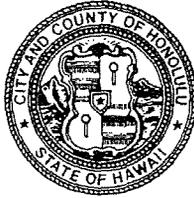


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov/pp • CITY WEB SITE: www.honolulu.gov



PETER B. CARLISLE
MAYOR

December 14, 2012

The Honorable Ikaika Anderson, Chair
and Members of the Committee on Zoning and Planning
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Anderson and Councilmembers:

Subject: Bill 65 (2012) to Adopt the Revised 'Ewa Development Plan

As a follow-up to the October 10, 2012 Special Meeting of the Committee on Zoning and Planning, we recommend the attached amendments be included in a CD1 version of Bill 65. The attachment identifies the specific changes recommended by the Planning Commission based on our June 19, 2012 memo to the Planning Commission in the order they would appear in the proposed revised Plan.

We also have the following recommendations regarding testimony submitted by Haseko and by the State Department of Land and Natural Resources.

Support for Hoakalei Recreational Waterfront Lagoon Project. As a result of the testimony provided at the June 27, 2012, Planning Commission hearing and the October 10, 2012, Zoning and Planning Committee meeting, we support the amendments requested by Haseko to allow a recreational waterfront project involving a variety of water activities in the lagoon as an immediate use that does not foreclose later development of a marina at the Hoakalei resort if justified by market demand and availability of financing.

We are convinced that there is significant public support for public water activities at the lagoon, that such activities would be accessible and affordable to a greater share of the population than would benefit from the proposed marina, and that the economic benefits from the lagoon recreation project in income and jobs for the 'Ewa community will be roughly comparable to what a marina would produce.

Concerns Raised by the Department of Land and Natural Resources Testimony. The Department of Land and Natural Resources (DLNR) has requested that the Council amend the conceptual maps in the proposed Plan to "designate" the land uses for four parcels in East Kapolei as "Commercial Mixed-Use" and to remove a symbol for a future high school from the

CITY COUNCIL
HONOLULU, HAWAII

2012 DEC 14 P 2:00

JIRO A. SUMADA
ACTING DIRECTOR

2013 JAN 30 PM 1:58

RECEIVED
CITY CLERK
C & C OF HONOLULU
RECEIVED

The Honorable Ikaika Anderson, Chair
and Members of the Committee on Zoning and Planning
Page 2

map because of concerns that the location of the symbol will be interpreted to mean the school must be located on the DLNR parcels in that area.

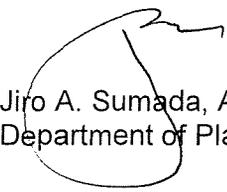
We do not support either amendment, as we do not believe they are necessary. As you know, the maps illustrate the 'Ewa Development Plan (DP) text. Nothing in either the existing 'Ewa DP or the proposed revised Plan forbids the use of the four parcels for Commercial Mixed-Use. The maps illustrate the Plan vision that East Kapolei be developed as a residential and low density apartment community and that a community commercial center could be developed near the Farrington Highway and Kualaka'i Parkway intersection. The proposed commercial use is consistent with that vision.

In a similar fashion, nothing in the existing Plan or the proposed revised Plan will determine the exact location of future high schools needed to meet expected growth in enrollment by 2035. The proposed DP text notes that the Department of Education (DOE) has identified a need for two new intermediate/middle schools and two new high schools in the area by 2035. The maps simply illustrates that need, and are not intended to locate each school.

You may want to pursue the location of the high school with the DOE, given that DLNR is opposed to locating it on their property, but this is not required to be resolved by an 'Ewa DP map change.

Should you have any questions, I would be happy to discuss them with you.

Very truly yours,



Jiro A. Sumada, Acting Director
Department of Planning and Permitting

JAS:bkg
988463

Attachment

APPROVED:



Douglas S. Chin
Managing Director

Attachment A:
Recommended Amendments to the Proposed Revised 'Ewa Development Plan
(As approved by the City Planning Commission on July 11, 2012
based on DPP's June 19, 2012 memo to the Planning Commission
on the Proposed Revised '**Ewa Development Plan** and Adopting Ordinance)

1. Preface and Executive Summary Section: Authority of the Development and Sustainable Communities Plans, first paragraph on p. ES-7 is amended as follows:

The Charter provides that "public improvement projects and subdivision and zoning ordinances shall be consistent with the development plan for that area." Although the Development Plans are not themselves regulatory and require implementing ordinances (the "third tier" discussed in the previous section), they "regulate the regulators" by providing provide guidance that decision makers and administrators should follow, to the extent it is sensible, in approving project development and in revising rules and regulations and standard policies. They are policy tools and are to be used, in conjunction with the programs and budgets of the City, to accomplish the objectives of the City and as guides for decisions made by the private sector. Consistent with the Charter's description of the Development Plans as "conceptual schemes" and "a policy guide," the language, maps, and illustrations of the Development Plans should not be deemed to be regulatory.

