

General Plan Policy Rationale

Kona CDP Related Excerpts

The policies outlined in this document are derived from the General Plan Policy Rationale linked here: [General Plan Policy Rationale](#)

Collaborative Biocultural Stewardship

Objective 1

Increase the biodiversity and resilience of native habitats.

Policies

1.11 Encourage and incentivize green belts, tree plantings, and landscape plans and designs in urban areas.

Kona Community Development Plan Policy LU-2.2: TOD/TND Components. The components of a TOD/TND include Urban Core, Secondary Core, and Greenbelt. A TOD/TND contains a higher density urban core surrounded by a lower density secondary area. A greenbelt will, in turn, surround and define the outer edge of the secondary area.

1.13 Incentivize private land management practices that protect and enhance natural resource values and, when appropriate, pursue the acquisition of lands for the protection of natural resources.

Kona Community Development Plan Policy ENV-3.1: Acquisition Priorities. To supplement the activities of the County Open Space Commission, the Open Space Network Program shall identify high priority areas in Kona for public acquisition.

1.14 Partner with government, private and nonprofit agencies, communities, and other stakeholders to:

- a) Implement the Hawai'i State Wildlife Action Plan (SWAP)
- b) Better understand and model carrying capacities of the island's habitats and resources
- c) Improve the inventory of forested lands and associated ecosystem services
- d) Encourage the continued identification and inclusion of unique wildlife habitat areas of Native Hawaiian habitat within the Natural Area Reserve System
- e) Anticipate future habitat migration, especially wetlands and coastal ecosystems
- f) Prioritize quantitative wetland assessment to identify wetlands
- g) Expand native and/or endemic forest cover
- h) Improve enforcement for illegal activities that harm or degrade endemic habitats

Kona Community Development Plan Objective ENV-1: Managing Impacts. In order to minimize impacts on the land, make use of best management planning practices for any land-based endeavor by balancing public and private rights, and taking advantage of an ever-improving knowledge of resource sensitivity and natural processes.

1.18 Landscaping and irrigation shall be designed to maximize water use efficiency and native plants.

Kona Community Development Plan:

Action CR-2.2c: The County shall recommend amendments to appropriate ordinances to incorporate the appropriate use and implementation of native plants in the landscaping of public facilities such as schools, government buildings, and parks.

Action PUB-4.3b: Develop an irrigation best practices certification program.

Policy TRAN-3.3: Right-of-Way Landscaping. Recognizing that the availability of water should dictate the nature of landscaping within public rights-of-way, lush landscaping should be provided on streets where reclaimed wastewater will be available for irrigation as noted on the Official Public Facilities and Services Map (see Figure 4-10c), and xeriscape landscaping should be the preference where reclaimed wastewater is not available.

Objective 2

Preserve and enhance the health and function of the watersheds to promote water recharge, improve water quality and reduce runoff.

Policies

2.3 Prioritize forest and land management above 2,500 to 3,000 feet elevation to ensure effective groundwater recharge.

2005 General Plan 8.1: In the upper part of this band, above the 3,000-foot elevation, fog that collects on trees and drips to the ground is a major contributor to the aquifer. In recognition of the importance of the mauka Kona area for watershed and other environmental values, the County Council established a policy in Resolution No. 330-96 (1996) that no lands in North or South Kona above 2,500 feet in elevation (except in the existing Kaloko Mauka Subdivision) should be rezoned to lot sizes less than 20 acres, without a corresponding reduction in density on contiguous lands. In Kaloko Mauka, the Council found that the concerns could be mitigated by specific rezoning conditions which would require that at least 80 percent of the property be kept in forest cover, in the area above 3,000 feet in elevation (Resolution No. 58-97). A similar concept was expressed in the conditions of rezoning for Kealahou Development Company, which required an 8,000-acre forest management area in the mauka area of the property while rezoning the lower portion to a higher density.

2.4 Within mauka areas of high rainfall/fog-drip belt, ground disturbing activities such as excessive soil compaction and excessive removal of vegetative cover should be minimized and mitigated consistent with management strategies that encourage the retention of existing forested and pasture areas, reforestation, minimal coverage by impervious surfaces and other strategies that encourage effective infiltration to groundwater.

