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

COUNTY OF HAWAII GENERAL PLAN

FEBRUARY 2005
(As Amended)

Kilo
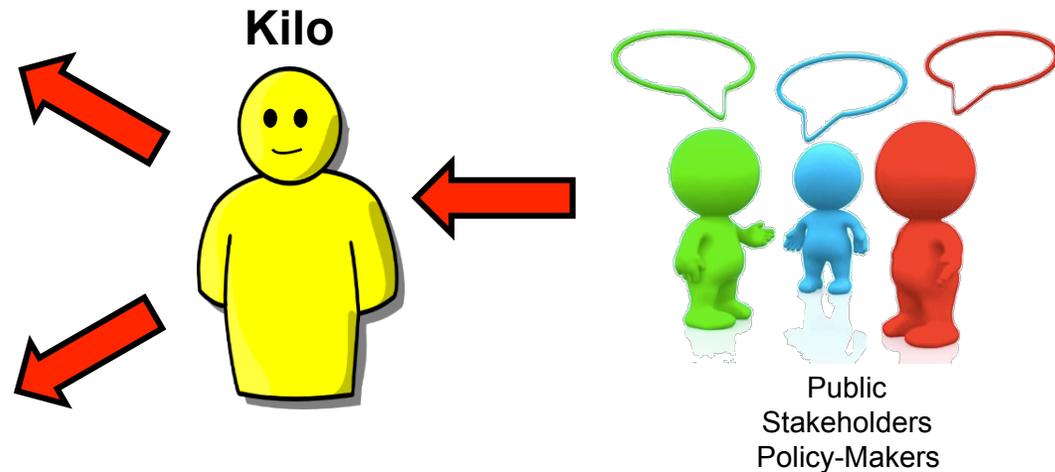
Public
Stakeholders
Policy-Makers

UPDATE WORKFLOW

2018 Update

Council

Planning Comm.

Director

Recommendation

Community Development Plans

Public Input

Scenario Planning

Trend Scenario   Alternate Scenarios

Preferred Scenario Implementation Strategies

Technical Workshops

Models and Indicators

November 2017

Confirm Goals

2005 Update

Scenario Planning

CDP Land Use & Infrastructure Maps
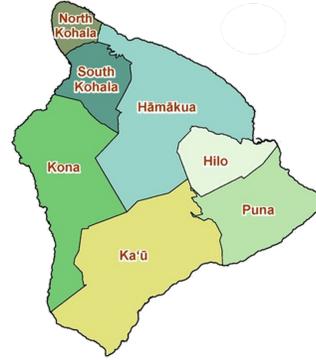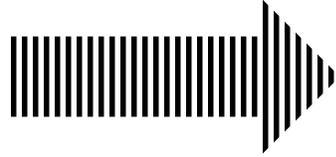
Research

Strategies & Policies
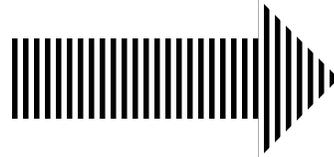
Goals
Objectives
Policies
Actions
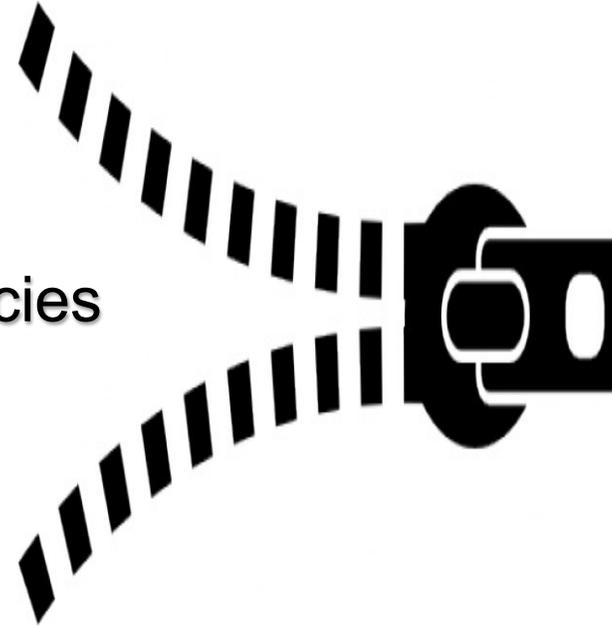
COUNTY OF HAWAI'I GENERAL PLAN

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

Hawai'i County Brownfields Workshop

Upcoming GP

Vision

Action

Aspirations
- Themes/Principles
- Goals
- Objectives

Strategies
- Policies
- Guidelines

Next Round CDPs

Vision

Action
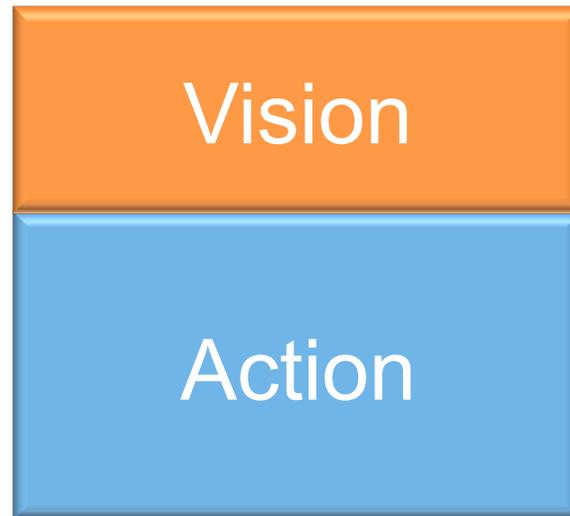
Implementation
- Guidelines
- Policies

