

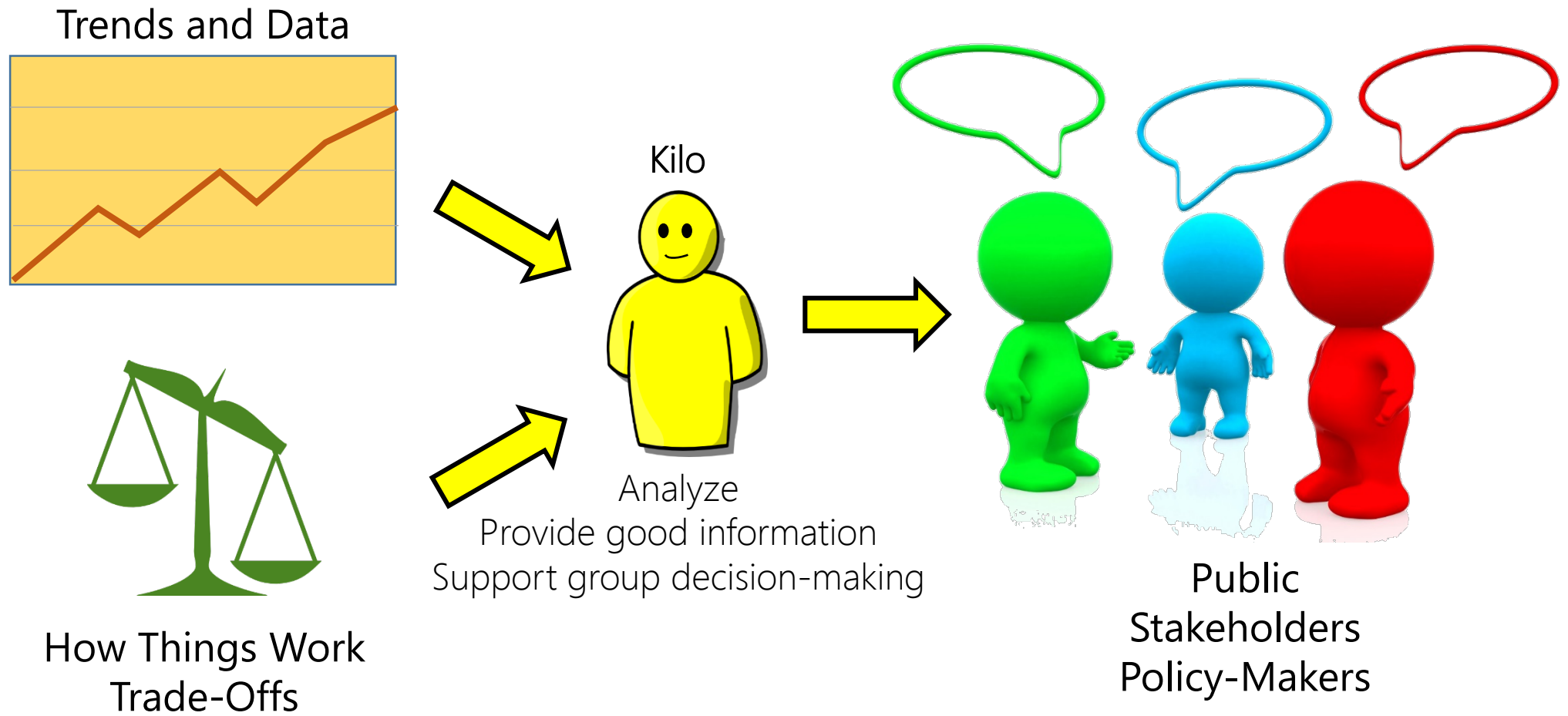
County of Hawai'i

COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

General Plan Comprehensive Review



PLANNER'S CHALLENGE



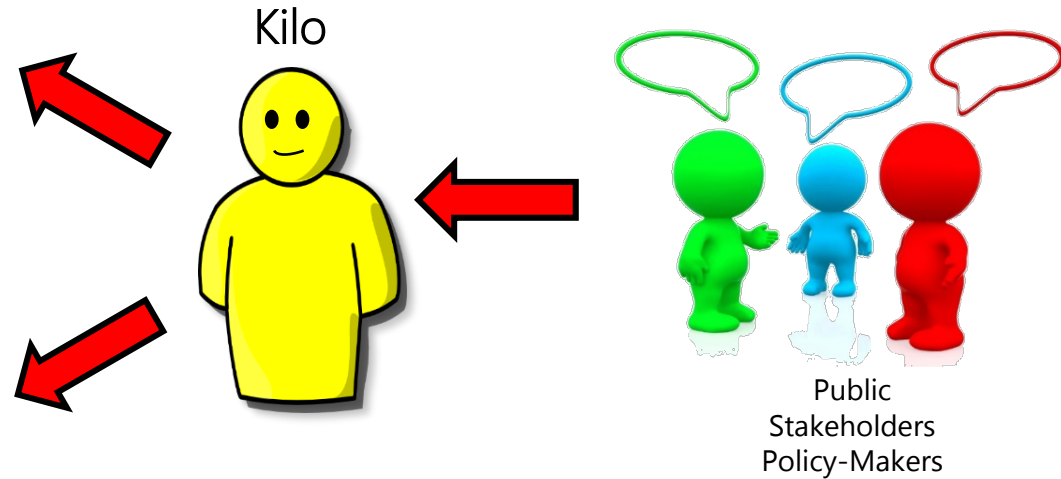
THE GENERAL PLAN IS A KEY PLANNER'S TOOL

Sets forth the Council's policy for long-range, comprehensive development of the County

Mandated by
HRS & Charter

Meant to guide
all development
patterns

Establishes
priorities for
public
investments



Overview

Scenario Planning Track:

- *Output = Land Use and Capital Improvement Maps*

Strategies & Policies Track:

- *Output = General Plan Elements*

Community Planning Track:

