

8 | PUBLIC FACILITIES AND SERVICES

Table 8.5 Public Facilities and Services – Health and Social Services Actions				
No.	Action	Policy No.	Lead County Agency	Partners
8.27	Coordinate services for immigrants.	6	DHHC	LCHC Straub Clinic and Hospital DOH Local Cultural Services
8.28	Continue to work with other organizations to maintain funding for the network of services for alcohol and substance abuse.	9	DHHC	DOH CDFL
8.29	Encourage support and funding for the network of services for domestic violence, sex assault, and families in crisis.	8	DHHC	DHS DOH
8.30	Participate in the development of an integrative, collaborative network to address the health care needs of the community.	1	DHHC	DOH All partners listed above

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A. INTRODUCTION

Land use on Lāna`i has been strongly influenced by water availability, ranching, and large-scale pineapple production. With the decline and then eventual closure of pineapple production in 1992, tourism and resorts came to Lāna`i. Currently, a single landowner owns approximately 98 percent of the island, while the State, County, and other private landowners own the remaining 2 percent. Today the population of approximately 3,100 people²⁵ live primarily in the historic small town of Lāna`i City, with some residences located near the resort hotels in the Kō`ele and Mānele PDs. A few rural residences are scattered along the eastern coast. There are no permanent settlements on the windward and northern regions of the island as these areas are remote from existing development and services, lack infrastructure, and may have environmental and cultural constraints.

Existing Conditions

The majority of the island is undeveloped open space covered by fallow and active agricultural fields, barren land, rocky areas, and patches of dry forest. Along the high ridgeline of Lāna`ihale is an expanse of wet forest lands. The State Land Use Commission (SLUC) has designated most of Lāna`i's lands as Agriculture or Conservation District (see Table 9.1 and Map 9.1).

State Land Use District	Acres	Percent
Urban	3,039	3.4
Rural	2,076	2.3
Agriculture	44,612	49.4
Conservation	40,570	44.9
TOTAL	90,298*	100

Source: State of Hawai`i, Office of Planning, February 2013.

*Note: Acreage total is rounded from 90,297 to 90,298 due to fractions of acres.

There are inconsistencies between State Land Use District designations and the Lāna`i Community Plan land use designations that will need to be resolved over time. Major inconsistencies exist in areas along the eastern and southern coast that are designated as open space in the Lāna`i Community Plan, but designated as urban by the SLUC.

Lāna`i City is the island's population and service center. There is a shortage of housing on the island. Three large projects are planned at the northwestern edge of Lāna`i City to address the town's housing shortage and school expansion needs. These projects include: 1) the expansion

²⁵ State of Hawai`i, Department of Business, Economic Development & Tourism (2011). *2010 Census Tract Name and Their Population, Housing, and Land Area for the State of Hawai`i*.

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of the DHHL subdivision,²⁶ 2) the County's Lāna`i City Affordable Housing Project, and 3) the DOE's expansion of the Lāna`i Elementary and High School campus²⁷ (see Map 9.3). Lāna`i has two PDs, Mānele and Kō`ele, that have resort hotels and nearby dispersed residential development. The Mānele and Kō`ele PDs were approved in 1986, yet only a small fraction of the approved units has been constructed. Only about 6 percent of the entitled housing units in the Kō`ele PD and approximately 18 percent of the entitled housing units at Mānele have been constructed.²⁸ In addition, the PDs have required agreements and conditions that must be fulfilled.

The island's primary industrial areas are located southwest of Lāna`i City, near the Lāna`i Airport, and at Kaumālapa`u Harbor. These industrial areas are a very small percentage of the total lands (see Maps 9.4 and 9.6). Most land on Lāna`i is interim-zoned and needs to be rezoned to be consistent with the community plan.

Future Conditions – Planned Growth

Five areas on Lāna`i are proposed for future development by Pūlama Lāna`i (see Maps 9.3 to 9.6). The mix and composition of the proposed land uses within these five growth areas are intended to provide economic diversity, promote sustainability and efficient use of existing infrastructure, offer a diversity of housing options and locations, improve the diversity of resort experiences, and broaden educational opportunities. These areas are meant to be interrelated and supportive of each other, with the goal of achieving economic and community sustainability.

