

Suggested deletions are bracketed [], and additions are underlined.

Since the adoption of the County's first General Plan in 1971, the primary advancements in planning at the County level have provided a "spot zoning" system that addresses improved onsite construction and development standards required through the Zoning Code, Subdivision Code, and Functional Plans. There is a concern that the General Plan and the Community Development Plans lack the authority to actually implement well-meaning sustainable community planning strategies and therefore the County will continue to approve development that is not in the best interest of Hawai'i Island, the residents, the environment, or the economy. Hopefully, there can be some more productive means of implementing the GP's proposed policy changes and code amendments can be carried out to achieve identified outcomes.

We have only just begun to acknowledge the government's responsibility in planning for and providing for the most basic public infrastructure including interconnected systems for multi-modal transportation, public water delivery, sewage treatment, and green infrastructure. Unfortunately, we are still a long way from the implementation. Until we have first caught up with our deficiency in providing services and infrastructure within our Urban and Rural Centers, no major development should be approved outside of these population centers.

Objective 1

Why does Objective 1 focus upon “climate actions are equitable and uplift historically marginalized and disadvantaged communities”?

In addressing Climate mitigation, it was stated on page 12 that “Transportation is the primary source of emissions on Hawai‘i Island. Due to the rural geography of the island and the distance between urban socioeconomic hubs and residential areas, many residents have long commutes.” However, this Chapter does not seem to include policies that reflect a determination to reduce long commutes in order to reduce

emissions. Therefore, a primary objective of the General Plan needs to focus on adopting Priority Actions for land use that serve to reduce urban sprawl into low-density rural areas and to improve urban planning policies that serve to increase density, with appropriate infrastructure, and provide workforce housing opportunities near places of employment. Reducing sprawl will also protect the existing forest canopy in currently undeveloped regions.

Comment: Consider configuring goals to be consistent actions with the County of Hawai'i Integrated Climate Action Plan.

Objective 2

Achieve net carbon neutrality by 2045.

Policies

Proposed Amendment:

2.11 Develop and adopt an urban forestry program for the County. Integrate urban forestry into all scales of planning. Draft GP Pg. 17

2.17 Develop and adopt a plan to increase forested lands and replant deforested lands outside of the urban boundaries. GP Pg. 18

Priority Actions

2.e Prioritize urban tree inventories for primary urban areas such as Downtown Hilo, Waimea, and Kailua-Kona. PROJECT

2.f Develop procedures to include street trees as part of public capital improvement projects. PROJECT GP Pg. 18

2.l Incentivize the expansion of forested and replanting of deforested lands in rural, agricultural and conservation lands. PROJECT GP Pg. 18

SUSTAINABLE DEVELOPMENT AND RESILIENT COMMUNITIES GP Pg. 23

Table 5: Land Use Opportunities, Pg. 26

Infrastructure

- Increase housing density by utilizing additional dwelling units (ADU) in existing residential districts served by adequate utilities as well as approve code amendments to encourage increased residential densities within mixed-use medium and high-density urban districts.

Regulations

- Remove barriers to affordable, workforce, and elderly residential development in the appropriate districts to reduce development timelines, increase housing stock availability, and increase affordability.

Priority Actions, Draft GP Pg. 32

4.a Develop a process for County-initiated State Land Use boundary reclassification based on maps adopted within CDPs and the GP.

4.b Create TOD and TND “Village Plans” for unique urban areas that include considerations for urban design, aesthetic quality, and the protection of amenities in adjacent areas through landscaping, open space, and buffer areas. PROJECT

General Plan Land Use Maps and Designations

Table 6: Urban Land Use GP Pg. 32

GP DESIGNATION	DESCRIPTION	OPTIMAL RESIDENTIAL DENSITY (DU/ACRE)	POSSIBLE ZONING DESIGNATIONS
High-Density Urban	General commercial, multiple-family residential, and related services. Confined to Urban Growth Areas.	36-60	RM, RCX, V, CG, CDH, MCX, ML
Medium- Density Urban	Village and neighborhood commercial and single-family and multiple-family residential and related functions. Confined to Urban Growth Areas.	13-35	RM, RD, RCX, V, CN, CV, CG, MCX, ML
Low-Density Urban	Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses.	3-12	RS, RM, RCX, ML, V, CV, CN
Urban Expansion Reserve	Allows for a mix of high density, medium density, low density, industrial-commercial mix, and/or natural designations in areas where growth may be desirable, but where specific settlement and infrastructure have not yet been determined.		RS, RM, RCX, CV, CN, CG, MCX, ML, UNV, V
Light/Service Industrial	Uses include but are not limited to business parks, research and development centers, product assembly, distribution centers, laboratories, cottage industries, and light service industrial uses.		MCX, ML
Heavy Industrial	Uses include but are not limited to landfills, quarries, chemical plants, heavy equipment base yards, towing yards, and other uses with the potential to create public nuisance conditions (e.g., noise, environmental impacts).		MG
University	Public university, including ancillary public uses, residential, and support commercial uses.		UNV. CG, CN, RM

