91-5420 Kapolei Parkway, Kapolei, HI 96707).

Final Plan and Review Report Preparation.

Following the presentations and workshop, DPP will inventory all comments received, determine what final changes are needed, prepare a final version of the Plan Review Report and the proposed revised Plan, and transmit the final Report and the proposed revised Plan to the Planning Commission and the City Council for formal review and decision-making.

The deadline to insure that comments on the Public Review Draft and/or preliminary Review Findings get considered in preparing the final proposed revision to the Plan and the Plan Review Report is November 17, 2008. We will gladly accept comments submitted after that deadline, but cannot insure that we will be able to inventory them and use them in preparing the revised Plan and the final Review Report that will be sent to the Planning Commission. Any comments received after the deadline that are not included in our Review Report will be forwarded to the Planning Commission.

Planning Commission and City Council Review.

We also invite members of the community to submit testimony to the Planning Commission and the City Council after the Plan and Plan Review Report go to the Planning Commission.

The Planning Commission will hold at least one public hearing on the Plan and the Review Report before deciding on what recommendations they will make to the City Council. Contact the Planning Commission secretary at 768-8007 for information on the hearing and requirements for testimony.

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The City Council will hold a public hearing and vote three times in adopting an ordinance to amend the existing Plan. In between the Council votes, the Council Planning and Sustainability Committee will hold meetings to review the Plan and Review Report. Members of the public can provide testimony, both written and oral, on each of these occasions. Information on agendas and testimony for the City Council can be found at <http://www.co.honolulu.hi.us/council/testify.htm>

WHAT HAVE WE LEARNED FROM THE REVIEW

The Five Year Review is required to specifically address three basic questions:

1. Is the Plan vision, and its land use and infrastructure policies and implementing methods still appropriate? *We found that:*
 - *The Plan vision and policies enjoy widespread support from the community, but*
 - *there is agreement that implementation needs to be improved, particularly with regard to provision of infrastructure for transportation and for schools.*
2. Is the purpose of the Plan's phasing guidelines being achieved? *We found that:*
 - *The purpose of having phasing was to focus development around the City of Kapolei and retain agricultural uses as long as possible in the East Kapolei area. That purpose was achieved, but not necessarily because the phasing guidelines were in place.*
3. Should the phasing priorities in the Plan be revised? *We found that:*
 - *The phasing priorities and guidelines should be eliminated from the Plan. All undeveloped areas in Ewa within the Urban Growth Boundary are now seeking land use approvals. Council will have an opportunity, through actions on zone changes and other development approvals, to establish any conditions of zoning needed to mitigate development impacts of these projects.*

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The 1997 Ewa Development Plan vision has five major elements. DPP's evaluation, based on the Five Year Review workshops, meetings and interviews, and research is as follows:

| Vision Element | Evaluation |
|--|---|
| Protect Agricultural Lands and Open Space | <ul style="list-style-type: none"> • <i>Agricultural lands and open space have been protected by the Urban Growth Boundary (UGB) and by phasing that protected lands inside the UGB until 2006 and 2016.</i> • <i>New parkland has been acquired and is under development.</i> • <i>The Pearl Harbor Historic Trail Plan calls for establishment of bikeways and historic train use on the OR&L corridor from Rainbow Marina to Nanakuli.</i> • <i>Use of drainageways and utility corridors as greenways has been difficult to implement due to questions of maintenance responsibilities.</i> |
| Develop the Secondary Urban Center around the City of Kapolei | <ul style="list-style-type: none"> • <i>Significant progress has been made in creating jobs in the City of Kapolei and surrounding resort and industrial areas.</i> • <i>Developing the UH West Oahu Campus is a key element needed to continue the momentum for development of Oahu's second city.</i> • <i>The Navy has decided to not station a carrier at Pearl Harbor. Now that it is known that a carrier wing will not be stationed at Kalaeloa, more definite plans can be made for the redevelopment of Kalaeloa and its role in Ewa's future.</i> • <i>Development of Kalaeloa is inhibited by the need to bring infrastructure inherited from the Navy up to State and City standards.</i> |
| Build Master Planned Communities that Support Walking, Biking, and Transit Use and Include Affordable Housing. | <ul style="list-style-type: none"> • <i>Residential development was slowed by economic conditions after 1997, but has rebounded sharply recently, averaging 800 to 900 units/year.</i> • <i>Affordable housing units have been required in all major developments.</i> • <i>Subdivision layouts have often not supported walking, biking, utility vehicle circulation, connectivity with adjacent areas, or transit use.</i> |