- *Output = Relationship of Different Plans and their Implementation*





Scenario Planning

CDP Land Use & Infrastructure Maps



Strategies & Policies

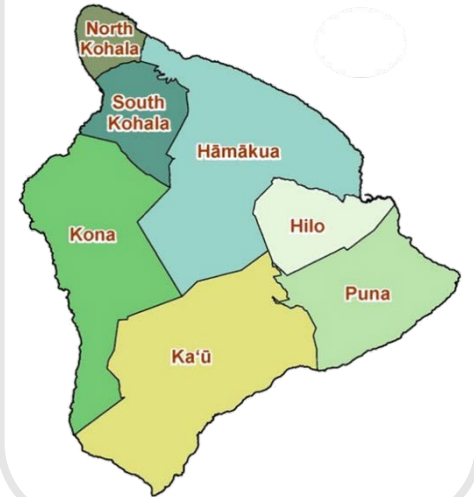


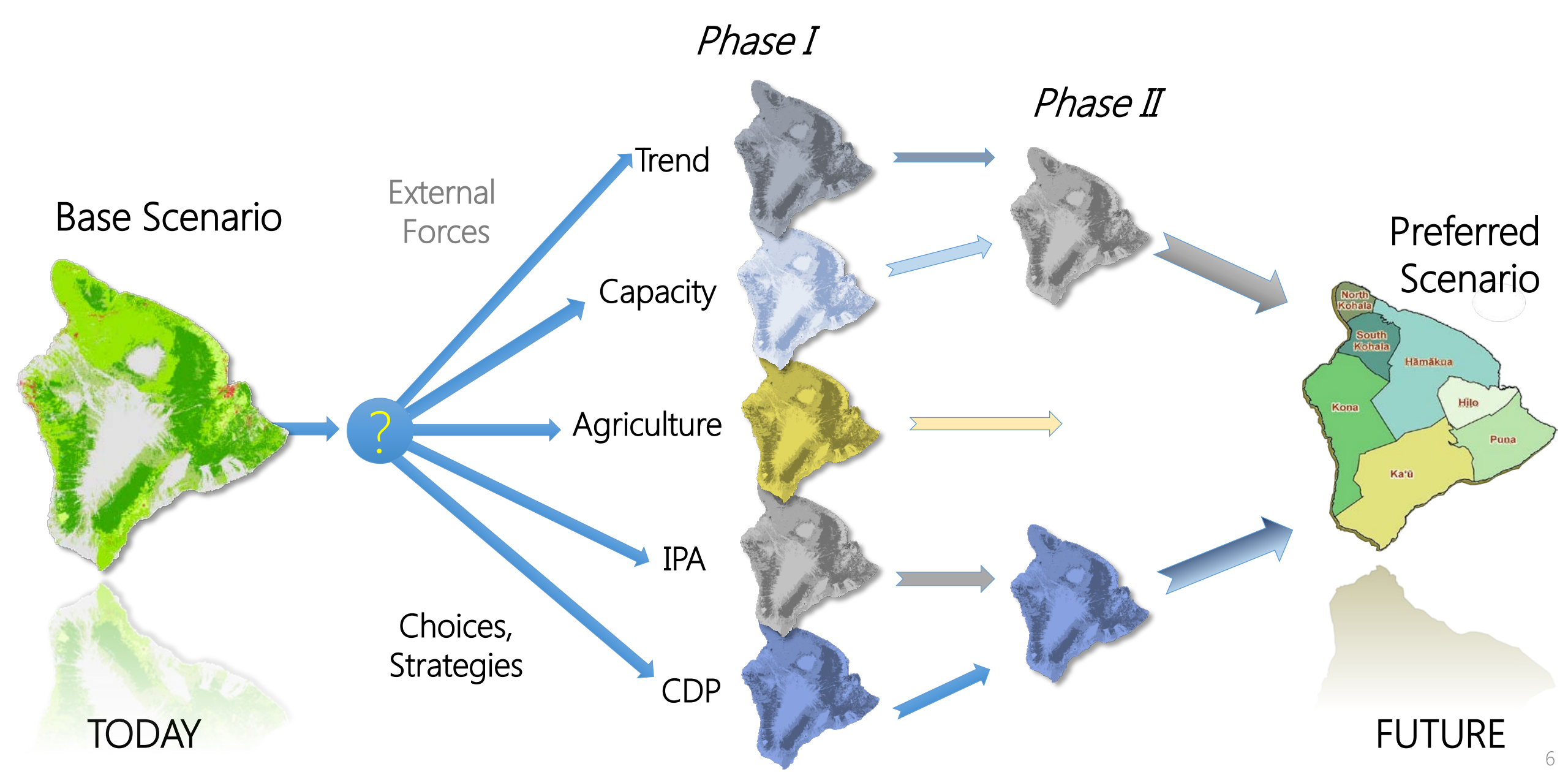
Research

Goals
Objectives
Policies
Actions



COUNTY OF HAWAII
GENERAL PLAN



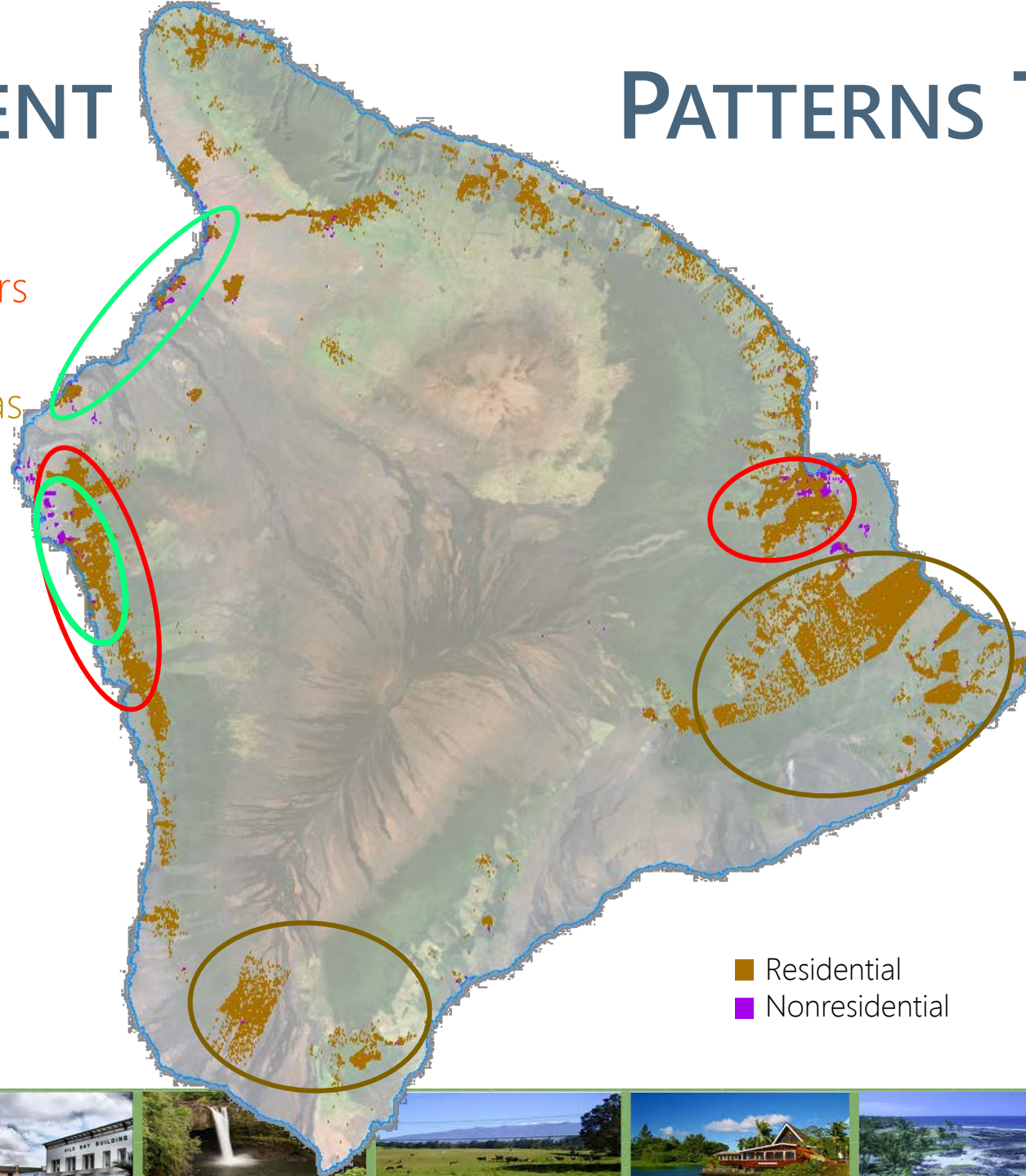


DEVELOPMENT

PATTERNS TODAY

Two primary urban centers
Visitor industry centers
Underserved growth areas
Otherwise rural

These patterns were
established in the 1960s



Only 60% of population in
Census urban areas

Low population density

Ring of small historic towns
and villages, often with rural
residential and small farms
nearby

■ Residential
■ Nonresidential



Community Development Plans &

Scenario Planning



TWO TYPES OF SCENARIO PLANNING

Using community*viz*[®]

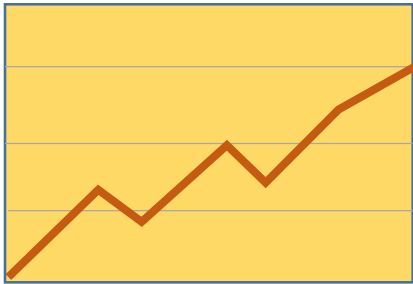
Model Driven

- Relies on rules
- Helps understand external forces
- Helps test choices and strategies

Planner Driven

- Informed by model information
- Provides sketching and modeling methods
- Helps refine choices and strategies



