

## **Response to the Visual Montage: What is rural to you?**

### **Rural is...**

- Looks like large rural lot
- Absence of sidewalks
- Large lot size
- Open space
- Cluster with open space around
- Plantation-style
- No lines for parking; no curbs; no city-stuff
- Open space, no manicured lawn
- Is “rural” also an economic/socio-economic issue?
- Lack of sidewalks, lower standards on setbacks
- Tin roof
- Telephone/utilities lines above ground
- Need “town center” in rural areas for services to avoid going all the way to urban for shopping
- Small scale of buildings, “high speciation of uses, low repetition of uses/forms”
- Business mix that serves rural needs is rural

### **Rural is (not)...**

- Gentlemen farms – fake farm
- Too dense
- No sense of rural landscape
- Looks like subdivision
- Too new-looking
- Big giant lawn, no use of lawn
- Manicured landscape
- Sidewalks
- Gas station signage
- Close to becoming urban
- Too high density
- Subdivision next to vacant land
- Large structure size is not rural
- Conveys sense of “rich” which may not be rural – new, large, looks expensive
- Is rural per capita income lower than urban?
- Over-engineered road – with speed bump communicates “keep out of neighborhood”
- Street signs, traffic lights and sidewalks, chain convenience store
- Part of strip development
- No town – should go to urban town for shopping – separation of service center and place you live
- Business mix that serves urban/tourist need = not rural

**Response to the Visual Montage: What is rural to you?**

- Drive-in parking lot
- Not a working landscape – white vinyl fence not a working fence

## **What's important about rural to you?**

- Open space to run around in, not stuck in traffic
- Open space, not manicured, wild, allow for bike riding
- Allow people to engage in economic activities that are important culturally to local communities
- Open space, balance between ag/urban
- Place to farm, interpersonal relationship
- Opposite of urban, small towns, large spaces, biodiversity
- Open, able to smell the land, low profile human occupation
- Quality of life in a more natural environment
- Protection of habitat and watershed features, streams
- Forest air
- Vibrant and sustainable local economies
- Buffer between agriculture and urban
- Complete community including services, not just bigger lots
- Small-scale structures, compact small scale towns, with services for local residents; roads not visually dominant; open space is visually dominant
- Perpetuation and preservation of way of life distinct from urban living
- Very little or no concrete
- Crop diversification; small scale neighborhoods – crime rate low because people know each other
- Logical land use alternative
- Narrow road right of ways as traffic calming devices/safety, more plants than people
- Rural lands providing ecological benefits for inshore marine areas
- Communities at scale consistent with surrounding events
- Neighborhoods, town centers where people can gather, services and activities in keeping with small scale of rural environment
- Less built-up area
- Low density, building height limited to two stories, no large parking lots
- Active agriculture
- Balance and contrast to “town”
- Little or virtually no light pollution
- Maintaining small business, like mom and pop stores/businesses
- Town centers and areas that stay rural and are not gentrified
- Places where children can grow up knowing the land
- Agricultural space to encourage food sovereignty
- Able to play on roads: no 4 or 6 lane highways; ability to grow taro in loi
- Clean, quiet, slow
- Nothing near a major airport or major highway
- Providing opportunity for children to play in open space
- Products to include livestock and plants
- Productivity of agriculture can take place without nuisance complaints

## **What questions do you have about preserving and maintaining rural areas?**

- How do you maintain that edge and avoid the sprawl?
- Why would we not want to have successful farmers to have a nice house? Need to differentiate between gentrification and ag business success.
- How do you get community to accept high density under TDR program?
- How do you ensure diverse, small scale commercial centers that serve the rural community?
- How to ensure presentation for active and diverse agriculture?
- How to ensure open space, conservation land and watershed protection?
- Can we encourage or require innovative waste and energy technologies? How might we support with incentives?
- How do you deal with economics of residential subdivisions and outside money coming in? Who are we planning for?
- Can we provide incentives for restoring habitat in rural areas?
- What happens in receiving areas under TDR?
- Information on relative costs of grass-lined drainage vs. concrete drainage ways? Particularly w/re: maintenance costs (C&C DPP)
- How can we encourage non-agricultural livelihood in rural areas?
- How can community land trusts & community supported agriculture be incorporated in planning for rural areas?
- How would TDR, PDR methodologies work for smaller farm acres (2, 5, 10 acres, etc.) farms?
- Can we catalog the different forms of rural communities that exist in Hawaii today? Figure out what we want to keep and what we want to change?
- Is there a special dynamic in Hawaii with regard to major landownership patterns and use of some of the tools?
- Is there a way to turn large tracts of land owned by major landowners back into production? Like Hamakua when sugar shut down?
- How do we achieve net environmental benefit in going into rural development/planning process? For aquifer, watershed, etc.
- What can be done to make resorts in rural areas more compatible?
- Is there model State/County legislation for TDRs and ag transfer tax?
- How do we make rural roads safe? Like Kunia Road
- How do you deal with island situation where there are conservation lands that are part of rural landscape? How do you deal within rural planning and real property taxation?
- How do you deal with access to natural areas, trails, etc. -- in rural areas for people who don't live there?
- Are there examples of siting of noxious, industrial-zoned land uses within ag lands? Could it work? Should it work?
- What kind of parameters do you put on agricultural tourism to that it really supports the rural community?

**What questions do you have about preserving and maintaining rural areas?**

- What can Hawaii do to actively protect and preserve local lifestyles and livelihoods for Hawaiians and local people?
- How will State Rural districting be better than county rural zoning?
- Do we want to include kuleana lands or parcels in a program that focuses on rural community development?
- How do we prevent rural town centers from becoming suburban?
- If we are putting more land in rural districts, are you putting burden on landowners to make the change?
- What provisions should be made for rural housing?
- Would like data that correlates home prices in areas that are using TDR.
- How do we get away from highest and best use? This is property tax issue for farmers.
- How do we help prevent the use of ocean by tourism in a rural community, like Waianae?
- How do we develop incentives to communities to keep their cultural places intact?
- How do we keep places like Waianae from being the dumping ground for Oahu?
- What are appropriate standards for drainage ways, streetlighting, other rural standards?
- What is an acceptable agricultural activity in an agricultural area, a rural area? How do you identify and get agreement on this?