Approximately 2,500 acres are proposed to be developed or conserved with the following community plan land use designations: mixed-use residential, hotel, airport, heavy and light industrial, public/quasi-public, park, rural, and open space (see Table 9.2 and Appendix 9.2). The new development will incorporate smart-growth principles with walkable neighborhoods, green infrastructure, and multi-modal transportation options. The new development will also continue the historic urban form of Lāna`i City by using block sizes and appropriate building types and scale, and by maintaining the traditional rural character and open spaces of the island.

Relationship of Community Plan Designations and County Zoning

Under Section 8-8.5(5), Revised Charter of the County of Maui (1983), as amended, "community plans created and revised by the citizen advisory committees shall set forth, in detail, land uses within the community plan regions of the county." Historically, land use designations in the various County community plans have been described generally and have not included a detailed list of permitted uses, standards, and regulations to implement the designations. The zoning code by law is enacted consistent with the community plans of the County. Zoning districts within the code are described specifically and include permitted uses and standards necessary to regulate and maintain the character of the zoning districts. The zoning districts have statements of purpose and

²⁶ Department of Hawaiian Home Lands, State of Hawai'i (2010). *Island of Lāna`i Regional Plan*.

²⁷ Department of Education, State of Hawai'i (2011). *Final Environmental Assessment Lāna`i High and Elementary School Master Plan* (Gerald Park, Urban Planner, Mililani).

²⁸ WUDP, Ordinance 3885 (2011).

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intent that align with the descriptions of land use designations in the community plans of the County. For each community plan land use designation, there may be one or more zoning districts that establish uses consistent with those envisioned by the community plan. In the event that a land use designation does not have a typical, matching or corresponding zoning district, a new zoning district(s) will be established in the Maui County Code.

In lieu of repeating in detail the allowable land uses within the Lāna`i community plan area, Appendix 9.2, Comparison of Lāna`i Community Plan Designations and Typical County Zoning Districts, sets forth each community plan land use designation applicable on Lāna`i and identifies the zoning district or districts that would typically allow the uses envisioned by the community plan.

The Lāna`i community plan land use map (collectively, Maps 9.2 through 9.6) has been prepared in compliance with the requirements of Sections 2.80B.070(A) and (E)(14), MCC. For site-specific determinations of community plan land use designations and zoning, please contact the Department of Planning, Zoning Administration and Enforcement Division.

Land Use Planning Principles and Standards

- 1. Protect ecological diversity, natural resources, culturally sensitive lands, and agricultural lands when defining future growth areas.** Lāna`i's ecology and natural and cultural resources are important for both current and future generations.
- 2. Protect open space and scenic landscapes.** Open space should be preserved to retain Lāna`i's rural character and to separate and define distinct edges of communities. Scenic landscapes, viewsheds, and view corridors are integral to identity of place and should be retained.
- 3. Strengthen existing communities through infill and redevelopment.** New development should be directed to designated growth areas: 1) contiguous or near to existing employment, and 2) where infrastructure and public facilities can be provided in a cost-effective manner.
- 4. Protect Lāna`i City's small-town character.** Development within and adjacent to Lāna`i City should be compatible and sensitive to the community's use of place. Development components, such as street layout, streetscape, architecture, and landscape design, should enhance the small-town character.
- 5. Promote equitable, healthy, livable, mixed-use communities.** Urban development and employment centers should be concentrated within or around Lāna`i City or in designated sites to avoid urban sprawl. Urban communities should provide a mix of housing types and affordability, be compact and pedestrian-oriented, provide access to parks and open space, and offer a mix of compatible land uses.

Figure 9.1 Land Use Planning Principles and Standards

Pūlama Lāna`i's estimate for total future population is approximately 6,000 residents. To meet the future demand for housing, Pūlama Lāna`i's plans include development of new residential housing in both urban and rural areas in the Kō`ele and Mānele PDs. The County of Maui currently has entitled lands in the Lāna`i City affordable housing project site (372 units).