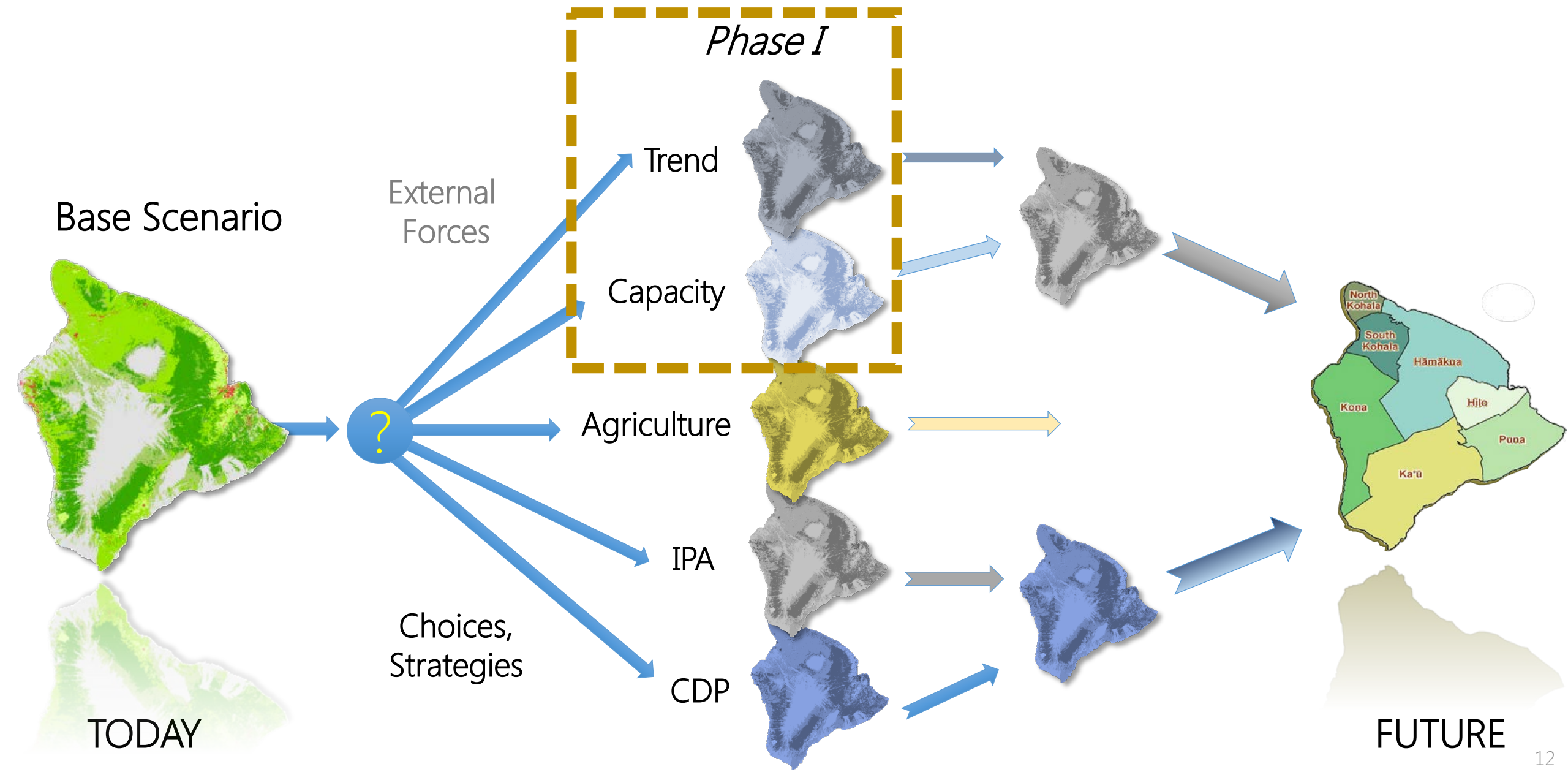


MODEL DRIVEN SCENARIOS



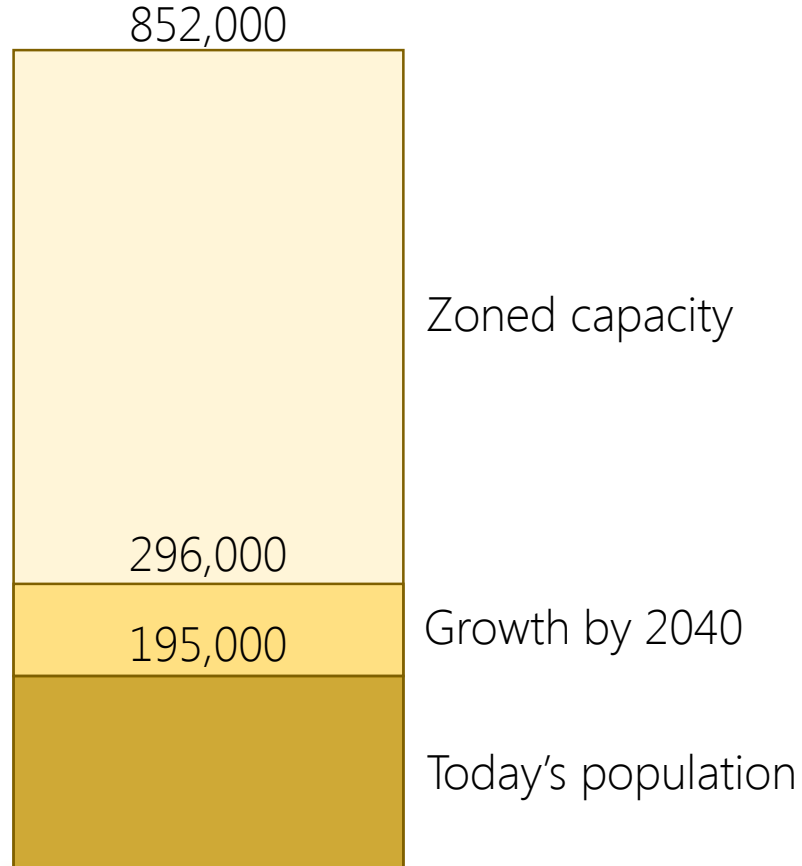
External Forces







CAPACITY MODEL



Existing zoning rights already allow for enough homes for 852,000 people – over 4 times our population and housing count today

That's enough to last until the year **2107** at current rates of growth

And the current General Plan allows even more





CAPACITY MODEL

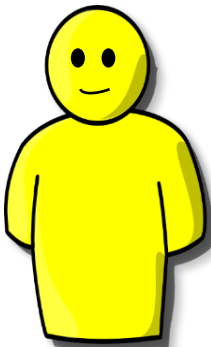
Zoned Residential Capacity Today

Excludes existing development

Rural growth areas

“Low pressure system” in housing market

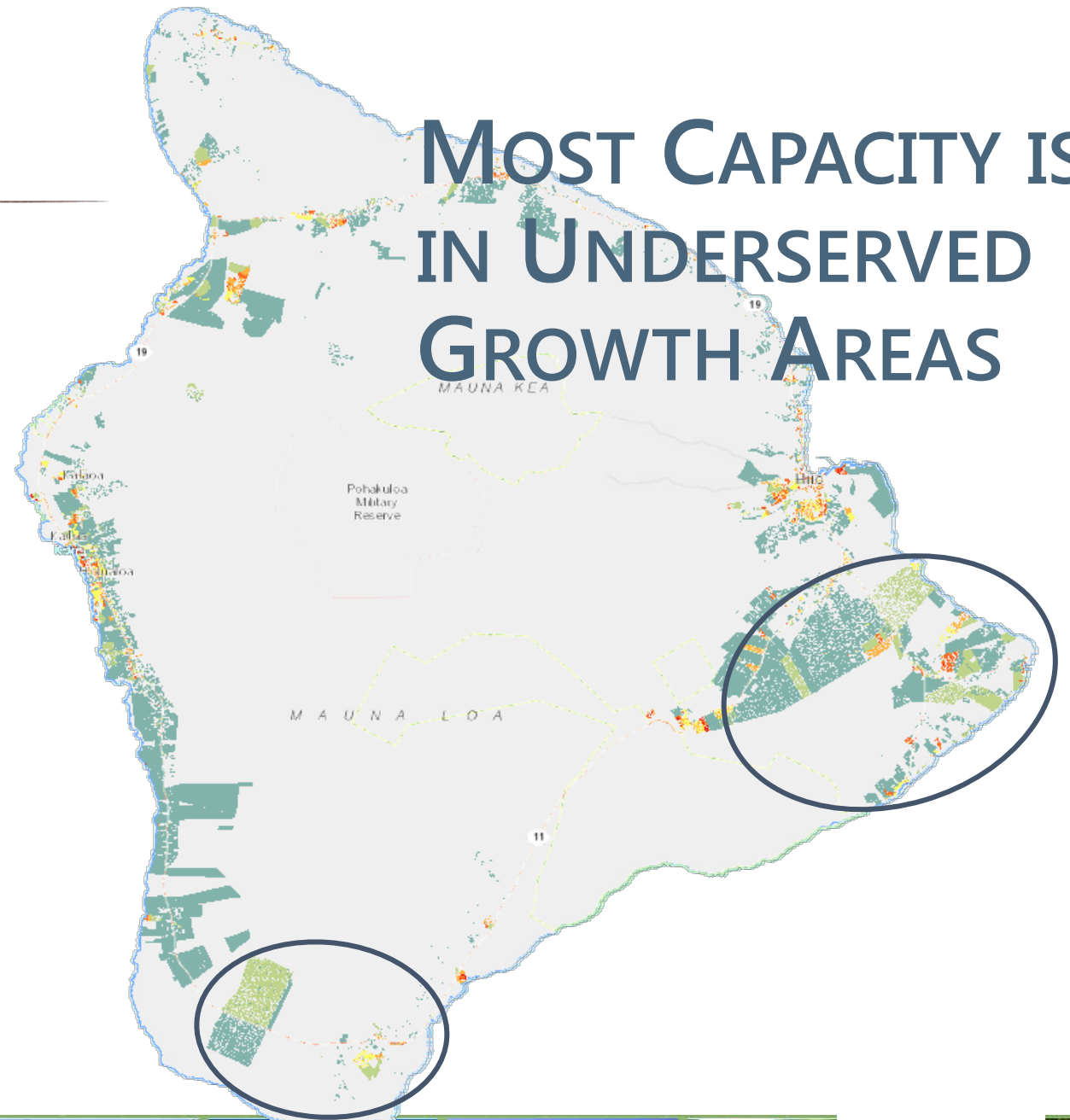
Kilo



New development is most likely in the
ALREADY zoned AND SUBDIVIDED areas
– it’s cheaper and easier

