

ATTACHMENT II

ORD. NO. 81-80 BILL NO. 74 (AMENDED DRAFT NO. 2)
AS AMENDED

PART II

DEVELOPMENT PLAN
SPECIAL PROVISIONS FOR EWA

SECTION 14. AREA DESCRIPTION

The Ewa Development Plan area encompasses the coral plain which stretches from the Central Oahu district boundary at Waipahu and Pearl Harbor, around the southwestern corner of the island, to Nanakuli. The coral plain meets the moderately steep slopes of the southerly end of the Waianae mountain range, which form Ewa's mauka sector, and contains some of the finest agricultural lands in the State.

The Ewa area's population of 35,585 in 1980 constituted 4.7% of the island's total population. Relevant general plan policies for Ewa encourage its gradual development as a secondary urban center in order to relieve development pressures in the urban-fringe and rural areas.

It is the intent of the Ewa Development Plan to provide a guide for orderly and coordinated public and private development in a manner that is consistent with general plan provisions.

A new secondary urban center shall be gradually developed in the general vicinity of Renton Road, between Ewa Beach and Makakilo in order to accommodate most of the expected influx of population into the area between 1980 and the year 2000. Its location is delineated as the "Ewa Special Planning Area" on the development plan land use map.

On the makai part of the Barbers Point coral plain, the present industrial area may expand mauka. Compatible commercial uses may be developed along with the industrial uses.

In addition, sufficient prime and other important agricultural lands are to be preserved in Ewa in accordance with the general plan policy "to ensure the continuation of sugar and pineapple as viable industries." This policy recognizes the important contribution of agricultural lands in Central Oahu and the North Shore, as well as in Ewa, to the sugar and pineapple industries.

The distinct identities of the existing communities of Makakilo and Ewa Beach shall also be protected and enhanced.

SECTION 15. URBAN DESIGN PRINCIPLES AND CONTROLS FOR EWA

1. Specific Urban Design Considerations

a. Open Space

The visibility, preservation, enhancement and accessibility of open space areas as defined in Section 9 of this development plan shall be given high priority in the design of adjacent and nearby developments in Ewa.

In the Barbers Point industrial area, adjoining urban uses shall be buffered by open spaces in order to minimize adverse impacts that may be associated with heavy industrial development.

b. Public Views

In order to promote pleasing and attractive living environments in existing and new neighborhoods, mauka and makai views, and views of central Honolulu shall be protected whenever possible.

c. Height Controls

The guidelines for heights of structures in Ewa shall be as follows:

Preservation	25 feet
Agricultural	25 feet
Residential	25 feet
Low-Density Apartment	30 feet
Medium-Density Apartment	
West Beach	150 feet
Ewa Special Area	150 feet
All other areas	60 feet
Commercial	
Ewa Special Area	150 feet
All other areas	60 feet
Industrial	60 feet
Resort	150 feet

d. Density Controls

The guidelines for densities shall be as follows:

- (1) Residential. Areas designated as Residential, 12 dwelling units per net acre.
- (2) Low-Density Apartment. Areas designated as Low-Density Apartment, 30 dwelling units per net acre.
- (3) Medium-Density Apartment. Areas designated as Medium-Density Apartment, 90 dwelling units per net acre.
- (4) Agricultural. Areas designated as Agricultural, 1 dwelling unit per 2 acres.

2. Principles and Controls for Special Areas

a. Ewa Special Planning Area

The Ewa Special Planning Area is identified on the land use map and is generally bounded by Fort Weaver Road, Geiger Road, and Mango Tree Road. The area shall be developed as the Island's secondary urban center.

The implementation of the Ewa Special Planning Area shall be contingent on the establishment of a special design district pursuant to Section 21-13 of the Comprehensive Zoning Code.

b. West Beach

West Beach is the area of approximately 640 acres that lies on the west shoreline between Kahe Point Beach Park and the James Campbell Industrial Park. The area is designated for Resort, Medium-Density Apartment, Low-Density Apartment, Commercial and Preservation (proposed golf course, marine and other recreational and cultural uses). This area shall be developed as a resort destination area providing scenic, recreational and open space elements with an integration of residential and commercial uses into the overall design of the resort. The resort destination shall provide a comprehensive range of facilities and services for visitors in harmony with adjacent residential and supporting uses. All structures shall be set back a minimum distance of 100 feet from the shoreline except as may be permitted under the provisions of the Comprehensive Zoning Code.