2. Table 2.1: 'Ewa Development Capacity and Entitlement Status on p. 2-10 is deleted and replaced with the following table:

Attachment A: Recommended Amendments to the Proposed Revised 'Ewa Development Plan

TABLE 2.1: 'EWA DEVELOPMENT CAPACITY AND ENTITLEMENT STATUS								
PROJECT AREA ⁽¹⁾	Potential Housing Units	Number of Units which		DEVELOPABLE LAND AREA (Gross Acres)				
		Need LUC ⁽²⁾	Need ZON ⁽³⁾	Resid.	Resort	Retail	Ind.	Total
A Kalaeloa Barbers Point Harbor & vicinity							210	210
B City of Kapolei								
Mehana at City of Kapolei	1,130			93		2		95
Leihano Senior Community	714			43				43
Kapolei Mixed Use ⁽⁴⁾	4,000					91		91
Kapolei Commercial (incl. Kapolei Commons)						91		91
C Ewa by Gentry ⁽⁵⁾	658			94			64	158
D Ocean Pointe/Hoakalei	2,095			269	39	45	28	381
E Ewa Villages	590			54				54
F Kapolei Business Park & vicinity							268	268
Kapolei Harborside							339	339
G Kapolei Knolls								0
H Palala'i Residential	350			30		14		44
I Kapolei Shopping Center								0
J Ko Olina Resort	3,286			50	42	16		108
K Makawā Hills (Lower)	2,280			424		31		455
L Makakilo C& D1	422			105				105
M Villages of Kapolei	660			28		27		55
N Kapolei West ⁽⁶⁾	2,500			234		12		246
O, R Ewa by Gentry Makai: East and West	1,067			172				172
P East Kapolei: Ho'opili ⁽⁷⁾	11,750	11,750	11,750	925		145	50	1,120
Q Laulani Commercial						20		20
S Makakilo D2	400	400	400	96				96
T UH West O'ahu Off-Campus ⁽⁸⁾	4,040			184		169		353
U Makawā Hills (Upper)	2,000			484				484
V DHHL East Kapolei ⁽⁹⁾	2,513		NA	341		67		408
W Kapolei North	1,200	1,200	1,200	150				150
Kalaeloa (HCDA) ⁽⁹⁾	6,500		NA	267		8	685	960
TOTAL	48,155	13,350	13,350	4,043	81	738	1,644	6,506
<i>TOTAL ZONED or EXEMPT</i>	<i>34,805</i>			<i>2,872</i>	<i>81</i>	<i>593</i>	<i>1,594</i>	<i>5,140</i>
<i>TO TAL EXEMPT FROM CITY ZONING</i>	<i>9,013</i>			<i>608</i>	<i>0</i>	<i>75</i>	<i>685</i>	<i>1,368</i>

NOTES:

See Exhibit 2.3 for location of projects. Estimated capacity and entitlements of existing projects as of July 2009.

(1) Parts may not sum to totals shown due to rounding.

(2) Project needs State Land Use Commission approval of a Land Use District amendment.

(3) Project needs City Council approval of a zone change (and may need State Land Use District Boundary Amendment).

(4) As of December 2008, included around 84 acres of vacant BMX-3 zoned lands which could provide residential units as well as commercial and office space.

(5) Industrial acreage partly zoned for industrial mixed use.

(6) Formerly Ko Olina Phase II. Thirty seven of the residential acres are for mixed use residential development and may include 100,000 s.f. of commercial space. Twenty seven of the commercial acres include mixed-use residential development of 300 units.

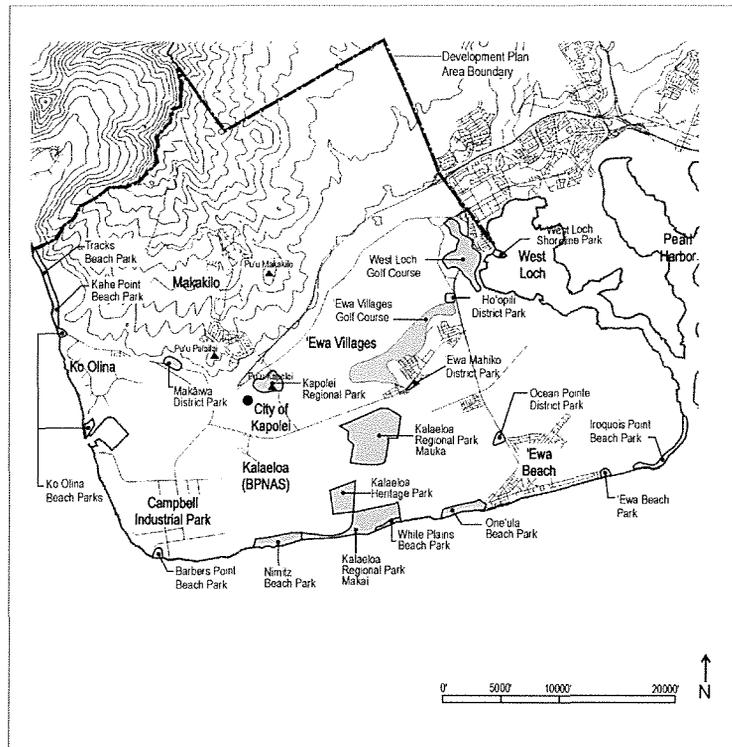
(7) Twenty acres near Farrington/Fort Weaver intersection for community commercial center; remainder intended for neighborhood commercial use. Some residential acreage may also support retail and office uses in mixed use projects.