Most available zoned capacity is in
underserved growth areas

MOST CAPACITY IS IN UNDERSERVED GROWTH AREAS





TREND MODEL

52%

growth by 2040

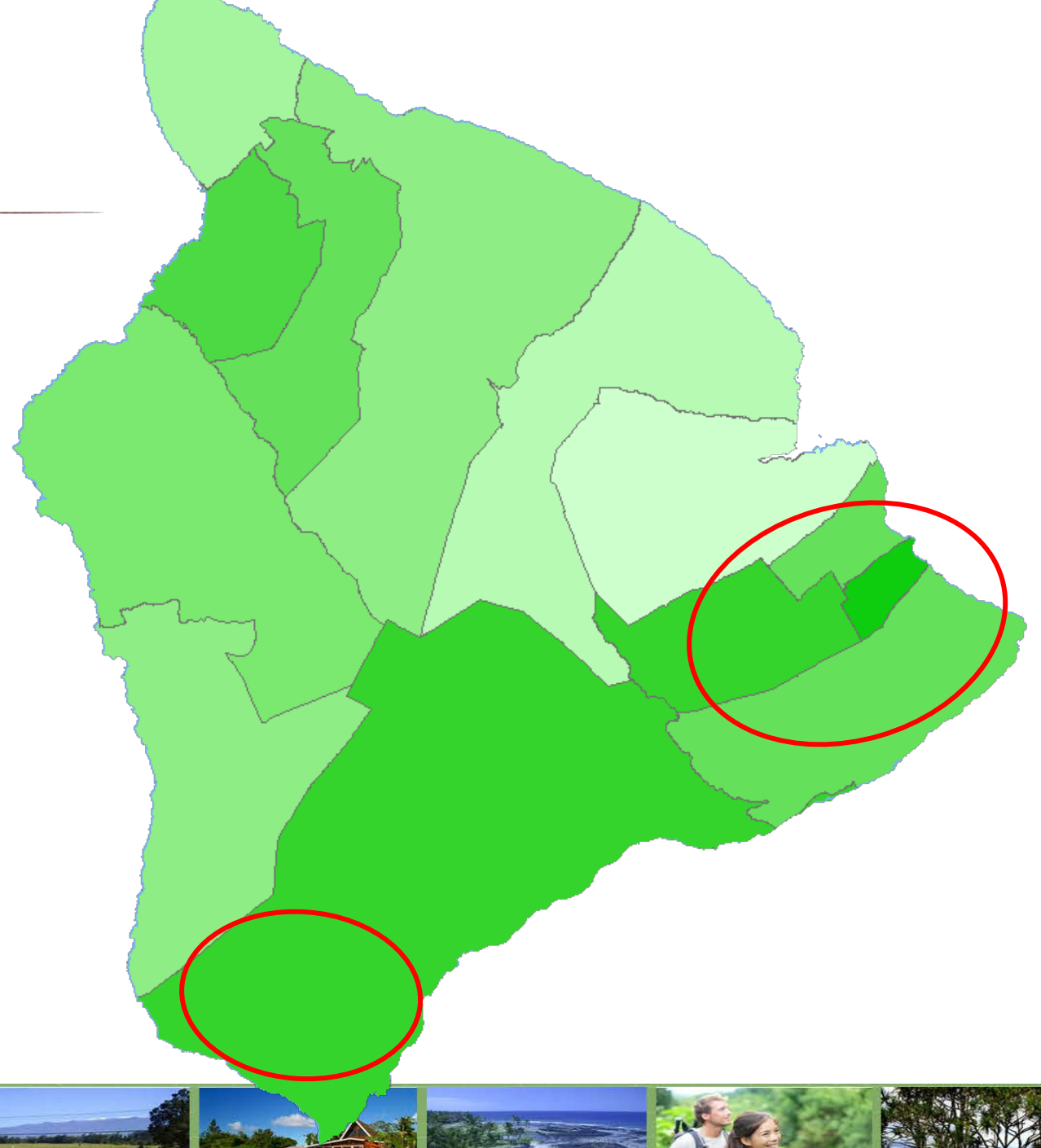
2015: 195,000

2040: 296,000

Rate of Growth

Slowest growth

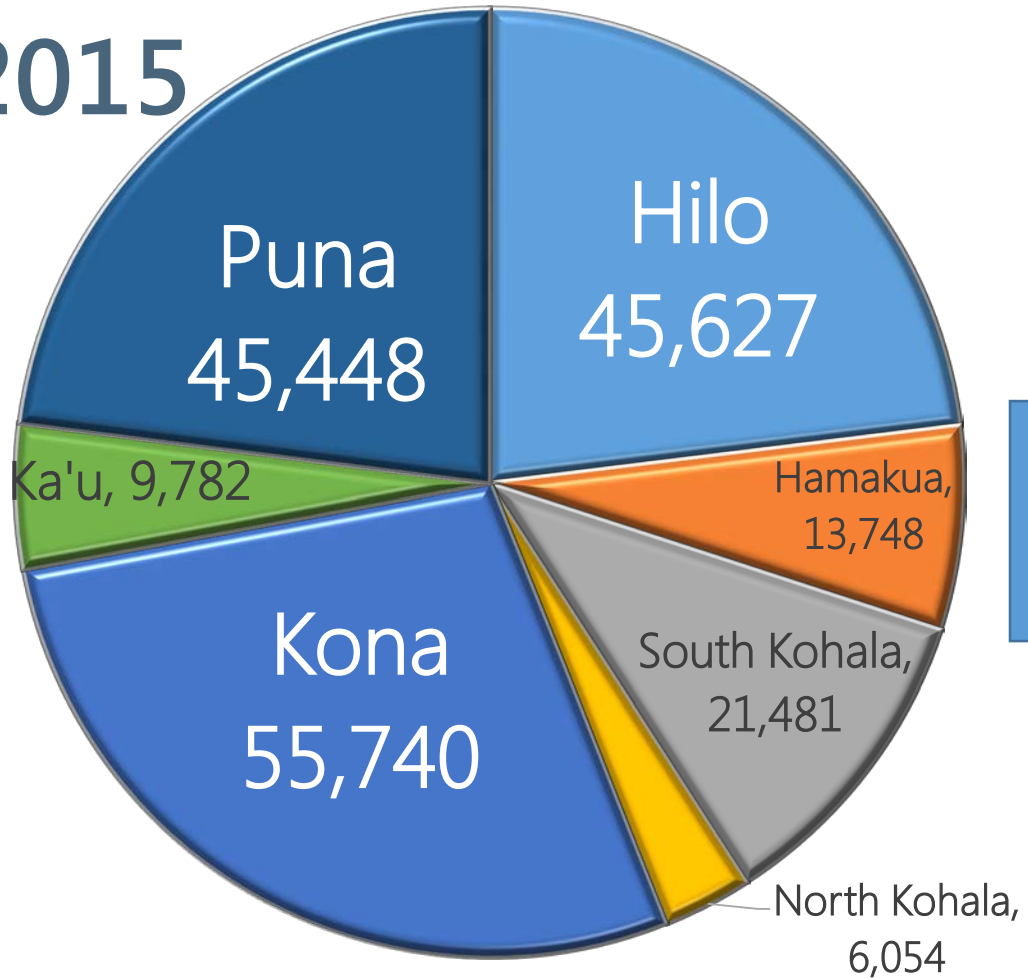
Fastest growth



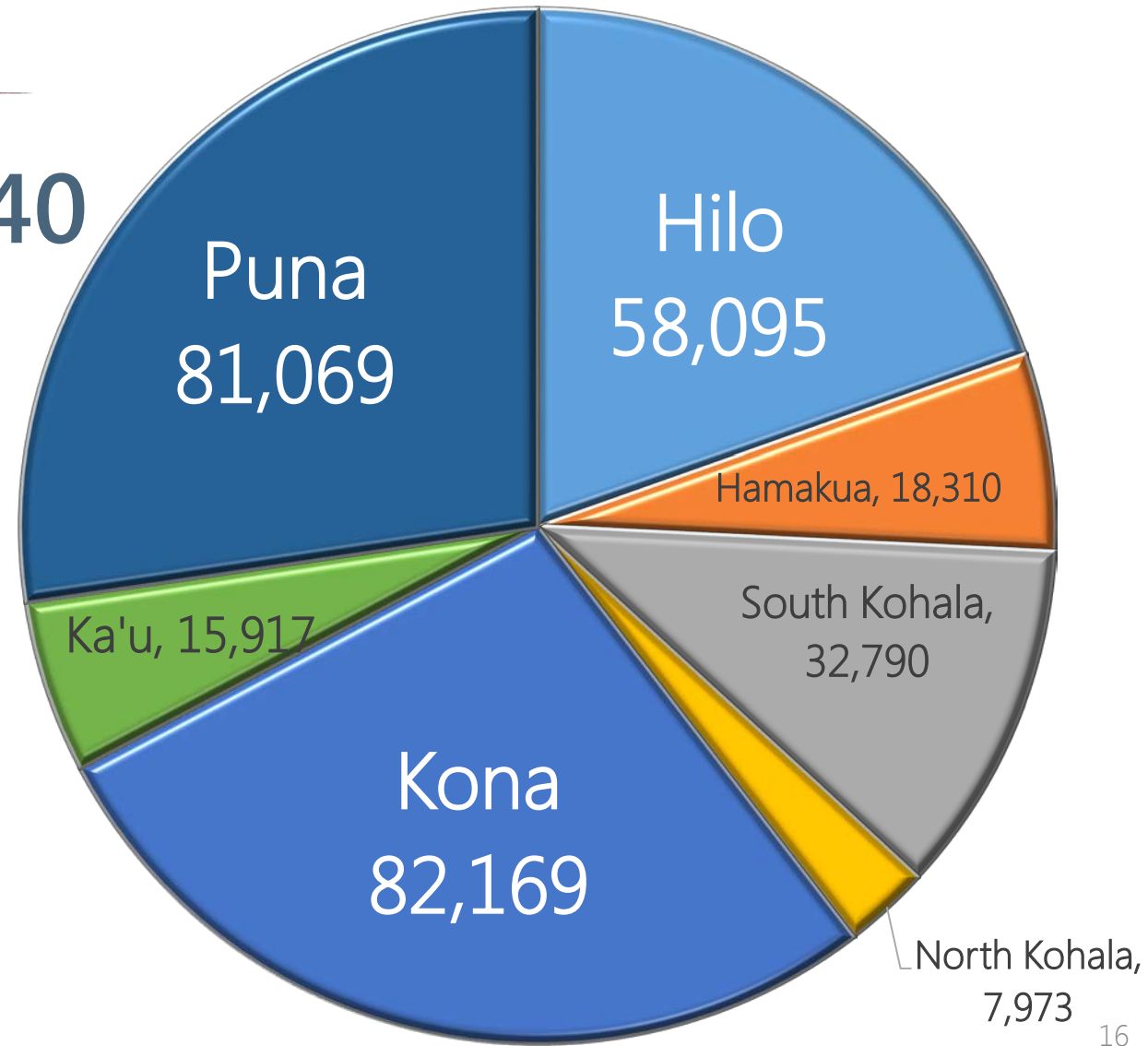


TREND MODEL

2015



2040



Phase I

Base Scenario

External Forces

Trend

