

5. IMPLEMENTATION

Implementation of the East Honolulu *Sustainable* Communities Plan will be a challenge for the City's planners, engineers, other technical and policy level personnel as well as elected officials who determine the allocation of City resources. In contrast to its predecessor development plan, which functioned primarily as a regulatory guide and prerequisite for City zoning of parcels proposed for development, the East Honolulu *Sustainable* Communities Plan is oriented toward implementation on a broader scale. It now seeks to implement a vision for the future by providing wider guidance for decisions and actions related to land use, public facilities, and infrastructure, as well as for zoning matters. As a result, its provisions reflect the consultations with pertinent implementing agencies and community input which occurred throughout the planning process.

Many counties, cities and other local jurisdictions on the U.S. mainland have instituted comprehensive planning programs that emphasize proactive, community-based planning and implementation processes. These local governments have sought to establish a strong link between the planning policies and guidelines, an specific organization, funding and actions needed to implement a variety of public and private projects and programs. The following sections are intended to strengthen the linkage to implementation to realize the vision for the future articulated in this Plan.

Implementation of the East Honolulu *Sustainable* Communities Plan will be accomplished by:

- Initiating zoning map and development code amendments to achieve consistency with the policies, principles, and guidelines of the *Sustainable* Communities Plan;
- Guiding public investment in infrastructure through functional plans which support the vision of the *Sustainable* Communities Plan;
- Recommending approval, approval with modifications or denial of developments seeking zoning and other development approvals based on how well they support the vision for East Honolulu's development;
- Incorporating *Sustainable* Communities Plan priorities through the Public Infrastructure Map and the City's annual budget process;
- Evaluating progress in fulfilling the vision of the East Honolulu *Sustainable* Communities Plan every two years and presenting the results of the evaluation in the Biennial Report; and
- Conducting a review of the vision, policies, principles, guidelines, and CIP priority investments of the East Honolulu *Sustainable* Communities Plan every five years and recommending revisions as necessary.

5.1 PUBLIC FACILITY INVESTMENT PRIORITIES

The vision for East Honolulu requires the cooperation of both public and private agencies in planning, financing, and improving infrastructure. The City must take an active role in planning infrastructure improvements, such as land acquisition and site improvements for parks in the Koko Head-Makapuu Head area, provision of adequate public access to the shoreline and mountain areas, provision of pedestrian, bicycle, and other transportation options, and establishment of a permanent Satellite City Hall.

5.2 DEVELOPMENT PRIORITIES

Projects to receive priority in the approval process are those which:

- Involve land acquisition and improvements for public projects that are consistent with the *Sustainable* Communities Plan vision, general policies, and planning principles;
- Involve applications for zoning and other regulatory approvals which are consistent with the *Sustainable* Communities Plan vision, general policies, and planning principles; and
- Are located on vacant usable parcels and are consistent with the vision of this Plan as illustrated on Map A-2, Urban Land Use.

5.3 SPECIAL AREA PLANS

Special Area Plans provide more detailed policies, principles, and guidelines than the *Sustainable* Communities Plan for areas requiring particular attention. The form and content of Special Area Plans depend on what characteristics and issues need to be addressed in greater detail in planning and guiding development or use of the Special Area.

Special Area Plans can be used to guide land use development and infrastructure investment in Special Districts, Redevelopment Districts, or Resource Areas. Plans for Special Districts would provide guidance for development and infrastructure investment in areas with distinct historic or design character or significant public views. Plans for Redevelopment Districts would provide strategies for the revitalization or redevelopment of an area. Plans for Resource Areas would provide resource management strategies for areas with particular natural or cultural resource values.

The 354-acre Ka Iwi scenic shoreline and the park on the Golf Course 5 and 6 sites mauka of Kalanianaʻole Highway in the Koko Crater-Makapuu Head area are identified for Special Area Plan status. These parks, shown in light green on Map A-3, Public Facilities in Appendix A, will be designated as a Resource Area, given their rich recreational, educational and scenic resources. The master plan for the Ka Iwi scenic shoreline, prepared by the State Department of Land and Natural Resources, should be used as the basis for the Special Area Plan. The master plan for the Golf Course 5 and 6 sites, to be prepared by the Department of Parks and Recreation, should reflect uses and site development consistent with the intent to preserve the scenic qualities of this area. Land use and infrastructure policies, principles, and guidelines

and other relevant sections from the Ka Iwi Special Area Plan should be submitted to the Planning Commission for public review and to the City Council for its consideration for adoption.

5.4 FUNCTIONAL PLANNING

Functional planning is the process through which various City agencies determine needs, assign priorities, phase projects, and propose project financing to further implement the vision articulated in the *Sustainable Communities Plan*. This process may take a variety of forms, depending upon the missions of the various agencies involved, as well as upon requirements imposed from outside the City structure, such as federal requirements for wastewater management planning. Typically, functional planning occurs as a continuous or iterative activity within each agency.