(8) The 169 retail acres are lands zoned BMX-3 which can include both retail space and residential units. The residential acreage includes lands set aside for student housing.

(9) DHHL and HCDA can exempt themselves from County zoning.

Attachment A: Recommended Amendments to the Proposed Revised 'Ewa Development Plan
Development Plan

3. Section 3.1.3.5, PARKS, Exhibit 3.1 Parks in the 'Ewa Development Plan Area on p. 3-6 is deleted and replaced with the following exhibit:



4. Section 3.1.3.5, PARKS, first bullet point on p. 3-6 is amended as follows:
 - Locate other beach and shoreline parks throughout the 'Ewa coastline. Two beach parks at either A beach park at the south end of the Ko Olina shoreline have has been built, and it, and a shoreline park at the Kahe end of Ko Olina are to be dedicated to the City at some point in the future. One'ula Beach Park will be expanded by 9.4 acres as part of the Ocean Pointe/Hoakalei project.
5. Table 3.1: 'Ewa Public and Private Parks and Golf Courses on p. 3-16 is deleted and replaced with the following table:

Attachment A: Recommended Amendments to the Proposed Revised 'Ewa Development Plan

NAME AND TYPE OF PARK	ACRES
Beach Parks	
Barbers Point Beach Park (1964)	7.4
'Ewa Beach Park (1951)	4.9
Iroquois Point Beach Park (military)	2.0
Kahe Point Beach Park (1954)	4.5
Ko Olina Beach Park (1993) ⁽⁶⁾	9.0
Makaiwa Beach Park (1993) ⁽⁶⁾	18.0
Nimitz Beach Park (military)	21.3
HCDA Nimitz Expansion Shoreline Access ⁽⁷⁾	2.0
Kalaheo Regional Park Nimitz Expansion ⁽²⁾	4.2
One'ula Beach Park (1969)	30.0
Tracks Beach Park (1988)	14.3
West Loch Shoreline Park (1991)	5.8
White Plains Beach Park (military)	15.4
Beach Park Total	138.7
Public & Private Parks Total	1,204.5
Golf Courses	
Barbers Point Golf Course (military)	145.0
Coral Creek Golf Course	195.0
'Ewa Beach Golf Club	130.0
'Ewa Villages Golf Course ⁽⁸⁾	235.0
Hawai'i Prince Golf Club	270.0
Hoakalei Country Club (Ocean Pointe)	189.0
Kapolei Golf Course	190.7
Kapolei West Golf Course ⁽⁴⁾	203.0
Ko Olina Golf Club	170.0
West Loch Golf Course ⁽⁸⁾	187.0
Golf Course Total	1,914.7
Parks and Golf Course Total	3,119.2
Key:	
⁽¹⁾ Land conveyed or pending transfer to HCDA which is to be part of a cultural park, endangered plant refuge and wildlife habitat.	
⁽²⁾ Land proposed for conveyance to the City as part of the Barbers Point Naval Air Station closure. As of April 2011, the land had not yet been conveyed. Includes beach camping areas now operated by the City under license from the	
⁽³⁾ Land set aside for future parks to be developed and dedicated to the City.	
⁽⁴⁾ Planned.	
⁽⁵⁾ Land set aside for a future District Park to be developed by the City.	
⁽⁶⁾ Beachfront parks developed by Ko Olina Resort. Currently, they are owned, maintained, and managed by Ko Olina Resort, but will be dedicated to the City in the future, as required by ordinance.	
⁽⁷⁾ Land adjacent to Nimitz Beach Park to be transferred to HCDA for development for aquaculture and fisherman's access.	
⁽⁸⁾ City-owned golf courses.	