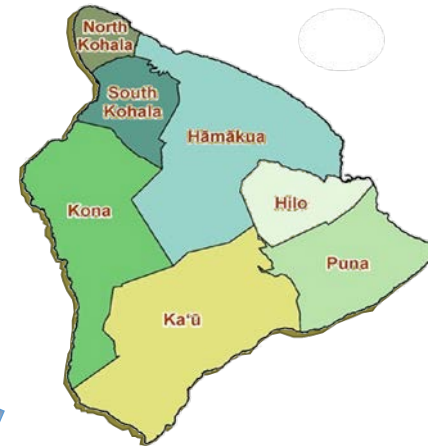
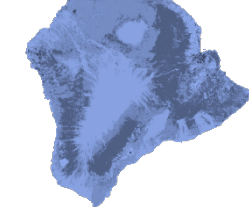
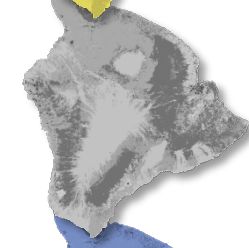
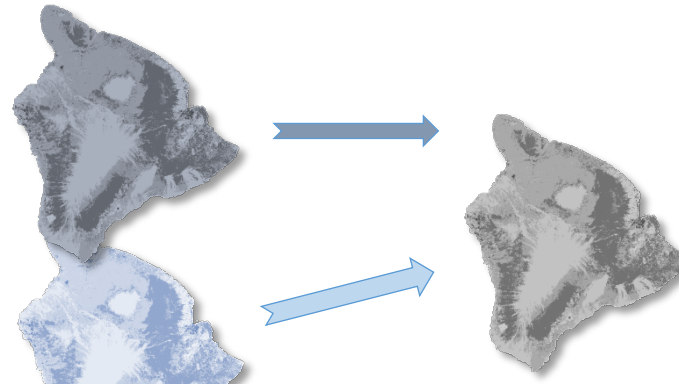
Capacity

Agriculture

IPA

CDP

Choices,
Strategies



FUTURE

TODAY

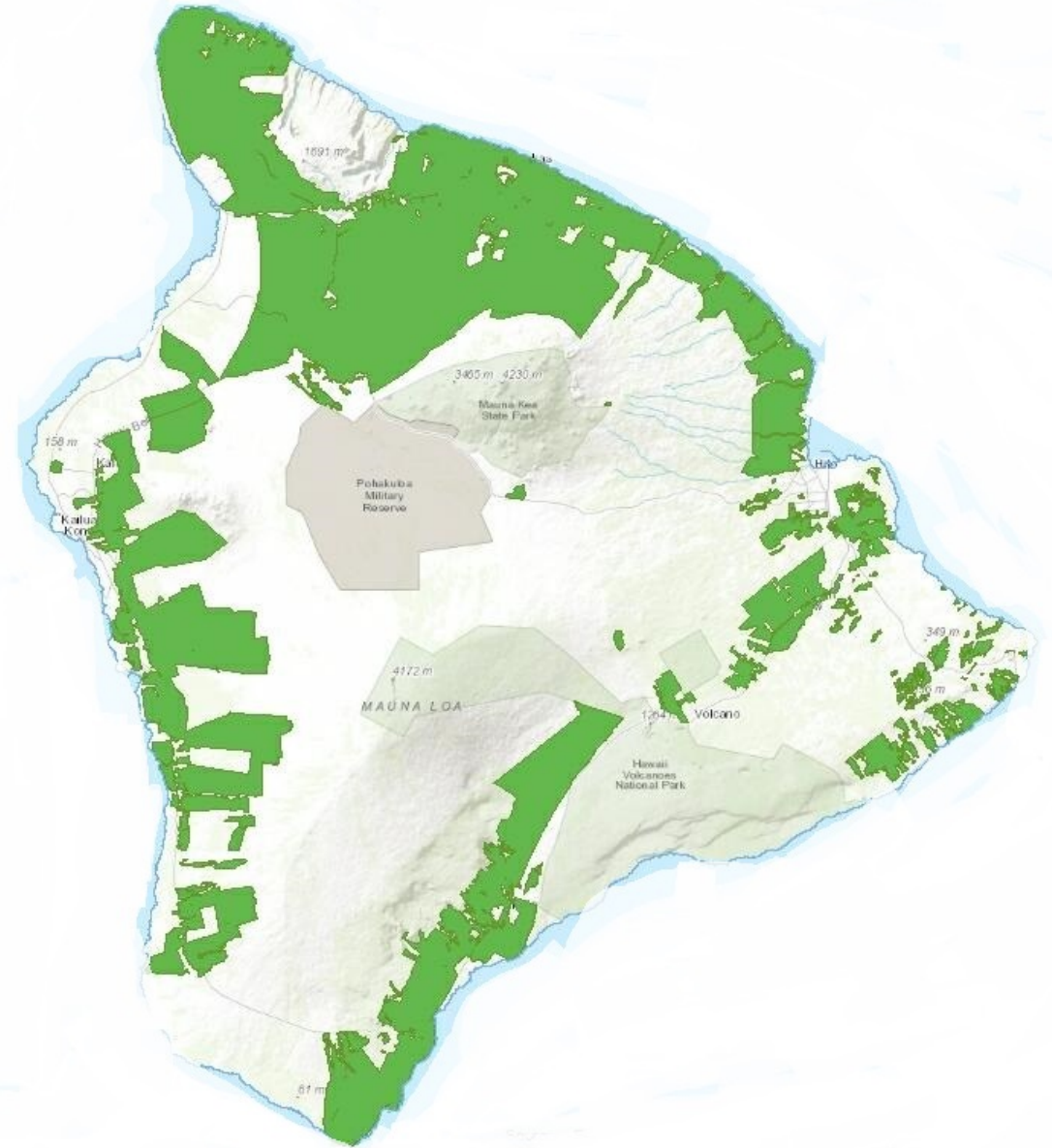




AGRICULTURE MODEL

- Defined “productive agricultural land”
- Tested choices and strategies that could be used to protect productive agricultural land

