



# **EWA**

## DEVELOPMENT PLAN



CITY AND COUNTY OF HONOLULU  
PLANNING DEPARTMENT

**AUGUST 1997 (Revised May 2000)**

While every attempt has been made to assure the accuracy of the information presented in these documents, they are not the official version of the plan as filed with the Office of the City Clerk, City and County of Honolulu, 530 South King Street, Room 203, Honolulu, Hawaii 96813, phone (808) 523-4480.

*Cover photo by* **Gary Hofheimer Photography**

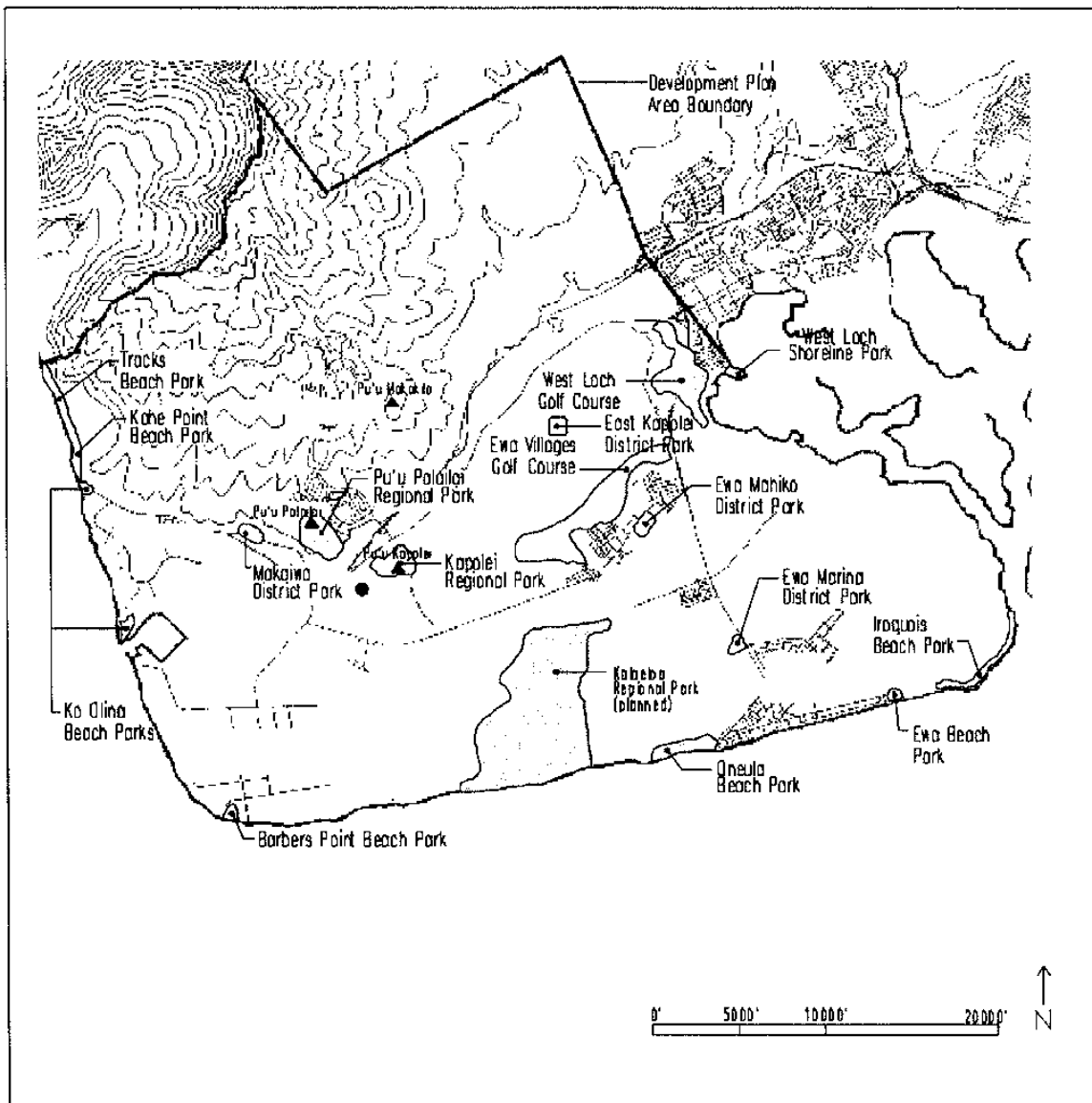
#### **3.1.4.4 Agricultural Areas**

- Facilities necessary to support intensive cultivation of arable agricultural lands should be permitted.
- Facilities to support limited outdoor recreation use, such as camping, horseback riding and hiking, should be permitted in areas where agricultural use is not feasible.
- Residential use should be permitted only to the extent that it is accessory to the agricultural use. Where several dwellings are planned as part of an agricultural use, they should be sited and clustered to avoid the use of more productive agricultural lands and to reduce infrastructure costs.
- Buildings and other facilities that are accessory to an agricultural operation should be designed and located to minimize impact on nearby urban areas and arterial roads and major collector streets.