2005 General Plan 8.3 Policy (v): Within the Kona high rainfall/fog-drip belt, ground disturbing activities such as excessive soil compaction and excessive removal of vegetative cover should be minimized and mitigated consistent with management strategies that encourage the retention of existing forested and pasture areas, reforestation, minimal coverage by impervious surfaces and other strategies that encourage effective infiltration to groundwater.

2.5 Watershed management planning should recognize the ecosystem service value of watersheds and open space to protect scenic vistas and aesthetic values; water recharge; carbon sequestration; oxygen production; habitat enhancement and preservation; fire suppression and fuel load management; soil conservation; preservation of cultural values; and the potential for additional public access and recreational opportunities.

Kona Community Development Plan Policy ENV-1.2: Kona Mauka Watershed Management Program. The Kona Mauka Watershed Management Program shall encompass the public and private lands mauka of Māmalahoa Highway (see Figure 4-8a). The purpose of this program is to synthesize the current knowledge of the mauka lands resources, develop a viable action plan to coordinate the various public agencies and private owners, and serve as the basis for establishing an ecosystem services incentives program. Such a program recognizes the ecosystem service value of our watershed and open space in our community to protect values such as aesthetics and scenic vistas; water catchment and infiltration; carbon sequestration; oxygen production; habitat enhancement and preservation; fire suppression and fuel load management; soil conservation; preservation of cultural values; and potential for additional public access and recreational opportunities.

2.7 Partner with government, private and nonprofit agencies, communities, and other stakeholders to:

a) Implement a comprehensive conservation plan that identifies priority watershed areas for habitat restoration and enhancement.

b) Review and designate forest, river corridors, and watershed areas into the conservation district during State land use boundary comprehensive reviews.

c) Monitor nearshore water quality and impacts to reefs and marine environments and address land-based sources of impacts.

d) Protect and restore wetlands and riparian corridors to ensure more pristine water quality, decrease erosion, and increase sediment management, groundwater

infiltration, nutrient/pollutant uptake, soil moisture retention, stormwater abatement, and cultural/community connections.

e) Develop reasonable standards to improve stream and coastal water quality monitoring and encourage local communities to develop such projects.

Kona Community Development Plan Policy ENV 1.12: Water Quality Monitoring Program.

Land Use

Objective 13

Increase the use of Smart Growth principles to focus development within designated urban centers.

Policies

13.2 Prioritize increase in density, rehabilitation, and redevelopment within existing zoned urban areas already served by basic infrastructure, or close to such areas.

Kona Community Development Plan Objective PUB-4: Growth Management. To prioritize and locate growth-supporting infrastructure (water, sewer, drainage) to support the TODs and infill development and to minimize the environmental impacts of such growth.

13.3 Incentivize rehabilitation and adaptive reuse of existing buildings rather than demolition in urban areas characterized by vacant, abandoned, and underutilized older buildings.

Kona Community Development Plan Policy HSG 4.5: Innovation Encouraged for Redevelopment Projects. In Kailua Village, or the Rural Towns and Villages, landowners or developers who wish to develop affordable housing by rehabilitating or adapting an existing building, building a new infill building, or providing such housing above a commercial establishment may bring their proposal to the Design Center.

13.5 Rezoning that promote infill are encouraged and should be conditioned to ensure connectivity to the surrounding developments and, where applicable, to provide mixed-use opportunities to make the area more pedestrian-oriented.

Kona Community Development Plan Policy LU-2.8 2.b.ii.: Rezoning that promote infill are encouraged. The concept of infill is to connect two or more pre-existing developments. Infill is usually associated with small scale developments of 20 acres or less that have been leapfrogged by the surrounding or adjacent developments. Infill rezoning should be conditioned to ensure connectivity to the surrounding developments and, where applicable, to provide mixed-use opportunities to make the area more walkable.

13.10 Development of TODs and TNDs are encouraged within locations of the urban centers shown on the General Plan Land Use Map. These locations are approximate and become fixed during rezoning.