Section 2.80B.070(E)(2), MCC, requires the community plan to include a statement of the social, economic, and environmental effects of development. The general intent of the development proposed for Lāna`i is to diversify the island's economy and increase and allow for a variety of housing opportunities. Future development is anticipated to create more business and job opportunities both within and outside the tourism industry. The social effects of such development depend on how the community responds to the changes associated with growth, such as a larger, more diverse population and increased demand for social services. The environmental effect of paramount concern to the community is the increased consumption of already limited water resources.

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Existing permitting and development review processes will further describe and address the specific social, economic, and environmental effects of development. In addition, Figure 9.1, Land Use Planning Principles and Standards, provides general guidance for ensuring new development beneficially affects the community plan area.

Sequence of Development

The Lāna`i CPAC predicated its decisions on the availability of significant additional water sources for future development proposals. The desired sequence of future development, as required by Chapter 2.80B, MCC, is 1) the expansion of water sources, which may occur concurrently with the permitting of proposed developments; 2) improvements to existing resort developments to strengthen their economic viability; 3) construction of housing near Lāna`i City to address the current housing shortage; and 4) development of new areas that provide for economic diversity, provided that proposed developments may proceed concurrently.

Lāna`i City Area – Map 9.3

New development west of Lāna`i City will include an education and recreation core surrounded by mixed-use residential development. Building design will retain the plantation village character, and neighborhoods will be connected and walkable. There will be a diversity of housing types and affordability. To the north, there will be rural lands for residential use, and light industrial lands to the south are proposed for film studio use. These areas are in the conceptual planning phase (pre-design) and proposed as described below.

9.3A Mixed-Use Residential – Lāna`i City Expansion – This area will consist of approximately 546 acres on the west end of the existing town. It will include part of the County's affordable housing lands and extend south, below 9th Street, to include the land area of the current WWTF. The WWTF will possibly be moved north of Paliamao Gulch. The Lāna`i City Expansion will be a mixed-use residential project, which includes primarily residential development, with neighborhood parks, commercial/business, and public/quasi-public development. Street pattern and housing form will be similar to the historic areas of Lāna`i City. Land for some of the housing is proposed for exchange by Pūlama Lāna`i for land within the County's affordable housing project, which currently has a 73-acre site. If approved, this will allow construction of mixed-use housing to occur at an earlier date and, over time, will blend the affordable housing with other housing throughout the area, resulting in a mixed-income housing community. Extensions of 5th Street and 9th Street will intersect with a new bypass road that will cross the Kaumālapa`u Highway and loop north then east to end at the corner of Lāna`i Avenue and Keomuku Road.

9.3B Tennis Academy Park – The tennis academy is proposed on approximately 50 acres of park land in the central education and recreation core. The concept is modeled after similar programs that train professional tennis players. The academy will have dormitory housing nearby and

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complete tennis facilities. Students will come from around the world to train for international level competition.

9.3C Gateway Park – This 16-acre site will expand the existing undeveloped park at the junction of Mānele Road and Kaumālapa`u Highway. The park will provide an attractive gateway entrance to Lāna`i City.

9.3D University – Approximately 524 acres are proposed for a new university and research institute on the western edge of the Lāna`i City Expansion. The proposed acreage reflects the intent to reserve enough space to achieve an attractive campus design.

9.3E Paliamano Gulch Park – Approximately 280 acres of natural landscaped linear park and drainage are proposed along the Paliamano Gulch.

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Growth Area	Land Use Designations								Total Acres
	Mixed-Use Residential	Hotel	Airport	Light Industrial	Heavy Industrial	Public/Quasi-public	Park	Rural	
Lānaʻi City									1,488
Lānaʻi City Expansion*	546								
University Campus						524			
Tennis Academy							50		
Linear Park/Drainage							280		
Gateway Park							16		
Rural Residential								50	
Film Studios				22					
Airport									246
Enhancement of present airport facilities			46						
Miki Basin Industrial				100	100				
Mānele									181
Mānele Mauka	105								
Rural Residential								76	
Kaumālapaʻu									60
Ocean Resources Heavy Industrial					10				
Kaumālapaʻu Mixed-Use Residential	50								
TOTAL ACRES	701		46	122	110	524	346	126	1,975

*Note: Includes proposal to incorporate County Affordable Housing Project into new land use designation.