#### **3.1.4.5 Parks**

- There shall be a major park at Kalaeloa (within what is presently Barbers Point Naval Air Station) that provides beach-oriented recreation and support facilities near the shoreline and active recreation facilities in mauka areas, and preserves wildlife habitats such as wetlands and endangered plant colonies. (See Exhibit 3.1: Map of Parks in the Ewa Development Plan Area below.)

**Exhibit 3.1**  
**Map of Parks in the Ewa Development Plan Area**



- Other beach and shoreline parks should be located throughout the Ewa coastline. Planned beach parks include one at either end of the Ko Olina shoreline. Oneula Beach Park will be expanded by 9.4 acres as part of the Ewa Marina project.
- Sites for regional parks at Pu'u Kapolei and Pu'u Palailai include prominent landforms that should be maintained as a natural visual feature and regional landmark.

#### **3.1.4.6 Golf Course**

- Golf courses should be located and designed to optimize their function as drainage retention areas.
- Safe public access should be provided through golf courses, as necessary, for regional pedestrian and bicycle routes.
- Golf courses should be designed to provide view amenities for adjacent urban areas, including public rights-of-way.
- When screening is necessary for safety reasons, landscape treatment, setbacks and modifications to the course layout should be used rather than fencing or solid barriers.

#### **3.1.4.7 Wildland - Urban Fire Hazard Setbacks**

- As determined appropriate by the Honolulu Fire Department, residential or commercial developments which are adjacent either to preservation areas within the Urban Growth Boundary or to lands within the State Conservation District may be required to provide a setback to reduce the risk of fire spreading from the "wildlands" to the developed area. Typically, such a setback would be 20 to 30 feet wide and should be landscaped with low growth, low-burn plantings.

### **3.1.4.8 Greenways and Open Space Corridors**

- Sufficient easement width should be provided for the major trunk lines and transmission lines for utility systems, when their alignment is not within a road right-of-way, to permit the growth of landscaping within the easement, consistent with all applicable operations, maintenance, and safety requirements.
- When overhead transmission lines are located within or adjacent to a road right-of-way, there should be sufficient width to permit the growth of landscaping adjacent to the transmission line, consistent with all applicable operations, maintenance, and safety requirements. The purpose of the landscaping is to divert attention from the overhead lines and, preferably, obscure views of the overhead lines from the travelway and adjacent residential areas.
- The use of utility easements for pedestrian and bicycle routes should be permitted, consistent with all applicable operations, maintenance, and safety requirements.
- The rights-of-way for major arterials and major collector streets should be designed as landscaped parkways or greenways, complete with a landscaped median strip, landscaped sidewalk, and bikeways. Major arterials should have separate bike paths, and major collectors should have bike lines. Suggested width for major arterials, including right-of-way and planting strips, is 120 feet wide and for major collectors is 100 feet wide.

## **3.2. REGIONAL PARKS AND RECREATION COMPLEXES**

The following section presents general policies, planning principles, and guidelines for development of regional parks and recreation complexes.

### **3.2.1 GENERAL POLICIES**

Regional parks and recreation complexes include the Kalaeloa Regional Park and Recreation Complex proposed for Barbers Point Naval Air Station, Kapolei Regional Park, Pu'u Palailai Park, various beach and shoreline parks, and public and private golf courses. To sustain economic development, the City is encouraged to look towards public-private partnerships to build, and maintain new park and recreation complexes.

**Regional Parks.** The new Kalaeloa Regional Park at the present Barbers Point Naval Air Station will feature a large shoreline park with beach recreation and support facilities; a wide range of activity areas including athletic fields in the mauka lands; and preserves for wildlife habitats, wetlands and endangered plant colonies. The Park will encompass mostly undeveloped lands, bordered by the shoreline on the south, the airfield and developed portions of the facility to the north and west, and the existing military golf course and future Ewa Marina golf course to the east. Key elements of the Park are as follows:

- The Park will include and preserve two wetland areas and an endangered plant preserve that have been recommended for preservation by the U.S. Fish and Wildlife Service.
- Proposed uses for the mauka areas include a Hawaiian cultural park, continuation of the existing riding stable, cabin and tent camping, archery, and various other passive and active recreation uses. The site could also accommodate a baseball complex.
- The Park will also provide access to a continuous shoreline easement extending from the Ewa Marina development to Ko Olina.