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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DEVELOPMENT TODAY

PATTERNS

Two primary urban centers

Visitor industry centers

Underserved growth areas

Otherwise rural

These patterns were established in the 1960s
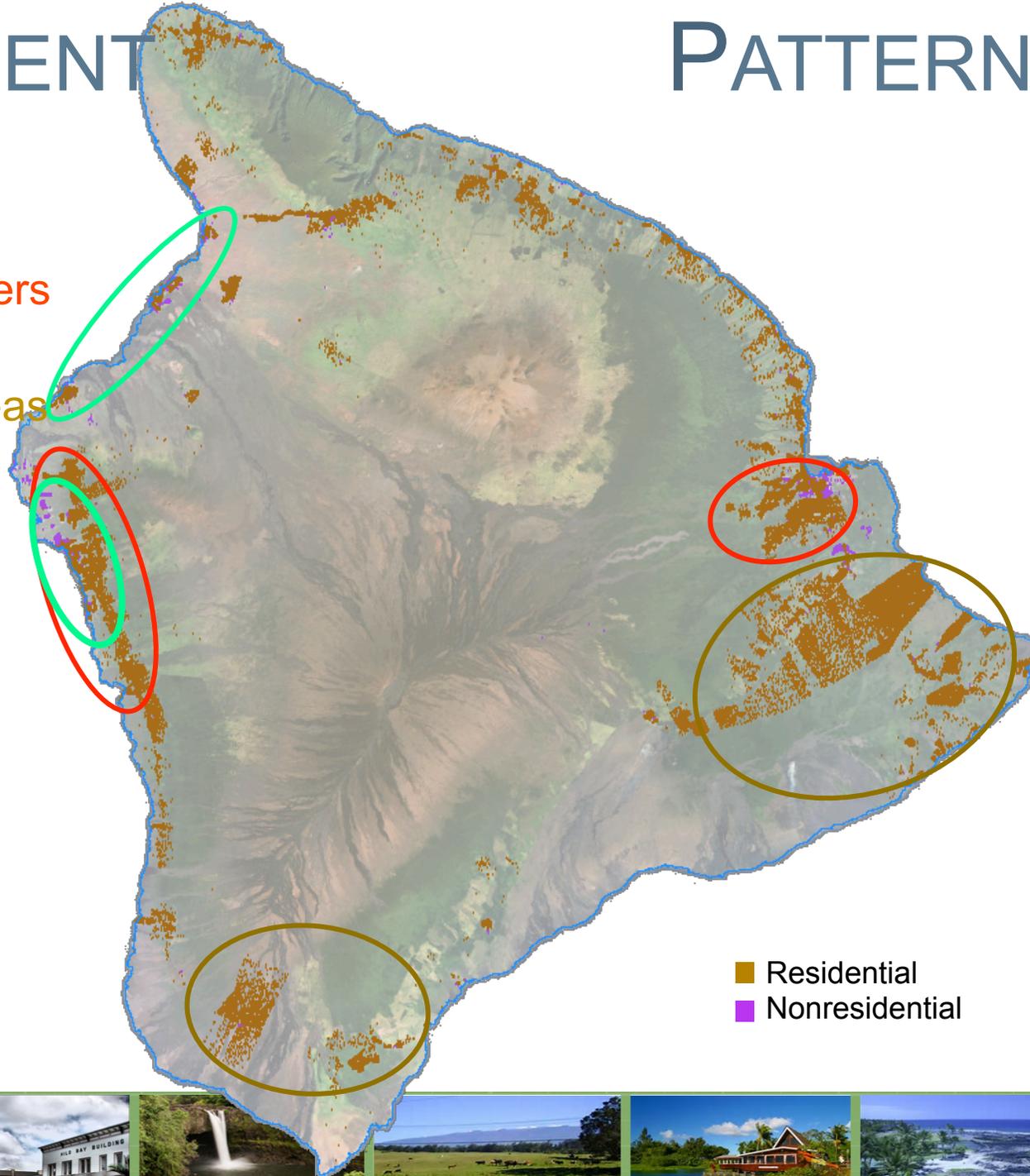
Only 60% of population in Census urban areas

Low population density

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

■ Residential
■ Nonresidential

TREND MODEL

2015

[CATEGORY NAME] [VALUE]

[CATEGORY NAME] [VALUE]

[CATEGORY NAME], [VALUE]

Abad [VALUE]

