

APPENDIX A: SUSTAINABLE COMMUNITY MAPS

This appendix includes three maps used to graphically depict components of the plan for the future of Koolaupoko. The maps include:

- Map A-1: Open Space
- Map A-2: Land Use (5 sheets)
- Map A-3: Public Facilities

These maps show the long-range vision of the future of the plan area and the major land use, open space, and public facility policies that are articulated in the plan. In examining these maps the reader should keep in mind that:

1. These maps are intended to supplement the textual descriptions herein; and
2. They are intended to be illustrative of the plan's policy statements.

The maps are intended to complement the text. Both the text and the maps are to be considered in interpreting this plan.

Each of these three maps depicts the four boundary areas found in Koolaupoko. The intention and extent of each boundary are briefly described below, followed by capsulized descriptions of each of the three maps.

A.1 URBAN COMMUNITY BOUNDARY

The Urban Community Boundary (UCB) is intended to define and contain the extent of developed or "built-up" areas of Koolaupoko's urban fringe communities. Its purpose is to provide an adequate supply of land to support the region's established suburban communities while protecting lands outside the boundary for agricultural and open space preservation values. Areas within the UCB are generally characterized by extensive tracts of residential, commercial, industrial or mixed-use development clearly distinguishable from the undeveloped or more "natural" portions of the region.

In Koolaupoko, the UCB generally circumscribes the community areas of Kaneohe, Kailua, Olomana, Maunawili and Ahuimanu within the State Urban District Boundary.

- Areas within the residential, apartment, commercial, industrial and mixed-use districts;
- Areas in the country district at Haiku Plantations, adjacent to Kailua High School, and immediately adjoining the residential district;
- Areas currently in the inventory of Hawaiian Memorial Park and the Hawaii State Veterans' Memorial Cemetery;
- Public schools serving these communities;
- The campuses of Windward Community College and the Hawaii State Hospital;

- Bayview Golf Course, Mid-Pacific Country Club, and the Klipper Golf Course at MCBH;
- Lands developed for the beneficiaries of the Department of Hawaiian Home Lands;
- Correctional and detention facilities makai of Kalanianaʻole Highway; and
- The refuse convenience station and former sanitary landfill at Kapaa.

The Urban Community Boundary is intended to exclude the following areas:

Undeveloped lands on the slopes of Kaiwa Ridge, Oneawa Hills and Puu o Ehu;

- Undeveloped lands within and directly adjacent to Kawainui Marsh, and the wetlands of Heeia and Kaelepulu;
- Most of Heeia Kea valley;

The slopes of Olomana;

Areas within the State Conservation District;

Military lands, except those at MCBH developed with uses associated with the residential, apartment, commercial, industrial and mixed-use districts; and

Portions of the slopes of Puu Maelieli and the valleys of Ahuimanu, Maunawili and Haiku where lots typically exceed one acre in size.

A.2 RURAL COMMUNITY BOUNDARY

The Rural Community Boundary (RCB) is intended to define, protect and contain established communities in areas the General Plan designates “rural” and that exhibit physical characteristics of rural lifestyles. This boundary is intended to provide adequate land to:

Accommodate anticipated increases in population;

To allow development of facilities needed to support these established communities;

To protect such communities from the more intense land uses and patterns of development associated with more urbanized areas; and

To protect areas outside the RCB for agriculture or other resource or open space values.

Communities defined by the RCB consist of smaller, more dispersed, less intensively developed residential communities and towns than those of Koolaupoko’s urban fringe areas. Development character should be generally low-density, low-rise, small scale, and reflective of a “country” setting.