Kona Community Development Plan Policy LU-2.1: Village Types Defined—Transit-Oriented Developments (TODs) vs. Traditional Neighborhood Developments (TNDs). Both TODs and TNDs are compact mixed-use villages, characterized by a village center within a higher-density urban core, roughly equivalent to a 5-minute walking radius (1/4 mile), surrounded by a secondary mixed-use, mixed density area with an outer boundary roughly equivalent to a 10-minute walking radius from the village center (1/2 mile). The distinction between a TOD and TND is that the approximate location of a TOD is currently designated on the Official Kona Land Use Map (Figure 4-7) along the trunk or secondary transit route and contains a transit station, while TND locations have not been designated and may be located off of the trunk or secondary transit route at a location approved by a rezoning action.

13.11 Plan for and identify appropriate areas for business incubation/innovation districts and industrial/business parks.

2005 General Plan 14.4.5.7.2 North Kona Courses of Action (a): Identify sites suitable for future industrial activities.

13.13 Support master planning by public and private institutions and landowners which emphasize TOD, affordable housing, and mixed-use development.

Kona Community Development Plan Action ECON-1.2a: Develop TOD master plan with the civic center as the heart of the town center and rezone as a Commercial TOD (DPW, PD, 2-3).

13.15 Encourage the use of more innovative types of housing development with respect to geologic and topographic conditions, such as zones of mix and cluster and planned unit developments.

2005 General Plan 14.6.5.7.2 North and South Kona Courses of Action (d): Encourage the use of more innovative types of housing development, such as zones of mix and cluster and planned unit developments.

13.16 Lots within proposed single-family residential subdivisions should not have direct vehicular access from major collector streets or higher based on Federal Highway Administration classifications.

Kona Community Development Plan Policy TRAN-2.2: Access Management. To preserve the through functions of arterials and major collectors, driveway access along new arterials and major collectors shall be minimized to the greatest extent consistent with the need to provide access to adjoining property.

13.17 Large, oversized blocks in new subdivisions should be avoided in favor of smaller blocks and enhanced pedestrian networks. The determination of block size should be based on land use and the urban or rural character of the area.

Kona Community Development Plan Policy TRAN 2.1.1: Maximum block size: In lieu of Hawai'i County Code (HCC) Section 23-29 (c), the maximum length of blocks for predominantly residential subdivisions shall be 800 feet, unless unfeasible due to natural topography, protected resources, or surrounding development patterns.

Commercial

13.21 Encourage a mix of uses near affordable housing and access to commercial and recreational opportunities.

Kona Community Development Plan Policy LU-2.5: Village Design Guidelines. The Village Design Guidelines in Attachment B should be used as a guide to the development of conceptual master plans for TODs and TNDs, as well as subsequent projects or site plans implementing the conceptual master plans. The intent of the Village Design Guidelines are to do the following:

- 1) Promote transit-oriented and pedestrian-oriented development, to increase transit use, to manage traffic congestion,
- 2) Encourage mixed-use, compact development that is pedestrian in scale and sensitive to environmental characteristics of the land, and facilitates the efficient use of public services;
- 3) Have residences, shopping, employment, and recreational uses located within close proximity with each other and efficiently organized to provide for the daily needs of the residents;
- 4) Provide for a range of housing types and affordability within pedestrian-oriented, human-scale neighborhoods;
- 5) Incorporate natural features, open space, and cultural features;
- 6) Provide efficient circulation systems for pedestrians, non-motorized vehicles, and motorists that serve to functionally and physically integrate the various land use activities; and
- 7) Promote strong neighborhood identity and focus.

Kona Community Development Plan Policy LU-2.2: TOD/TND Components. The components of a TOD/TND include Urban Core, Secondary Core, and Greenbelt. A TOD/TND contains a higher density urban core surrounded by a lower density secondary area. A greenbelt should, in turn, surround and define the outer edge of the secondary area.

13.24 Discourage strip or spot commercial development on the highway outside of the UGAs.

2005 General Plan 14.3.5.8.2 South Kona Courses of Action (a): Centralize commercial activities in existing town centers.

Industrial

13.32 Encourage Industrial Project Districts and Innovation Centers within the UGAs.

Kona Community Development Plan ECON-1.8: Eco-Industrial Park. To encourage the feasibility testing of the concept of an eco-industrial park, which is a community of firms that exchange and make use of each other's byproducts, there shall be a floating Project District called the Eco-Industrial Park that shall be available to areas within the Urban Area zoned MG, ML, or MCX.