The number of hotel units in the areas designated for Resort use shall be limited to 4,700.

c. Ewa Beach Community Expansion

Expansion westerly of the existing Ewa Beach Community to provide for a water oriented community, as identified on the land use map, shall be permitted based on zoning guidelines established according to Section 21-13 of the Comprehensive Zoning Code.

SECTION 16. DEVELOPMENT PRIORITIES

The planning, funding, and construction of public projects in Ewa shall be guided by the policies set forth in Section 9 of this development plan. In addition, public plans, projects, and programs in Ewa shall provide for the implementation of development in the priority shown:

1. Incremental development of the secondary urban center in the Ewa Special Planning Area.
2. Resort use in West Beach.
3. Ewa Beach Community expansion.

ATTACHMENT II

ORDINANCE NO. 83-26

BILL NO. 10 (1983)
(Draft No. 2)

PART II

DEVELOPMENT PLAN
SPECIAL PROVISIONS FOR EWA

SECTION 14. AREA DESCRIPTION

The Ewa Development Plan area encompasses the coral plain which stretches from the Central Oahu district boundary at Waipahu and Pearl Harbor, around the southwestern corner of the island, to Nanakuli. The coral plain meets the moderately steep slopes of the southerly end of the Waianae mountain range, which form Ewa's mauka sector, and contains some of the finest agricultural lands in the State.

The Ewa area's population of 35,585 in 1980 constituted 4.7% of the island's total population. Relevant general plan policies for Ewa encourage [its] the gradual development [as] of a secondary urban center in order to relieve development pressures in the urban-fringe and rural areas.

It is the intent of the Ewa Development Plan to provide a guide for orderly and coordinated public and private development in a manner that is consistent with general plan provisions.

A new secondary urban center shall be gradually developed in the [general vicinity of Renton Road, between Ewa Beach and Makakilo] West Beach-Makakilo area in order to accommodate most of the expected influx of population into the area between 1980 and the year 2000. [Its location is delineated as the "Ewa Special Planning Area" on the development plan land use map.]

On the makai part of the Barbers Point coral plain, the present industrial area may expand mauka. Compatible commercial uses may be developed along with the industrial uses.

In addition, sufficient prime and other important agricultural lands are to be preserved in Ewa in accordance with the general plan policy "to [ensure] encourage the continuation of sugar and pineapple as viable industries." This policy recognizes the important contribution of agricultural lands in Central Oahu and the North Shore, as well as in Ewa, to the sugar and pineapple industries.

The distinct identities of the existing communities of Makakilo, the Ewa Plantation Villages and Ewa Beach shall also be protected and enhanced. Additional development consistent with these identities shall be permitted in Makakilo as part of the gradual development of the secondary urban center, in the Ewa Plantation Villages area to provide additional affordable housing and permit the improvement of existing infrastructure, and

westerly of Ewa Beach to provide additional housing, commercial, and recreational facilities.

SECTION 15. URBAN DESIGN PRINCIPLES AND CONTROLS FOR EWA

1. Specific Urban Design Considerations

a. Open Space

The visibility, preservation, enhancement and accessibility of open space areas as defined in Section 9 of this development plan shall be given high priority in the design of adjacent and nearby developments in Ewa, and particularly along the shoreline at West Beach.

In the Barbers Point industrial area, adjoining urban uses shall be buffered by open spaces in order to minimize adverse impacts that may be associated with heavy industrial development.

b. Public Views

In order to promote pleasing and attractive living environments in existing and new neighborhoods, mauka and makai views, and views of central Honolulu shall be protected whenever possible.

c. Height Controls

[The guidelines for heights] The general height limits of structures in Ewa shall be as follows:

Preservation	25 feet
Agricultural	25 feet
Residential	25 feet
Low-Density Apartment	30 feet
Medium-Density Apartment	
[West Beach]	[150 feet]
[Ewa Special Area]	[150 feet]
<u>West Beach Special Area</u>	<u>150 feet</u>
All other areas	60 feet
Commercial	
[Ewa Special Area]	[150 feet]
<u>West Beach Special Area-</u>	
<u>major shopping complex</u>	<u>150 feet</u>
All other areas	60 feet
Industrial	60 feet
Resort	150 feet

d. Density Controls

The guidelines for densities shall be as follows:

- (1) Residential. Areas designated as Residential, 12 dwelling units per net acre.