[CATEGORY NAME], [VALUE]

[CATEGORY NAME], [VALUE]

[CATEGORY NAME], [VALUE]

2040

[CATEGORY NAME] [VALUE]

[CATEGORY NAME] [VALUE]

[CATEGORY NAME], [VALUE]

[CATEGORY NAME], [VALUE]

[CATEGORY NAME], [VALUE]

Kona [VALUE]

[CATEGORY NAME], [VALUE]
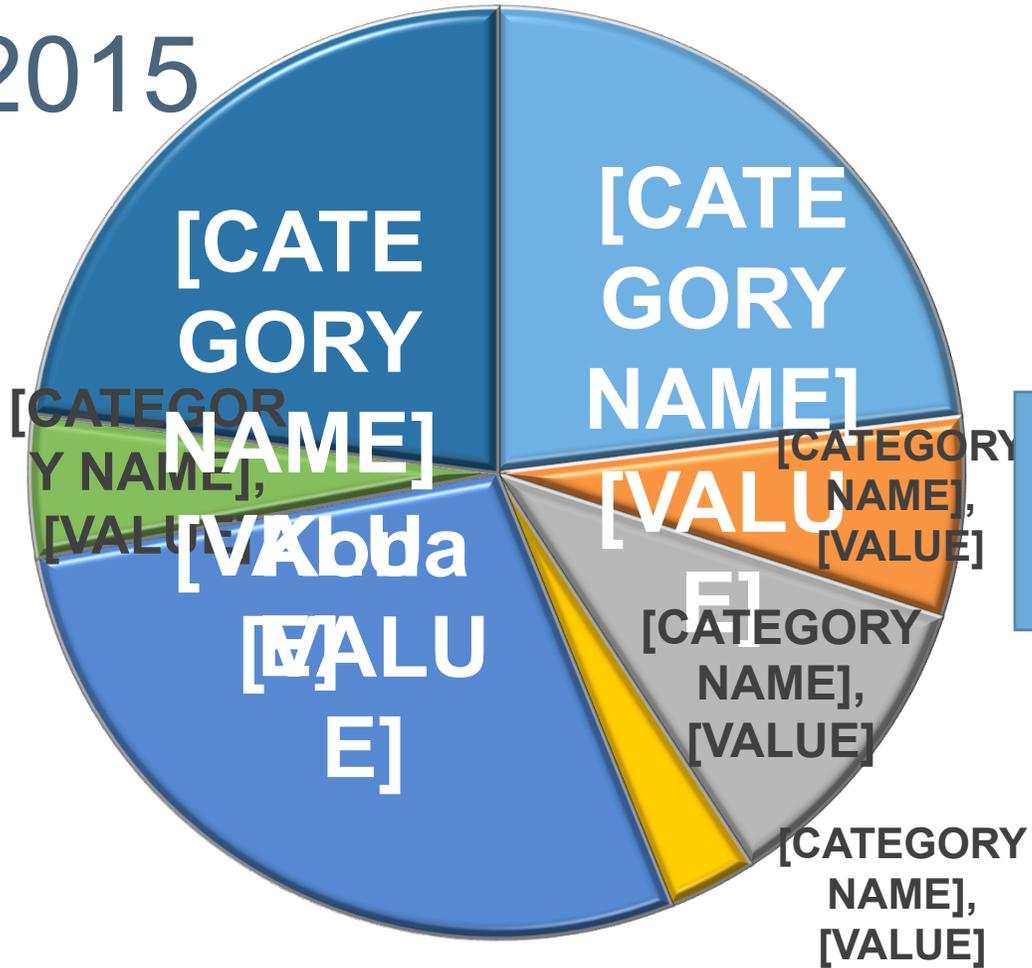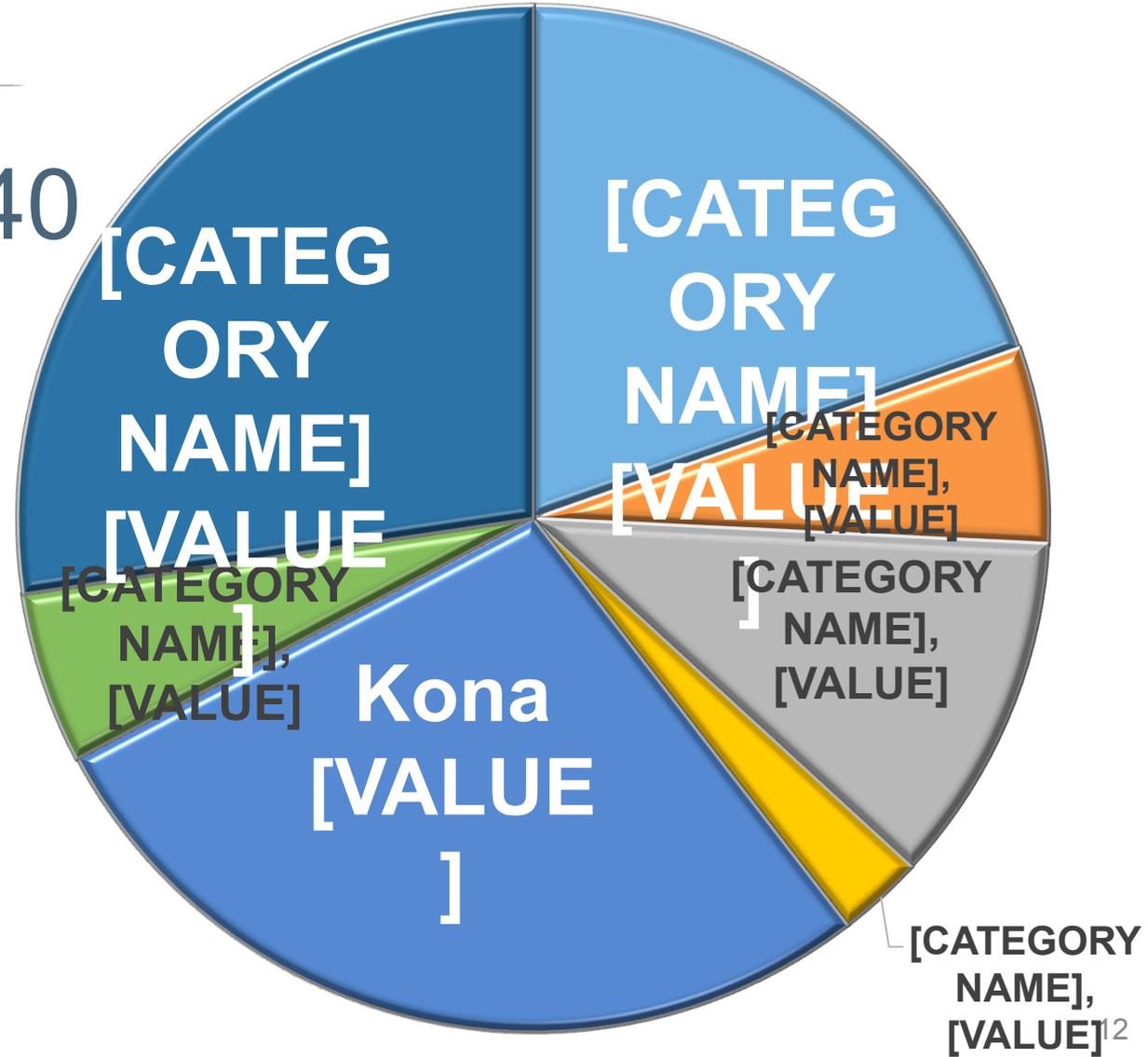
TREND MODEL