28%
of total
land area

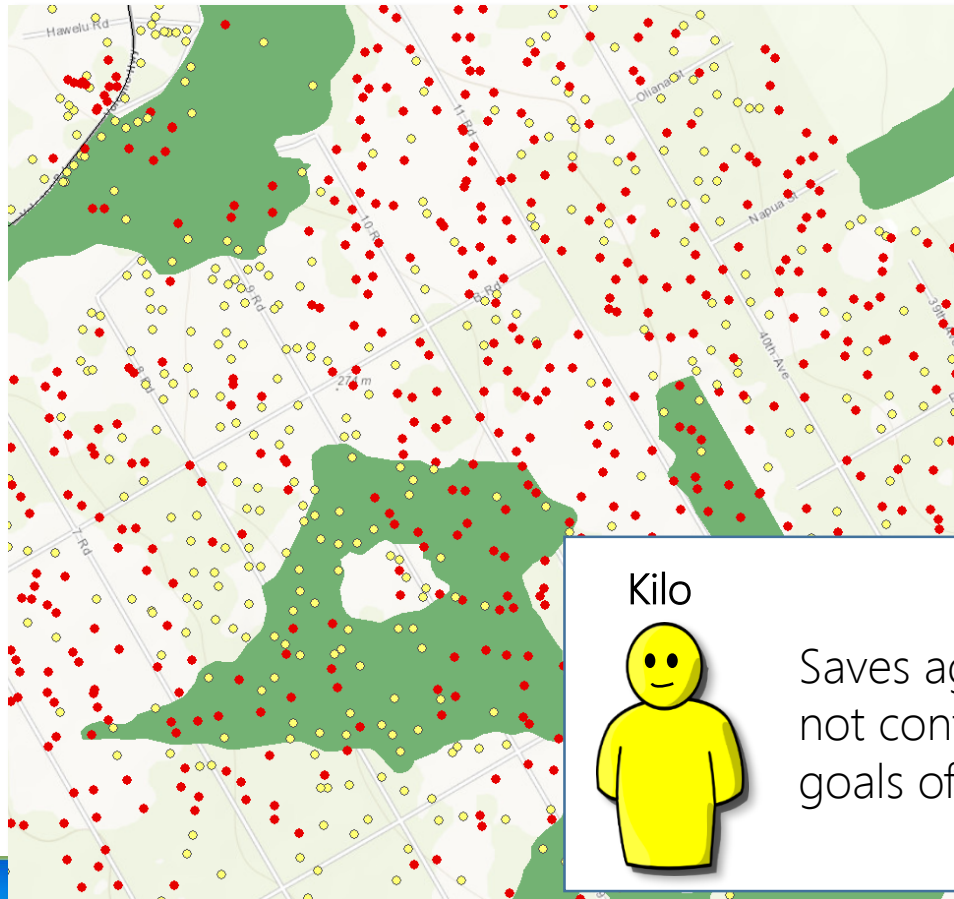




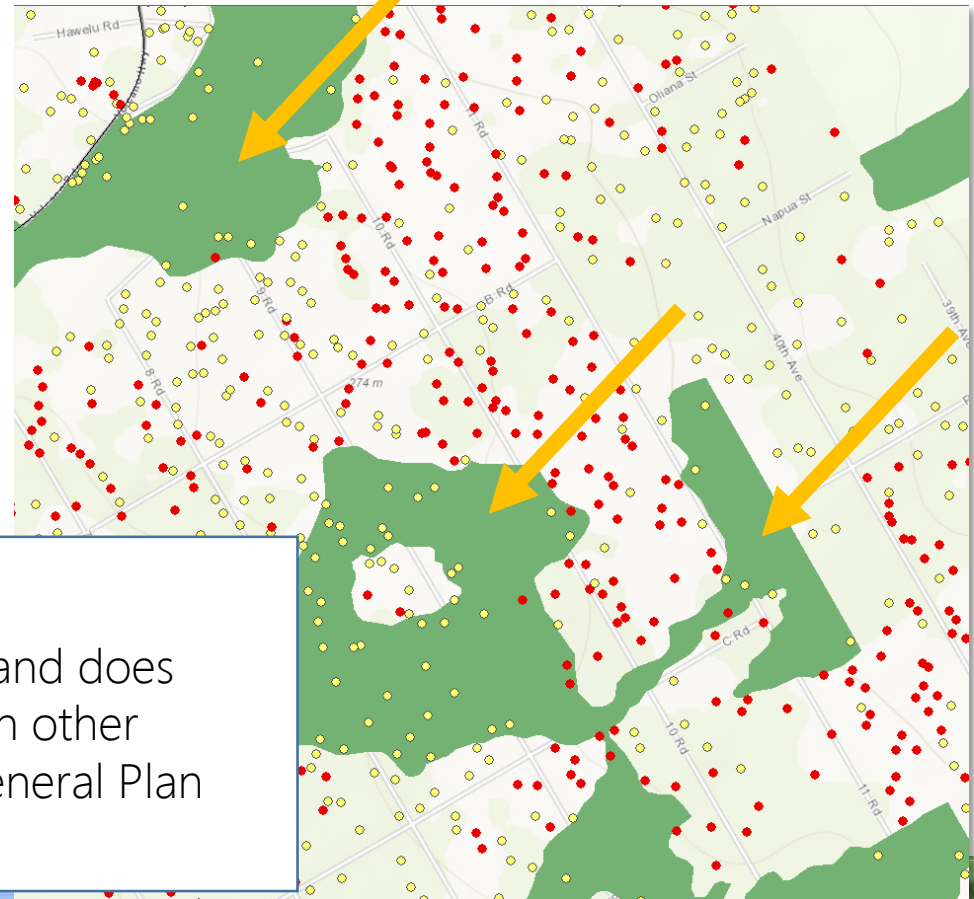
AGRICULTURE MODEL

■ Productive Ag Land ● Existing home ● New home

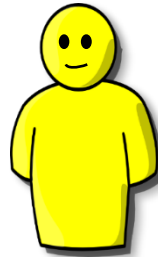
Trend Scenario



Ag Scenario



Kilo

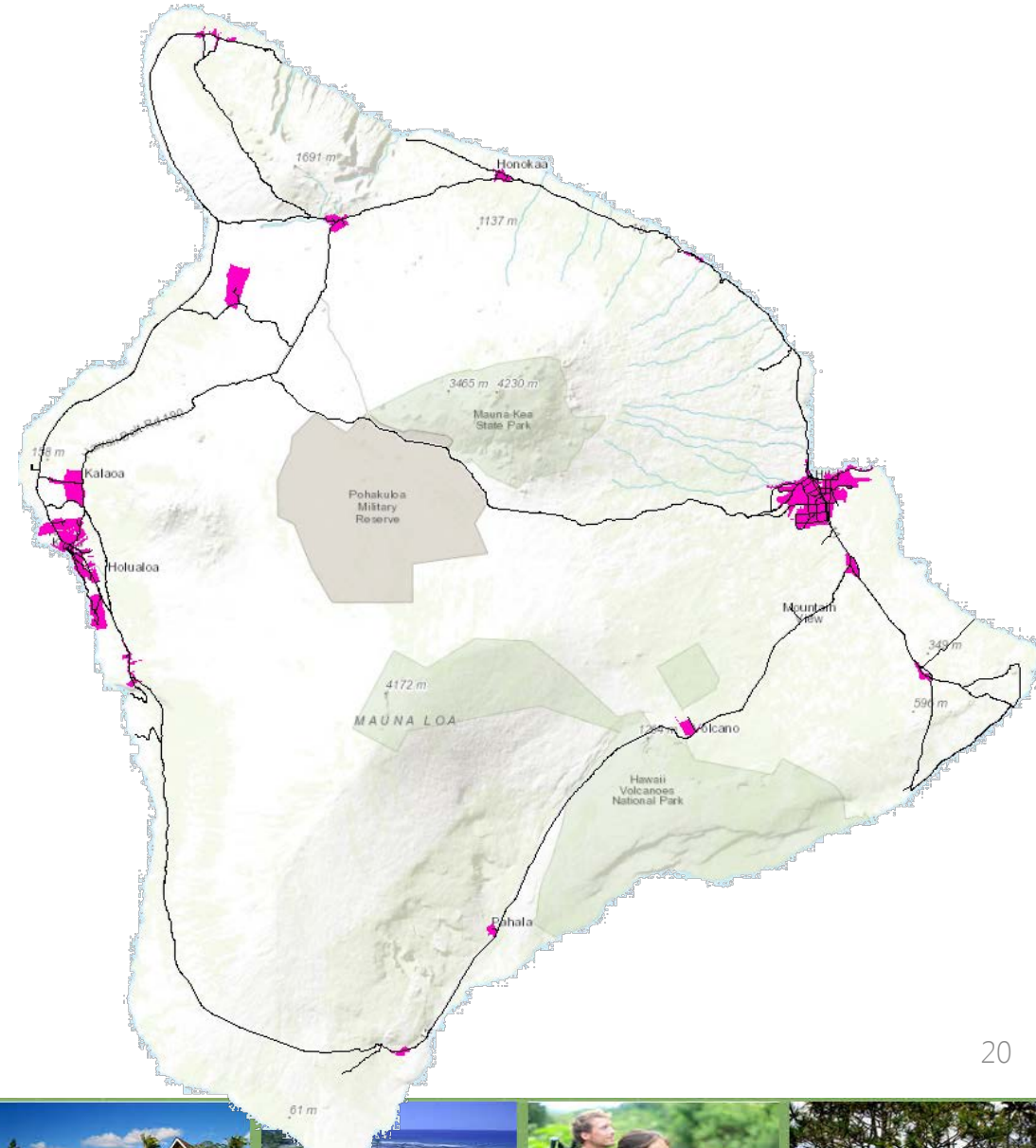


Saves ag land and does not conflict with other goals of the General Plan



INFRASTRUCTURE PRIORITY AREAS (IPA) MODEL

- Identify priority areas
- Focus future growth within IPAs
- Identified gaps in capacity and infrastructure
- Incentivized infill