13.39 Future land uses in the vicinity of industrial areas, including airports, should have an adequate open space buffer and/or be compatible with the anticipated aircraft noise exposure levels for that vicinity.

2005 General Plan 13.3.5.6.2 North and South Kona Courses of Action (a): Future land uses in the vicinity of the Kona International Airport at Keāhole should be compatible with the anticipated aircraft noise exposure levels for that vicinity.

Resort

13.41 Resorts, hotels, visitor attractions, and related development shall be in areas adequately served by transportation, utilities, and other essential infrastructure.

2005 General Plan 14.7.5.7.2 North Kona Courses of Action (c): Improve and provide adequate roadways, sewer and water systems, and other basic amenities in all areas where higher density uses are allowed.

13.45 Do not allow new Resort (V) zoning development along the ocean side of Ali'i Drive.

2005 General Plan 14.7.5.7.2 North Kona Courses of Action (a): Discourage strip resort development along Ali'i Drive.

13.46 Resort development should be in balance with the social and physical goals as well as the economic desires of the residents of the area.

2005 General Plan 2.4.7.2 North Kona Courses of Action (a): Resort development in the area shall be in balance with the social and physical goals as well as economic desires of the residents of the district. Necessary pollution controls shall be available prior to development. Other necessary support facilities such as transportation and nursery facilities shall also be provided.

13.48 Retreat Resort uses may be permitted outside UGAs through Special Permits only when there is a clear community benefit or consistent with County, State, and Federal sustainability objectives.

2005 General Plan 14.7.5.8.2 South Kona Courses of Action (b): Encourage the development of small family-operated hotels or bed and breakfast accommodations.

Objective 14

Maximize the use of Rural designated lands to preserve rural character and lifestyle.

Policies

14.2 Support reclassification/rezoning of appropriate General Plan Rural designated areas where an intermediate land use and a well-defined buffer between Urban and Productive Agricultural areas are consistent with the surrounding uses and rural character.

Kona Community Development Plan Action LU-1.3a: County shall work with State to identify lands that may be appropriate to reclassify from Agriculture to Rural, consistent with Kona CDP Policies (PD, on-going).

14.5 Support the development of small-scale visitor accommodations with heritage, agriculture, wellness, or similar themes in rural areas and near points of interest.

2005 General Plan 14.3.5.8.2 South Kona Courses of Action (c): Allow the development of small-scale visitor-oriented commercial facilities along Ke Ala O Keawe Road (City of Refuge Road) leading to Pu'uhonua O Honaunau National Historic Park.

Objective 15

Support the active use of Productive Agricultural lands.

Policies

15.3 Encourage buffer zones or compatible uses between Productive Agriculture and adjacent other uses of land to mitigate unintended agriculture externalities like machine/animal noise, odors, fertilizer/pesticide drift, and related impacts.

2005 General Plan 14.2.4.6.2 North and South Kona Courses of Action (c): Encourage buffer zones or compatible uses between important agricultural land and adjacent uses of land.

15.5 Support the development of small-scale visitor accommodations that directly promote the agriculture industry, health and wellness industry directly related to agriculture, or are near points of interest that support agriculture.

2005 General Plan 14.3.5.8.2 South Kona Courses of Action (c): Allow the development of small-scale visitor-oriented commercial facilities along Ke Ala O Keawe Road (City of Refuge Road) leading to Pu'uhonua O Honaunau National Historic Park.

15.6 Any subdivision or agriculture worker housing complex developed on Productive Agricultural Lands should be clustered to minimize impact.

Kona Community Development Plan Policy LU-3.4: Clustered Rural Subdivision Guidelines. The Clustered Rural Subdivision Guidelines in Attachment C apply to proposed subdivisions outside of the Kona Urban Area (UA). The intent of the guidelines is to minimize grading, preserve the natural appearance of the land to the maximum extent possible, ensure agriculture use in the State Land Use Agricultural District, and create a rural setting for residences.