Through the functional planning process, City agencies responsible for developing and maintaining infrastructure and public facilities or for provision of City services review existing functional planning documents and programs. As a result of these reviews, the agencies then update, if required, existing plans or prepare new long-range functional planning documents that address facilities and service system needs. Updates of functional planning documents are also conducted to assure that agency plans will serve to further implement the *Sustainable Communities Plan* as well as to provide adequate opportunity for coordination of plans and programs among the various agencies.

The number and types of functional planning documents will vary from agency to agency, as will the emphases and contents of those documents. A typical agency may develop a set of core documents such as:

- A resource-constrained long-range capital improvement program. A "resource-constrained" program is one which identifies the fiscal resources that can be reasonably expected to be available to finance the improvements.
- A long-range financing plan, with identification of necessary new revenue measures or opportunities.
- A development schedule with top priorities for areas designated for earliest development.
- Service and facility design standards, including level of service guidelines for determining adequacy.

Other documents may also be developed as part of an agency's functional planning activities, such as master plans for provision of services to a specific region of the island. In some cases, functional planning activities will be undertaken in cooperation with agencies outside the City structure, such as the transportation planning activities that are conducted in association with the Oahu Metropolitan Planning Organization.

Functional planning is intended to be a proactive public involvement process which provides public access to information about infrastructure and public facility needs assessments, alternatives evaluations, and financing. Outreach activities should involve Neighborhood Boards, community organizations,

landowners, and others who may be significantly affected by the public facilities and infrastructure projects or programs to be developed to further implement the policies of the *Sustainable Communities Plan*.

The functional planning process should be characterized by opportunities for early and continuing involvement, timely public notice, public access to information used in the evaluation of priorities, and the opportunity to suggest alternatives and to express preferences. The functional planning process provides the technical background for Capital Improvement Program and public policy proposals which are subject to review and approval by the City Council.

5.5 REVIEW OF ZONING AND OTHER DEVELOPMENT APPLICATIONS

A primary way in which the vision of the East Honolulu *Sustainable Communities Plan* will guide land use will be through the review of applications for zone changes and other development approvals. Approval for all development projects should be based on the extent to which the project supports the policies, principles, and guidelines of the *Sustainable Communities Plan*.

Projects which do not involve significant zone changes will be reviewed by the Department of Planning and Permitting for consistency with the policies, principles, and guidelines of the East Honolulu *Sustainable Communities Plan* during the Zone Change Application process. Those projects requiring environmental assessments will follow the provisions of Hawaii Revised Statutes, Chapter 343.

Projects involving significant zone changes will require an Environmental Assessment. This is submitted to the Department of Planning and Permitting for review prior to initiation of the first Zone Change Application.

5.5.1 ADEQUATE FACILITIES REQUIREMENT

All projects requesting zone changes shall be reviewed to determine if adequate public facilities and infrastructure will be available to meet the needs created as a result of the development. Level of Service Guidelines to define adequate public facilities and infrastructure requirements will be established during the Capital Improvement Program.

In order to guide development and growth in an orderly manner as required by the City's General Plan, zoning and other development approvals for new developments should be approved only if the responsible City and State agencies indicate that adequate public facilities and utilities will be available at the time of occupancy or if conditions the functional agency indicates are necessary to assure adequacy are otherwise sufficiently addressed.

The Department of Planning and Permitting, as part of its report on the consistency of the project with the East Honolulu *Sustainable Communities Plan* vision, will review and summarize any individual agency's findings regarding public facilities and utilities adequacy which are raised as part of the EA/EIS process. The Department of Planning and Permitting will address these findings and any additional agency comments submitted as part of the agency review of the zone change application and recommend conditions that should be included in the Unilateral Agreement or Development Agreement to insure adequacy of facilities.

5.6 FIVE-YEAR DEVELOPMENT PLAN REVIEW

The Department of Planning and Permitting shall conduct a comprehensive review of the East Honolulu *Sustainable* Communities Plan and shall report its findings and recommended revisions to the Planning Commission and the City Council five years after adoption and every five years thereafter. It is intended the Urban Community, Agriculture and Preservation boundaries will remain fixed through the 2020 planning horizon; therefore, those boundaries will not be considered during the Five-Year reviews.

In the Five-Year review, the East Honolulu *Sustainable* Communities Plan will be evaluated to see if the regional vision, policies, principles, guidelines, and implementing actions are still appropriate.

5.7 TRANSITION FROM THE CURRENT SYSTEM

This section discusses the transition from the former Development Plan to this *Sustainable* Communities Plan, including its independence from Development Plan Common Provisions, its relationship to the General Plan guidelines, and the need for review and revision of development codes, standards, and regulations.

5.7.1 DEVELOPMENT PLAN COMMON PROVISIONS AND EXISTING LAND USE APPROVALS

This *Sustainable* Communities Plan will go into effect upon adoption by ordinance. At that time, the *Sustainable* Communities Plan will become a self-contained document, not reliant on the Development Plan Common Provisions which formerly applied to the East Honolulu Development Plan as well as all the other Development Plans.