52%

growth by 2040

2015: 195,000
2040: 296,000

Rate of Growth

Slowest growth   Fastest growth
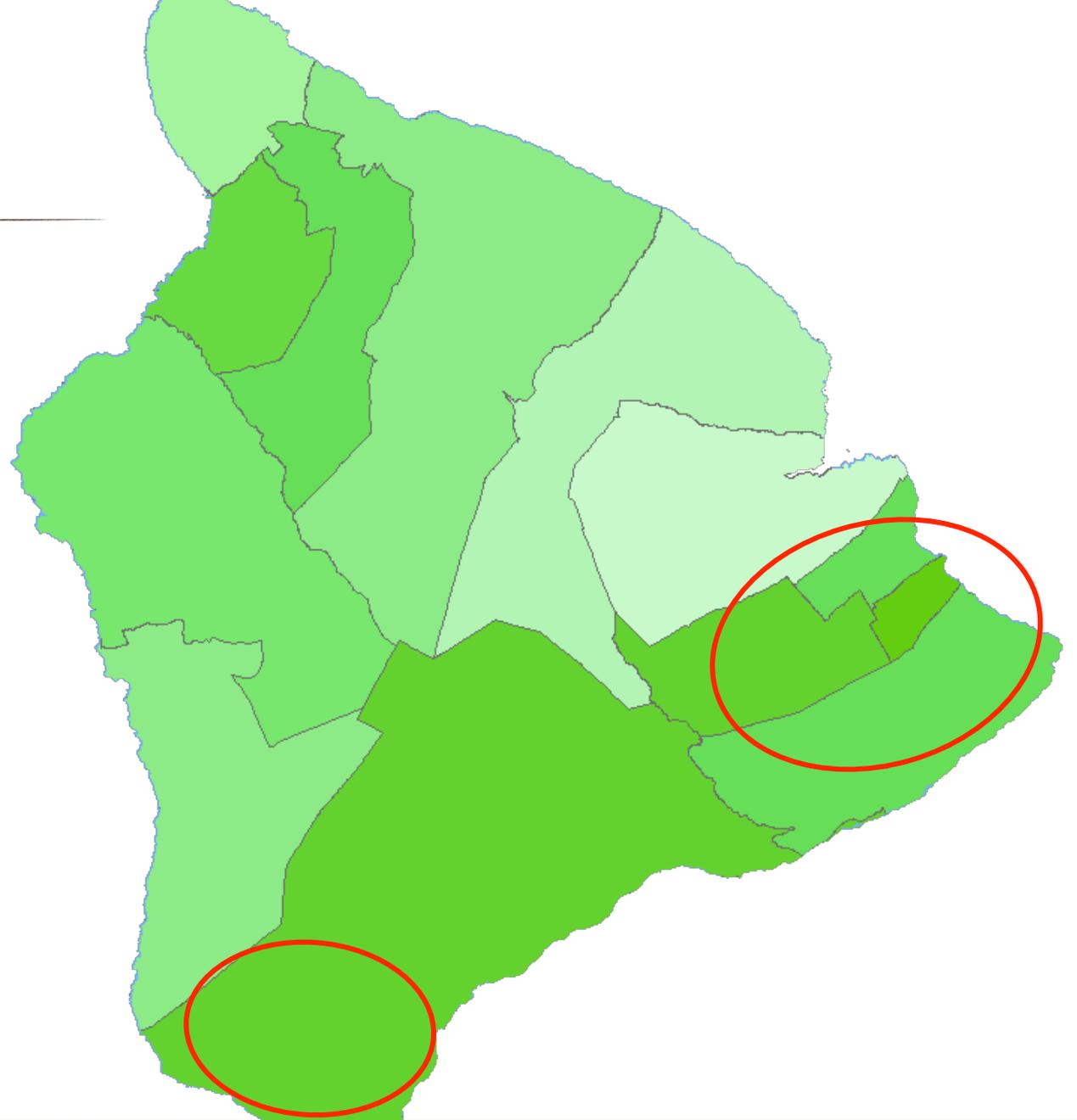
*I*NFRASTRUCTURE *P*RIORITY *A*REAS *(IPA)* *M*ODEL