15.9 Promote the preservation and restoration of indigenous agricultural systems.

Kona Community Development Plan Policy CR-3.3: Enable Kanaka Maoli and others to pursue traditional Kanaka Maoli lifestyles and practices.

Kona Community Development Plan Action CR-3.3b: Perpetuate Kanaka Maoli food production associated with land and ocean traditions and practices (public and private agencies, community, ongoing).

Kona Community Development Plan Policy CR-3.5: Ahupua'a Resource and Management. Integrate the values and principles of the traditional ahupua'a resource and management systems as a basis for a sustainable Hawai'i.

Transportation Access and Mobility

Objective 17

Increase transportation connectivity.

Policies

17.2 Programmatically support the open space network concept with a methodology that includes criteria for establishing County department and other agency responsibilities, mapping requirements, financing strategies for implementation and maintenance, and standards for facilities that enhance the community experience.

Kona Community Development Plan:

Overall Strategy 2: Managing Access as a Linked Network of Open Spaces.

Policy ENV-2.1: Open Space Network Program. The purpose of the Open Space Network Program is to enhance opportunities for residents and visitors to access Kona's Environmental Resources for recreational, educational, subsistence, or gathering purposes.

Objective ENV-3: Fiscal Commitments to Open Space.

Policy ENV-3.1: Acquisition Priorities. To supplement the activities of the County Open Space Commission, the Open Space Network Program shall identify high priority areas.

17.5 Ensure that existing active living corridors that are publicly owned or available by easement are properly identified and that their access elements are secured and documented.

a) Primary examples include but are not limited to historic trails and roads, roads-in-limbo, 'paper roads', former sugar cane roads, train infrastructure remnants (Rails to Trails), and pedestrian and bicycling paths.

b) "Acceptance" by the County of the responsibilities detailed in the grant of easements should require County Council action and dedicated funding source.

Kona Community Development Plan:

Overall Strategy 2: Managing Access as a Linked Network of Open Spaces.

Policy ENV-2.1: Open Space Network Program. The purpose of the Open Space Network Program is to enhance opportunities for residents and visitors to access Kona's Environmental Resources for recreational, educational, subsistence, or gathering purposes.

Objective ENV-3: Fiscal Commitments to Open Space.

Policy ENV-3.1: Acquisition Priorities. To supplement the activities of the County Open Space Commission, the Open Space Network Program shall identify high priority areas.

Objective 18

Increase mass transit ridership by 50 percent by 2045.

Policies

18.1 Ensure transit routes connect with other modes of active transportation consistent with the County Street Design Manual.

Kona Community Development Plan Village Design Guidelines 1.3.2.h.: That the region include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

Objective 19

Reduce vehicle miles traveled (VMT).

Policies

19.3 Incorporate bicycle routes, lanes, and paths within road rights-of-way.

Kona Community Development Plan TRAN-1.1: The Official Transportation Network Map shall show proposed transit routes, proposed arterials and collectors, and pedestrian/bicycle paths.

19.5 Roadway designs and improvements made by the Department of Public Works shall accommodate pedestrian-friendly, multimodal design, and on-street parking evaluations, to the fullest extent possible.

Kona Community Development Plan Action TRAN-3.3b: Establish list of recommended vegetation, in consultation with the Kona Outdoor Circle, as an amendment to the County of Hawai'i Street Standards (PD, DPW, 2-3).

Objective 20

Achieve a transportation system that employs all modes of transportation at a community scale.

Policies

20.5 Incentivize subdivision roadway connectivity.

Kona Community Development Plan Objective TRAN-2 Street Network Connectivity: To develop a system of interconnected roads in Kona that will provide alternative transportation routes that will disperse automobile trips and reduce their length, while not compromising the through functions of arterials and major collectors with excessive intersections.

Objective 21

Incorporate green infrastructure to reduce stormwater runoff.

Policies

21.3 Use native vegetation when viable and maintainable to achieve the County Street Design Manual standards.

Kona Community Development Plan Action CR-2.2c: The County shall recommend amendments to appropriate ordinances to incorporate the appropriate use and implementation of native plants in the landscaping of public facilities such as schools, government buildings, and parks.