Kapolei Regional Park is a 73 acre park which includes the Pu'u o Kapolei. The Park will serve as a defining limit for the northeastern edge of the City of Kapolei and as a visual gateway to the City. The park will provide diverse active and passive recreation within easy walking distance of both the City Center and the Villages of Kapolei.

Pu'u Palailai Park will be located below Makakilo, and is to be a nature park. It will offer hikers excellent views of the Ewa Plain and distant views of Honolulu and Diamond Head.

Existing beach and shoreline parks are located at Tracks, Kahe Point, Barbers Point, One'ula, Ewa Beach, and West Loch.

Two future beach parks are planned at both ends of Ko Olina. The larger park at the northern end of the resort will provide for picnicking and other passive recreation. a park at the southern end will provide direct access to one of the four swimming lagoons. A boat launching ramp, which will be available for public use, will be located adjacent to the southern park, and will provide access to the marina channel.

**Golf Courses.** Ewa has seven public and private golf courses, and there are plans for five more. The City's courses include the West Loch and Ewa Villages golf courses. The Ewa Village course which will open in the spring of 1996 also provides flood protection and storm water detention for Ewa Villages.

Private golf courses include the Hawaii Prince, Puuloa, Kapolei, and Ko Olina golf courses. The U.S. military operates a golf course at Barbers Point Naval Air Station, (BPNAS) and will continue to do so after BPNAS is returned to civilian control. The Ewa-Gentry golf course is scheduled to begin construction 1997, and additional golf courses are planned for Ko Olina Resort, Makakilo, and Ewa Marina.

Golf courses can provide protection for open space, and help reduce flooding and non-point pollution by helping retain storm waters. Golf course development should be approved only after determination that the course meets social, growth, economic, and environmental guidelines and approval of a community integration program.

**Recreation Complexes.** Sports and recreation complexes designed to attract visitors from throughout the region and the rest of Oahu have been proposed for a number of areas in Ewa. Proposals for a Kalaeloa Center on surplus lands at Barbers Point Naval Air Station call for creation of an "Olympic Village" type international training center, a baseball training facility, a rowing water course, a motorsports center, and a water theme park. Such complexes should be designed to be compatible with surrounding land uses and environmental features.

### 3.2.2 PLANNING PRINCIPLES



The general policies for regional parks and recreation complexes are supported by the following planning principles:

- **Appropriate Scale and Siting.** Architectural elements and siting should be used to heighten the visibility of a major recreation events area as it is approached from principal travel corridors.
- **Environmental Compatibility.** Uses that generate high noise levels should be located and operated in a way that keeps noise to an acceptable level in existing and planned residential areas. The built environment should avoid adverse impacts on natural resources or processes in the coastal zone or any other environmentally sensitive area. To retain a sense of place, the design of recreation areas should incorporate natural features of the site and use landscape materials that are indigenous to the area where feasible.
- **Community Integration.** The design of recreational attractions may have a distinct identity and entry, but there should be elements that link these destinations with surrounding areas through the use of connecting roadways, bikeways, walkways, landscape features or architectural design.

### 3.2.3 GUIDELINES

The following guidelines implement the general policies and planning principles for regional parks and recreation complexes listed above.

### **3.2.3.1 Islandwide and Regional Parks**

- A major park will be developed within what is presently Barbers Point Naval Air Station that provides beach-oriented recreation and support facilities near the shoreline, other active recreation facilities in mauka areas, and preserves for wildlife habitats such as wetlands and endangered plant colonies.
- Facilities for tent and cabin camping should be provided within the new park at Barbers Point Naval Air Station in the major recreational area that includes a beach park.
- Other beach and shoreline parks should be located throughout the Ewa coastline. Planned beach parks include one at either end of the Ko Olina shoreline. One'ula Beach Park will be expanded as part of the Ewa Marina project.
- Sites for regional parks at Pu'u Kapolei and Pu'u Palailai include prominent landforms that should be maintained as a natural visual feature and regional landmark. (See the Parks Map, Exhibit 3.1 above.)

### **3.2.3.2 Sports and Recreation Complexes**

#### **Definition of Use Areas**

- Uses that attract a high number of people for events should be separated as much as possible from residential areas and wildlife habitats.
- Parking areas for sporting events should provide amenities and service facilities to accommodate "tailgate" picnics, as well as nearby picnic tables and outdoor grills.