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9.3F Rural Residential – A rural residential area is proposed adjacent to Kō‘ele stables. The 50-acre area is located between Keomuku Road and Kopolihua Road. It will be served by a proposed extension of Fraser Avenue for additional road access. This area is intended to provide larger lots than the lots within Lāna‘i City, and to allow farming. Lot sizes could range from 0.5 acre to 10 acres or more under the County’s current zoning code for rural lands.

9.3G Film Studios – Twenty-two acres of light industrial land will be used for film studio facilities. The warehouse-type structures will be sited to prevent the buildings from being visible from Mānele Road.

For the proposed development areas described above, and as shown on Map 9.3, Lāna‘i City Land Use Detail, a determination will be made at the time of entitlement as to whether a PD, detailed zoning, or other means will best achieve the goals stated above.

Airport Area – Map 9.4

The Airport Area conceptual plan’s goals are to improve the experience of flying into Lāna‘i by improving transportation facilities, and to consolidate industrial uses.

9.4A Airport Enhancement – The enhancement of present airport facilities will add approximately 46 acres to the existing airport to increase its lift capacity. The runway will be extended by 500 feet for a total runway of 5,500 feet. In addition, facilities to assist airplane operation and an anticipated increase in air transportation will include a new taxiway, hangar area, and fueling station.

9.4B Miki Basin Industrial – The existing industrial uses on Miki Road will be expanded into a proposed industrial area of approximately 200 acres, divided into approximately one hundred acres each of light and heavy industrial. Light industrial uses in Lāna‘i City will also be moved and consolidated in this area. The area will also serve as a staging area for shipments from the harbor to be distributed closer to town.

Mānele Mauka Area – Map 9.5

9.5A Mixed-Use Residential – Mānele Mauka – The conceptual plan proposes approximately one hundred and five acres, with approximately eighty-three acres for primarily residential use, with some commercial uses and amenities, such as neighborhood parks and a community center. Mānele Mauka will be a compact walkable neighborhood with single-family and multifamily units and a variety of housing types, including housing for seniors. Mānele Mauka is located south of the junction of Mānele Road and Kaupili Road, with open agricultural lands bordering both roads to retain views. Road access will initially be via Mānele Road and Kaupili Road; Hulopo‘e Drive will be opened at a later time to connect to the Mānele PD.

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To service the Mānele Mauka community, approximately two acres of commercial land are proposed. It is anticipated that businesses will reduce the number of trips into Lāna`i City for gas, groceries, and similar service needs.

Approximately twenty acres of neighborhood parks will be located in the Mānele Mauka mixed-use residential area. The neighborhood parks will contain a community center with a reservoir on the outer eastern edge.

9.5B Rural Residential – Due west of the Mānele PD, above Po`opo`o and the coastline, seventy-six acres are proposed as rural residential housing.

For proposed development areas described above, and as shown on Map 9.5, Mānele Land Use Detail, a determination will be made at the time of entitlement as to whether a PD, detailed zoning, or other means will best achieve the goals stated above.

Kaumālapa`u Area – Map 9.6

The Kaumālapa`u Area conceptual plan creates heavy industrial and residential areas along the Kaumālapa`u Highway above the harbor.

9.6A Ocean Resources Heavy Industrial – Approximately ten acres of heavy industrial land is proposed as a new growth area south of the highway and adjacent to the western edge of the quarry. Industrial development will be limited to harbor- or ocean-related activities and could potentially include aquaculture, fish farming, and fish processing facilities.

9.6B Mixed-Use Residential - Kaumālapa`u Harbor – The concept proposes creating a mixed-use residential area on approximately 50 acres of land above the harbor and south of Kaumālapa`u Highway. There will be ocean-view residential lots, limited neighborhood service commercial uses, a community garden/farm, and neighborhood parks. The development will be sited to reduce visibility of buildings from the highway and to retain view corridors from the highway to the coast.

For proposed development areas described above, and as shown on Map 9.6, Kaumālapa`u Land Use Detail, a determination will be made at the time of entitlement whether a PD, detailed zoning, or other means will best achieve the goals stated above.