Resort	Uses include a mix of visitor-related uses such as hotels, condominium hotels (condominiums developed and/or operated as hotels), single-family and multiple-family residential units, golf courses and other typical resort recreational facilities, resort commercial complexes, and other support services.	V, PD, RS, RM, CV, CN, MCX
<u>Transit-Oriented Development (TOD)</u>	<u>Transit-Oriented Development Floating Zone (TOD) – Mixed-use developments located at strategic points along a regional transit system. TODs consist of moderate and high-density housing, along with complementing public uses, jobs, retail, and services.</u>	<u>Minimum land area. The minimum land area for a new community shall be consistent with the zoning code’s requirements for project districts, which corresponds to the urban and secondary core.</u> KCDP Pg. 4-41
<u>Traditional Neighborhood Development (TND)</u>		<u>High-Density Village Design Guidelines</u> <u>Medium-Density Village Design Guidelines</u>

Proposed amendment: Amend Table 6: Urban Land Use by adding TOD and TND to the list of “GP Designation” in column 1 (see above) since it is the stated intent of the General Plan (see page 46) to adopt zoning policies to Include both TODs and TNDs.

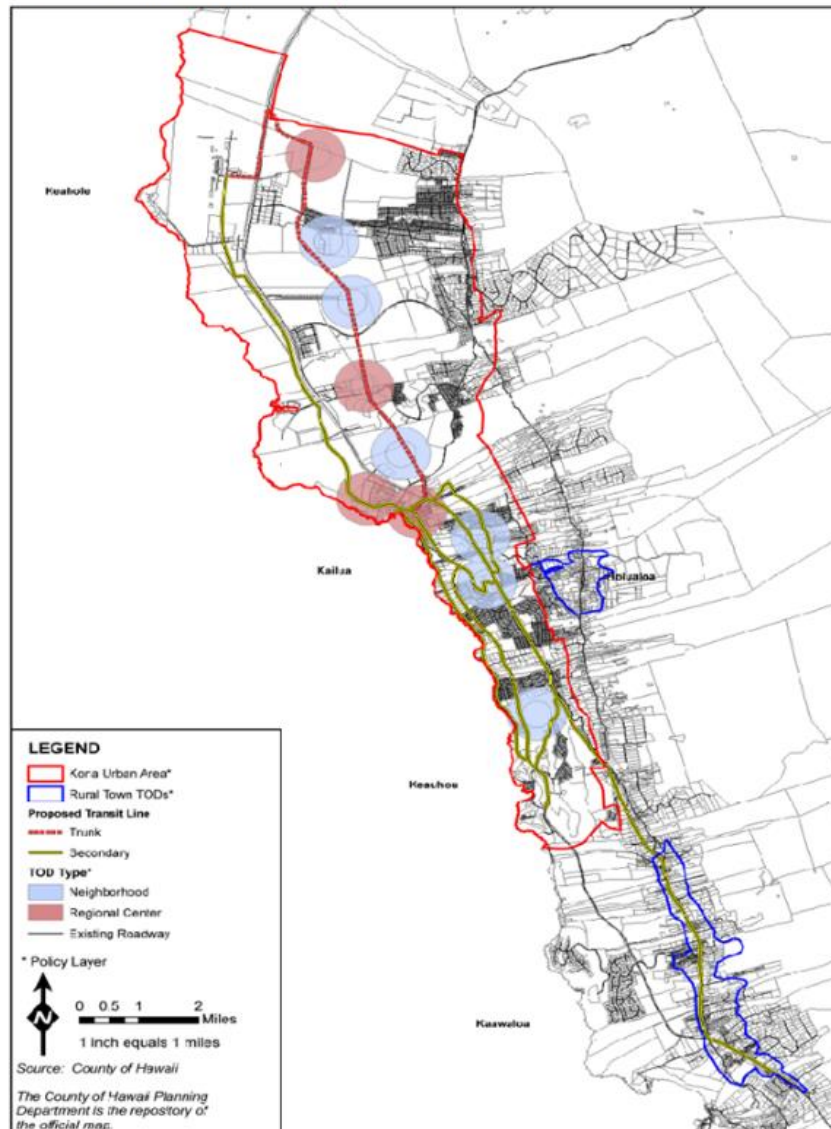
Sustainable Development and Resilient Communities

Draft GP Pg. 37
Land Use Map 3



Proposed amendments to Land Use Map 3
 Land Use Map 3 should indicate the TOD’s that have been identified on Kona CDP Figure 4-7, Pg. 4-36.

Figure 4-7 Official Kona Land Use Map



Map Amendment:

Regarding Draft GP Map 3, it is suggested that the property that now appears as the newly proposed High-Density Urban and Medium Density boundaries located mauka of the Old Airport and makai of Queen Ka'ahumanu Hwy be instead designated as a Regional Center and Neighborhood TODs as designated in the Kona CDP Official Land Use Map, Figure 4.7.

This is important to ensure that proper mixed-use master planning is carried out for the area.