- (2) Low-Density Apartment. Areas designated as Low-Density Apartment, 30 dwelling units per net acre.
- (3) Medium-Density Apartment. Areas designated as Medium-Density Apartment, 90 dwelling units per net acre.
- (4) Agricultural. Areas designated as Agricultural, 1 dwelling unit per 2 acres.

2. Principles and Controls for Special Areas.

[a The Ewa Special Planning Area is identified on the land use map and is generally bounded by Fort Weaver Road, Geiger Road, and Mango Tree Road. The area shall be developed as the Island's secondary urban center.

The implementation of the Ewa Special Planning Area shall be contingent on the establishment of a special design district pursuant to Section 21-13 of the Comprehensive Zoning Code.

b. West Beach

West Beach is the area of approximately 640 acres that lies on the west shoreline between Kahe Point Beach Park and the James Campbell Industrial Park. The area is designated for Resort, Medium-Density Apartment, Low-Density Apartment, Commercial and Preservation (proposed golf course, marine and other recreational and cultural uses). This area shall be developed as a resort destination area providing scenic, recreational and open space elements with an integration of residential and commercial uses into the overall design of the resort. The resort destination shall provide a comprehensive range of facilities and services for visitors in harmony with adjacent residential and supporting uses. All structures shall be set back a minimum distance of 100 feet from the shoreline except as may be permitted under the provisions of the Comprehensive Zoning Code.

The number of hotel units in the areas designated for Resort use shall be limited to 4,700.

c. Ewa Beach Community Expansion.

Expansion westerly of the existing Ewa Beach Community to provide for a water oriented community, as identified on the land use map, shall be permitted based on zoning guidelines established according to Section 21-13 of the Comprehensive Zoning Code.]

a. West Beach Special Area

The West Beach Special Area shall be an integral part of the central core of the West Beach-Makakilo Secondary Urban Center. The area, containing approximately 640 acres of land, lies on the shoreline between Kahe Point Beach Park and the site of the Barbers Point Deep Draft Harbor. It shall be a water-oriented residential and resort community containing a mixture of Low Density Apartment, Medium Density Apartment, Resort, Commercial (comprised of a major shopping complex and a smaller neighborhood shopping area), Public Facility, Park, and Preservation uses, as indicated on the land use map. A marina in the area adjoining the deep draft harbor shall also be established.

Development shall be designed in accordance with the following principles and standards:

- (1) A higher density, centrally located hub shall be established adjacent to the marina to serve as the activity center for the community. Mixed use may be permitted subject to the provisions of Section 4.7.
- (2) A secondary resort destination area containing up to 4,000 visitor units shall be established in accordance with the general height limits, shoreline setbacks and access standards provided elsewhere in this development plan.
- (3) Compatibility of uses and design integration shall be encouraged at the boundaries separating different use areas. Land within one-half mile of the centers of petroleum and explosives terminals at the Barbers Point Deep Draft Harbor shall not be designated for Resort, Apartment, Residential, or Commercial use.
- (4) General height limits for the area shall be as provided in Section 15.1.c.
- (5) Views from public streets and thoroughfares to the mountains and sea shall be preserved and enhanced wherever possible.
- (6) All structures shall generally be set back a minimum distance of 300 feet from the shoreline. Lesser (or greater) setbacks may be permitted upon design review and approval by the Department of Land Utilization.
- (7) In addition to the public park sites designated on the land use map, a series of privately-owned and maintained parks encompassing a minimum of

20 acres of land shall be provided along the shoreline and be open to use by the general public. All shoreline park areas shall be linked by a continuous shoreline public pedestrianway.

- (8) In addition to the public park sites at the Kahe Point and harbor ends of the development, a minimum of four public parking areas and pedestrian access-ways to the shoreline park system shall be provided.
- (9) An open space corridor shall be maintained along the abandoned OR & L right-of-way for future transportation (pedestrian, bike, and/or public transit) use.
- (10) The West Beach Special Area may be gradually enlarged subject to demonstrated availability of a market, noise and safety conditions, the adequacy of public facilities, and compatibility with agricultural land requirements. Such areas shall be designed as integral parts of the central core of the West Beach-Makakilo Secondary Urban Center and may include a mixture of such uses as a regional commercial-office complex, civic and transportation centers, a community college, apartments, and light industry.

b. Ewa Villages Special Area

The Ewa Villages Special Area consists of an area containing approximately 478 acres generally bounded by Fort Weaver Road, Mango Tree Road, Kaloi Gulch, and Geiger Road. It shall contain a mixture of Residential, Low-Density Apartment, Commercial, Park, and Public Facility (elementary school, and civic center) uses.