Land use approvals granted under existing zoning, Unilateral Agreements, and approved Urban Design Plans will remain in force and guide entitlement decisions until any zoning action to further implement the vision and policies of the East Honolulu *Sustainable* Communities Plan is initiated. If an Environmental Assessment or Environmental Impact Statement (EA/EIS) was accepted in the course of a land use approval for a project, it should be acceptable to meet the requirement for an initial project EA/EIS when zone change applications are submitted for subsequent phases of the project unless the project scope and land uses are being significantly changed from that described in the initial EA/EIS.

5.7.2 RELATION TO GENERAL PLAN POPULATION GUIDELINES

The East Honolulu *Sustainable* Communities Plan implements the General Plan population policies (in Population Objective C) as follows:

- Total potential population in the East Honolulu *Sustainable* Communities Plan Area will account for 4.6 percent to 5.5 percent of Oahu's total population in 2010. This relatively small share of the islandwide population is consistent with Population Objective C, Policy 1 and Policy 2, which is to facilitate the full development of the Primary Urban Center and encourage development within the Secondary Urban Center at Kapolei and the urban fringe areas of Ewa and Central Oahu.

- East Honolulu's total potential share of islandwide population in 2010 implements Population Objective C, Policy 3, which is to manage physical growth and development in the urban-fringe and rural areas so that an undesirable spreading of development is prevented and that the suburban and country character of these outlying areas can be maintained.
- The General Plan population share for East Honolulu according to Population Objective C, Policy 4 ranges from 5.3 percent to 5.8 percent, which is consistent with the projected population.

The General Plan population distribution guidelines will continue to be used as a guide to direct the pattern of growth and development in the East Honolulu *Sustainable Communities Plan Area*.

Assessments of this performance will be reported in both the Biennial Report and in the Five-Year Review of the *Sustainable Communities Plan*.

Under the new East Honolulu *Sustainable Communities Plan*, projects will be evaluated against how well they fulfill the vision for East Honolulu set forth in the *Sustainable Communities Plan* and how closely they meet the policies, principles, and guidelines selected to implement that vision.

5.7.3 REVIEW AND REVISION OF DEVELOPMENT CODES

Upon completion of the revision of all of Oahu's development plans, current regulatory codes and standards should be reviewed and revised, as necessary, to maintain their consistency and effectiveness as standards to guide attainment of the objectives and policies envisioned for all Development Plan areas. At the time such reviews are conducted, the following regulatory codes and standards may warrant further review and revision to ensure achievement of the vision for the East Honolulu region, as identified in this plan, as well as consistency with the East Honolulu *Sustainable Communities Plan*:

- ***Land Use Ordinance.*** (Chapter 21, Revised Ordinances of Honolulu). Zoning code standards and the zoning map for East Honolulu need to be revised to further implement the policies, principles, and guidelines in the *Sustainable Communities Plan*.
- ***Subdivision Rules and Regulations.*** (Department of Land Utilization, pursuant to Chapter 22, Revised Ordinances of Honolulu). Public right-of-way standards used for subdivision and consolidation of land need to be revised to reflect transportation policies, principles, and guidelines in the *Sustainable Communities Plan*.
- ***Traffic Standard Manual.*** (Department of Transportation Services, July 1976, as revised). Standards which are applied to local and most collector streets need to be revised to reflect transportation policies, principles, and guidelines in the *Sustainable Communities Plan*.
- ***State Highways Division Procedures Manual,*** Vol. 8, Chapter 5, Section 4 (State Department of Transportation). These State highway standards need to be reviewed to identify provisions which may conflict with the transportation policies, principles, and guidelines in the *Sustainable Communities Plan*.

- ***Standard Details for Public Works Construction*** (Honolulu Department of Public Works with Kauai, Maui, and Hawaii County Departments of Public Works, September 1984). Engineering standards for the dedication of public works construction need to be revised to reflect *Sustainable Communities Plan* principles and guidelines.
- ***Storm Drainage Standards*** (Department of Public Works, March 1986). Standards for the dedication of drainage systems to incorporate retention basins and the use of v-shaped bottom channels, rip-rap boulder lining of stream banks, and streamside vegetation into the design need to be created to further implement the *Sustainable Communities Plan* policies, principles, and guidelines for open space.
- ***Park Dedication Rules and Regulations*** (Department of Land Utilization, pursuant to Chapter 22, Article 7, Revised Ordinances of Honolulu). Regulations need to be reviewed to determine if passive drainage systems which are designed for recreation use should count toward park dedication requirements, especially in cases where the area would exceed the amount of land that would be required under current rules and regulations.
- ***Wastewater Management Design Standards*** (Department of Wastewater Management Design Standards, Volumes I and II) and the 1990 Revised Ordinances of Honolulu, Chapter 14 (relating to sewer services). These standards and ordinances may require review to further implement *Sustainable Communities Plan* policies and guidelines.