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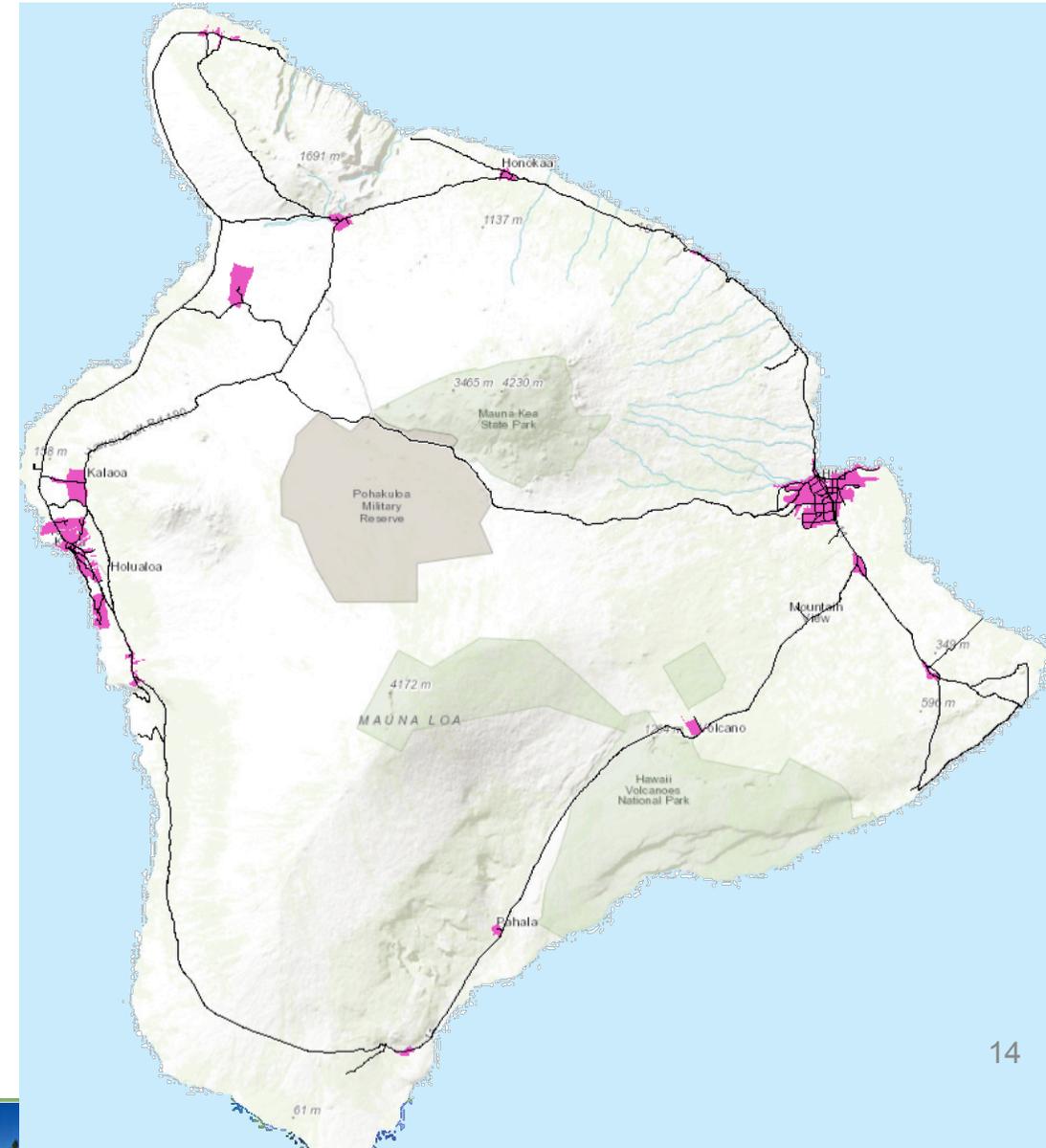
IPA MODEL