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B. ISSUES AND STRATEGIES

- Issue 1:** Interim-zoned lands lack specific zoning standards.
- Strategy 1: Conduct a comprehensive review of interim-zoned lands to rezone them appropriately, in order to implement their community plan land use designations.
- Issue 2:** Wetlands, riparian areas, forests, and traditional use lands are being degraded or lost due to development.
- Strategy 2: Identify and map natural and cultural resource areas, and provide guidelines for development, such as BMPs, to ensure protection of significant natural resources and traditional use lands.
- Issue 3:** Agreements and conditions of approval relating to the establishment of Chapter 19.70, MCC, Lāna`i Project District 1 (Mānele), and Chapter 19.71, MCC, Project District 2 (Kō`ele), may still need to be fulfilled.
- Strategy 3: Work with landowners to review Chapters 19.70 and 19.71, MCC, and subsequent ordinances to determine if actions are needed to fulfill required agreements and conditions of approval.
- Issue 4:** The existing zoning code does not accommodate mixed-use development.
- Strategy 4: Consider revisions to the zoning code, such as implementing a form-based code or other mechanisms, to facilitate the development of mixed-use, pedestrian-oriented communities.

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C. GOAL, POLICIES, ACTIONS

GOAL Lāna`i will have an efficient and sustainable land use pattern that protects agricultural lands, open space, natural systems, and rural and urban character.

Policies

1. Limit urban zoning to areas designated for urban use on the Lāna`i Community Plan land use maps.
2. Limit new residential, commercial, or industrial development to existing communities and proposed expansion areas as shown on the Lāna`i Community Plan land use maps.
3. Manage Lāna`i Airport lands to include commercial and industrial airport facility development within airport boundaries on the Lāna`i Community Plan land use maps. Expand airport boundaries to allow enhancement of existing runway.
4. Encourage conservation of existing Agricultural Lands of Importance to the State of Hawai`i (ALISH), classified as either Unique Agricultural Land or Other Important Agricultural Land, for agricultural use rather than for development.
5. Discourage developing or subdividing agricultural lands for residential uses where the residence will be the primary use and any agricultural activities will be secondary.
6. Encourage cluster housing, conservation subdivision design (CSD), the use of green spaces and natural separations, and transfer of development rights (TDR) to protect the character of rural and agricultural landscapes.
7. Discourage approvals of Special Use Permits in State Agricultural and Rural Districts unless they: 1) accommodate public/quasi-public facility uses such as utility installations, landfills, and wastewater treatment plants, the locations of which are determined by technical considerations; 2) support agricultural uses; 3) are required for the use or distribution of economic resources and do not otherwise adversely affect the environment or surrounding agricultural uses; or 4) allow very low-impact accommodations (non-permanent structure or tent) to support small-scale eco-, cultural, or adventure tourism.
8. Discourage urban level development in remote areas that will create a future demand for public infrastructure, facilities, or services, unless: 1) the area is

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shown as urban on the Lānaʻi Community Plan land use maps; and 2) a development agreement provides fiscal neutrality for the County.

9. Establish a predictable and timely development approval process for requests that meet community plan policies and land use regulatory requirements.
10. Ensure all lands are zoned and zoning standards are consistent with community plan policies and land use designations as shown on Maps 9.2 through 9.6.
11. Ensure the boundaries of community plan land use designations are aligned with the boundaries of the applicable State land use districts.
12. Facilitate the provision of infrastructure and public facilities and services prior to, or concurrently with, development, including provision for ongoing maintenance through community facilities district funding or other funding mechanisms.

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Actions

No.	Action	Policy No.	Lead County Agency	Partners
9.01	Conduct a comprehensive review of interim-zoned lands to identify and adopt zoning that is consistent with the community plan. The process shall include consultation with affected property owners and assessment of potential impacts of rezoning.	1, 10	Department of Planning	Pūlama Lāna`i
9.02	Amend the zoning code to facilitate the development of mixed-use, pedestrian-oriented communities. Develop a form-based code, transect-based code, or similar mechanism.	10	Department of Planning	
9.03	Evaluate and establish zoning for airport land expansion, when needed, for runway improvements consistent with the community plan. Evaluate lands between the airport and Lāna`i City for compatible land uses, particularly with respect to sound attenuation.	3	Department of Planning	Pūlama Lāna`i HDOT (Airports)
9.04	Review the zoning ordinance to determine if amendments are needed to permit low-impact accommodations for small-scale eco-, cultural, or adventure tourism in open space and park lands through the issuance of a County special use permit.	4, 7	Department of Planning	DLNR
9.05	Revise zoning and subdivision ordinances to permit clustering and conservation subdivision design within the Rural and Agricultural Districts.	5, 6, 7	Department of Planning	DPW

