

Comments on the Ewa Development Plan Review Findings and Public Review Draft

Oct. 25, 2008 Public Review Draft Workshop

Hale Kalaniana'ole Meeting Room

Department of Hawaiian Home Lands

91-5420 Kapolei Parkway

Kapolei, HI 96707

Written comments provided by participants who were asked to list their questions, comments and suggestions regarding the preliminary Plan Review findings and proposed changes to the Ewa Development Plan included in the Public Review Draft.

<b>PLAN REVIEW PROCESS</b>	
W2-1	Were the landowners and / or developers involved in the design of the current Plan? If so, to what extent?
W2-2	I believe this meeting is nothing but smoke and mirrors – and to say that developers don't have a major voice is BS
W2-3	Development Plan Looks to the future Will continue to change List history of changes for reference
W2-4	Keep this Living Document review every 2 years as should be
W2-5	Review development plan more frequently with all the growth that is happening
W2-6	Judging by the Grace Pacific Quarry extension outcome, the developers and the C&C of Honolulu will have their way. On this island, no one wins against big business.
W2-7	U.S. Navy as a significant landholder should be involved in the Ewa Planning Process rather than being aloof and "above" the issues that affect the planning process.
<b>PLAN FORMAT</b>	
W2-8	Language must include requisites – such as <u>shall/must</u> For instance: No permits <u>shall</u> be issued for new residential housing until all pre-existing schools are equipped with air condition prior to ...
<b>CH. 1: EWA'S ROLE &amp; CH. 2: THE VISION FOR EWA'S DEVELOPMENT</b>	
W2-9	It's important to keep in mind that the amount of development approved for Ewa will not just affect Ewa. It affects all communities and the quality of life for this side of Honolulu
W2-10	Keep in mind the "end" results directly/indirectly affects everyone on 'Oahu.

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W2-11	Kalaeloa needs to have an integrated historic plan that recognizes the past histories of how the region developed, i.e., Ewa Field, Ewa Marine Corps Air Station, and Barbers Point Naval Air Station
W2-12	For Kapolei to be a "second city" mixed use zoning is vital. Residents should be able to walk to stores & restaurants, parks, etc. rather than build segregated residential, commercial, etc.
W2-13	Can we change the name to "West Oahu Development Plan" to be more inclusive?
W2-14	Should the City of Kapolei be defined to include the area of East Kapolei?
W2-15	Instead of development from land to ocean, reverse the process.
W2-16	More affordable housing
W2-17	More Bike Connectivity. Integrate Road Development with Bikeways.
W2-18	More Connectivity through walkable neighborhoods.
W2-19	More Historic and Cultural Preservation
W2-20	Add Naval Air Museum Barbers Point and other key military historic sites to Table 3.2: Significant Ewa Historic and Cultural Resources (p. 3-21) Landmarks Naval Air Museum Barbers Point (9 yrs in service) MCAS Ewa Field Historical Preservation Ft. Barrette Museum Effort
W2-21	Need to have Kalaeloa Regional Park include historic Ewa Field – Ewa MCAS
W2-21	Historic Buildings at Kalaeloa need to be identified
W2-22	Need more input on how we are protecting our natural, historic, and cultural resources
W2-22	With all this development, will the ocean be impacted?
W2-23	We want to move the urban growth boundary to exclude all land makai of H-1 that is now in agriculture. That is, move the urban growth boundary to exclude Ho'opili entirely.
W2-24	You have to live in this area to realize how bad the traffic is. Twelve thousand more cars will bring us to a standstill. We already have the worst traffic in the U.S.
<b>CH. 3: LAND USE</b>	
W2-25	Pueo Owl Habitat Protection – Need to designate preservation land
W2-26	Open space adjacent to Ewa Golf Course/makai should be preserved to permit ground nesting bird – the protected Pueo Owl to thrive. I suggest a swath of 100 yards wide from Ft. Weaver Road behind Child and Family to North South Road be dedicated as territory for this species – would also benefit the Red Ilima.
W2-27	Agricultural land needs to be kept for sustainability