Legend: IPA Boundary · Existing home · New home

Trend Scenario

IPA Scenario

Current project moves forward

Limited new growth outside IPA

15
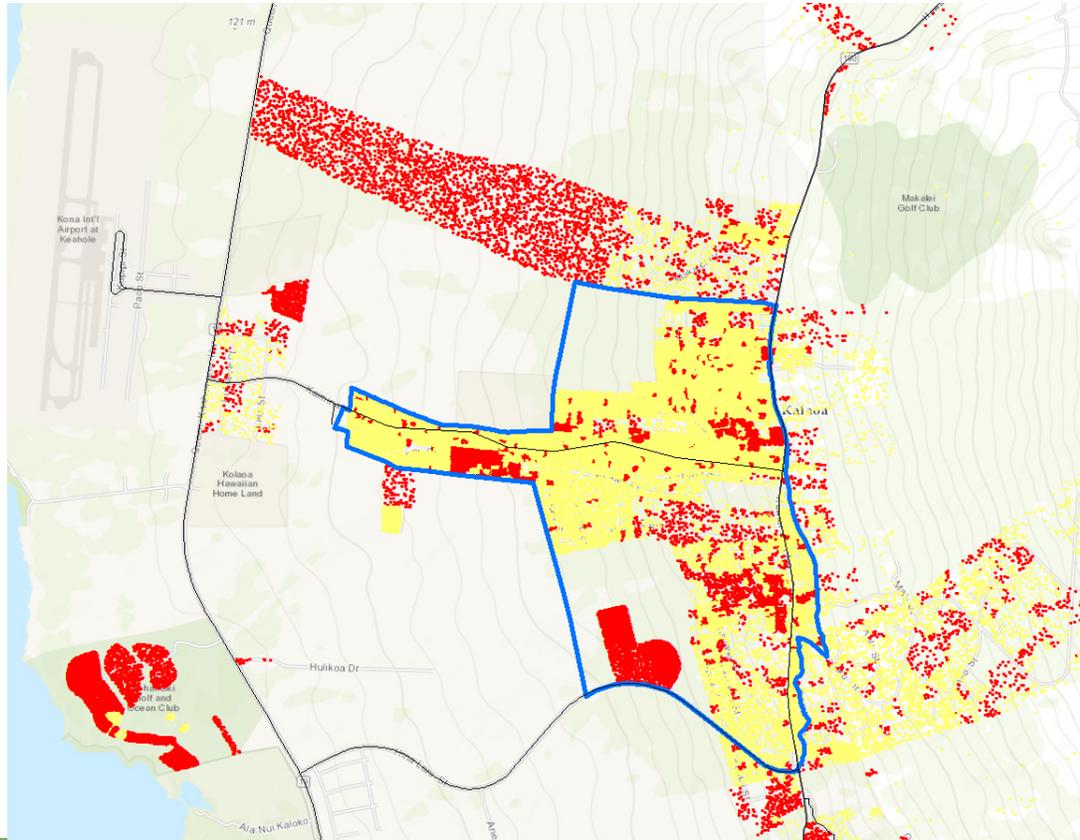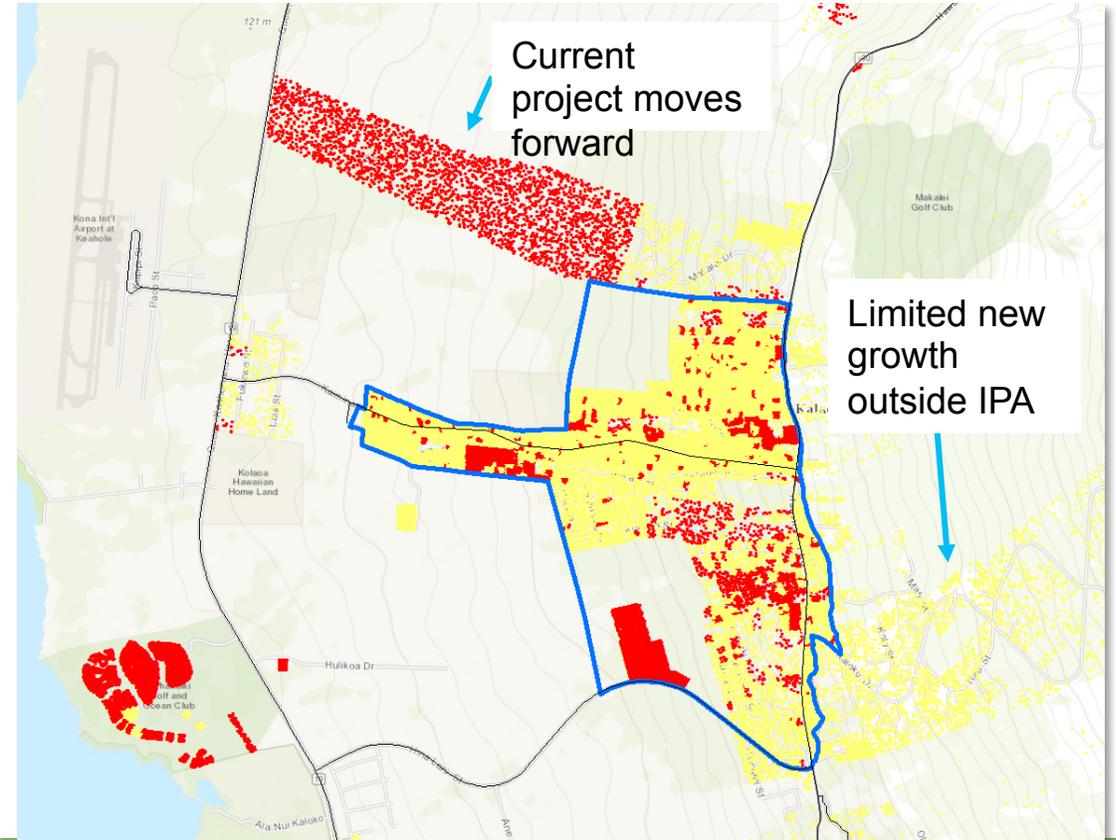
COMMUNITY DEVELOPMENT PLAN (CDP) MODEL