“Makaeo Village (Regional Center) A major retail center is planned near the Old Airport Park. As a mixed-use village, the plan is to introduce residential uses into the mix, design a complementary relationship to the Old Airport Park, and integrate a transit hub or major park and ride facility for commuters”. Source KCDP Pg. 4-40

Land Use Goal

1.2: Urban Growth Areas

The Urban Growth Areas include high-density Transit Oriented Development (TOD), medium-density Traditional Neighborhood Development (TND), and low-density Urban Neighborhood Centers. These centers provide physical, social, governmental, and economic concentrations and easier access to services, recreation, and employment activities. Draft GP Pg. 46

Proposed amendment: Following the above language, amend the text to include this language:

Transit-Oriented Development (TOD). The development of compact, mixed-use villages which would integrate housing, employment, shopping, and recreation opportunities. Villages would be designed around transit stations/stops which would reduce the need for daily trips and financially support the expanded transit system. Source KCDP Pg. 4.6

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. Source KCDP Pg. 4-28

Objective 8

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

Policies

"8.13 Support master planning of present and proposed public and private institutions with an emphasis on TOD, affordable housing, and mixed-use development." Draft GP Pg. 47

Proposed amendment:

8.14 Rezoning Outside of Urban and Rural TODs and Outside of GP LUPAG Urban Area. Rezoning of areas currently zoned agricultural, outside of Urban and Rural designations on the General Plan LUPAG, shall be discouraged. This policy is

intended to prevent the rezoning of agricultural lands where the primary objective of the lot owner will be to establish a large lot residential dwelling.

Table 7: Rural Land Use Draft GP Pg. 32

Rural

Situated outside of urban growth areas. Except where noted, these areas should retain their rural character with low-density residential development, supporting small-scale commercial development, and agricultural land uses. To limit growth outside of the Urban Boundaries, rural areas should not be targeted with the development of major public infrastructure or the extension of public sewer service except where a documented health, safety, and/or welfare condition warrants such an expansion. (1/2-to-5-acre lot sizes) Draft GP Pg. 32

Comment: Large developments of low-density homes sites should not be approved as “rural”. ½ to 1-acre house lots should be approved only as an addition to an existing rural village. Large parcels of land provided with ½ or 1-acre zoning are, in reality, low-density urban development.

Table 8: Agriculture Land Use Draft GP Pg. 33

Extensive Agriculture

Proposed amendment: Lands that are not capable of producing sustained, high agricultural yields without the intensive application of modern farming methods and technologies due to certain physical constraints such as soil composition, slope, machine tillability, and climate. These lands are better suited for other less intensive agricultural uses such as grazing and pasture **[and can support additional residential densities when situated near UGAs.]** but may not be appropriate for additional residential densities due to distances from urban infrastructure, services, and places of employment. Pg. 33

Objective 8

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

Comment: The use of the word “designated” can encompass existing and future urban centers.

Policies

8.18 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.

Proposed Amendments: Pg. 48

8.19 Require the inclusion of affordable, workforce, and elderly housing within designated High Density, Medium Density Urban Centers, and TOD Nodes.

8.20 Make water available to meet the requirements of new high-density urban development.

8.21 Prevent the development of additional transient residential development in high-density and medium-density residential zones.

8.22 Require new development within High-Density Urban Centers to be built within an integrated, “mixed-use zone” or TOD Node.

Question: Why doesn't Objective 8 list **Policies for **Residential** zones?**

Resort

Proposed Amendments: Pg. 49, 50

8.45 Do not allow new Resort (V) zoning development along the ocean side of Ali'i Drive, including within the Resort Node of Keauhou.

8.50 Encourage the addition of workforce housing opportunities within existing Resort Nodes.

8.51 Require the addition of workforce housing opportunities within new or expanded Resort Nodes.

8.52 Require the preservation of open and natural spaces within existing and future Resort Nodes.

Industrial

Proposed Amendments: Pg. 49

8.41 Areas identified for Light/Service Industrial Districts should not be permitted to include retail commercial enterprises. Lower development standards (such as reduced requirements for parking as well as permitted warehouse-style construction) for Light/Service Industrial Districts may facilitate lower commercial rents. However, locating retail/commercial businesses in these Districts takes away from the economic sustainability of our Commercial Centers weakening the ability of these areas to offer a lively and robust economic environment.

Priority Actions, Pg. 50

8.e Amend Zoning Code to:

viii. Require increased standards for the inclusion of affordable and workforce housing within “mixed-use zones” including Project Districts, TODs, TNDs, and Resort zones. Pg. 50

1.4: Agriculture

Objective 10

Support the active use of Productive Agricultural lands.

Policies

Proposed Amendments:

Policy 10.11 "Agricultural lands should be preserved in a manner that supports family farms, ecotourism, and a self-sufficient agricultural economy. "GP Pg. 62
(source - Kona CDP)

Priority Actions, 10.j Create an agricultural tourism program with standards and proof of burden for agricultural production. GP Pg. 63