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| Vision Element | Evaluation |
|---|---|
| | <ul style="list-style-type: none"> • <i>New Express Buses, a hub-and-spoke system of collector buses, and a temporary Kapolei Transit Center were established.</i> • <i>Major east-west and mauka-makai connections are being established with the development of areas on both side of North South Road in East Kapolei and in West Kapolei from Makaiwa Hills to Kalaeloa Barbers Point Harbor.</i> • <i>A proposed Bus Rapid Transit system to improve service between Ewa and downtown Honolulu has been abandoned.</i> • <i>A draft environmental impact study and preliminary engineering is underway for a fixed guideway transit system to link Kapolei with downtown Honolulu, with the initial segment proposed to be built starting in 2009 in East Kapolei and extending to Ala Moana Shopping Center by 2017.</i> • <i>A right-of-way has been retained along Kapolei Parkway, North-South Road, and Farrington Highway for future rapid transit use.</i> • <i>Little progress has been made in establishing mixed use town centers and main street areas, often due to regulatory restrictions and the difficulty of development.</i> • <i>Creating vital pedestrian-friendly, mixed-use, Transit Oriented Development around transit stations in Ewa will be a significant challenge and opportunity in the next few years.</i> |
| Protect Natural, Historical, and Cultural Resources | <ul style="list-style-type: none"> • <i>Protection of natural, historical and cultural resources has been included as a condition of land use approvals.</i> |
| Phase Development and Provide Adequate Infrastructure | <ul style="list-style-type: none"> • <i>State and County infrastructure development has continued, but transportation and schools capacity remains a critical issue.</i> • <i>The Ewa Highway Master Plan identified six major projects needed to be completed by 2010 to meet expected growth. The Master Plan will be updated to identify additional priority projects to be supported by the Ewa Highway Impact Fee assessed on all building permits in Ewa.</i> |

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| Vision Element | Evaluation |
|----------------|--|
| | <ul style="list-style-type: none">• <i>Work is underway on four of the six projects, and the remaining projects are in the environmental assessment and design stages.</i>• <i>Financing and building infrastructure capacity concurrently with development is a major need to address.</i>• <i>Use of Community Facility District financing for new developments and Tax Increment Financing for redevelopment projects should be explored as a way to finance development of roads and other needed infrastructure at the same time as residential and commercial development.</i> |

WHAT CHANGES ARE PROPOSED FOR THE PLAN

- Most proposed changes are to revise information and references to reflect changes since 1997 or to further clarify how policies and guidelines adopted in 1997 should be implemented. This reflects the consensus that the Plan vision and policies are basically sound, but implementation needs to be improved.
- A list of specific changes will be provided with the Public Review Draft when it is sent out for review and comment in the near future.
- A list of comments, questions and suggestions for revisions received during the Five Year Review process and an explanation of what response is recommended by the Department, including items resulting in proposed revisions to the Plan, or improvements to implementation, will also be provided as part of the Public Review Draft Review phase.

For additional information about the [Review scope and work program](#), contact Bob Stanfield at the Department of Planning & Permitting

- by mail at 650 South King Street, 7th Floor, Honolulu, Hawaii 96813;
- by e-mail at bstanfield@honolulu.gov;
- by fax at 527-6743; or
- by voice mail at 768-8051.

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EWA DEVELOPMENT PLAN FIVE YEAR REVIEW PARTICIPANT RESPONSE FORM

I would like to

- Be on the Ewa DP Five Year Review mailing list to receive information about the status of the Review and notices of meetings and workshops
- Be listed as a participant in the Five Year Review in workshop handouts
- Meet with Department of Planning and Permitting staff in an interview or small group meeting to discuss
 - our experiences and evaluation of the past six years of Ewa development,
 - our vision for Ewa's future,
 - projects and programs that we are developing or proposing for development in Ewa,
 - research issues and findings important for Ewa, and/or
 - our suggestions for ways to revise and improve the Plan

You can contact me at:

Name _____

Home Phone: _____ Work Phone _____

Fax # _____ e-mail _____

My Organization/Company/Agency Name:

Street _____

City _____ Zip Code _____

Comments/Suggestions? _____