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Table 9.3 Land Use				
No.	Action	Policy No.	Lead County Agency	Partners
9.06	Develop and provide incentives to landowners to preserve and protect agricultural lands.	5, 6, 7	Department of Planning	DOA (IAL Program)
9.07	Work with landowners to review PDs in Chapters 19.70 and 19.71, MCC, and subsequent ordinances to determine if actions are needed to fulfill outstanding requirements.	2	Department of Planning	Pūlama Lāna`i
9.08	A 50-100-year coastal erosion rate analysis shall be developed. Where new major waterfront structures or developments are to be approved, open space preservation should be assured by employing a shoreline setback based upon the erosion rate established by the coastal erosion rate analysis.	13	Department of Planning	Pūlama Lāna`i

10 | URBAN DESIGN

A. INTRODUCTION

Lāna`i City was originally conceived by James Dole as a new town in 1923. Today, it is the last intact plantation town in the State. Built to be a self-sufficient company town, Lāna`i City is centered around the rectangular shaped Dole Park, with most of the town's commercial and civic properties facing the park, surrounded by a grid pattern of residential streets with modest plantation houses on small lots. Most of the plantation-style structures were built between 1927 and 1938. One of the most significant character-defining elements of Lāna`i City is the abundant plantings of Cook Island Pines throughout the town. Now that the mature trees are 60 to 100 feet tall, the town has the unique ambiance of being nestled in a forest. The landscaping, the rectilinear street pattern, the centralized commercial land uses around a large green park, and the small scale of the buildings embodies many of the best qualities of late nineteenth, early twentieth century American town planning.

Existing Conditions

In 2009, the National Trust for Historic Preservation included Lāna`i City on its list of the Top Ten "Most Endangered" historic sites in the United States. Most of Lāna`i City's original structures are still standing; however, in recent years some buildings, both commercial and residential, have been demolished and replaced with new construction. There are also a number of structures that are empty and falling into substantial disrepair, becoming so termite infested that they may not be renovated and restored, resulting in what has become known as "demolition by neglect." Residents of Lāna`i greatly value the unique character of their town and would like to see the town's design character maintained and enhanced, while also allowing for improvements for safety, efficiency, expansion, and viability. The Cook Island Pines that were planted throughout Lāna`i City are now mature and some are reaching the end of their lifespans. Some trees will have to be cut down and replaced as they age, become diseased, or create risks to property.

There are design guidelines for the B-CT District of Lāna`i City. The other settlements on the island, the Kō`ele and Mānele PDs, also have their own design standards and guidelines under their PD ordinances.

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Growth and Expansion of Lāna`i City

The next 20 to 30 years will likely see considerable growth and expansion of Lāna`i City as well as the creation of new areas of development (Mānele Mauka Village and Kaumālapa`u Harbor Village). Even before Pūlama Lāna`i announced conceptual plans to expand Lāna`i City, there were three major development projects proposed (or ongoing) on the northwest edge of Lāna`i City: the DHHL subdivision, the Lāna`i High and Elementary School campus expansion, and the County's affordable housing project. With a combined total of over 150 acres, these three projects represent a sizeable extension of the existing town. In 2013, Pūlama Lāna`i initiated conceptual plans to expand Lāna`i City to the west and north. The expansion is intended to accommodate the existing need for non-resort housing, including affordable and non-market rate housing at a variety of price points, and additional commercial space, as well as future needs associated with the anticipated growth in economic activity and population. The projects will be constructed in phases over the next 25 years and will require infrastructure upgrades and expansions and coordinated urban design.