The RCB is intended to confine most new development to “infill” sites that are within or adjacent to existing developed areas. The RCB generally circumscribes the portions of Waimanalo, Kahaluu, Waiahole and Waikane that are within the State Urban District where there are clusters of parcels that are less than two acres in size occupied by

dwellings or buildings used for community or commercial purposes other than agriculture. The RCB is intended to include the following:

- Areas in the residential, apartment, industrial and mixed-use districts;
- Areas developed or reserved for the beneficiaries of the Department of Hawaiian Home Lands;
- Public schools serving these communities;
- The campus of the Hawaii Job Corps; and
- Areas not designated as Agricultural Lands of Importance to the State of Hawaii that are directly adjacent to or surrounded by residential or other urban uses and are suitable for minor infill development for residential, community or commercial purposes.

The RCB excludes much of the State Urban District land in the vicinity of Kahaluu where a predominantly agricultural use pattern prevails.

A.3 AGRICULTURE BOUNDARY

The Agriculture Boundary is intended to protect important agricultural lands for their economic and open space values, and for their value in helping to give the region its identifiable rural character. Important agricultural lands include lands currently in agricultural uses and lands with high value for future agricultural use. They generally include agriculturally important lands designated “prime,” “unique,” or “other” on the Agricultural Lands of Importance to the State of Hawaii (ALISH) maps.

The primary use of all lands within the Agriculture Boundary should be agriculture or directly supportive of the agriculture industry. Exceptions include “institutional” uses, which should be developed and operated to maintain compatibility with agricultural uses, and other non-urban or non-rural uses such as waste disposal or quarry sites, which should also demonstrate such compatibility.

The Agriculture Boundary is intended to include the following:

- Areas in the agricultural districts, except areas in the inventory of Hawaiian Memorial Park and the Hawaii State Veterans' Memorial Cemetery, developed golf courses, and public nature preserves or nature parks;
- Areas in the country district, except those parcels immediately adjoining a residential district lying with the Urban Community Boundary; and
- The campus of Le Jardin Academy.

A.4 PRESERVATION BOUNDARY

The Preservation Boundary is established to protect undeveloped lands which form an important part of the region's open space fabric but that are not valued primarily for agricultural uses. Such lands include important wildlife habitat, archaeological or historic sites, significant landforms or landscapes over which significant views are available, and development-related hazard areas.

The Preservation Boundary generally circumscribes undeveloped lands that:

- Are necessary for protection of watersheds, water resources and water supplies;
- Are necessary for the conservation, preservation and enhancement of sites with scenic, historic, archaeological or ecological significance;
- Are necessary for providing and preserving park lands, wilderness and beach reserves, and for conserving natural ecosystems of endemic plants, fish and wildlife, for forestry, and other activities related to these uses;
- Are located at an elevation below the maximum inland line of the zone of wave action, and marine waters, fishponds, and tidepools unless otherwise designated;
- Comprise offshore and outlying islands unless otherwise classified;
- Are generally characterized by topography, soils, climate or other related environmental factors that may not be normally adaptable or presently needed for urban community or agriculture use;
- Have general slopes of 20 percent or more that provide for open space amenities and/or scenic values;
- Are susceptible to floods and soil erosion, lands undergoing major erosion damage and requiring corrective attention, and lands necessary to the protection of the health, safety and welfare of the public by reason of soil instability or the land's susceptibility to landslides and/or inundation by tsunami and flooding;
- Are used for state or city parks outside the Urban Community and Rural Community boundaries; or
- Are suitable for growing commercial timber, grazing, hunting, and recreation uses, including facilities accessory to such uses when such facilities are compatible with the natural and physical environment.

The Preservation Boundary is intended to include the following:

- Areas within the State Conservation District and other areas within the preservation district but not located within the Urban Community, Rural Community or Agriculture Boundaries as described above;
- Public nature preserves and nature parks;
- Golf courses not located within the Urban Community and/or Agriculture Boundaries as described above;
- Military lands, except those at MCBH developed with uses associated with the residential, apartment, commercial, industrial and mixed-use districts;
- Correctional and detention facilities mauka of Kalanianaʻole Highway; and
- The campuses of the Oceanic Institute and Sea Life Park.

The Preservation Boundary excludes such features, sites or areas located within the Urban Community, Rural Community or Agriculture boundaries.