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W2-28	Changing world conditions - the economy, rising seas, collapsing airlines - make it imperative that we preserve our best farmlands. Ho'opili will take precious A + B quality lands. The plan is out of date on this. The urban growth boundary must be changed.
W2-29	I am concerned about the preservation of ag land and open space between Kapolei and Waipahu. In these hard economic times, we need more locally grown produce.
W2-30	The urban growth boundary is no longer appropriate. Freeway traffic jam is far worse than anticipated. At LOS F with no change anticipated <u>with rail</u> we must stop putting thousands more cars on the freeway.
W2-31	3.1.4.1 Mountain Areas. Coordinate with DLNR, Sierra Club, and Hawaiian Trail & Mountain Club on what trails need access.
W2-32	3.1.4.1 Mountain Areas. Recommend you include parking areas, not just vehicular access to trail heads. These can be gravel, and only need to be big enough for 5 cars.
W2-33	Keep open space within housing development
W2-34 & 36	Roller Hockey Rink in Ewa Mahiko Park or within Kalaeloa
W2-35 & 36	Full size dedicated football fields with goal posts at each end, lights and bleachers
W2-37	Need to consider new stadium at UH Makai site
W2-38	Add Ho'opili
W2-39	If the Ewa Villages Master Plan is revised, those revisions should be taken into consideration when revising the Ewa DP
W2-40	Page 3-58. Plan states "DHHL has notified the DPP that it intends to exempt itself ..." should state "DHHL has notified the DPP that it has exempted itself ..."
W2-41	Support Regional Shopping Center in Section 3.9.1
W2-42	Proposed Change: 3.9 Planned Commercial Retail Center. Fully <u>support</u> proposal specifically Regional Commercial Center as it fulfills vision of building master-planned communities.
W2-43	3.9 Planned Commercial Retail Center. Fully <u>support</u> proposal as it will be part of developing the secondary urban center
W2-44	Encourage more shopping, commercial areas & office buildings -- will help with keeping cars off H-1 & need to drive to town for things
W2-45	Why are commercial centers' size so limited.
W2-46	Add DHHL's De Bartolo's Commercial Development
W2-47	Better and faster land usage at Kalaeloa
W2-48	Include in the Plan what the Navy has formally transferred to State and City agencies. Also what the Navy plans to lease and length of leases and options.

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W2-49	What are the plans for Kalaeloa Regional Park? Any private/public partnerships for development?
<b>CH 4 INFRASTRUCTURE</b>	
W2-50	Cost of infrastructure should not only be burdened on Ewa residents via developer provided infrastructure, Community Facility Districts (CFD) & Tax Increment Financing (TIF). Since the whole island benefits from 2nd City (no additional housing in Kailua, Aina Haina, etc.) everyone should pay their share via real property taxes
W2-51	What is the status of CFD financing ordinances? When can infrastructure projects be funded thru CFD?
W2-52	The City & County should have a strategy, timetable, and legislation (if necessary) to finalize the TIF process
W2-53	State Constitution needs to be amended to permit the issuance of Special Purpose Revenue Bonds to private developers so that developers have the capital to build the roads first.
W2-54	I agree that the issue of maintenance of grass lined drainageways and sumps needs to be addressed. Homeowners pay property taxes in order for the City to maintain public facilities and the City has been shirking its responsibility of late.
W2-55	How can this plan encourage renewable energy implementation?
W2-56	New Communities implement solar as a standard
W2-57 & 58	Public Transit Ferry landing at Ocean Pointe Marina
W2-59	Yes to a ferry system for Ewa Beach !!!
W2-60	Passenger Ferry Service should be accommodated from the Ocean Pointe Marina and include public parking on site
W2-61	What will the State do (plan) to ensure the infrastructure at Kalaeloa is updated to code?
W2-62	Continued support for future planned fire stations as described in Table 4.4, p. 4-36. Namely: Ocean Pointe, Ewa Villages, Ko'olina, Makaiwa Hills, Kalaeloa Training Facility
W2-63	I have property in Makakilo. I am concerned that Makakilo Drive be extended as soon as possible so that we have more than one way in and out of the area. (Looks like it is scheduled for 2016??)
W2-64	What are the plans for improved infrastructure to eliminate the terrific bottleneck leading past the Kunia Road - Waikele Road corridor? Or are there any?
W2-65	East-West Connector Road should be mandated to be of public use prior to the Hoopili Project permitted to build homes.
W2-66	Ft. Weaver goes from 3 lanes to 1. Kunia Road to H-1 Freeway eastbound - Ewa needs a second lane to access freeway.
W2-67	Intersection of North-South Road and Farrington Highway must be an overpass. No intersection at grade with traffic signals.