Streetscape and Landscaping Principles

Section 2.80B.070(E)(15), MCC, requires the community plan to contain a "list of streetscape and landscaping principles and desired streetscape and landscaping improvements." The Lāna`i City Country Town Business District Design Guidelines and Standards 2011 provide guidelines and standards for streetscape, landscaping, and planting within the Lāna`i City B-CT district that can also be applied to areas outside the B-CT district. The streetscape and landscaping principles of this community plan shall be the streetscape, landscaping, and planting guidelines and standards of the Lāna`i City Country Town Business District Design Guidelines and Standards 2011, and any of its subsequent updates.

Streetscape and landscaping improvements typically occur with new development or redevelopment. Therefore, the policies and actions within the chapter are intended to provide general guidance on the streetscape and landscaping improvements desired by the community.

Urban and Rural Design Principles

Section 2.80B.070(E)(6), MCC, requires the community plan to contain a "statement of urban and/or rural design principles and objectives for the community plan area." Figure 10.1, Urban and Rural Design Principles, fulfills this requirement by identifying the key concepts that affect the character of Lāna`i. These principles apply to the entire island and address design features such as streets, public spaces, building orientation, and parking. The goals, policies, and actions in this chapter provide direction for implementing the Urban and Rural Design Principles.

Urban and Rural Design Principles

- 1. Preserve and maintain the features of the built and natural landscape that give the island its distinctive character.** Some of the character-defining features include the wide open spaces in the center of the island, the iconic rows of Cook Island Pines, the historic quality of Lāna`i City, and development concentrated in specific areas.
- 2. The design of newly developed areas should be visually compatible with the landscape the character of the island and existing development.** New development should reflect the island's architectural history, character, climate, and landscape.
- 3. Maintain and enhance the town's historic character.** The historic character of the town is one of its most distinguishing features. As a result, the renovation and preservation of historic structures is encouraged. Also, new buildings and other improvements should be designed to complement and enhance the town's historic character.
- 4. Mixed-Use.** Strive for a balance of housing, jobs, shopping, recreation, and civic uses in Lāna`i City. Establish the town as a lively place to be during the week, on the weekends, at night, and for special events.
- 5. Walkability.** Create a comprehensive network of travel options, with an emphasis on the pedestrian experience. Sidewalks, walkways, and greenways should link land uses and offer a safe, inviting, and comfortable walking experience.
- 6. Street Connectivity.** Street networks should continue the existing grid network and contain multiple paths for efficient circulation. New streets should connect to the existing street network in all adjoining areas where practical. Dead-end streets and cul-de-sacs should only be allowed when required by topographic constraints or when connectivity is prevented by conditions on adjoining properties.
- 7. Public Realm.** The town's streets, sidewalks, parks, and other open spaces collectively comprise the public realm. These features provide public gathering places and the physical framework around which buildings and other improvements are made. The design of the public realm should create a sense of community, safety, and pedestrian activity.