A.5 MAP A-1: OPEN SPACE

This map shows the region's major open space patterns and resources as outlined in Chapter 3. It highlights major open space elements and resources, including agricultural and preservation lands, major recreational parks and golf courses, important views, and important boundaries.

This map also indicates the general locations of community and neighborhood parks, public access points along the shoreline, and major trails providing mountain access.

A.6 MAP A-2: LAND USE

Map A-2 shows the desired long-range land use pattern for Koolaupoko, i.e., the land use pattern that will be realized through implementation of the Koolaupoko *Sustainable Communities Plan*. The map contains the following plan elements within the Urban Community Boundary:

Residential. These uses are depicted as a single yellow tone. Within the RCB, the “Rural” category consists of single-family homes in areas currently configured with relatively large lots, e.g., lots of one acre or more. Also within the RCB, the “Rural Residential” category consists of single-family homes in “country” settings, in areas with current lot sizes ranging from just less than one acre to about one-eighth acre (future subdivisions, if any, of “Rural Residential” areas are anticipated to have lots no smaller than about one-quarter acre). Within the UCB, the “Residential” category consists of single-family homes or townhouses with individual entries.

Low-Density Apartment. These uses are depicted with brown shapes. “Low-density apartment” generally refers to low-density, low-rise multi-family residences, including townhouses, stacked flats and apartment buildings. Dwelling units in these buildings may share common exterior entries.

Rural Commercial Center. These centers are depicted in red, with the designation “RC,” and generally represent clusters of commercial establishments intended to service the surrounding rural community. Uses typically include grocery and sundry stores and other services and shops catering to common household convenience items, as well as establishments providing goods and services in support of agricultural activities.

Neighborhood Commercial Center. These centers are depicted in red, with the designation “nc” and generally represent clusters of commercial establishments intended for neighborhood service. Uses typically include grocery and sundry stores and other services and shops catering to common household- of neighborhood-level convenience items.

Community Commercial Center. These centers are depicted in red, with the designation “CC” and generally represent clusters of commercial establishments with a retail shopping center as a nucleus and encompassing up to 50 acres. In addition to the uses found in Neighborhood Commercial Centers, Community Commercial Centers may include offices, service industrial establishments, entertainment facilities and social centers.

Regional Town Center. The Regional Town Centers for Koolau-poko are comprised of the main town areas of Kailua and Kaneohe. These centers are depicted in red, with the designation “TC.” The Regional Town Centers may contain a wide variety of uses, including commercial establishments, civic services, mixed use commercial-residential areas, and mixed use industrial-commercial areas.

Industrial. Industrial areas lying outside the Regional Town Centers are depicted as violet shapes. These areas are found at Kapaa and the MCBH.

- *Institutional.* Major institutional uses are depicted as light blue shapes. These include: the Oceanic Institute near Makapuu; the Job Corps campus in Waimanalo; the correctional and detention facilities and corporation yards adjacent to Mount Olomana and the Pohakupu neighborhood; Castle Medical Center; the windward campus of Hawaii Pacific University; and the combined campus areas of Windward Community College and the Hawaii State Hospital.

Military. Gray shapes are used to depict the general areas of MCBH and Bellows that are used primarily for activities related to national defense. At MCBH, these areas are distinguished from other support areas used for housing, preservation, recreation, and commercial and industrial activities although it is recognized that those support areas will remain integral to the base.

- *Public Facilities.* The existing highways and major roads, the Kailua and Waimanalo wastewater water treatment plants, and public intermediate and high schools are depicted with appropriate symbols, and are shown primarily to provide points of orientation.

A.7 MAP A-3: PUBLIC FACILITIES

Map A-3 illustrates major existing and future public facilities and major privately-owned facilities including golf courses. Its purpose is to display the public resources or assets available within the region. It also depicts general locations of future transit centers; the general extents of areas for which it is anticipated municipal sewer service will be provided in the future; and future bike facilities.