The development design shall be governed by the following principles and standards.

- (1) All homes in the Ewa Plantation Villages (Fernandez, Renton, and Tenny Village) which are in suitable condition shall be rehabilitated to preserve the plantation village character and maintain the area's supply of affordable housing.
- (2) Development abutting the villages shall be designed to also ensure the preservation of the plantation village character.

- (3) Housing for the elderly shall be provided. Residents of the Ewa Villages shall be given priority in occupying these units.
- (4) Expandable housing (housing designed to accommodate additional bedrooms through incremental construction) shall be provided in the area. Residents of the Ewa Villages shall be given priority in occupying these units.
- (5) Compatibility of uses and design integration shall be encouraged at the boundaries separating different use areas.
- (6) Landscaping shall be provided throughout the development.
- (7) General height limits for the area shall be as provided in Section 15.1.c.
- (8) Views from public streets and thoroughfares to the mountains and sea shall be preserved and enhanced wherever possible.
- (9) An open space corridor shall be maintained along the abandoned OR & L right-of-way for future transportation (pedestrian, bike, and/or public transit) use.

c. Ewa Marina Special Area

The Ewa Marina Special Area consists of an area containing approximately 707 acres located between the Ewa Beach community and the Barbers Point Naval Air Station. It shall contain a mixture of Residential, Low Density Apartment, Medium Density Apartment, Commercial, Public Facility (including a marina), Park, and Preservation (waterway and flood control areas) uses.

The development design shall be governed by the following principles and standards:

- (1) Residential and apartment units shall not be developed beyond the aircraft noise exposure level of 62.5 Ldn.¹ Sound attenuation shall be provided where appropriate for residential and apartment structures located within areas which are subject to noise levels of 60 to 62.5 Ldn.

¹Ldn is a method for predicting, by a single number rating in decibels, the weighted cumulative aircraft noise that affects communities in airport environs. Ldn levels represent the aircraft noise for the 24-hour period of the average day of the year.

- (2) No residential or apartment development shall be permitted in the Accident Potential Zones (APZ)² of the Barbers Point Naval Air Station. Parks, commercial uses, a marina and marina-related accessory uses that do not serve high concentrations of people may be permitted within the APZ.
- (3) A waterway and marina shall be included in the development design and shall provide recreational activities for the general public as well as the abutting community.
- (4) Shoreline parks along the entire waterway, linked by pedestrian ways, shall be provided for public use.
- (5) In addition to the shoreline parks, a neighborhood park shall be provided in the area between the waterway and Fort Weaver Road.
- (6) Access to the entire waterway and ocean shorelines shall be available through the internal and peripheral greenbelt system.
- (7) In addition to providing recreational activities, the waterway shall be designated to accommodate the runoff of collected storm waters generated by a potential 100-year storm. Channel design shall utilize the most effective means to provide natural flushing of its waters. Silting ponds mauka of the site shall be developed to preserve the water quality so that their use for recreational purposes and aesthetic enjoyment shall not be limited in any way. Development of the waterway shall be contingent upon obtaining the necessary permits and approvals from the City Council, City Department of Public Works, State Department of Land and Natural Resources, and the U. S. Corps of Engineers. Approval of the waterway design must be obtained prior to any zoning change within the Ewa Marina Special Area.
- (8) Landscaping shall be provided throughout the development.
- (9) Compatibility of uses and design integration shall be encouraged at the boundaries separating different use areas.

²APZ are areas located within the aircraft flight paths which are exposed to aircraft accidents. These areas are based on U.S. Department of Defense criteria.

- (10) General height limits for the area shall be as provided in Section 16.1.c.
- (11) Views from public streets and thoroughfares to the mountains and sea shall be preserved and enhanced wherever possible.
- (12) All structures shall be set back a minimum distance of 100 feet from the waterway and shoreline. Lesser setbacks may be permitted upon design review and approval by the Department of Land Utilization.

Section 16. Development Priorities

The planning, funding, and construction of public projects in Ewa shall be guided by the policies set forth in Section 9 of this development plan. In addition, public plans, projects, and programs in Ewa shall provide for the implementation of development in the priority shown:

- [1. Incremental development of the secondary urban center in the Ewa Special Planning Area.
- 2. Resort use in West Beach.
- 3. Ewa Beach Community expansion.]
 - 1. Ewa Villages Special Area.
 - 2. West Beach Special Area.
 - 3. Makakilo Expansion.
 - 4. Ewa Marina Special Area.