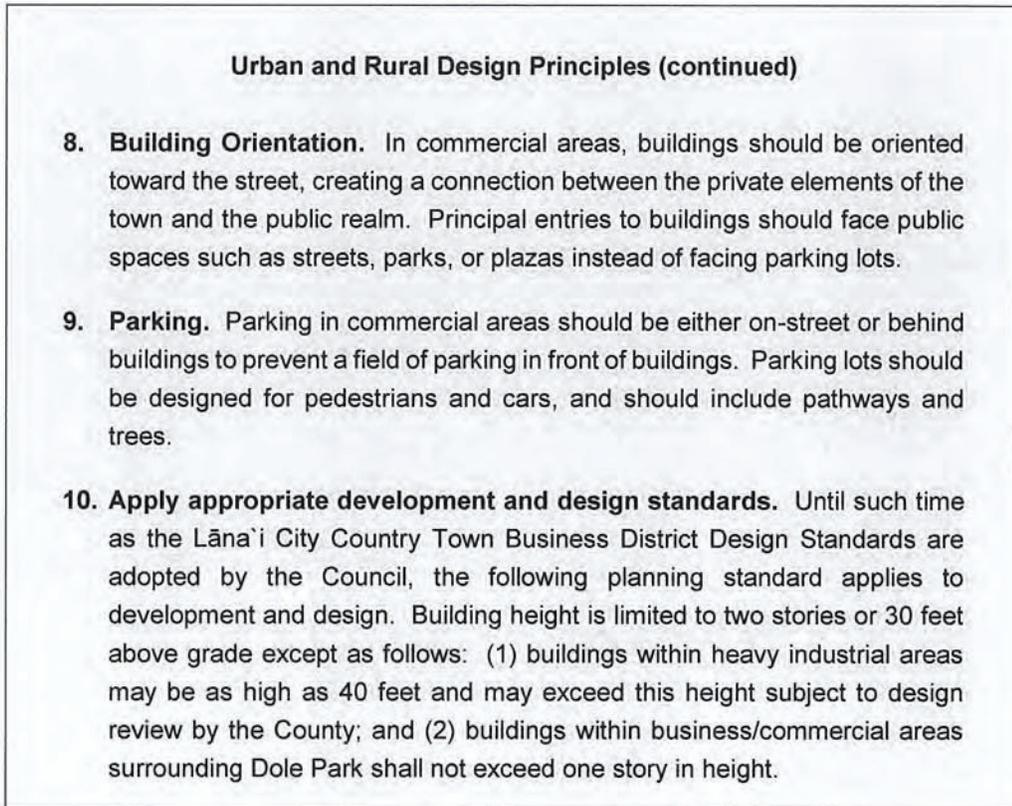


Figure 10.1 Urban and Rural Design Principles

B. ISSUES AND STRATEGIES

Issue 1: The array, quality, and integrity of the historic structures that make up the core of Lāna`i City are threatened by inadequate maintenance, demolition, and renovation without care for historic character.

Strategy 1: Protect Lāna`i City's unique small-town character and plantation heritage by supporting collaborative efforts to develop a vision and master plan for Lāna`i City that includes preservation of historic structures in the B-CT District.

Issue 2: Lāna`i City's intact and unique plantation era historic character could be compromised by inappropriate new development and insensitive renovation of existing structures.

Strategy 2A: Review, revise, and enhance as necessary the B-CT design guidelines for Lāna`i City to provide more detailed guidance for new construction as well as renovation

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and reconstruction of existing structures. Review and amend the B-CT zoning ordinance to allow flexible adaptive reuse.

Strategy 2B: Develop design guidelines for new structures not only in the Lāna`i City B-CT District but also outside of the B-CT District to provide guidance on appropriate form, scale, architectural character, details, and materials.

Strategy 2C: Many Lāna`i residents would like to ensure the urban design of the town expansion provides a similar “sense of place” and quality of life to the existing town. Encourage Pūlama Lāna`i to collaborate with the community and the County on the development of site plans, building types, planning and design standards, and design guidelines for any expansion of Lāna`i City, as well as for any new development areas, through interactive public design workshops.

Issue 3: **County standard parking requirements for commercial operations make it expensive and difficult to obtain building permits and yet, there is ample parking surrounding Dole Park for the adjacent businesses and institutions, making the requirement for onsite parking for each business unnecessary.**

Strategy 3: Create a comprehensive parking strategy for Lāna`i City and develop and adopt less restrictive parking requirements as part of the revised Lāna`i City B-CT design guidelines which would allow businesses to utilize public parking surrounding Dole Park instead of developing new parking spaces on site. Review and amend the B-CT zoning ordinance to be consistent with proposed guidelines.

Issue 4: **The rural character of Lāna`i City’s streetscapes will be compromised by the imposition of modern street design standards. Lāna`i’s rural design character is dependent upon, in large part, its rural streetscapes, street design, and road network configuration. Previous expansions of Lāna`i City have utilized curvilinear street network forms, breaking the rectilinear grid and intimate scale of Lāna`i City’s small-town streets. Modern/contemporary street design standards, which include requirements for curb and gutter, wide concrete sidewalks, and wider lane and street widths, have been used in newer areas of town and create a very different urban design pattern and ‘sense of place’ from older areas of town.**

Strategy 4: Develop and adopt by ordinance specific rural and small-town street design standards, as well as streetscape guidelines, for Lāna`i to govern both existing areas and new development areas. These standards and guidelines would permit context sensitive street design, such as streets without wide concrete sidewalks and formal curbs and gutters, and maintenance of the small-town streetscapes found in Lāna`i City. They would also maintain, where possible, the overall street grid pattern for Lāna`i City.