### **Transportation Facilities**

- Bus loading areas and shelters and bicycle parking facilities should be located as close as possible to entry gates for special events areas.
- Bus stops should be located at all principal activity areas.

### **Views**

- Facilities for special events should be located and designed to be readily visible and identifiable from the principal transportation corridors that lead to them.
- The visual identity of the complex should be established through distinctive architecture, landscaping, or natural setting.

### **Landscape Treatment**

- The visibility of perimeter fencing, parking lots and garages and other utilitarian elements should be minimized through plantings or other appropriate visual screens along roadway frontages.
- In large parking lots, canopy trees should be used to provide shade. Special paving or pavement markings could be used to indicate pedestrian routes to destinations and differentiate sections of the parking area.

### **Natural Environment**

- Wetland and other wildlife habitat areas shall be retained, protected, and incorporated as passive recreational resources.

### 3.2.3.3 Siting

- Island-wide and regional parks and golf courses are shown on the Open Space Map and the Public Facilities Map in Appendix A.
- Change in the location of an island-wide park or a golf course shall require a City review and approval process, such as the Plan Review Use process, which provides adequate public notice and input, complete technical analysis of the project, and approval by the City Council. Approval of changes in size and configuration may be done administratively.
- Funding for new park facilities shall be committed according to the priority for development of the area surrounding the park location, as indicated on the Phasing Map in Appendix A.
- Regional sports and recreation complexes may be located on the Barbers Point Naval Air Station after it is returned to civilian use, on the fringes of the City of Kapolei, and in areas designated for commercial or park use, subject to a City review and approval process, such as the Plan Review Use process, which provides public review, complete analysis, and approval from the Department of Planning and Permitting and the City Council.

### **3.3 COMMUNITY-BASED PARKS**

The following section provides general policies and guidelines for community-based parks and recreation areas.

#### **3.3.1 GENERAL POLICIES**

Adequate parks to meet residents' recreational needs should be provided. Currently, Ewa has less community-based park acreage than the Department of Parks and Recreation island-wide standard indicates is needed for its existing population. The existing deficit relative to the standard is almost 40 acres.

New residential development should strive to provide land for open space and recreation purposes at a minimum of two acres of park per 1,000 residents. Community-based parks (and associated service radius) include mini-parks (1/4 mile), neighborhood parks (1/2 mile), community parks (one mile), and district parks (two miles).

Based on these standards, an additional 76 acres of community-based parks and recreation areas should be developed to meet the needs of the projected 2020 Ewa population.

Access to recreational resources in the mountains, at the shoreline, and in the ocean should be protected and expanded. Trails to and through natural areas of the gulches and mountains are an important public recreational asset. Some areas are difficult to access because of landowner restrictions. New development projects are an opportunity to provide public access to trail heads from the streets extending toward the mountain slopes or approaching the edges of the gulches. In addition, the City should support other efforts to expand access to mountain and gulch trails in areas where urban development will not occur.

### **3.3.2 GUIDELINES**

The following guidelines implement the general policies for community-based parks:

#### **3.3.2.1 Development of Community-Based Parks**

- The Department of Parks and Recreation should co-locate Neighborhood or Community Parks with elementary or intermediate schools and coordinate design of facilities when efficiencies in development and use of athletic, recreation, meeting, and parking facilities can be achieved.
- The Department of Parks and Recreation should coordinate the development and use of athletic facilities such as swimming pools and gymnasiums with the State Department of Education (DOE) where such an arrangement would maximize use and reduce duplication of function.
- Where feasible, the Department of Parks and Recreation should site Community and Neighborhood Parks at the center of neighborhoods, in order to maximize accessibility.
- Development master plans should provide accessible pathways from surrounding streets to facilitate pedestrian and bicycle access to all features in parks.

### **3.3.2.2 Access to Mountain Trails**

- Access to mountain trails in the Palehua Ridge area should be provided as part of the Makaiwa Hills project.

### **3.3.2.3 Siting**

- Conceptual locations for district parks are shown on the Open Space Map in Appendix A. These locations may be revised without needing to amend the Development Plan as more detailed site information and planning analysis is available.
- Community and neighborhood parks are part of the open space system, but their location is determined more by community facility design considerations than by their relationship to the regional open space network. Siting of Community and Neighborhood Parks should be reviewed and decided at the time the Project Master Plan is submitted, prior to the granting of a zone change.
- Funding for new park facilities should be committed according to the priority for development of the area surrounding the park location, as indicated on the Phasing Map in Appendix A.