Hawai‘i County Brownfields Workshop

County of Hawai‘i - Planning Department
Michael Yee, Planning Director
November 2, 2017
General Plan Update

Hawai‘i County Brownfields Workshop
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
**UPDATE WORKFLOW**

- Where We’ve Been
- Where We Are
- Where We’re Headed

1. **2005 Update**
2. **2018 Update**
3. **Council**
4. **Planning Comm.**
5. **Director**
6. **Recommendation**

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**Scenario Planning**

- Community Development Plans
- Public Input
- Trend Scenario
- Alternate Scenarios
- Preferred Scenario
- Implementation Strategies
- Technical Workshops
- Models and Indicators
- Confirm Goals
- 2005 Update

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November 2017
Scenario Planning

CDP Land Use & Infrastructure Maps

Goals

Objectives

Policies

Actions

Strategies & Policies
Where We’ve Been  Where We Are  Where We’re Headed

2015
Gather Initial Community Input

2016
Research & Analysis
- Community Workshops in Kona & Hilo
- Technical Meetings in Hilo & Kona

2017
Strategy Development & Refinement
- Intergovernmental Coordination
- CDP Committees & Other Stakeholders

Fall-Winter 2017
Finalize Recommendations

Early 2018
Adoption Process
Relationship Between General Plan and Community Development Plans

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Upcoming GP

Next Round CDPs

Action

Vision

Aspirations
- Themes/Principles
- Goals
- Objectives

Strategies
- Policies
- Guidelines

Implementation
- Guidelines
- Policies

Monitoring & Evaluation
- Results
- Indicators
- Standards
General Plan

- Island-wide legislative policy & development patterns
- Upload from CDPs
  - Regional Visioning
  - Common Goals & Objectives
- Detailed Island-wide Action/Work Plan (new)
- Monitoring & Evaluation (new)

Community Development Plans

- Region-wide legislative policy & action document
- Goal and Objective: CDP Implementation
- Strategic Work Plan & Prioritized Action
  - Focused Project Management
  - Improved Monitoring & Evaluation
Relationship Between General Plan and Community Development Plans

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

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

These patterns were established in the 1960s
TREND MODEL

2015

[CATEGORY NAME], [VALUE]

2040

[CATEGORY NAME], [VALUE]

Kona [VALUE]

TRENDS
TREND MODEL

52% growth by 2040

2015: 195,000
2040: 296,000

Rate of Growth

Slowest growth Fastest growth
INFRASTRUCTURE PRIORITY AREAS (IPA) MODEL

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

Trend Scenario

IPA Scenario

IPA Boundary

Existing home

New home

Current project moves forward

Limited new growth outside IPA
COMMUNITY DEVELOPMENT PLAN (CDP) MODEL

- Incentivized growth in concentrated areas
- Prioritized agriculture, conservation and/or hazard avoidance
Great Planning & Development Requires Collaboration

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COLLABORATION

State & Federal
- EPA
- NPS
- DLNR
- DOH

Community
- HOAs
- Property owners
- Businesses
- Non-profits

County
- R&D
- Planning
- DPW
- DEM
- Parks & Rec

CDP Action Committees

Watersheds

ORMP

Brownfields
TOD