Objective 22

Increase transportation safety for transportation's most vulnerable users and reduce traffic fatalities.

Policies

22.9 Engage and collaborate with the owners of private roads and local community groups to help identify and develop road management agreements that mitigate road closures to provide emergency evacuation routes.

Kona Community Development Plan Objective TRAN-2 Street Network Connectivity: To develop a system of interconnected roads in Kona that will provide alternative transportation routes that will disperse automobile trips and reduce their length, while not compromising the through functions of arterials and major collectors with excessive intersections.

Public Utilities

Objective 26

Increase the protection of existing and potential sources of drinking water.

Policies

One Water

26.16 Support localized, small-scale solutions to water reuse and on-site systems.

Kona Community Development Plan, Policy PUB-4.6 Wastewater Reuse Area:
Recognizing the limited drinking water supply in the Kona area, every effort should be taken to develop a feasible wastewater reclamation system for non-potable uses.

Objective 27

Planned and developed municipal sewer capacity is expanded to serve our Urban Growth Areas and reduce sewage-related impacts on water quality.

Policies

One Water-Recycled Water Expansion

27.13 Encourage on-site water reuse solutions for large developments.

Kona Community Development Plan Policy PUB-4.6 Wastewater Reuse Area:
Recognizing the limited drinking water supply in the Kona area, every effort should be taken to develop a feasible wastewater reclamation system for non-potable uses.

27.14 Encourage and incentivize the collection of rainfall for non-potable use.

Kona Community Development Plan Policy PUB-4.6 Wastewater Reuse Area:
Recognizing the limited drinking water supply in the Kona area, every effort should be taken to develop a feasible wastewater reclamation system for non-potable uses.

27.15 Prioritize the use of gray water in areas connected to County water and not connected to County wastewater.

Kona Community Development Plan Policy ENGY 1.7: County Lead by Example. For projects and offices in Kona, the County should lead by example in the following areas: (d) Rainwater and gray water harvesting—for new buildings, evaluate the possibility of installing rainwater harvesting techniques such as tanks that collect roof drainage, roof-top tanks for toilet flushing, piping stormwater to lawns and gardens, permeable pavements for parking lots with collection system.

Kona Community Development Plan Action PUB-4.5c: Master plan a comprehensive wastewater reclamation system to maximize reuse (DEM, 2-3)

Objective 29

Strive towards energy self-sufficiency.

Policies

29.2 Promote and encourage the creation of a modern grid to support the use of distributed generation such as private photovoltaic systems connected to the grid.

Kona Community Development Plan Policy ENGY-1.5: Distributed Energy and Other Innovative Technology Support. Photovoltaic systems are typically used as distributed generation when connected to the electrical grid where they have the potential to sell excess energy back to the grid. This is an emerging technology with challenges for the utility to incorporate such systems into the grid. This policy is aspirational and expresses general support in whatever way possible (e.g., permit coordination, grants) to encourage further development in this endeavor.

Public Facilities & Services

Objective 31

Adequately maintain public facilities.

Policies

31.6 Explore and encourage adaptive reuse of former facilities such as airports (e.g., Maka‘eo Park) and fire stations (e.g., Kawaihewa Fire Station).

Based on the best practice and example of reuse of the old Kona airport to an open recreational space.

Objective 32

Protect the health and well-being of residents and visitors.

Policies

Level of Service

32.8 Maintain a level of service for response time that is consistent with National Fire Protection Association (NFPA) standards.

Kona Community Development Plan Policy PUB-2.3: Fire Protection, EMS, Rescue, HazMat, Level of Service: Until superseded by a county-wide standard, fire station locations should be planned to provide a response time of 8 minutes in the Urban Area (10 mile radius with 5 mile overlap) and 12 minutes in the rural areas (15 mile radius with 5 mile overlap). All fire stations should provide fire protection and EMS services. Rescue services should be provided by ground and sea by at least one station in each district, and by helicopter to service the North Kona and South Kona districts. One station should have HazMat capability to service the North Kona and South Kona districts.

Kona Community Development Plan Action PUB-2.3a: Existing and proposed fire stations meet the level of service for the Urban Area. A new fire station is needed in South Kona in the vicinity of Ho‘okena (Fire, 5-10).