Attachment A: Recommended Amendments to the Proposed Revised 'Ewa Development Plan

6. Section 3.4.2.3 OR&L Historic Railway: Method of Preservation, last bullet, which appears on p. 3-22, is amended as follows:
 - To allow connectivity within the region, accommodate cross-traffic at appropriate intervals along the right-of-way, and at sufficient distances from one another to prevent impeding normal locomotive operations.
7. Section 3.4.2.3 OR&L Historic Railway: Adaptive Reuse, last bullet, which appears on p. 3-22, is amended as follows:
 - Develop a parallel paved pedestrian path/bikeway along the length of the rail route, either within or adjacent to the ROW as part of the Pearl Harbor Historic Trail, even in those sections where the railroad itself is not operational. The pedestrian path/bikeway should be designed so as to not interfere with historic railway operations.
8. Section 3.4.2.3 OR&L Historic Railway: Adjacent Uses on p. 3-24, is amended to add a final bullet as follows:
 - Roadway and transit facilities should be designed to have minimal impact on historic railway operations.
9. Section 3.7.2 'Ewa Plantation Villages: Urban Form on p. 3-37 is amended to add a new first bullet as follows:
 - Re-establish a neighborhood commercial service's core within 'Ewa Plantation Villages in order to retain both a focal point of community activities and promote village identity.
10. Section 3.8 Ocean Pointe/Hoakalei, first paragraph on p. 3-37 is amended as follows:

Ocean Pointe/Hoakalei's development is guided by the **Ocean Pointe/Hoakalei Urban Design Plan** approved by the Department of Planning and Permitting in August 2008 and by land use, environmental, and design requirements included in the Special Management Area Use Permit and in the Unilateral Agreements attached to the zone change ordinances (1985, 1993, ~~and~~ 2002, 2004, and 2007).

Attachment A: Recommended Amendments to the Proposed Revised 'Ewa Development Plan

11. Section 3.8 Ocean Pointe/Hoakalei General Policies on p. 3-38 is amended to add a new second bullet as follows:
 - A recreational waterfront project (consisting of a lagoon) may be developed where the marina is shown on the map (Exhibit 3.5). Such a waterfront development would similarly serve as a major recreational resource, visual amenity, and economic generator for the community, and is a compatible use that would not preclude the eventual development of a marina.

12. Section 3.8.1 Ocean Pointe/Hoakalei General Policies, fourth bullet on p. 3-38 is amended as follows:
 - Develop the public waterfront promenade at Hoakalei with a hard edge and a focus on ~~boating activity~~recreational water activities. Provide shoreline parks linked by pedestrian ways for public use along the entire waterway.

13. Section 3.8.1 Ocean Pointe/Hoakalei General Policies, last bullet on p. 3-38 is amended as follows:
 - On the west, develop a mix of activities around the marina basin, including a **Marina Waterfront Mixed Use** area with resort and commercial development, a **Medium Density Residential** area, and a **Marine Industrial Light Industrial Mixed Use Support** area. Hoakalei is planned to have about 950 visitor units to support its ~~marina~~waterfront-oriented activities.

14. Section 3.8.2 Ocean Pointe/Hoakalei Land Use Map, second paragraph on p. 3-39 is amended as follows:

The boundaries between the golf course and the ~~Marina~~Waterfront Mixed-Use and Low- to Medium-Density Residential areas are intended to be flexible. Integration of urban uses with the golf course area is encouraged, as long as the golf course area remains effective in retaining storm water drainage.

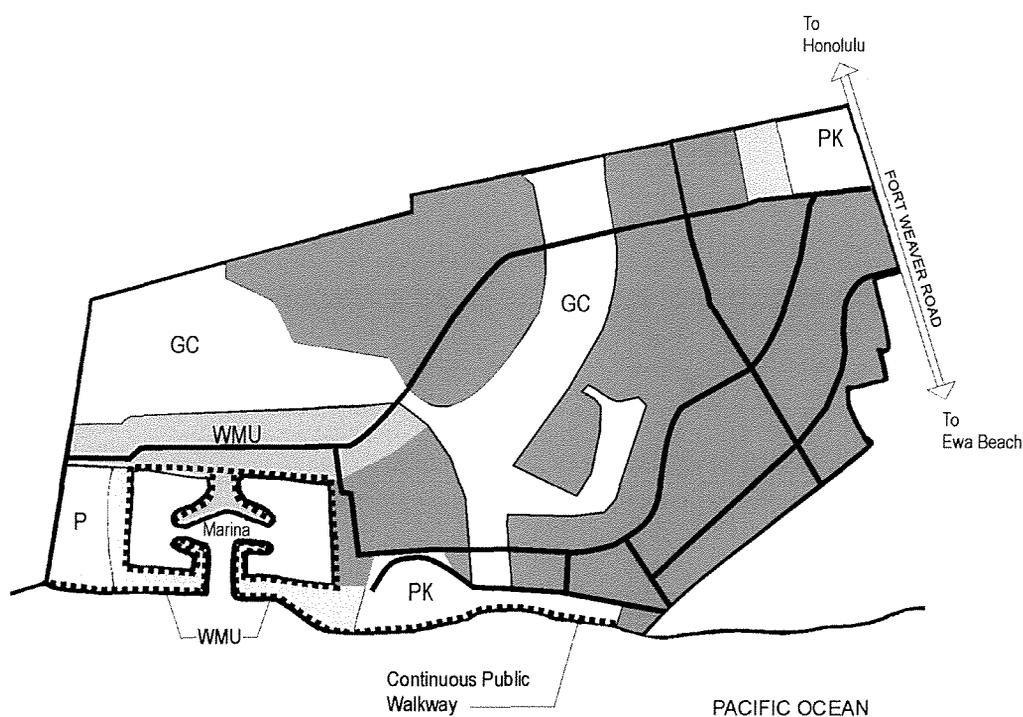
15. Section 3.8.3 Ocean Pointe/Hoakalei Guidelines: Environmental Capacity, second bullet on p. 3-39 is amended as follows:

