

PROPOSED PAPAIKOU AGRARIAN POCKET NEIGHBORHOOD PROJECT

Project Summary

Project Name:	[New name with input from advisory board]
Applicant & Owner:	[New LLC with advisory board]
Owner’s Representative:	Advisory Board
Location & Acreage:	TMK: (3) 2-7-004:025 (76 acres) Papaikou, South Hilo, Island & County of Hawaii
Project Objectives:	<p>The project will serve as a “laboratory” to test the following objectives:</p> <ul style="list-style-type: none"> ● Affordable Neighborliness. Design a mixed income community with a high proportion of affordable units to foster interaction through walkable pocket neighborhoods and informal gathering spaces; ● Agrarian Urbanism. Create an “intentional” community where all residents share a common commitment to participate in a range of options to grow and/or process agricultural products, as documented and disclosed by covenants; ● Age in Place. For the seniors in this mixed generation community, provide full spectrum care options to age in place through home care and skilled nursing care homes provided by an onsite resident entity; ● Transportation Alternatives. To minimize the need to own personal vehicles, manage a pooled rental of a variety of vehicles to address a range of needs (e.g., sedans, vans, trucks), ride-sharing, and onsite electric carts for use on pathways designed to accommodate carts and pedestrians; ● Community-Managed Shoreline Access. Vest the community with accountable responsibility to manage the onsite County-dedicated shoreline trails and facilities through a Friends of the Park or cooperative agreement.
Site Description:	<p>The site has the following characteristics:</p> <ul style="list-style-type: none"> ● Rural Community with Proximity to Urban Center. The site is located in the rural community of Papaikou, approximately 10 minutes’ drive from Hilo; ● State Land Use Designation. The site is designated

	<p>Agricultural with a strip along the shoreline in the Conservation District;</p> <ul style="list-style-type: none"> ● General Plan and Community Development Plan. The current General Plan designation is Urban Expansion. The Hamakua Community Development Plan has designated the site as _____; ● Zoning. The current zoning is A-20a; ● Topography. The site is gently sloping, except for a drainage gully that traverses mauka-makai through the site; ● Infrastructure. The site fronts the State-owned Hawaii Belt Highway. The County’s Papaikou wastewater treatment plant is on an adjacent parcel to the site. The site is within the County’s water service area.
<p>Site Plan:</p>	<p>Components of the site plan include (% of site):</p> <ul style="list-style-type: none"> ● Residential (12%). Mixed housing types: <ul style="list-style-type: none"> ○ Pocket Neighborhoods. Cluster of 8-12 smaller cottages with front porches surrounding a common semi-private open space, where such a design fosters neighborly interaction; ○ Single-Family Dwellings. Affordable options include pre-approved ohana dwellings as an affordable rental to augment income and qualify for higher mortgage; expandable factory-built modular home; farm dwellings on larger commercial agricultural lot; ○ Care Home. A single-family dwelling or a pocket neighborhood cluster to be reserved for a care home operator; ○ Live-Work Units. Within the commercial village, these 2-story units provide an option to live above your place of work. ● Neighborhood Commercial (6%). Informal gathering spaces including market square to sell or barter food products grown onsite and offsite, restaurants, bakeries, coffee shops, mom & pop grocery store. ● Agricultural Production and Processing (75%). Small to large agricultural lots with varying tenure (e.g., own, lease, community garden); ag processing facility for washing, packing, storage, distribution, pooled farm equipment, commercial kitchen and other facilities for processing). ● Shoreline Trails and Parking (5%). Lateral shoreline trail within the Conservation District; mauka-makai shoreline access to Papaikou Beach with managed parking, showers, restrooms. ● Roads (2%). Access from Belt Highway via a proposed roundabout (that would serve as a Heritage Corridor gateway to the Hamakua Coast as envisioned by the Hamakua CDP); onsite rural standard private roads.
<p>Implementation:</p>	<p>Contemplated means to implement the project in order to achieve</p>

	<p>the objectives include:</p> <ul style="list-style-type: none">● Accountability. To be held accountable to the project objectives, the proposed means include a compact with the community (e.g., MOA to be incorporated as conditions to a permit or Council Resolution) and a board of advisors to represent the landowner.● Housing Affordability. To deliver at affordable prices or rents, proposed means include community land trust lots, self-help programs, rental restrictions to income-qualified tenants, photovoltaic subsidies (to lower monthly expenses), smaller-footprint cottages, factory-built expandable modular homes; pre-approved ohana units to provide supplemental income for qualified households to qualify for financing; 201H commitment to a minimum of 51% affordable units.● Agrarian Urbanism. To require resident participation in agriculture, the proposed means is to offer a range of options by covenant from commercial farms (e.g., preference to Go Farm graduates), to medium-size orchards or hand-tended farms, to community gardens, to minimal participation through CSA subscriptions and volunteering.● Offsite Infrastructure. To bear a proportionate fair share of offsite regional-benefit infrastructure costs, proposed means include advocating for CIP funding (State or County) and/or HHFDC's regional infrastructure fund repaid through a Community Facilities District (CFD).● Land Use Entitlements. To streamline approvals and build at appropriate standards, the proposed means is the 201H affordable housing process (contemplated exemptions include zoning, road standards to allow pedestrian-friendly streets, minimum lot size and condominium to allow for pocket neighborhoods). In addition, the project will require a County-approved State Land Use reclassification from Agricultural to Urban for less than 15 acres and SMA permit.
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