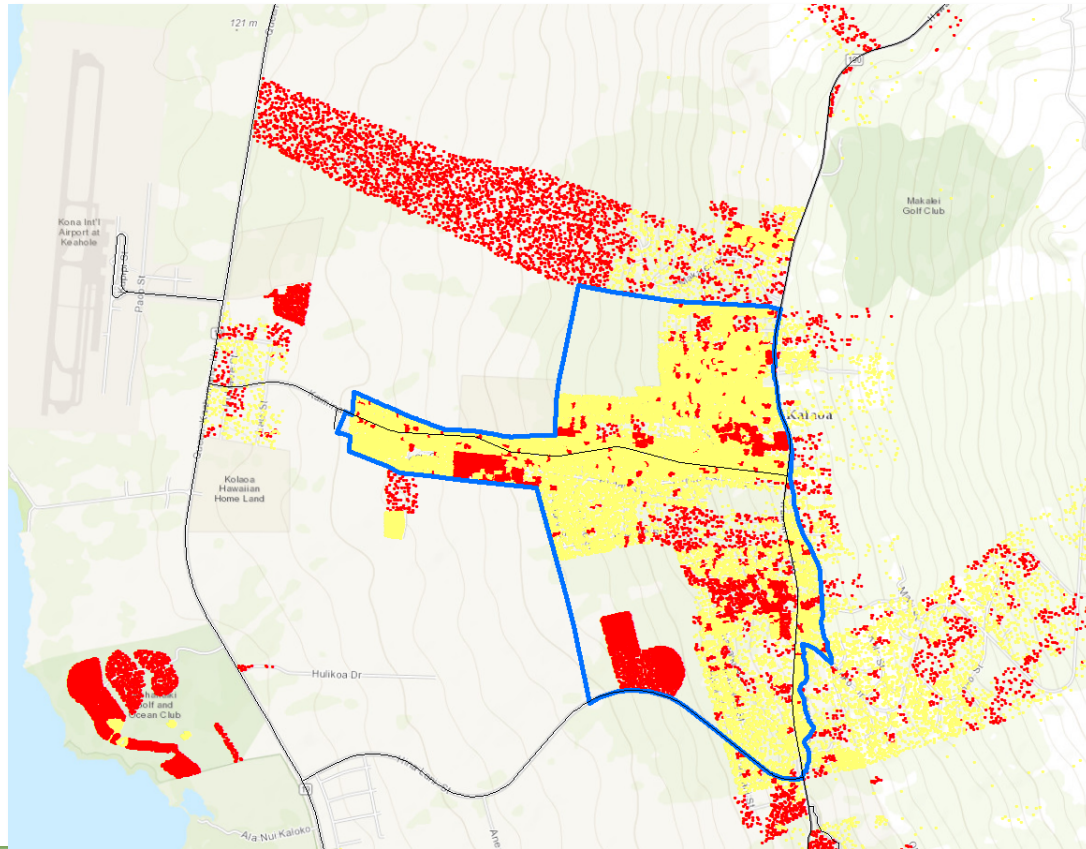
IPA MODEL

IPA Boundary

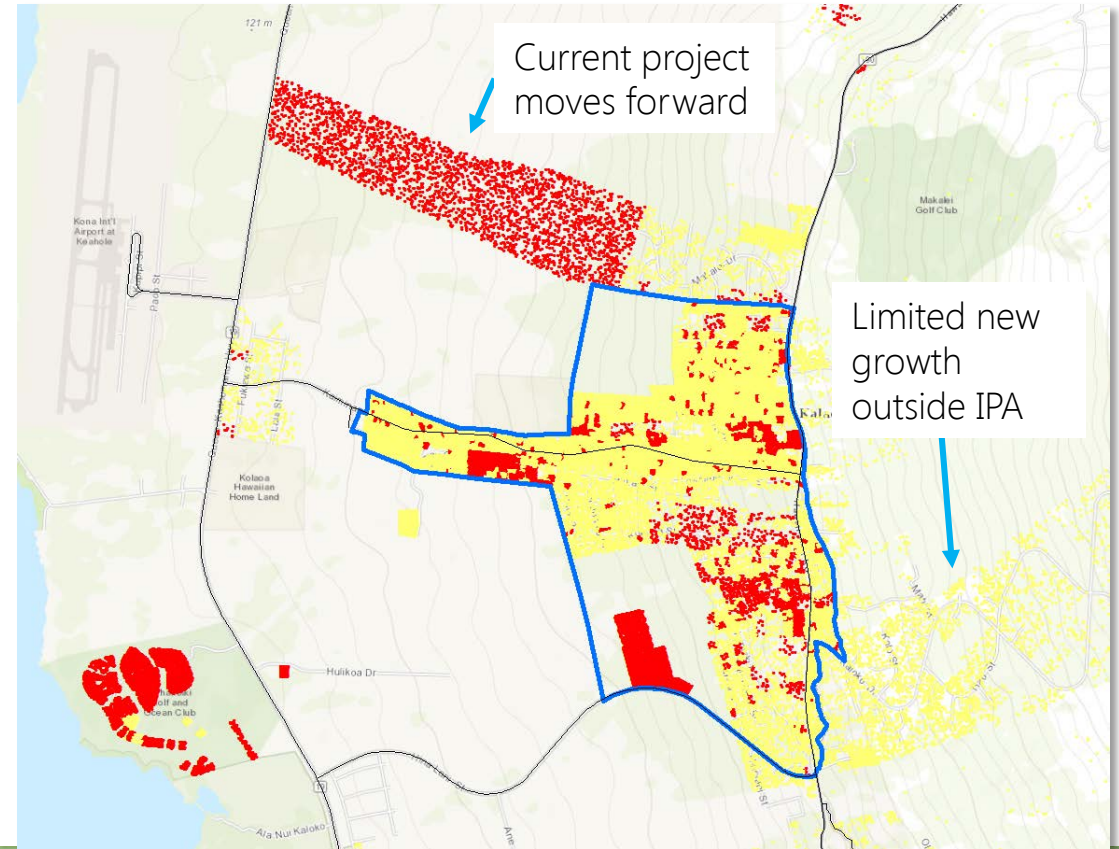
Existing home

New home

Trend Scenario

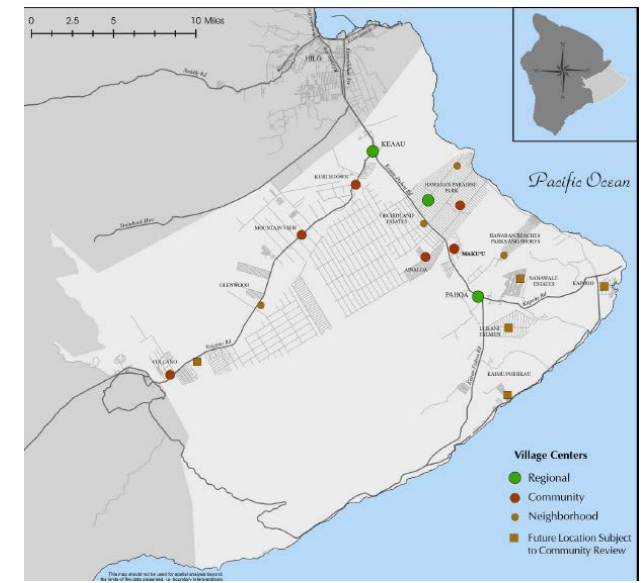


IPA Scenario





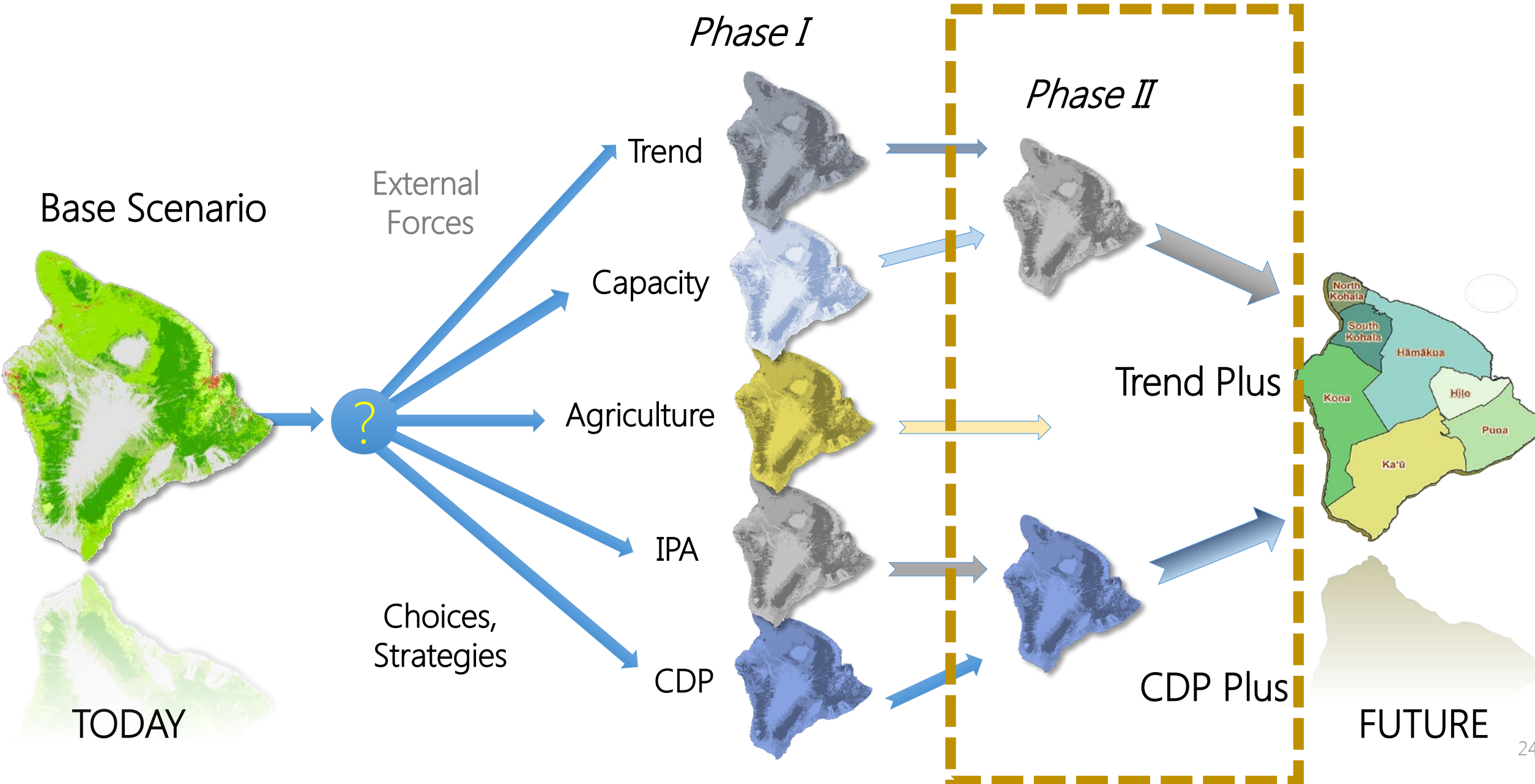
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PLANNER DRIVEN SCENARIOS





External Forces

- 52% population increase
- Community diversity
- CDP variations

Choices & Strategies

- Increase market desirability in established centers
- Urban areas and planned centers are incentivized for growth
- Urban areas and planned centers have enough zoning capacity





TREND PLUS MODEL

External Forces

- 52% population increase
- Rates of rural growth
- Infrastructure level of service

Choices, Strategies

Roads:

- Major destinations