Attachment A: Recommended Amendments to the Proposed Revised 'Ewa Development Plan

- Since airport operations have continued at Kalaeloa, insure land uses at Ocean Pointe/Hoakalei are compatible with airport operations and respect restrictions on development within airport approach and clear zones.

16. Exhibit 3.5 Ocean Pointe/Hoakalei Land Use Map on p. 3-40 is replaced with the map shown below:

**Exhibit 3.5
Ocean Pointe Land Use Map**



LEGEND

P	Preservation
GC	Golf Course
PK	Park
[Stippled Box]	School
WMU	Waterfront Mixed Use
[Dotted Box]	Pedestrian Walkway



Attachment A: Recommended Amendments to the Proposed Revised 'Ewa Development Plan

17. Section 3.8.3 Ocean Pointe/Hoakalei Guidelines: Urban Form, starting with the first bullet on p. 3-41 is amended as follows:

- **MarinaWaterfront Light Industrial Mixed Use**— Develop a light industrial ~~marina~~mixed use support area adjacent to the ~~marina~~basin providing facilities such as repair and storage. Building heights should generally not exceed 60 feet in this area.
- **MarinaWaterfront Mixed Use** — Develop a ~~maritime~~waterfront commercial center with associated visitor units adjacent to the ~~marina~~waterfront, featuring a wide public promenade with retail attractions. Hotel and apartment buildings in this area should generally not exceed 90 feet and all other buildings should generally not exceed 60 feet. Buildings with ~~marina~~-frontage on the interior basin should be limited to 40 feet. Buildings taller than 40 feet should be set back from the ~~marina~~basin frontage.
- **Medium Density Residential Area** – Develop a medium density residential area adjacent to the MarinaWaterfront Mixed Use area to provide a transition between the mixed uses of the MarinaWaterfront Mixed Use area and the Single-Family and Low-Density Residential area to the east. Building heights in this area should generally not exceed 60 feet.
 - In order to minimize the visual impacts of the Medium Density Residential areas ~~near the marina entrance and~~ adjacent to One'ula Beach Park, the developer should:
 - Maximize *mauka-makai* and other view corridors in the area by orienting the narrow dimension of buildings parallel to the shoreline or predominant view;
 - Maximize open space by minimizing building bulk and using extensive landscaping to create a park-like setting; and
 - Provide greater setbacks and/or terraced building setbacks from the edge of the ~~marina waterways~~basin for buildings exceeding 25 feet in height.
- **Single Family and Low Density Residential Area** – Develop a residential community characterized by low-rise apartments and single-family homes in this area. Building heights should generally not exceed 30 feet.
 - There should be a minimum building setback of about 40 feet along the ~~marina's~~basin's edge to accommodate a public waterfront promenade.

Attachment A: Recommended Amendments to the Proposed Revised 'Ewa Development Plan

Lesser setbacks may be permitted upon design review and approval by the Department of Planning and Permitting.

- **Commercial and MarinaWater Recreation Support Areas** - Allow a small portion of the setback area to be covered by low-rise buildings to allow for boat servicing, marina storage, and clubhouses. The maximum building height at the setback line in ~~commercial and marina~~these support areas should be around 40 feet, rising one foot for each additional foot of setback to a maximum of around 60 feet in the ~~High~~Medium Density Residential area and around 90 feet in the MarinaWaterfront Mixed Use area.
 - Set back all structures a minimum distance of 150 feet from the shoreline. Lesser setbacks may be permitted upon design review and approval by the Department of Planning and Permitting. The maximum building height at the setback line along the shoreline should be 40 feet, rising one foot for each additional foot of setback up to the appropriate height limit.
18. Section 3.8.3 Ocean Pointe/Hoakalei Guidelines: Public Access, first bullet on p. 3-42 is amended as follows:
- Provide a continuous pedestrian pathway open to the public along the shoreline and along most of the ~~marina~~basin, with the exception of sections where private residential lots directly front the ~~marina~~basin.
19. Section 3.8.3 Ocean Pointe/Hoakalei Guidelines: Landscape Treatment, second bullet on p. 3-43 is amended as follows:
- Design landscaping to provide continuity between residential, resort, ~~marina~~waterfront, and commercial areas, the shoreline, golf course, and parks.
20. Section 3.15.2 University of Hawai'i West O'ahu Guidelines: Regional Integration, first bullet on p. 3-78 is amended as follows:

Regional Integration

- Design the campus and surrounding mixed-use/residential community to function as a fully integrated community within the context of the broader regional community. The campus and surrounding community should include housing, support services, community and business facilities, in addition to the required academic facilities.