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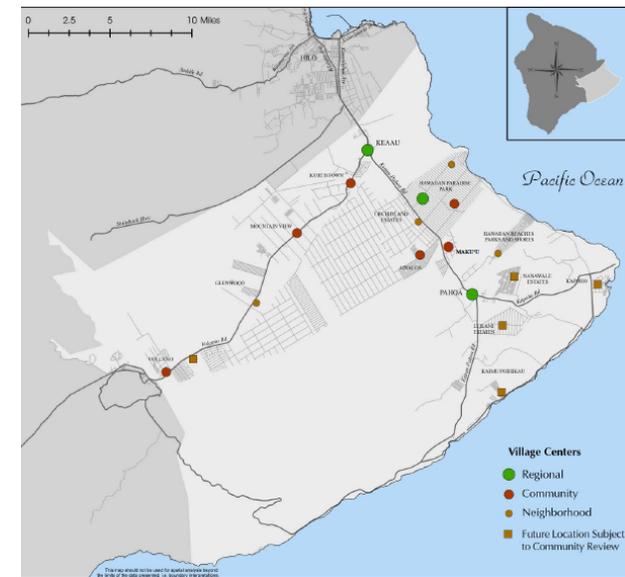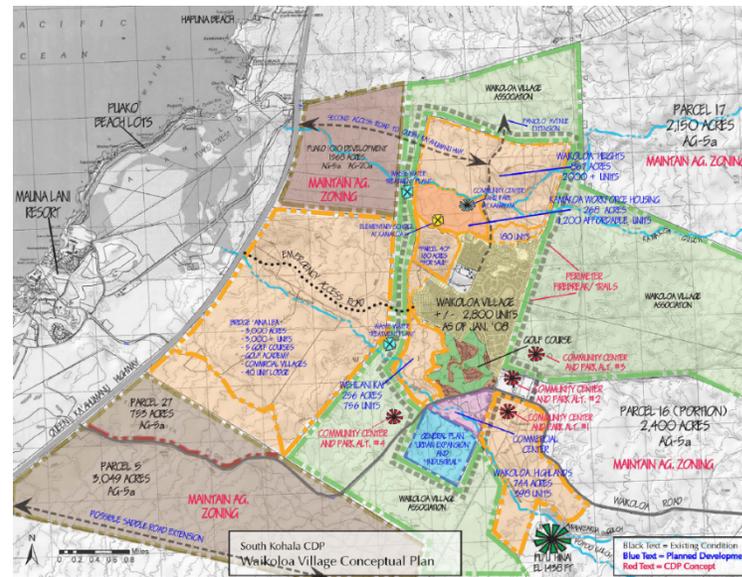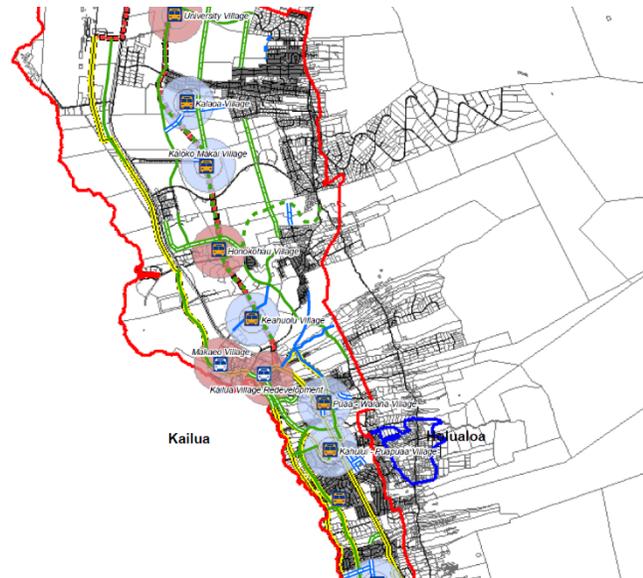
Great Planning & Development Requires Collaboration