32.9 Ensure Hazardous Material service for both the windward and leeward sides of the island.

Kona Community Development Plan Policy PUB-2.3: Fire Protection, EMS, Rescue, HazMat, Level of Service: Until superseded by a county-wide standard, fire station locations should be planned to provide a response time of 8 minutes in the Urban Area (10 mile radius with 5 mile overlap) and 12 minutes in the rural areas (15 mile radius with 5 mile overlap). All fire stations should provide fire protection and EMS services. Rescue services should be provided by ground and sea by at least one station in each district, and by helicopter to service the North Kona and South Kona districts. One station should have HazMat capability to service the North Kona and South Kona districts.

Preventative Approaches

32.15 Crime Prevention through Environmental Design (CPTED) should be incorporated into planning and design.

Kona Community Development Plan Action PUB-2.2e: Incorporate in the Village Design Guidelines crime prevention through environmental design principles (PD, 3-5).

32.16 Business Improvement Districts or other organizational tools, such as partnerships with local businesses, should be used to enhance security and orderliness in downtown areas.

Kona Community Development Plan Action PUB-2.2c: Through a Business Improvement District or other organization, partner with downtown businesses to enhance security and orderliness (KVID, 1-2).

Objective 34

Each community has access to a wide range of educational opportunities.

Policies

Safe Routes to School

34.17 Require new developments in the vicinity of schools to provide safe pedestrian facilities and additional school zone signage.

Kona CDP Policy Tran-3.5 Safe Routes to Schools: Every public elementary school in Kona should have a Safe Routes to School program.

Objective 35

Park facilities are located within a 10-minute walk in urban areas and a 10-minute drive in rural communities.

Policies

Recreational Services

35.19 Prioritize park acquisition and improvements that involve under-represented open recreation and healthy living activities (outside the scope of organized sports), such as:

a) Walking and biking trails

b) Skate/roller blade parks

c) Dog-friendly parks

d) Parks that offer camping opportunities

e) Botanical and community garden parks, pocket and art parks

f) Equestrian/rodeo arenas

g) Archery and shooting ranges

h) ATV and motorized recreation areas

i) Other types of active and passive recreation that enhance the quality of life for residents and visitors.

Kona Community Development Plan Action PUB-6.2(a): Identify deficiencies to the park system described in Policy PUB-6.2. Include consideration of the following (PD, DPR, on-going):

- skateboard areas
- network of walking paths and historic trails to be integrated into and between future development projects in both rural and urban areas
- pet-friendly parks and leashed dog walking areas with appropriate facilities

Objective 36

Each community has access to healthcare facilities, programs, or community-based care.

Policies

36.2 Partner with government, private and nonprofit agencies, and other stakeholders to ensure equitable access to healthcare services.

2005 General Plan 10.5.2 Policies:

(a) Encourage the development of new health care facilities or the improvement of existing health care facilities to serve the needs of Hamakua, North and South Kohala, and North and South Kona.

(d) Encourage the State to continue operation of the rural hospitals.

(e) Encourage the establishment or expansion of community health centers and rural health clinics.

36.6 Support the establishment of centrally located, 24-hour, full-service medical facilities, with trauma care, to service rural areas.

2005 General Plan 10.5.2 Policies:

(a) Encourage the development of new health care facilities or the improvement of existing health care facilities to serve the needs of Hamakua, North and South Kohala, and North and South Kona.

(d) Encourage the State to continue operation of the rural hospitals.

Housing for All

Objective 39

(Create Housing Affordability) Prioritize providing quality affordable housing for Hawai'i's residents.

Policies

39.3 All affordable housing projects that receive development benefits from the County, such as land use/zoning approvals, special approvals (including HRS, Section 201-H), conditional uses, and density bonuses, shall be required to maintain the affordable rental units for not less than 20 years pursuant to deed restrictions or other mechanisms specified in the HCC.

Kona Community Development Plan Policy HSG-5.2 Privately Constructed Affordable Units: For private projects subject to affordable housing requirements, the Kona Housing Non-Profit or other non-profit shall have a first right of refusal to 10% of the required affordable units. All affordable units shall remain affordable for 40 years.