Attachment A: Recommended Amendments to the Proposed Revised 'Ewa Development Plan

21. Section 3.15.2 University of Hawai'i West O'ahu Guidelines: Community Orientation and Service, first bullet on p. 3-78 is amended as follows:

Community Orientation and Service

- Design the campus to be community-oriented and to serve the Kapolei area and West O'ahu as an urban park and cultural center, providing community services and cultural opportunities, ~~and remedial-educational opportunities~~

22. Section 4.1.6 Transportation Systems General Policies: Roadways on p. 4-15, is amended to add a final bullet as follows:

- Design the extension of the Kualaka'i Parkway south of Kapolei Parkway into Kalaeloa to minimize adverse impacts on historic railway operations and historic resources at the 'Ewa Marine Corps Air Field.

23. Section 4.2, WATER ALLOCATION AND SYSTEM DEVELOPMENT, second paragraph, first bullet on p. 4-19 is amended as follows:

The Board of Water Supply evaluated the water development needs of the existing and new residential and commercial (including retail, office, resort, recreational, and industrial) development likely by 2035, as a result of implementation of the 'Ewa Development Plan.

- The Board of Water Supply forecasts that ~~an additional~~ 27 mgd of **potable** (or drinkable) water will be needed in 'Ewa by 2035 to meet projected growth in residential and commercial demand from the 14.9 mgd needed in 2000.

24. Section 4.2, WATER ALLOCATION AND SYSTEM DEVELOPMENT, Table 4.2 POTENTIAL SOURCES OF POTABLE AND NONPOTABLE WATER FOR 'EWA, footnote (4) on p. 4-21 is amended as follows:

⁽⁴⁾Minimum is existing use July 2005. Maximum was 1996 proposed sustainable yield. 'Ewa caprock is now managed by a chloride limit of 1,000 mg/l.

Attachment A: Recommended Amendments to the Proposed Revised 'Ewa Development Plan

25. Section 4.7 School Facilities, second paragraph on p. 4-33 is amended as follows:

DOE is in the process of establishing the school impact districts required under the Act in order to collect land and money from developers. ~~'Ewa is not expected to become an impact district, because most large developments in 'Ewa are either already covered by fair share agreements required as a condition of zone change approvals or are expected to have such requirements when zone change approvals are given.~~ In January 2012, the Board of Education approved creation of a Leeward O'ahu Impact District that includes the Kapolei Complex and Campbell Complex areas in 'Ewa.

26. Section 4.7 School Facilities, third and fourth paragraphs on p. 4-33 are amended as follows:

As shown in Table 4.3, the DOE has projected a need by 2030 for ~~nineteen~~ nineteen new elementary schools, ~~four~~ four ~~three~~ new intermediate schools, and two new high schools in 'Ewa. (Needs estimates could change if estimates of housing production and density or school operation policies and funding are revised.)

Conceptual locations of ~~four~~ four ~~three~~ new intermediate schools and two new high schools are shown on the Urban Land Use Map and the Public Facilities Map in Appendix A. Elementary schools are not mapped because their sites are of community rather than regional concern and should be determined as part of a master planning and design process. Sites have been reserved for all of the planned elementary schools, the ~~four~~ four ~~three~~ planned intermediate/middle schools, and one high school. (Minimum site size for elementary schools is 8 to 15 acres, for intermediate schools is 15 to 20 acres, and for high schools is 45 to 55 acres.)