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COLLABORATION
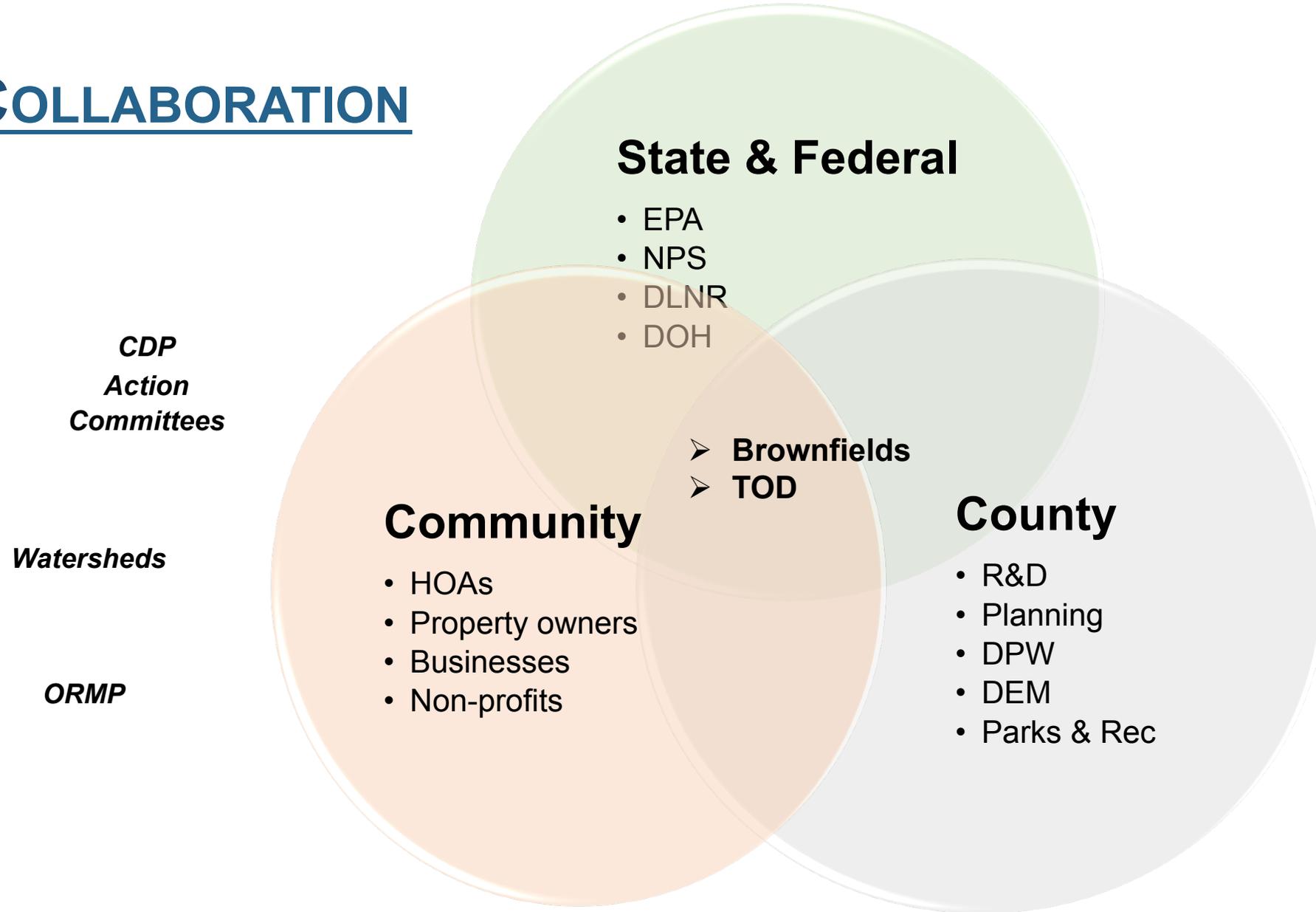
State & Federal

- EPA
- NPS
- DLNR
- DOH

CDP
Action
Committees

Watersheds

ORMP

➤ **Brownfields**
➤ **TOD**

Community

- HOAs
- Property owners
- Businesses
- Non-profits

County

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

Mahalo

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