Thriving, Diverse, and Regenerative Economy

Objective 44

Increase the growth and health of small businesses.

Policies

44.4 Initiate and/or support programs to revitalize town centers and increase the patronage of local businesses.

Kona Community Development Plan Policy ECON 1.7: The County should work with the Kailua Village Improvement District, the Chamber of Commerce and other Stakeholders to develop the Kailua Village Redevelopment District Plan and the Rural Towns' redevelopment plans (see Policy LU - 2.4). The plans shall address:

- Infrastructure improvements and public safety
- Infill and Brownfield Development
- Multi modal transportation

- Mixed-use development opportunities
- Affordable and workforce housing
- Public Parking

44.7 Promote creative industries through collaboration with local artists on the design and creation of public, livable spaces.

Kona Community Development Plan Policy PUB-6.5: Public Art. In recognition of Kona's embrace of cultural traditions, opportunities should be sought to creatively incorporate public art into public areas or facilities, to create a sense of place.

Objective 45

Incorporate resiliency, diversity, and innovation in County programs, plans, and research to support healthy economic development and revitalization.

Policies

45.7 Improve opportunities for multimodal transit that improve the quality of access to existing job centers.

Kona Community Development Plan Policy TRAN-4.1: Transportation Demand Management (TDM) Solutions. The County government should educate its community on the value of a rideshare program and provide incentives towards its use; the County should encourage flexible hours among its staff and workers and educate by example; or the County should encourage the community to reach and adopt innovative solutions to transportation demand.

Kona Community Development Plan Policy TRAN-4.2: Commuter Transit Service. Express bus commuter routes and schedules should be provided to major employment centers.

Agriculture and Food Systems

Objective 46

Increase access to land for active food production.

Policies

46.7 Explore opportunities and methods to utilize local materials and by-products from agriculture, forestry, agroforestry, silviculture, and aquaculture.

2005 General Plan 14.2.4.6.2 Course of Action (b): Encourage the University of Hawai'i at Hilo to accelerate research on agricultural, aquaculture and forestry products that are or could be of economic value to Kona.

46.9 Support regenerative agricultural practices and the restoration of traditional ecological knowledge and practices that offer multiple benefits, such as improving

agriculture and food system waste management to reduce County greenhouse gas (GHG) emissions and rotational grazing to improve soil health and sequester GHG.

Kona Community Development Plan Policy CR-3.3: Enable Kanaka Ma'oli and others to pursue traditional Kanaka Ma'oli lifestyles and practices. We must provide opportunities to those who want to pursue and perpetuate the way of the Kanaka Ma'oli.

Objective 47

Increase interagency coordination, programs, and policy initiatives that improve local agriculture infrastructure.

Policies

47.10 Support the development of processing and manufacturing facilities.

Kona Community Development Plan Action ECON-2.1a: The County will work with Kona's Agricultural Community to make recommendations for priorities such as (R&D, DOA, COMM., on-going):

- 1) Market research for potential export crops in North and South Kona.
- 2) Language assistance to enable non-English speaking farmers to market their crops.
- 3) Agricultural industry training for current and new farmers.
- 4) Establishment of processing facilities in order for farmers to increase opportunities to develop value-added products.
- 5) Encouragement local institutions (e.g., school cafeterias) to purchase locally produced food.
- 6) New "crop incubator" projects.
- 7) Centralized data center to serve as a clearinghouse for information on available Kona agricultural products, services, and markets.
- 8) Establishment of a commercial kitchen and drying facility to encourage increased diversity in value-added products.
- 9) Expand the County's "green waste" nutrients recycling program and purchase a tub grinder for the Kona Green Waste Processing Facility.
- 10) Programs and events to support and promote agriculture in Kona.

Visitor Industry

Objective 49

Increase authentic Hawai'i Island visitor experiences.

Policies

49.2 Strengthen the accessibility of creative industries and Hawai'i Island-made products such as fashion, food, and the arts to the visitor industry.

Kona Community Development Plan Policy PUB-6.5: Public Art. In recognition of Kona's embrace of cultural traditions, opportunities should be sought to creatively incorporate public art into public areas or facilities, to create a sense of place.