- Existing congestion
- Connectivity
- Multi-modal

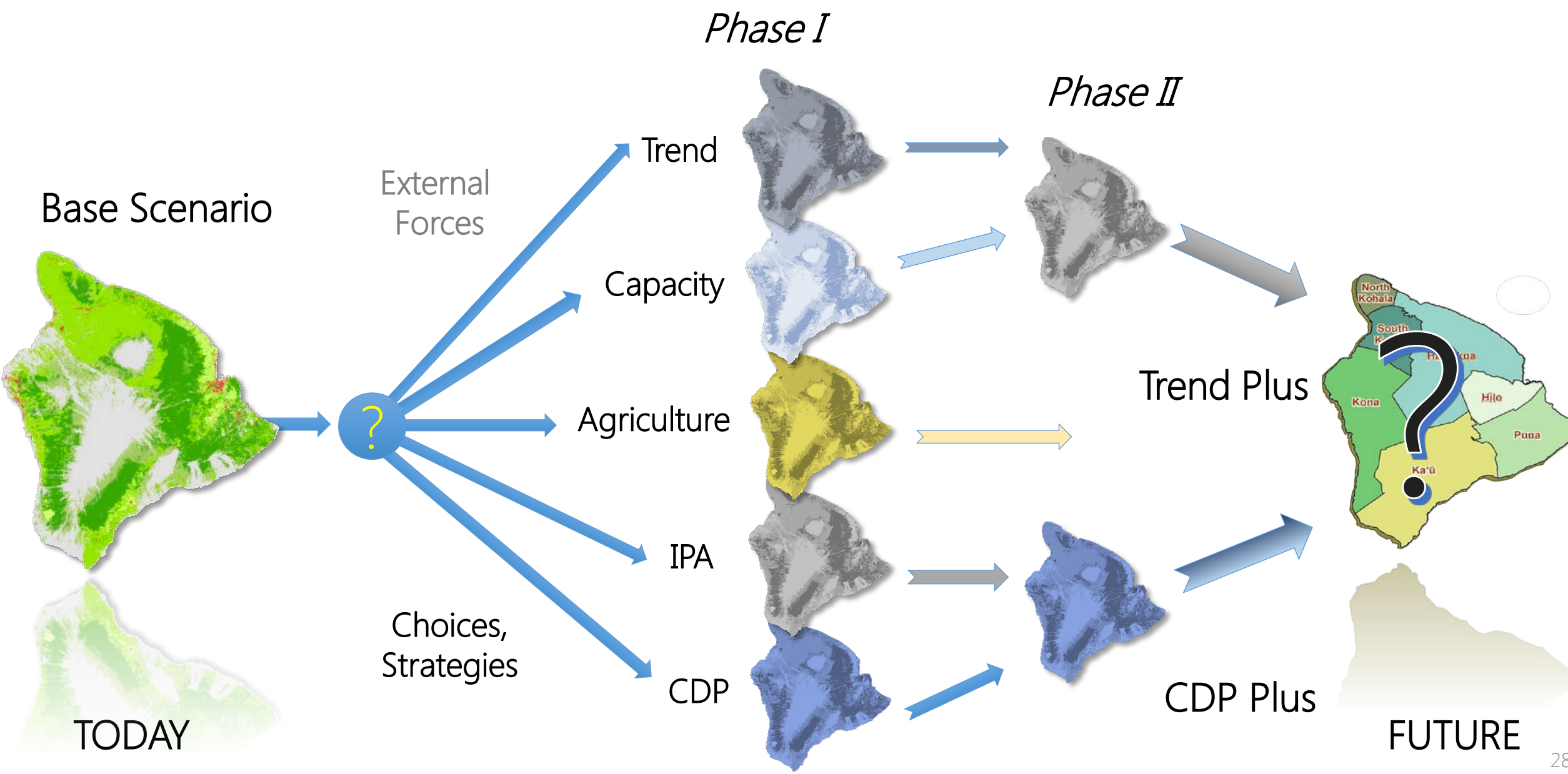
Water and Wastewater:

- Demand
- Proximity
- Feasibility (Mix of public and private)
- Balance



MOVE TO COMMUNITY VIZ IN GIS







CDP Land Use & Infrastructure Maps



Strategies & Policies



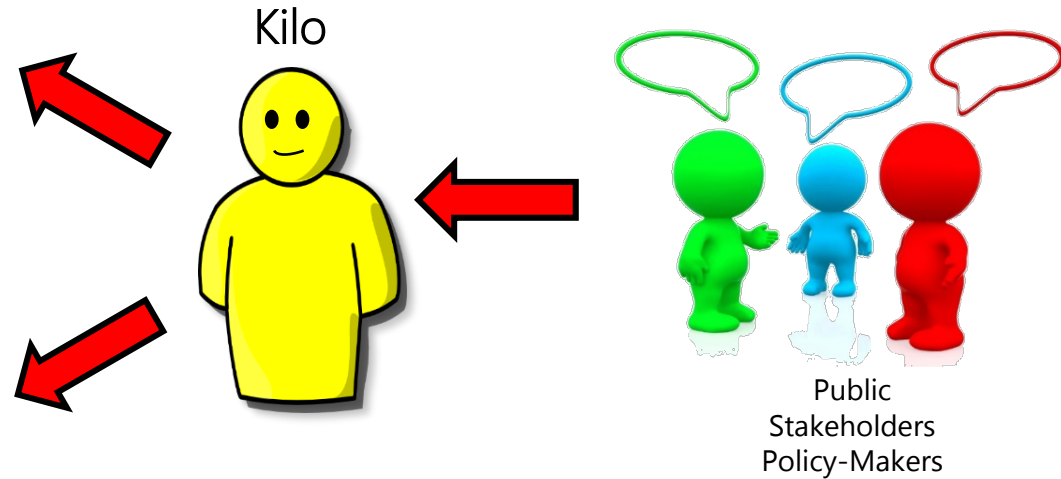
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A vibrant sunset over the ocean with a bright sun low on the horizon, casting a golden glow across the sky and water. The sky is filled with soft, orange and yellow clouds.

County of Hawai'i
GENERAL PLAN COMPREHENSIVE REVIEW

Mahalo

General Plan Website: cohplanningdept.com/general-plan/

Email: generalplan@hawaiiicounty.gov

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Facebook: facebook.com/cohgeneral-plan