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W2-68	To avoid the gridlock traffic that is now experienced in the Ewa Beach area, roadways and transportation issues needs to be addressed prior to housing and commercial development buildout
W2-69	Make sure more emphasis on roads and traffic is placed with growth
W2-70	Need legislation to ensure State DOT and City DTS use developers fees for roads/infrastructure in Kapolei/Ewa area
W2-71	We need a law requiring the State to use developer fees in the community that they are collected for transportation
W2-72	North-South Road must go to Keoneula Boulevard
W2-73	Farrington Highway must be widened to four lanes
W2-74	Fort Weaver widening to Papipi Road
W2-75	Keaunui Road connected to Renton Road
W2-76	East West Connector Road priority Number One
W2-77	Frontage Road to Child and Family Service Complex connect to Old Fort Weaver Road
W2-78	Street light at Renton extension and Roosevelt Avenue
W2-79	No road should be permitted across Honowai Street in Ho'opili that would trigger a traffic signal at the intersection of Honowai Street and Kunia Road
W2-80	Shoulder land expansion converted to a third lane on Kunia Road and Farrington Highway to provide another dedicated lane to access H-1 Freeway eastbound
W2-81	All pedestrian paths in Ewa Beach must be resurfaced that are over 8 years old -- all throughout Ewa are paths not worthy of skate boarding or rollerblading on -- they are in condition that tear up wheels due to unraveling surfaces that are dangerous, causing spills unnecessarily even to bike riders.
W2-82	The Ewa DP advocates minimizing dead end streets and providing for intersections at regular intervals. This is often contrary to what homebuyers want; homebuyers love cul-de-sacs.
W2-83	Traffic calming implementation. More discussion on traffic calming
W2-84	The plan emphasizes <u>automobile</u> connectivity down to micro grids within communities. Why not focus this connectivity on <u>pedestrian and bicycles</u> , but <u>not</u> automobiles. Micro street grids result in encouraging auto use, permanently paving paradise, using scarce resources and driving up costs. This is not smart, green or sustainable and burdens the future with massive maintenance costs.
W2-85	School enrollment is declining, yet DOE is requiring new schools to be built and exactions (which are passed on to new home buyers). DOE should audit and reorganize, consolidate and close underutilized schools. Use the property to collect income to maintain existing schools and build new schools.

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W2-86	Schools in Kapolei need to be opened <u>earlier</u> to keep up with number of students
W2-87	We need law requiring DOE to use developer fees in the communities that they are collected, for schools
W2-88	Need legislation to ensure DOE uses developer's fees for schools in Kapolei area
W2-89	Ewa Beach Elementary is currently <u>under</u> (not over) capacity.
W2-90	What laws need to be changed to <u>make</u> the DOE build schools we need.
W2-91	Where are the additional schools (i.e. elementary/middle/high) to meet the needs in Kapolei West, Kapolei East, and Ho'opili projects? Where are the parks for community athletics? We need more designations for Parks and Recreation.
W2-92	What is the follow-up to Waimanalo Gulch Landfill site?
W2-93	Planning for transit sites and areas around sites, especially downtown Kapolei
W2-94	Place Rail Stop in Downtown Kapolei!
W2-95	Park & Ride Facility at Waipahu Longs Rail Transit Station
W2-96	What will be the additional sources for potable water?
W2-97	Where will the potable water to serve the new communities come from?
W2-98	Development should be mandated on existing water and waste capabilities and not wishful thinking.
W2-99	The Plan does not include an additional WasteWater Treatment Facility. The present site will not meet needs of projected properties.
W2-100	Expansion of nonpotable water use. Need further explanation of sources including desalination at Kalaeloa and Ko Olina
W2-101	Potable water availability for growth to 2030 is contingent upon "desalination or additional groundwater sources" Central Oahu. When is development reached capacity?
<b>CH 5 IMPLEMENTATION</b>	
W2-102	How are you going to operationalize and implement the notions of "concurrency"?
W2-103	road block to public over-sight HCDA & impact fees
W2-104	Instead of spending money to buy Turtle Bay, use those funds to buy all available Ag land to be held in perpetuity
W2-105	Officially include identified historical "partners" in process of planning and implementation of surveys and recommendations to protect and develop Heritage Sites with defined goals and timelines to develop them
W2-106	Regarding master planned development, how will the revised Ewa DP, once adopted, affect applications that are in the hopper -- e.g. subdivision approvals? Will they be grandfathered in? If so, that should be stated in the DP

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W2-107	Update/Revise Subdivision Rules and Regulations to include more New Urbanist concepts: Improve walkability, biking and connectivity from a human scale
W2-108	The phasing-in process needs to be brought back. Phase assessment allows easier change or improvement
W2-109	Public policy decisions were made 35 years ago to put growth in Ewa. Federal, State and County need to provide the public services and infrastructure investment to complete the plan.
<b>APPENDIX A: CONCEPTUAL MAPS</b>	
W2-110	Urban Land Use Map is missing "Regional Commercial Center" in legend section
W2-110	Urban Land Use Map at North-South Road & Kapolei Parkway (DHHL Properties) should be labeled "Commercial Community Center/Regional Commercial Center"
W2-111	Urban Land Use Map - show Kroc Center
W2-111	East Kapolei II has elementary school site planned