27. Section 4.7 School Facilities, second paragraph on p. 4-34, is amended as follows:

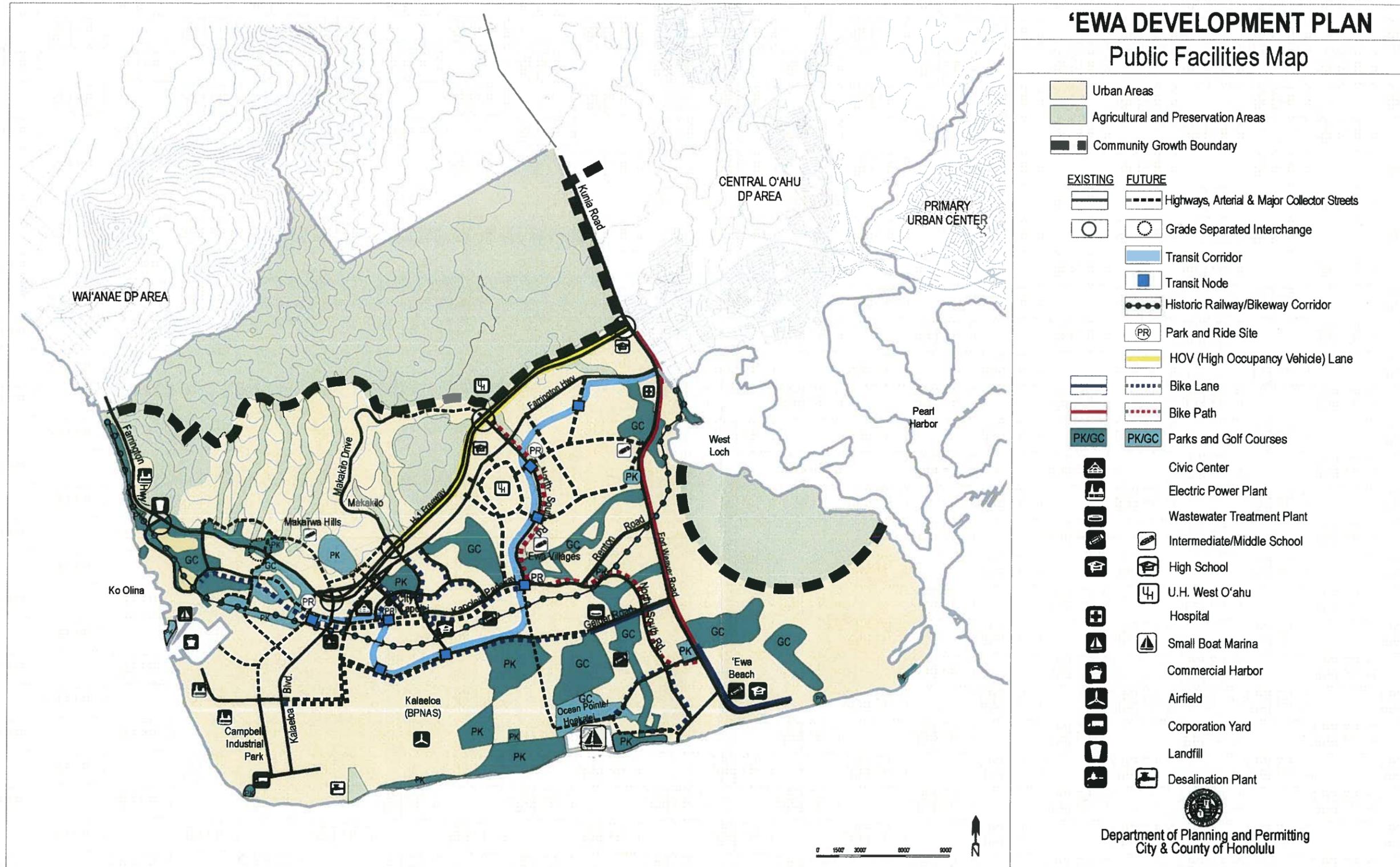
DOE is in the process of establishing the school impact districts required under the Act in order to collect land and money from developers. ~~'Ewa is not expected to become an impact district, because most large developments in 'Ewa are either already covered by fair share agreements required as a condition of zone~~

Attachment A: Recommended Amendments to the Proposed Revised 'Ewa
Development Plan

~~change approvals or are expected to have such requirements when zone change approvals are given.~~ In January 2012, the Board of Education approved creation of a Leeward O'ahu Impact District that includes the Kapolei Complex and Campbell Complex areas in 'Ewa.

28. Appendix A: Urban Land Use Map on page A-17 and Appendix A: Public Facilities Map on page A-19 are deleted and replaced with the following maps:

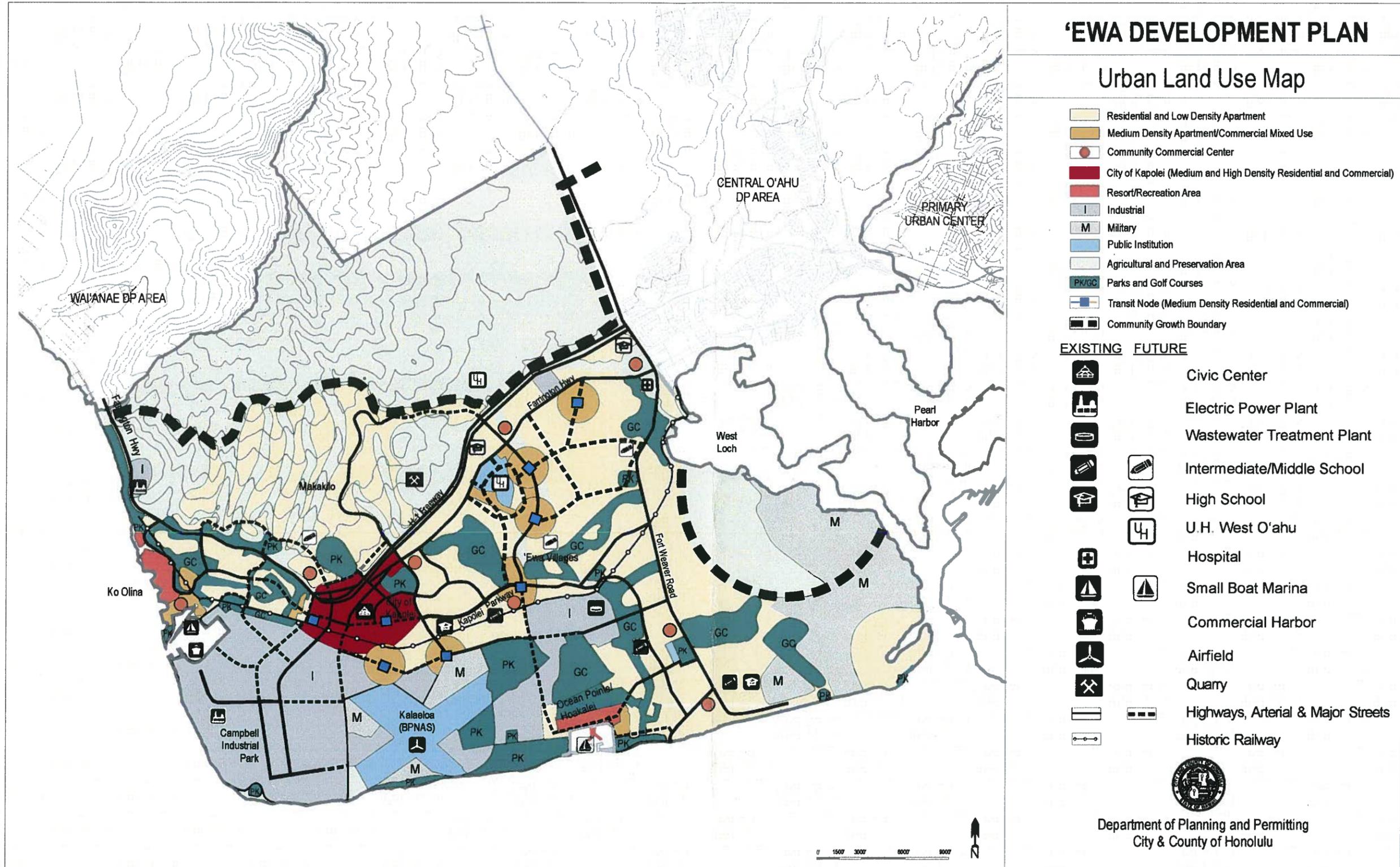
Attachment A: Recommended Amendments to the Proposed Revised 'Ewa Development Plan



'EWA DEVELOPMENT PLAN Public Facilities Map

- Urban Areas
 - Agricultural and Preservation Areas
 - Community Growth Boundary
- | EXISTING | FUTURE | |
|----------|--------|--|
| | | Highways, Arterial & Major Collector Streets |
| | | Grade Separated Interchange |
| | | Transit Corridor |
| | | Transit Node |
| | | Historic Railway/Bikeway Corridor |
| | | Park and Ride Site |
| | | HOV (High Occupancy Vehicle) Lane |
| | | Bike Lane |
| | | Bike Path |
| | | Parks and Golf Courses |
| | | Civic Center |
| | | Electric Power Plant |
| | | Wastewater Treatment Plant |
| | | Intermediate/Middle School |
| | | High School |
| | | U.H. West O'ahu |
| | | Hospital |
| | | Small Boat Marina |
| | | Commercial Harbor |
| | | Airfield |
| | | Corporation Yard |
| | | Landfill |
| | | Desalination Plant |

Department of Planning and Permitting
 City & County of Honolulu



'EWA DEVELOPMENT PLAN

Urban Land Use Map

- Residential and Low Density Apartment
- Medium Density Apartment/Commercial Mixed Use
- Community Commercial Center
- City of Kapolei (Medium and High Density Residential and Commercial)
- Resort/Recreation Area
- Industrial
- Military
- Public Institution
- Agricultural and Preservation Area
- Parks and Golf Courses
- Transit Node (Medium Density Residential and Commercial)
- Community Growth Boundary

- | EXISTING | FUTURE | |
|----------|--------|------------------------------------|
| | | Civic Center |
| | | Electric Power Plant |
| | | Wastewater Treatment Plant |
| | | Intermediate/Middle School |
| | | High School |
| | | U.H. West O'ahu |
| | | Hospital |
| | | Small Boat Marina |
| | | Commercial Harbor |
| | | Airfield |
| | | Quarry |
| | | Highways, Arterial & Major Streets |
| | | Historic Railway |



Department of Planning and Permitting
City & County of Honolulu

